

Schedule of Proposed Main Modifications in Plan Order – for consultation (August 2024)

Proposed additions to the plan are shown in red font and underlined, with proposed deletions indicated by ~~strikethrough~~

Part 1 – Proposed Main Modifications (policies and supporting text)

MM	Para/ Policy/ Figure/ Table No/ Page No	Proposed Main Modification	Reason
2 INTRODUCTION			
MM1	Title (page 3)	Amend the title as follows: The King’s Lynn & West Norfolk Local Plan Review (2016—2036 <u>2021 - 2040</u>)	Change to Plan period to 2021-2040 to ensure minimum 15 year Plan period from anticipated date for adoption (March 2025).
MM2	Paragraph 2.0.4 (page 3)	Amend paragraph 2.0.4 as follows: 2.0.4 This commitment formed Policy ‘DM2A – Early Review of Local Plan’ of the SADMP. An early review <u>This Local Plan</u> will <u>replace the CS and SADMP and will</u> ensure a set of deliverable and achievable housing sites for the duration of the Plan period (2016—2036 <u>2021 - 2040</u>), with the most up to date policy framework <u>in a single plan</u> to secure continuity for the longer term . The review <u>This Local Plan</u> will identify the full, objectively assessed housing needs for the borough and proposals to ensure that this is met in a consistent manner with national policy.	Change to Plan period to 2021-2040 to reflect date from which LHN applies and ensure minimum 15 year Plan period from anticipated date for adoption (March 2025), and to clarify that the local Plan replaces the CS and SADMP.
3 VISION AND OBJECTIVES			
MM3	Title (page 12)	Amend the title as follows: Vision and Strategic Objectives (Where do we want to be in 2036 <u>2040</u> ?)	Change to Plan period to 2021-2040 to reflect date from which LHN applies and ensure minimum 15 year Plan period from anticipated date for adoption (March 2025).
4 SPATIAL STRATEGY			

MM4	<p>Policy LP01 – Spatial Strategy and its supporting text at paragraphs 4.1.1 to 4.1.43 (pages 19 – 32)</p> <p>Policy LP02 – Settlement Hierarchy and its supporting text at paragraph 4.2.1 (pages 33 - 38)</p>	<p>Delete Policy LP01 – Spatial Strategy and its supporting text as follows:</p> <p>4.1 LP01 – Spatial Strategy Policy</p> <p>Strategic Growth Strategy and Housing Distribution</p> <p>4.1.1 The Spatial Strategy is the approach to delivering the vision and objectives in the borough. The strategy sets an overview of the development priorities for the borough, and outlines broadly where development is planned through to 2036.</p> <p>Housing Need</p> <p>4.1.2 The revised National Planning Policy Framework (NPPF) introduced a new standard method for calculating housing need. This is known as Local Housing Need (LHN). This should be the starting point for calculating the housing need for the Borough over the Local Plan period (2016 – 2036).</p> <p>4.1.3 LHN was introduced in part to make the process more transparent and speed up the plan process, it would also assist Government in reaching their ambition for 300,000 homes to be completed in England each year by the mid 2020's.</p> <p>4.1.4 As updated at April 2020, the Local Housing Need (LHN) for West Norfolk is calculated as 539 new dwellings annually. This based upon the standard methodology as introduced by NPPF and associated planning guidance. Spread over the 20 year plan period (2016 – 2036) this results in a need of 10,780 dwellings to be planned for.</p> <p>4.1.5 The latest Housing Trajectory (based upon the 2019/20 financial year) shows that housing completions and housing commitments (existing allocations and planning permissions) account for a total of 11,946 homes. Purely taken as a number with a Local Housing Need of 10,780 no further allocations would be required.</p> <p>4.1.6 However, to ensure that the Local Plan review is positively prepared, that the Borough Council is in the best place to be able to demonstrate a 5 year housing land supply position, and pass the Housing Delivery Test, a degree of flexibility has been factored in as part of the Local Plan review with regard to housing numbers. This also recognises that some sites may not come forward as envisaged at the time the housing trajectory was prepared. It also acknowledges that as part of the Local Plan review some of the allocations made by the previous Local Plan which have not progressed are deallocated and removed from the Local Plan review.</p> <p>4.1.7 Need = 10,780 Supply = (Completions & Commitments) 11,946 + Proposed Allocations through the Local Plan review = 12,057 ('Planned' provision) Surplus on 'planned' provision = + 1,277</p> <p>4.1.8 The calculation above shows that the LHN can comfortably be met. Planning for almost an exact number to meet the need leaves little room for manoeuvre over a 20-year plan period should any site not come forward as envisaged, and so an element of flexibility has been factored in. This clearly looks at the growth which will be planned and allocated; however, it is relevant to note the important contribution that windfall development, i.e. those sites which will come forward and gain planning permission (and subsequently be built) which are not specifically allocated within the Local Plan or Neighbourhood Plans. Such sites could come forward within settlement development boundaries, or they could come forward outside development boundaries as further flexibility for this is built into the Local Plan review with the inclusion of a new policy specially related to such development opportunities (Policy LP28).</p>	<p>In order to be justified, effective and consistent with national policy, it is proposed to replace Policies LP01 and LP02 and its supporting text with a New Policy and supporting text setting out the Spatial Strategy and Settlement Hierarchy (see MM5).</p>
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4.1.9 The latest calculation of windfall contributions (as part of latest housing trajectory) illustrates that on average, since 2001 to date, 311 dwellings complete each year from windfall sources. Note that this is a very conservative calculation as it includes a 25% discount recognising that land is a finite resource, despite the planning system being very permissive towards such developments. Also, to avoid double counting and allowing sufficient time for such development to come forward no windfall allowance is considered in years 1,2 or 3. There are 16 years of the Local Plan period to run. However, we have to allow a period of 3 years with no allowance giving sufficient time for such sites to come forward, so 13 years of the windfall allowance is calculated. This equates to 4,043 dwellings.

4.1.10 In terms of flexibility it is proposed:

Local Plan review surplus on 'planned' provision = 1,277
Plus, the projected windfall allowance (4,043) = 5,320

4.1.11 This takes the potential projected supply of housing in the plan period to: Completions & Commitments = 11,946
Plus, Local Plan review Allocations (111) = 12,057
Plus, Windfall (4,043)
Total projected Supply = 16,100
(supply) – 10,780 (Need) = 5,320

4.1.12 The above calculation demonstrates that there is a healthy degree of flexibility factored in.

4.1.13 There is even further additional flexibility, possibly in addition to this, as all the allocation policies include the words 'at least' before the proposed number of dwellings. This reflects the need for the Local Plan to be positively prepared. Should it be found that an allocated site could not accommodate the proposed level of development because of local issues, it is important that the Local Plan incorporates sufficient flexibility to address such a situation. To this end it is important to ensure that the wording of each allocation policy incorporates sufficient flexibility. The latest housing trajectory shows that in the region of 80% of the Local Plan allocations have come forward and benefit from planning permission. The number the site has permission for has been included in the above calculations. It is therefore possible that those sites which have yet to come forward could do so for slightly higher numbers.

4.1.14 It is also important that the best use of land is achieved but that this should not be at the expense of other considerations such as the provision of open space, and local amenity considerations. If a proposal came forward for a planning application in excess of the specified figure, it would have to demonstrate carefully how it meets design, amenity and other safeguards (with explicit reference to relevant policies, including; LP18, LP19, LP21 and LP22) and clearly state how the additional units could be accommodated without detriment to the locality.

4.1.15 The Borough Council supports those town/parish councils and local communities who wish to prepare a Neighbourhood Plan for their Area. There are in the region of 100 parishes within the Borough and the un-parished area of King's Lynn. The Local Plan review realises the important role which Neighbourhood Plans can play in contributing towards housing growth. Any new homes which come forward through a Neighbourhood Plan will add to the housing numbers (see section on Neighbourhood Plans).

Strategic Growth Corridor Distribution of Development

4.1.16 Local housing need has been discussed at length in the previous section. The impact of this results in no absolute need to make any further allocations. This combined with the fact that this is a review of an existing Local Plan which made significant allocations across the Borough, most of which are supported through the Review leaves little room to impact upon the growth strategy already established by the current Local Plan (Core Strategy 2011 & Site Allocations and Development Management Policies Plan 2016). Whether the Local Plan review is taken forward or not this pattern of growth will occur as the existing Local Plan will remain in place and note this is a review.

4.1.17 The Growth options for the draft Local Plan review have been re-assessed and the latest position with regard to housing numbers and that this is a review of an existing Local Plan, as explained earlier. It should be noted that previously the distribution of growth was to distribute just the new allocations needed, however there are now limited new allocations and therefore little opportunity to influence the strategic direction of growth which has occurred / will occur as a result of the current Local Plan and its allocations.

4.1.18 However, the Local Plan Review seeks to carry forward the previously established distribution of development but with an increased emphasis upon the A10 / Main Rail Line from King's Lynn to Cambridge and London King's Cross, as a Strategic Growth Corridor. This A10 / Main Rail Line Strategic Growth Corridor includes support for growth at King's Lynn (including West Winch & South Wootton), Downham Market and at Watlington. There is also a desire to enable further growth at Marham to support the continued presence of RAF Marham

close by. It is considered that this area not only includes the Borough's most sustainable settlements, but that it also makes appropriate use of the existing sustainable transport network in place, not least the rail line, and also looks to the future with the move away from fossil fuel-based modes of transport.

4.1.19 Given the position and the context explained above combined with the assessment of the strategic growth options through the Sustainability Appraisal. The Borough Council preferred option, with a focus on the strategic growth corridor, is that shown diagrammatically below:



4.1.20 The table below shows the aggregate figures for the housing allocations proposed by the Local Plan review, note that the majority are carried forward from the SADMP. A total number of homes allocated is provided as is a percentage of this for each category of place to illustrate the overall pattern of allocated growth.

Place	Homes Allocation No.	Homes Allocation %
King's Lynn & Surrounding Area	3,835	62
King's Lynn	865	14
West Lynn	170	3
South Wootton	300	5
North Wootton	0	0
West Winch	2500	40
Main Towns	1,273	21
Downham Market	390	6
Hunstanton	333	5

Wisbech Fringe	550	9
Growth Key Rural Service Centres	117	2
Watlington	32	1
Marham	85	1
KRSC	740	12
Rural Villages	210	3
SVAH	0	0
Total	6,175	100

Neighbourhood Plans

4.1.21 The Localism Act 2011 envisages that local communities can play an important role in shaping the future of their locality. In West Norfolk a significant number of communities are engaged in the preparation of neighbourhood plan to do exactly that.

4.1.22 The Borough Council supports those town/parish councils and local communities who wish to prepare a Neighbourhood Plan for their Area. There are in the region of 100 parishes within the Borough and the un-parished area of King’s Lynn. The Local Plan review realises the important role which Neighbourhood Plans can play in contributing towards housing growth. Currently there are approximately 40 parishes involved in the Neighbourhood Plan process. As discussed above, whilst there is no absolute need for further allocations to meet the LHN, so rather than a specific number of new homes that are required being provided to Neighbourhood Plans, they will have the ability to assess sites within their Area and make appropriate land use allocations providing that this isn’t at a scale which could impact negatively upon the strategic direction of growth established through the Local Plan review. This will provide further housing on a local scale and fixability in terms of the overall borough-wide housing numbers. To date a number of made Neighbourhood Plans have made such allocations, and a number which are emerging are seeking to do this as well.

4.1.23 The Borough Council will not therefore seek to make specific allocations for those areas with or preparing a Neighbourhood Plan within the Local Plan review. Any additional housing numbers that do come forward through Neighbourhood Plans will make a contribution and because of the LHN and ability to meet this, these homes will be treated as additional flexibility rather than relied upon.

Development on Brownfield Sites

4.1.24 It is important to make best use of available sites across the Borough. The Local Plan review makes allocations on land for a variety of uses; residential; employment; retail; open spaces etc. However, there is a need to balance the development of greenfield sites with previously developed land. (See Appendix 1 Glossary for definition of Brownfield Land or Sites). In addition, brownfield sites not necessarily in current productive use may still have the right to be used for employment.

4.1.25 Policy LP07 The Economy seeks to allow the potential change away from employment to residential on an individual site-by-site basis, subject to certain criteria being met:

- 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
- 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 uses offers greater potential benefits to the community in meeting local business and employment needs, or in delivering the Council’s regeneration agenda.

4.1.26 Whilst the Borough Council supports the use of brownfield sites for residential uses the Plan objectives do seek to retain a resource of employment sites across the Borough. Allocations are retained and made within the Plan on brownfield sites, with approximately 10% of allocated dwellings being on brownfield sites, but Policy LP07, referred to above, will provide an opportunity to bring additional housing sites forward on such land.

4.1.27 The Plan aims to positively allocate land for housing, but adventitious sites will continue to come forward, positively from employment sites being reused.

Development on Small and Medium Sites

4.1.28 The NPPF (2019) (paragraph 68) states that small and medium sized sites have the ability to make an important contribution towards the local housing need requirement. It also identifies that such sites are often built out relatively quickly. Accordingly it advocates a good mix of site sizes and advocates that Local Planning Authorities should identify 10% of housing requirement to be met on such sites.

4.1.29 The Housing Trajectory is split into various sections, which is replicated below, this shows the completions and commitments for each section including small and medium sites. The table shows the numbers for the 2016/17 Housing Trajectory as this was at the start of the Local Plan review period and the latest Housing Trajectory (2019/20) as a check, note that 1,802 dwellings have completed between April 2016 and March 2020.

Housing Source	2016/2017 Housing Trajectory	2019/2020 Housing Trajectory
Sites of 10+ homes	1,527	1,238
Sites of 5-9 homes	368	313
Sites of 1-4 homes	907	1,165
SADMP Allocations	7,933	7,268
Local Plan Review Allocations	0	111
Other	50	160

4.1.30 With a Local Housing Need figure of 539 per annum over a twenty-year plan period (2016 – 2036) this equates to 10,780 in total. If the figure for dwellings from sites of 5 to 9 homes and sites of 1 to 4 homes is taken as qualifying a medium and small site respectively then the 2016/17 housing trajectory shows that 1,275 homes would meet the criteria and this equals 12%. The 2019/20 housing trajectory shows that 1,478 homes would qualify and this equals 14%. This is without the need to investigate the merits of the SADMP Allocations. However, for completeness 48 of the SADMP allocations are on sites of 1 hectare or less and are included within the 2019/20 housing trajectory as contributing 435 new homes. When factored in this increases the contribution to 1,193 new homes and provides a total percentage of 18% of the Local Housing Need being met on small and medium sites, which is in excess of the NPPF's recommendation.

Approach to Density on Allocated Sites

4.1.31 The current Local Plan (comprising the Core Strategy 2011 and the Site Allocations and Development Management Policies Plan 2016) does not contain a specific policy for density, nor is it the intention for the Local Plan review (2016 – 2036) to introduce one. However, in line with the national guidance on the subject a modelled approach has been applied, albeit not rigidly, and it is considered appropriate to carry forward a similar approach. This modelled approach is set out in Appendix 1.

Custom and Self-Build Housing

4.1.32 The Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) provides a legal definition of self-build and custom house building:

Self-build and custom housebuilding means the building or completion by:

- individuals;
- associations of individuals, or
- persons working with or for individuals or associations of individuals, of houses to be occupied by those individuals;

but it does not include the building of a house on a plot acquired from a person who builds the house wholly or mainly to plans or specifications decided or offered by that person.

4.1.33 Whilst legally self-build and custom house building share the above definition, custom build is commonly regarded as where an individual commissions a specialist developer to deliver their own home. Whereas, self-build is where the individual is more directly involved in organising or constructing his or her own home. Both routes require more significant input into the design of their home than other forms of housing.

4.1.34 The Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) placed a duty that (by 1st April 2016) all local authorities should keep a register of individuals and associations of individuals who are seeking to acquire plots of land for self and custom build housing in the local authority's area (to build houses for those individuals to occupy as homes). This the Borough Council does.

4.1.35 The National Planning Policy Framework, under the section entitled 'Delivering a sufficient supply of homes', the Government makes it clear that to boost supply, it is important that a sufficient amount and variety of land can come forward where it is needed, and that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay and this includes people wishing to commission or build their own homes.

4.1.36 The footnote to this paragraph reminds Local Planning Authorities that they are required to keep a register of those seeking to acquire serviced plots in the area for their own self-build and custom housebuilding. They are also subject to duties to 'have regard' to this and to give enough suitable development permissions to meet the identified demand.

4.1.37 The Borough Council recognises the importance that custom and self-build housing can play in contributing not only to housing supply but also to completions. Given this, and that it allows people to create a home which they ultimately want, the Borough Council is supportive of custom and self-build housing. So much so it has created a Task Group dedicated to the subject and published a Custom and Self-Build Action Plan.

4.1.38 The purpose of the Action Plan is to set out the Borough Council's own responsibilities and wider ambitions in respect to self-build and custom house building. To positively influence or help secure development opportunities where we can support individuals or organisations in our local communities to deliver high quality self-build or custom house building to meet demand in the borough. The Action Plan contains 15 of commitments/actions for different departments within the council. These cover the following areas: promotion, facilitation and enabling. It also provides an indicative timescale these are broadly to be achieved within in.

4.1.39 The Local Plan review seeks to create a policy environment which supports and encourages custom and self-build opportunities. In doing so this will provide opportunities for those wishing to build or commission the build of their own home and will also assist with the supply and the delivery of housing. The following is how the Local Plan aims to achieve this and meet a number of the actions contained within the Action Plan.

4.1.40 The Local Plan review seeks to introduce a new policy (LP31) for residential development adjacent to existing settlement in which additional weight will be given to proposals for custom and self-build development.

4.1.41 The Borough Council will support the landowners / developers of allocated sites within the current Local Plan and Local Plan review who wish to bring forward their site(s) for custom and self-build purposes. Indeed, some of the existing allocations have come forward and been delivered in this way, and further site owners have expressed a desire to bring forward their sites in this way.

4.1.42 The Borough Council through its duty to assist those communities who wish to prepare a neighbourhood plan for their area will inform and support policies which seek to encourage custom and self-build opportunities, as either residential housing allocations or more general land-use policies.

Sites Proposed for Deallocation

4.1.43 Reviewing the Local Plan provides an opportunity to review the progress of the sites allocated by the Site Allocations and Development Management Policies Plan (SADMP) (2016). The draft version of the Local Plan review proposed the deallocation of a number of sites. This was chiefly as the sites owners either do not want to or are unable to develop their sites, and therefore there is no prospect of the sites ever coming forward and contributing towards the housing numbers.

Policy LP01 Spatial Strategy

1. The Spatial Strategy seeks to strike a balance between protecting and enhancing the built and natural environment of West Norfolk whilst facilitating sustainable growth in the most appropriate locations.
2. Development priorities for the borough will be to:
 - a. Facilitate and support the regeneration and development aspirations identified in the Norfolk Strategic Planning Framework and the Borough Council's strategic priorities;
 - b. Ensure an appropriate allocation for housing and take appropriate action to deliver this;

- c.—Encourage economic growth and inward investment;
- d.—Improve accessibility for all to services; education; employment; health; leisure and housing;
- e.—Protect and enhance the heritage, cultural and environmental assets and seek to avoid areas at risk of flooding;
- f.—Foster sustainable communities with an appropriate range of facilities.

Strategic Growth Corridor & Sustainable Development Locations

- 3.—In accommodating these priorities our approach will use the settlement hierarchy (set out in Policy LP02) to ensure that:
 - a.—New investment is directed to the most sustainable places—particularly in the A10/Main Rail Line Strategic Growth Corridor;
 - b.—Significant emphasis is placed on brownfield redevelopment within the towns and villages;
 - c.—Sustainable urban extensions to the main towns of King’s Lynn, Downham Market and Hunstanton are developed;
 - d.—Locally appropriate levels of growth take place in selected Growth Key Rural Service Centres, Key Rural Service Centres and Rural Villages;
 - e.—Opportunities are given for small scale housing development at all settlements including Smaller Villages and Hamlets;
 - f.—New development is guided away from areas at risk of flooding now or in the future, however recognising development may be required within flood risk areas to deliver regeneration objectives within King's Lynn and to maintain the sustainability of local communities in rural areas.

In support of the overall development strategy the Council will:

4.—King’s Lynn

- a.—Promote King’s Lynn as the main centre, including retail, leisure and culture, and economic driver within the borough, a significant “engine of growth” and a sub-regional centre in the East of England;
- b.—Provide for new houses through the regeneration of brownfield land and urban expansion including the adjoining settlements of:
 - i.—South Wootton;
 - ii.—North Wootton;
 - iii.—West Lynn; and
 - iv.—West Winch.
- c.—The area south east of the town adjoining West Winch will contribute significantly to current needs and also towards establishing a direction of future growth to meet anticipated need beyond the current plan period;
- d.—Make provision for new jobs within existing and new employment areas and also as part of central area regeneration;
- e.—Make appropriate positive use of the high quality historic environment in the town through protection and sensitive inclusion in regeneration proposals
- f.—To achieve these outcomes precedence will be given to the Borough Council strategies set out for:
 - g.—The Nar Ouse Regeneration Area;
 - h.—Nelson Quay, which will combine to provide a balanced mix of housing; employment sites; educational facilities and local services;
 - i.—The Town Centre to promote the town’s role as a sub-regional attractor with an expanded retail offer and improved accessibility to cultural, tourism and leisure uses;
 - j.—The Heritage Action Zone—ensuring that new development works with historic Lynn reinforcing the economic, social and environmental vitality of this modern medieval town.

5.—Downham Market

- a.—Downham Market will be supported as a key town within the south of the borough supporting the demands for, and improving accessibility to, local services, cultural and leisure facilities.
- b.—The strategy for the town will seek to:
 - i.—Provide new employment opportunities within a revitalised town centre and new allocations of land;
 - ii.—Support the role of the town as a service centre for visitors and the local tourism economy;
 - iii.—Provide appropriate housing growth for the town;
 - iv.—Ensure existing essential services and facilities are supported and that new investment brings with it appropriate mitigation and improvements;
 - v.—Support the Town Council in the preparation of their Neighbourhood Plan.

6.—Hunstanton

- a.—The focus for Hunstanton will be on ensuring the town develops its position as a successful service hub for the area providing retail, cultural and social facilities while strengthening its role as a year round tourist destination.
- b.—Support will be given to:
 - i.—Extend the season and diversify year round activity without detracting from the town’s heritage with additional tourist facilities and leisure development;

- ii. Improving visitor accessibility and public transport so that the town may benefit from growth proposals for King's Lynn;
- iii. Implement improvements to the town;
- iv. Provision will be made for appropriate housing growth for the town;
- v. Support the Town Council in the preparation of their Neighbourhood Plan.

7. The area adjacent to Wisbech

- a. Although the town of Wisbech is beyond the borough's administrative area it does provide services and employment to people living in the borough.
- b. The Council will be supportive in principle to:
 - i. The expansion of the port related employment area into land predominantly within the borough;
 - ii. The provision of at least 550 new houses to the east of the town.

8. Rural and Coastal Areas

- a. The strategy for the rural areas will:
 - i. Promote sustainable communities and sustainable patterns of development;
 - ii. Ensure strong, diverse, economic activity, whilst maintaining local character, historic environment and a high quality environment;
 - iii. Focus most new development will be within or adjacent to the selected Growth Key Rural Service Centres and Key Rural Service Centres;
 - iv. Beyond the villages and in the countryside the strategy will be to conserve and enhance the countryside recognising its intrinsic character and beauty, the diversity of its landscapes, historic environment and wildlife, and its natural resources to be enjoyed by all.
- b. Within the coastal areas, the Council will have clear regard to the Area of Outstanding Natural Beauty (AONB), work with its strategic partners to limit any detrimental impact of coastal change and take account of the Shoreline Management Plans, which plan for future change.

9. Housing requirement calculation

- a. The LHN of 539 new dwellings spread over the 20 year plan period (2016 – 2036) results in a need of 10,780 dwellings which need to be planned for.
- b. The table below shows the allocations made by the SADMP to be carried forward through the Local Plan review and those proposed by the Local Plan review. A total is provided as is a percentage of the overall planned growth.
- c. This shows that over 70% of the growth is to take place within the Strategic Growth Corridor.

Housing requirement calculation

Place	Homes Allocation No.	Homes Allocation %
King's Lynn & Surrounding Area	3,835	62
King's Lynn	865	14
West Lynn	170	3
South Wootton	300	5
North Wootton	0	0
West Winch	2500	40
Main Towns	1,273	21
Downham Market	390	6
Hunstanton	333	5
Wisbech Fringe	550	9
Growth Key Rural Service Centres	117	2
Watlington	32	1
Marham	85	1

KRSC	740	12	
Rural Villages	210	3	
SVAH	0	0	
Total	6,175	100	

*4,000 new homes in the fullness of time at the West Winch Growth Area

Delete Policy LP02 – Settlement Hierarchy Policy and its supporting text as follows:

4.2 LP02 – Settlement Hierarchy Policy

Introduction

4.2.1 The introduction to the borough set out in a previous chapter outlines some of the issues arising from its rural nature i.e. the abundance of small villages and the difficulties in ensuring connectivity and accessibility to local services and facilities.

Strategic Policy:

Policy LP02 Settlement Hierarchy

1. The Plan also imposes a requirement to define the approach to development within other towns and in the rural areas to increase their economic and social sustainability. This improvement will be achieved through measures that:

- a. support urban and rural renaissance;
- b. secure appropriate amounts of new housing, including affordable housing, local employment and other facilities; and
- c. improve accessibility, including through public transport.

2. Consequently it is necessary to consider the potential of the main centres, which provide key services, to accommodate local housing, town centre uses and employment needs in a manner that is both accessible, sustainable and sympathetic to local character.

3. Elsewhere within the rural areas there may be less opportunity to provide new development in this manner. Nevertheless support may be required to maintain and improve the relationships within and between settlements that add to the quality of life of those who live and work there. Matters for consideration include the:

- a. viability of agriculture and other economic activities;
- b. diversification of the economy;
- c. sustainability of local services; and
- d. provision of housing for local needs.

5. To support these aims the settlement hierarchy identifies six tiers of settlements based on their role and function in the borough. The divisions are:

4. The settlement hierarchy ranks settlements according to their size, range of services/facilities and their possible capacity for growth. As such, it serves as an essential tool in helping to ensure that:

new development occurs at an appropriate scale in the most sustainable locations;

b. additionally, by identifying the role of settlements it offers the opportunity to support communities in maintaining and enhancing facilities serving these areas.

Sub-Regional Centre – King’s Lynn (including West Lynn)

Sub-regional Centre
King’s Lynn, including West Lynn, which provides a significant neighbourhood level function within King’s Lynn.

Main towns

Here the focus will be on maintaining and enhancing the roles of the towns providing essential convenience, service and/or tourist facilities.

Main Towns
Hunstanton

Downham Market

Settlements adjacent to King's Lynn and the main towns

These are larger villages providing significant local facilities but, because of their proximity to the main towns and particularly areas with potential for urban expansion, their importance as rural service centres is very much altered.

These settlements function as separate communities with a range of facilities, but they also support the adjacent larger settlements, often through significant residential developments. These settlements benefit from public transport linkages to King's Lynn and the main towns.

Settlements adjacent to King's Lynn and the Main Towns

North Wootton

South Wootton

West Winch

Wisbech Fringe (including Walsoken)

Growth Key Rural Services Centres (GKRSC)

The two Growth Key Rural Service Centres have been identified as they are closely related to overall Growth Strategy in close proximity to A10 / Main rail line Growth Corridor. They not only provide a range of services and facilities for the local population and wider rural areas, but have been identified as being capable of accommodating a higher level of growth than previously.

In Watlington this is mainly due to the services and facilities present, which includes the railway station on the main line from King's Lynn to Cambridge / London King's Cross.

At Marham the Borough Council wants to support RAF Marham, as one of the largest employers in the area, by providing further housing options for potential employees.

Growth Key Rural Service Centres

Marham

Watlington

Key Rural Service Centres (KRSC)

Key Rural Service Centres help to sustain the wider rural community. They provide a range of services that can meet basic day-to-day needs and a level of public transport that can enable access to and from the settlement. The Borough Council will seek to maintain and enhance facilities to support this function.

Key Rural Service Centres (23)

Brancaster with Brancaster Staithe/Burnham Deepdale	Feltwell with Hockwold-cum-Wilton	Stoke Ferry
Burnham Market	Great Massingham	Southery
Castle Acre	Grimston/Pott Row with Gayton	Terrington St Clement
Clenchwarton	Heacham	Terrington St John with St Johns Highway/Tilney St Lawrence

Dersingham	Methwold with Northwold	Upwell/Outwell
Docking	Marshland — St — James/St John's Fen End with Tilney Fen End	Walpole St Peter/Walpole St — Andrew/Walpole Marsh
East Rudham	Middleton	West Walton
Emneth	Snettisham	

Rural villages (RV)

Rural villages have a limited but locally important role meeting the needs of the immediate village. Sustaining the existing services is a key priority. These settlements may see some limited growth, which will help support surrounding rural areas (e.g. some small scale infilling or affordable housing).

Rural Villages (31)		
Burnham Overy Staithe	Ingoldisthorpe	Walpole Cross Keys
Castle Rising	Old Hunstanton	Walpole Highway
Denver	Runcton Holme	Walton Highway
East Winch	Sedgeford	Welney
Fincham	Shouldham	Wereham
Fritcham	Stowbridge	West Newton
Great Bircham/Bircham Tofts	Syderstone	Wiggenhall St Germans
Harpley	Ten Mile Bank	Wiggenhall St Mary Magdalen

Smaller Villages and Hamlets (SVAH)

These are villages with few or no services where only very limited development will take place.

Smaller Villages and Hamlets (38)		
Ashwicken	Holme next the Sea	South Creake
Barroway Drove	Lakesend	Stanhoe
Barton Bendish	Leziate	Tilney cum Islington
Bawsey	Methwold Hythe	Titchwell
Blackborough End	Nordelph	Tottenhill
Boughton	North Creake	West Acre
Brookville	North Runcton	West Dereham
Burnham Norton	Pentney	West Rudham
Burnham Overy Town	Ringstead	Whittington
Burnham Thorpe	Roydon	Wiggenhall St Mary the Virgin
Congham	Saddlebow	Wretton
Crimplesham	Salter's Lode	
Gayton Thorpe	Shouldham Thorpe	

Hay Green

~~Unlisted hamlets and smaller groups of rural dwellings excluded from the settlement hierarchy are deemed to be within the wider countryside.~~

General Provisions relating to Policy LP02

- ~~• 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.~~
- ~~• Land allocation in each of the settlement tiers will be in accordance with the principles set out in Policy LP01 Spatial Strategy Policy Housing Distribution. All new development in the borough should be of the highest quality design in accordance with the requirements of Policy LP18 Design and Sustainable Development.~~
- ~~• In all cases set out above, development should seek to avoid conflict with the Local Plan's environmental protection; nature conservation; and conservation and enhancement of the historic environment policies and should, where necessary, introduce mitigating or compensatory measures to address harmful implications in accordance with Policy LP19 Environmental Assets.~~

MM5	New Policy - Spatial Strategy and Settlement Hierarchy, and supporting text	<p>Insert New Policy - Spatial Strategy and Settlement Hierarchy, together with supporting text and Key Diagram, as follows:</p> <p><u>Spatial Strategy</u></p> <p><u>Introduction</u></p> <p><u>In line with National Planning Policy, the spatial strategy for Kings Lynn and West Norfolk seeks to distribute majority of growth within the most sustainable locations of Kings Lynn, Downham Market and Hunstanton, to continue to support their roles as established large settlements.</u></p> <p><u>This approach makes the most of existing services and facilities, delivering growth to where it is most needed. It also provides associated opportunities to regenerate urban areas, provide new jobs and new homes in accessible locations, and focus infrastructure improvements where they will have the greatest effect.</u></p> <p><u>Whilst supporting the continued sustainability of existing settlements, the Plan seeks to promote the establishment of a major sustainable growth area to the south-east of Kings Lynn. As the most significant site allocation over the longer term, the West Winch Growth Area is a focal point for development within the Borough, contributing to supporting housing delivery, increasing the productivity of the local economy, reducing out-commuting, increasing the number and quality of better paid jobs in the Borough and improving accessibility to services for the rural communities.</u></p> <p><u>Outside of these areas, the Borough’s smaller communities vary in size, accessibility, facilities, character, constraints, and opportunities. The impact upon infrastructure capacity and the ability for rural settlements to expand to accommodate the needs generated by new development also varies. The spatial strategy recognises that settlements within the rural area should be allowed to grow appropriately in order to maintain rural vitality. New Policy – Residential Development on Windfall Sites and Policies LP18-LP21¹ ensure that this growth is sensitive to place, ensuring that each rural community retains its identity and distinctiveness, built form and character, and is in keeping with each settlement’s size, scale of services and infrastructure capacity.</u></p> <p><u>Whilst development is focused within the urban areas and to a lesser extent in villages there will be occasions where development is proposed within the countryside. For most uses, there are strong reasons why such development would be contrary to the overall strategy of this plan and would not result in sustainable development. However, some proposals and some uses will be wholly appropriate in some scenarios such as those supporting the local economy, agriculture, and other rural land-based activities.</u></p> <p><u>The Key Diagram illustrates the spatial strategy in this Plan.</u></p>	<p>In order to be justified, effective and consistent with national policy, it is proposed to replace Policies LP01 and LP02 and its supporting text with a New Policy and supporting text setting out the Spatial Strategy and Settlement Hierarchy (see MM4).</p>
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¹ Policy references relate to relevant policies in the Plan, as submitted in March 2022. The final policy references will be amended, as additional (minor) modifications when the Plan is adopted.

Local Plan Strategy Diagram



Local Plan Strategy Diagram May 2024

- | | |
|--|--|
|  King's Lynn Sub Regional Centre |  Railway |
|  Main Towns |  West Winch Growth Area |
|  Main Towns (outside area) |  A47 |
|  Key Rural Service Centre (KRSC) |  A10 |
|  Settlements adjacent to King's Lynn or Main Town |  Extension to Wisbech |
|  Rural Village | |

The distribution of growth has been informed by the settlement hierarchy:

- determining the overall level of growth for the Borough; and
- distribution of growth within individual tiers of the settlement hierarchy.

Creation of a Settlement Hierarchy

The settlement hierarchy provides a framework to enable the distribution of the Borough's growth in accordance with the spatial strategy.

Each tier of the hierarchy reflects the settlement/ area's role, including:

- the range of services present;
- proximity and functional relationships between settlements;
- their accessibility by public transport;
- their infrastructure capacity; and
- their ability to expand sustainably to accommodate the needs generated by new development.

The settlement hierarchy is as follows:

- Tier 1: Kings Lynn Sub Regional Centre (including West Winch Growth Area)
- Tier 2: Main Towns
- Tier 3: Settlements adjacent to King's Lynn and the Main Towns
- Tier 4: Key Rural Service Centres
- Tier 5: Rural Villages
- Tier 6: Smaller Villages and Hamlets

Tier 1: King's Lynn Sub Regional Centre

King's Lynn is the principal town in the Borough and has a population of approximately 42,100 (2021 Census). It enjoys relative ease of access to a range of higher order health, education, cultural, retail and employment opportunities.

The town and its wider urban area are the most sustainable locations to accommodate growth and provide the best opportunity to deliver the ambitions identified in Policy LP38 and site-specific allocations. The King's Lynn Sub Regional Centre includes the West Winch Growth Area which is the Council's main allocation providing for long-term housing growth in the Borough, over the Plan period and beyond. The town and its wider urban area, including the West Winch Growth Area, is expected to deliver substantial growth reflecting its easy access to the wider strategic road network and its ability to maximise sustainable transport choices. As such, it is the place where most new jobs will be created over the lifetime of the Plan. Significant regeneration is expected to start in the town centre and its environs by 2040.

Growth will be delivered through the West Winch Growth Area, housing commitments and land allocations in/ around the urban area. Totalling at least 3,759 dwellings over the Plan period, with a further 1,970 dwellings at the West Winch Growth Area anticipated to come forward beyond 2040. In addition, approximately, 53ha of employment land will be delivered in these locations in/ around King's Lynn.

Tier 2: Main Towns

Away from Kings Lynn, Downham Market and Hunstanton are the Main Towns in the Borough with populations around 11,300 and 5,200 respectively (2021 Census). They both have a wide range of services, shops and employment opportunities with good public transport links. They are considered sustainable locations for growth and provide a significant role in supporting the needs of their residents and the residents in nearby communities in line with Policies LP39 and LP40. Both towns are expected to deliver local employment and housing growth appropriate to meet general needs, and to maximise opportunities for sustainable transport choices.

Growth at Downham Market and Hunstanton will be delivered through a combined strategy of urban regeneration, sustainable urban extensions and on other urban sites. Growth will also be delivered to the east of Wisbech, known as Wisbech Fringe, through a joint Fenland and West Norfolk urban extension to that settlement for 1,400 dwellings, of which 550 are situated within the Borough. Housing commitments and site allocations at the Main Towns should deliver at least 1,724 dwellings over the Plan period with 716 in Downham Market, 508 in Hunstanton and 500 (out of 550) at Wisbech Fringe. In addition, 32ha of employment land will be delivered in these locations.

Tier 3: Settlements adjacent to King's Lynn and the Main Towns

Although separate villages, the settlements of North Wootton, South Wootton, West Winch and West Lynn are in close proximity to the King's Lynn urban area. Similarly, Walsoken which adjoins Wisbech, a town within the neighbouring Fenland District, which is sited adjacent to the Borough Boundary. Their relationship with these larger settlements is different to other villages, due to their close proximity. This provides unique benefits in terms of enhanced accessibility and the ability to access a good range of services.

These settlements will accommodate at least 720 dwellings over the Plan period through housing commitments and site allocations to support their needs, but other nearby large allocations or urban extensions within or adjacent to the larger settlements will be the focus for growth within these areas.

Tier 4: Key Rural Service Centres

These are considered the most sustainable settlements within the rural areas of the district. They are large enough to sustain a range of local facilities. These services and facilities help meet the day-to-day needs of their residents, but also provide services to other nearby smaller settlements. Key Rural Service Centres will provide some growth to support their roles as 'service centres' and to enhance local service and public transport provision.

The majority of growth within the rural areas will be delivered at the Key Rural Service Centres, through a combination of existing housing commitments and small to medium size allocations, where 2,383 dwellings should be delivered over the Plan period.

Tier 5: Rural Villages

The Rural Villages vary significantly in size and structure. These settlements provide some limited local services such as schools, shops and public transport.

Limited growth will support local service provision and to meet the housing needs of these more rural communities. This will be delivered through a combination of existing housing commitments and small allocations, where 636 dwellings will be delivered over the Plan period.

Tier 6: Smaller Villages and Hamlets

Smaller Villages and Hamlets are those which have little to no local services.

Growth will be limited to supporting local service provision and to meeting the housing needs of these more rural communities. Smaller Villages and Hamlets will not be required to deliver any growth via allocations due to their small size, rural character and limited opportunities to deliver sustainable development. However, 127 dwellings are expected to be delivered over the Plan period through existing commitments and Neighbourhood Plan allocations.

Housing Supply

The Standard Method for calculating Local Housing Need (LHN), as per the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG), has been used to calculate the LHN for the Local Plan. As of March 2024, this provides a figure of 554 new homes per year. Over the 19-year Local Plan period (2021/22 to 2039/40) this provides an overall need of 10,526 new homes. The end date ensures, consistent with the PPG, that there are 15 years of the Plan period remaining at the point of adoption of the Local Plan.

To establish the number of jobs required, the Employment Land Review 2017 (ELR) identified a high quantity of employment land supply, including approximately 85 hectares of extant Local Plan allocations and/ or major commitments at King's Lynn and the Main Towns. This equates to at least 13,000 new jobs². Policies LP07-LP10 provide the detailed policy framework regarding managing development for proposed employment and retail uses within the Borough. Housing growth over the Plan period should support the level of jobs growth within the Borough, in line with the 2020 Housing Needs Assessment (HNA) and ELR.

New Table Housing Supply during the Plan Period demonstrates that the LHN of 10,526 over the Plan period can comfortably be met. Planning for almost an exact number to meet the need leaves little room for manoeuvre over the Plan period should any site not come forward as envisaged. This takes into account the growth which is planned through site-specific allocations contained within the Local Plan and Neighbourhood Plans. It also considers the sites allocated by the previous Local Plan (Core Strategy 2011 & Site Allocations and Development Management Policies Plan 2016) which are not carried forward as allocations in this Local Plan. It is important to note the contribution of windfall development, i.e., those sites which will come forward and gain planning permission (and subsequently be built) which are not site-specific development plan allocations. Such sites could come forward within or adjacent to existing built-up areas (as defined by development boundaries through Policy LP04 and illustrated on the Policies Map) in line with New Policy - Residential Development on Windfall Sites and other relevant policies in this Plan.

² This applies the standard 1ha of employment land accommodating 4,640m² floorspace, defined in the 2017 Employment Land Review, and 2010 Employment Densities Guide for the calculation of job numbers.

The Housing Trajectory and the Schedule which underpins this is provided in full as New Appendix - Housing Trajectory.

New Table - Housing Supply during the Plan period

Housing Supply over 19 Year Plan Period (2021/22 – 2039/40)	No. of Dwellings
Completions Total	1,562
<u>Completions (2021/22)</u>	<u>387</u>
<u>Completions (2022/23)</u>	<u>569</u>
<u>Completions (2023/24)</u>	<u>606</u>
Commitments on 1 April 2024 Total (excluding Local Plan allocations)	2,676
<u>Sites of 1 to 4 dwellings</u>	<u>709</u>
<u>Sites of 5 to 9 dwellings</u>	<u>318</u>
<u>Sites of 10 dwellings or more</u>	<u>1,571</u>
<u>Neighbourhood Plan allocations with planning permission</u>	<u>78</u>
Local Plan Allocations Total	5,044
<u>Local Plan Allocations with Planning Permission</u>	<u>1,978</u>
<u>Local Plan Allocations without Planning Permission</u>	<u>3,066</u>
Neighbourhood Plan Allocations without Planning Permission	75
Windfall Allowance (2027/28 to 2039/40)	3,081
Total Deliverable Supply	12,438
Housing Need (LHN 554 x 19 years)	10,526
Surplus of Housing Supply over the Housing Need	1,912

Windfall allowance explanation

The windfall allowance which is considered a part of the anticipated supply has been calculated on a basis consistent with NPPF & PPG. There is compelling evidence that this will provide a reliable source of supply. The allowance is realistic and has regard to the Housing and Economic Land Availability Assessment (HELAA), historic windfall delivery rates, and expected future trends.

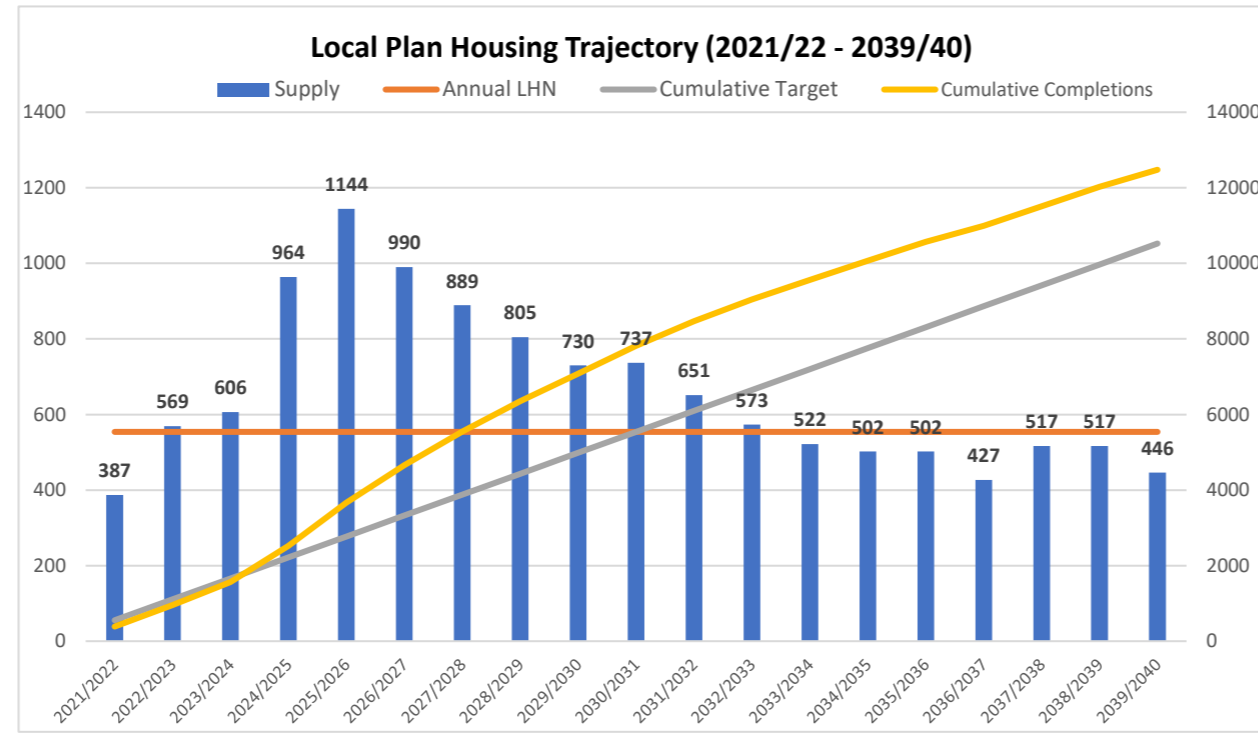
The average annual housing completions from windfall sites is 412. This is based upon the last 23 years' worth of data (2001/2002 - 2023/24). This time period has been selected as it coincides with the start of the previous Plan period and ends with the last complete financial year. It also takes into account changes in the housing market over time, including different economic climates. In addition, it is a similar time period to that of the Local Plan. Recognising that land is a finite resource this figure is discounted by 25% to give a windfall allowance of 309 dwellings per year.

The windfall allowance is applicable for the last 13 years of the Plan period, from 2027/28 to 2039/40 to avoid double counting (309 (annual allowance) x 13 (years) = 4,017).

However, the settlement capacity sense check (New Appendix - Windfall allowance: Settlement Capacity Sense Check [To replace Appendix C Housing Trajectory]), which includes taking account of the HELAA sites submitted capacity, indicates that for 3 Main Towns (King's Lynn, Downham Market, and Hunstanton) and North Wootton, South Wootton, and West Winch that 938 dwellings are unlikely to be accommodated. This number of dwellings is therefore taken away from the total. 4,017 - 938 = 3,079.

The total of 3,079 is then divided by the number of years the windfall allowance is applicable for. $3,079 / 13 = 237$ (rounded up). The final windfall allowance for the housing trajectory and land supply calculations is 237 dwellings per year (from 2027/28 onwards). In total this is a figure of 3,081 dwellings.

Housing Trajectory



5 Year Housing Land Supply Position

New Table – Identified Housing Land Supply, below, illustrates that the Identified Housing Land Supply for the five-year period from 2024/25 to 2028/29 is 4,619 dwellings. This comprises the various sources of housing listed, including two years’ worth of the windfall allowance in years 4 and 5, to avoid double counting.

A 7% discount/ lapse rate is applied to commitments as per the table below. These are houses which have planning permission and are on sites which were not specifically allocated in the Development Plan. This recognises that some homes from this source might not come forward as originally envisaged. The rate is based upon the fact that over a recent 5-year period (2018/19 – 2022/23) 2,326 dwellings were granted planning permission on windfall sites, and in this same timeframe planning permissions for 166 dwellings have lapsed. The calculation is as follows: $166/2,326 \times 100 = 7\%$.

A similar rate has not been applied to the Local and Neighbourhood Plan Site-Specific Allocations, as these have broadly been expressed as ‘at least’ and have in most cases come forward for planning permission and are being built out for a higher number of homes than the original policies stated. There has also been a detailed examination of the progress of these sites, they have been categorised and their future delivery predicted based on a combination of evidence from the site owner/controller/agent/developer and planning judgment.

New Table: Identified Housing Land Supply

5 Year Housing Supply Source (2024/25 – 2028/29)	No. of Dwellings	7% Discount / Lapse Rate
Commitments on 1 April 2024 (excluding Local Plan allocations)	-	
Windfall sites of 10 dwellings or more	1,092	1,016
Windfall sites of 5 to 9 dwellings	318	296
Windfall sites of 1 to 4 dwellings	709	659
Windfall Commitments Total	2,119	1,971

<u>Neighbourhood Plan allocations with planning permission</u>		<u>78</u>
<u>Total Commitments (excluding Local Plan allocations)</u>		<u>2,049</u>
<u>Local Plan Allocations</u>		
<u>Local Plan allocations with planning permission</u>		<u>1,603</u>
<u>Local Plan allocations without planning permission</u>		<u>485</u>
<u>Local Plan Allocations Total</u>		<u>2,088</u>
<u>Neighbourhood Plan allocations without Planning Permission</u>		
		<u>8</u>
<u>Windfall Allowance</u>		
		<u>474</u>
<u>Total 5 Year Identified Supply (IDS)</u>		
		<u>4,619</u>

New Table - 5 Year Housing Land Supply Calculation provides the 5-Year Housing Land Supply Calculation at 1 April 2024. It takes the total identified housing supply from New Table - Identified Housing Land Supply and demonstrates that the Housing Land Supply Position for The Borough Council of King's Lynn and West Norfolk on 1 April 2024 is 8 years. This is a healthy position that is significantly in excess of the required minimum 5 years' worth.

New Table - 5 Year Housing Land Supply Calculation

<u>Local Housing Need (LHN) (based on standard method)</u>	<u>554</u>
<u>LHN x 5 (Years)</u>	<u>2,770</u>
<u>LHN x 5 (Years) + 5% NPPF Buffer (to ensure choice and competition in the market for land)</u>	<u>2,909</u>
<u>Identified Housing Supply (as per New Table)</u>	<u>4,619</u>
<u>Identified Housing Supply / LHN x 5 + 5% NPPF Buffer</u>	<u>1.59</u>
<u>Above x 5 (Years)</u>	<u>7.9</u>

Distribution of Growth across the Borough, consistent with the Spatial Strategy and the Settlement Hierarchy, will be delivered via existing sites with planning permission, sites allocated in the Local Plan and Neighbourhood Plans (including sites with planning permission), and new planning permissions granted in accordance with the policies of the Local Plan, including windfall development. The distribution of housing and employment growth is set out in New Policy - Spatial Strategy and Settlement Hierarchy.

New Policy - Spatial Strategy and Settlement Hierarchy

1. The spatial strategy for King’s Lynn and West Norfolk will deliver a minimum of 12,438 dwellings and around 85ha of employment land between 2021 – 2040, distributed broadly in accordance with New Table as follows:

	<u>Completions 2021-24</u>	<u>Commitments on 1 April 2024 Total (excluding Local Plan allocations)</u>	<u>Local Plan Allocations (deliverable sites, 2024-2040)</u>	<u>% planned growth: Local Plan allocations</u>	<u>Neighbourhood Plan Allocations (excluding completions and commitments, 2021-24)</u>	<u>Total Growth (2021-2040)</u>	<u>% of Housing Growth</u>	<u>Employment Growth (ha)</u>
<u>King's Lynn Sub-Regional Centre</u>	<u>391</u>	<u>906</u>	<u>2,462</u>	<u>49%</u>	<u>0</u>	<u>3,759</u>	<u>30%</u>	<u>53</u>
<u>Main Towns</u>	<u>215</u>	<u>291</u>	<u>1,218</u>	<u>24%</u>	<u>0</u>	<u>1,724</u>	<u>14%</u>	<u>32</u>
<u>Settlements adjacent to King's Lynn and Main Towns</u>	<u>79</u>	<u>65</u>	<u>576</u>	<u>11%</u>	<u>0</u>	<u>720</u>	<u>6%</u>	
<u>Key Rural Service Centres (KRSCs)</u>	<u>601</u>	<u>1,024</u>	<u>708</u>	<u>14%</u>	<u>50</u>	<u>2,383</u>	<u>19%</u>	
<u>Rural Villages (RVs)</u>	<u>245</u>	<u>286</u>	<u>80</u>	<u>2%</u>	<u>25</u>	<u>636</u>	<u>5%</u>	
<u>Smaller Villages & Hamlets</u>	<u>29</u>	<u>98</u>	<u>0</u>	<u>0%</u>	<u>0</u>	<u>127</u>	<u>1%</u>	
<u>Countryside</u>	<u>2</u>	<u>6</u>	<u>0</u>	<u>0%</u>	<u>0</u>	<u>8</u>	<u>0%</u>	
<u>Sub-Total</u>	<u>1,562</u>	<u>2,676</u>	<u>5,044</u>	<u>100%</u>	<u>75</u>	<u>9,357</u>	<u>75%</u>	
<u>Windfall</u>						<u>3,081</u>	<u>25%</u>	
<u>TOTAL</u>						<u>12,438</u>	<u>100%</u>	<u>85</u>

2. To deliver the spatial strategy, appropriate levels of growth will be distributed to the Settlement Hierarchy, as follows:

<u>Settlement Hierarchy</u>					
<u>Tier 1: King’s Lynn Sub-Regional Centre</u>					
<u>Settlement</u>	<u>Completions 2021-24</u>	<u>Commitments (as of 1 April 2024)</u>	<u>Local Plan Allocations (deliverable sites, 2024-2040)</u>	<u>Neighbourhood Plan Allocations (excluding completions and commitments, 2021-24)</u>	<u>Total</u>
<u>King’s Lynn Existing Urban Area: (Including Gaywood, Hardwick and South Lynn)</u>	<u>391</u>	<u>906</u>	<u>432</u>	<u>0</u>	<u>3,759</u>
<u>West Winch Growth Area</u>	<u>0</u>	<u>0</u>	<u>2,030</u>	<u>0</u>	
<u>Tier 2: Main Towns</u>					

<u>Settlement</u>	<u>Completions 2021-24</u>	<u>Commitments (as of 1 April 2024)</u>	<u>Local Plan Allocations (deliverable sites, 2024- 2040)</u>	<u>Neighbourhood Plan Allocations (excluding completions and commitments, 2021-24)</u>	<u>Total</u>
<u>Downham Market</u>	<u>31</u>	<u>89</u>	<u>596</u>	<u>0</u>	<u>1,724</u>
<u>Hunstanton</u>	<u>184</u>	<u>202</u>	<u>122</u>	<u>0</u>	
<u>Wisbech (Fringe – East Wisbech urban extension)</u>	<u>0</u>	<u>0</u>	<u>500</u>	<u>0</u>	
Tier 3: Settlements adjacent to King's Lynn and the Main Towns					
<u>Settlement</u>	<u>Completions 2021-24</u>	<u>Commitments (as of 1 April 2024)</u>	<u>Local Plan Allocations (deliverable sites, 2024- 2040)</u>	<u>Neighbourhood Plan Allocations (excluding completions and commitments, 2021-24)</u>	<u>Total</u>
<u>North of King's Lynn: North Wootton and South Wootton</u>	<u>51</u>	<u>26</u>	<u>538</u>	<u>0</u>	<u>720</u>
<u>East of Wisbech: Walsoken</u>	<u>20</u>	<u>29</u>	<u>0</u>	<u>0</u>	
<u>Southeast of King's Lynn: West Winch</u>	<u>8</u>	<u>10</u>	<u>0</u>	<u>0</u>	
<u>West of King's Lynn: West Lynn</u>	<u>0</u>	<u>0</u>	<u>38</u>	<u>0</u>	
Tier 4: Key Rural Service Centres					
<u>Settlement</u>	<u>Completions 2021-24</u>	<u>Commitments (as of 1 April 2024)</u>	<u>Local Plan Allocations (deliverable sites, 2024- 2040)</u>	<u>Neighbourhood Plan Allocations (excluding completions and commitments, 2021-24)</u>	<u>Total</u>
<u>Brancaster with Brancaster Staithe/ Burnham Deepdale</u>	<u>13</u>	<u>26</u>	<u>0</u>	<u>0</u>	<u>39</u>
<u>Burnham Market</u>	<u>26</u>	<u>28</u>	<u>0</u>	<u>0</u>	<u>54</u>
<u>Castle Acre</u>	<u>16</u>	<u>5</u>	<u>0</u>	<u>4</u>	<u>25</u>
<u>Clenchwarton</u>	<u>32</u>	<u>53</u>	<u>20</u>	<u>0</u>	<u>105</u>
<u>Dersingham</u>	<u>5</u>	<u>4</u>	<u>20</u>	<u>0</u>	<u>29</u>
<u>Docking</u>	<u>102</u>	<u>47</u>	<u>0</u>	<u>0</u>	<u>149</u>
<u>Emneth</u>	<u>17</u>	<u>205</u>	<u>0</u>	<u>0</u>	<u>222</u>

<u>Feltwell with Hockwold-cum-Wilton</u>	<u>13</u>	<u>43</u>	<u>50</u>	<u>0</u>	<u>106</u>
<u>Great Massingham</u>	<u>2</u>	<u>1</u>	<u>16</u>	<u>0</u>	<u>19</u>
<u>Grimston/ Pott Row with Gayton</u>	<u>81</u>	<u>74</u>	<u>37</u>	<u>0</u>	<u>192</u>
<u>Heacham</u>	<u>12</u>	<u>16</u>	<u>133</u>	<u>0</u>	<u>161</u>
<u>Marham/ Upper (RAF) Marham</u>	<u>1</u>	<u>19</u>	<u>85</u>	<u>0</u>	<u>105</u>
<u>Methwold with Northwold</u>	<u>96</u>	<u>67</u>	<u>0</u>	<u>0</u>	<u>163</u>
<u>Middleton</u>	<u>6</u>	<u>7</u>	<u>0</u>	<u>0</u>	<u>13</u>
<u>Snettisham</u>	<u>29</u>	<u>86</u>	<u>0</u>	<u>0</u>	<u>115</u>
<u>Stoke Ferry</u>	<u>1</u>	<u>117</u>	<u>52</u>	<u>0</u>	<u>170</u>
<u>Terrington St Clement</u>	<u>40</u>	<u>19</u>	<u>119</u>	<u>0</u>	<u>178</u>
<u>Terrington St John with St Johns Highway/ Tilney St Lawrence</u>	<u>25</u>	<u>65</u>	<u>40</u>	<u>0</u>	<u>130</u>
<u>Upwell/ Outwell</u>	<u>39</u>	<u>75</u>	<u>90</u>	<u>46</u>	<u>250</u>
<u>Walpole St Peter/ Walpole St Andrew/ Walpole Marsh</u>	<u>17</u>	<u>18</u>	<u>6</u>	<u>0</u>	<u>41</u>
<u>Watlington</u>	<u>3</u>	<u>24</u>	<u>40</u>	<u>0</u>	<u>67</u>
<u>West Walton/ Walton Highway</u>	<u>25</u>	<u>25</u>	<u>0</u>	<u>0</u>	<u>50</u>
				<u>TOTAL</u>	<u>2,383</u>
<u>Tier 5: Rural Villages</u>					
<u>Settlement</u>	<u>Completions 2021-24</u>	<u>Commitments (as of 1 April 2024)</u>	<u>Local Plan Allocations (deliverable sites, 2024-2040)</u>	<u>Neighbourhood Plan Allocations (excluding completions and commitments, 2021-24)</u>	<u>Total</u>
<u>Castle Rising</u>	<u>0</u>	<u>3</u>	<u>0</u>	<u>0</u>	<u>3</u>
<u>Denver</u>	<u>2</u>	<u>6</u>	<u>6</u>	<u>0</u>	<u>14</u>
<u>East Rudham</u>	<u>4</u>	<u>11</u>	<u>10</u>	<u>0</u>	<u>25</u>
<u>East Winch</u>	<u>6</u>	<u>8</u>	<u>0</u>	<u>0</u>	<u>14</u>
<u>Fincham</u>	<u>7</u>	<u>14</u>	<u>3</u>	<u>0</u>	<u>24</u>

<u>Flitcham</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>Great Bircham/ Bircham Tofts</u>	<u>4</u>	<u>17</u>	<u>10</u>	<u>0</u>	<u>31</u>
<u>Harpley</u>	<u>0</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>1</u>
<u>Hilgay</u>	<u>9</u>	<u>23</u>	<u>16</u>	<u>0</u>	<u>48</u>
<u>Hillington</u>	<u>7</u>	<u>11</u>	<u>0</u>	<u>0</u>	<u>18</u>
<u>Ingoldisthorpe</u>	<u>26</u>	<u>6</u>	<u>0</u>	<u>0</u>	<u>32</u>
<u>Marshland St James/ St John's Fen End with Tilney Fen End</u>	<u>29</u>	<u>23</u>	<u>6</u>	<u>0</u>	<u>58</u>
<u>North Creake</u>	<u>3</u>	<u>7</u>	<u>0</u>	<u>0</u>	<u>10</u>
<u>Old Hunstanton</u>	<u>2</u>	<u>2</u>	<u>0</u>	<u>0</u>	<u>4</u>
<u>Pentney</u>	<u>9</u>	<u>17</u>	<u>0</u>	<u>0</u>	<u>26</u>
<u>Runcton Holme</u>	<u>11</u>	<u>2</u>	<u>0</u>	<u>0</u>	<u>13</u>
<u>Sedgeford</u>	<u>5</u>	<u>11</u>	<u>11</u>	<u>25</u>	<u>52</u>
<u>Shouldham</u>	<u>2</u>	<u>11</u>	<u>0</u>	<u>0</u>	<u>13</u>
<u>South Creake</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>Southery</u>	<u>22</u>	<u>12</u>	<u>0</u>	<u>0</u>	<u>34</u>
<u>Stanhoe</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1</u>
<u>Stow Bridge</u>	<u>27</u>	<u>25</u>	<u>0</u>	<u>0</u>	<u>52</u>
<u>Syderstone</u>	<u>6</u>	<u>2</u>	<u>0</u>	<u>0</u>	<u>8</u>
<u>Ten Mile Bank</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>Thornham</u>	<u>20</u>	<u>11</u>	<u>0</u>	<u>0</u>	<u>31</u>
<u>Three Holes</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>Tilney All Saints/ Tilney High End</u>	<u>0</u>	<u>2</u>	<u>0</u>	<u>0</u>	<u>2</u>
<u>Tottenham</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>Walpole Highway</u>	<u>10</u>	<u>7</u>	<u>2</u>	<u>0</u>	<u>19</u>
<u>Welney</u>	<u>10</u>	<u>7</u>	<u>12</u>	<u>0</u>	<u>29</u>
<u>Wereham</u>	<u>12</u>	<u>4</u>	<u>0</u>	<u>0</u>	<u>16</u>
<u>West Newton</u>	<u>0</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>1</u>
<u>Whittington</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>Wiggenhall St Germans</u>	<u>6</u>	<u>3</u>	<u>4</u>	<u>0</u>	<u>13</u>

<u>Wiggenhall St Mary Magdalen</u>	<u>4</u>	<u>10</u>	<u>0</u>	<u>0</u>	<u>14</u>
<u>Wimbotsham</u>	<u>0</u>	<u>7</u>	<u>0</u>	<u>0</u>	<u>7</u>
<u>Wormegay</u>	<u>1</u>	<u>2</u>	<u>0</u>	<u>0</u>	<u>3</u>
				TOTAL	636
Tier 6: Smaller Villages and Hamlets					
Settlement	Completions 2021-24	Commitments (as of 1 April 2024)	Local Plan Allocations (deliverable sites, 2024- 2040)	Neighbourhood Plan Allocations (excluding completions and commitments, 2021-24)	Total
<u>Ashwicken</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>Barroway Drove</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>Barton Bendish</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1</u>
<u>Bawsey</u>	<u>1</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>2</u>
<u>Blackborough End</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>Boughton</u>	<u>0</u>	<u>3</u>	<u>0</u>	<u>0</u>	<u>3</u>
<u>Brookville</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>Burnham Norton</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>Burnham Overy Staithe</u>	<u>2</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>2</u>
<u>Burnham Overy Town</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>Burnham Thorpe</u>	<u>4</u>	<u>2</u>	<u>0</u>	<u>0</u>	<u>6</u>
<u>Congham</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>Crimplesham</u>	<u>1</u>	<u>2</u>	<u>0</u>	<u>0</u>	<u>3</u>
<u>Gayton Thorpe</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>Hay Green</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>Holme Next the Sea</u>	<u>0</u>	<u>6</u>	<u>0</u>	<u>0</u>	<u>6</u>
<u>Lakes End</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>Leziate</u>	<u>0</u>	<u>10</u>	<u>0</u>	<u>0</u>	<u>10</u>
<u>Methwold Hythe</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>Nordelph</u>	<u>1</u>	<u>4</u>	<u>0</u>	<u>0</u>	<u>5</u>
<u>North Runcton</u>	<u>1</u>	<u>2</u>	<u>0</u>	<u>0</u>	<u>3</u>
<u>Ringstead</u>	<u>0</u>	<u>13</u>	<u>0</u>	<u>0</u>	<u>13</u>
<u>Roydon</u>	<u>0</u>	<u>3</u>	<u>0</u>	<u>0</u>	<u>3</u>

<u>Saddlebow</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>Salter's Lode</u>	<u>0</u>	<u>4</u>	<u>0</u>	<u>0</u>	<u>4</u>
<u>Shouldham Thorpe</u>	<u>1</u>	<u>5</u>	<u>0</u>	<u>0</u>	<u>6</u>
<u>Tilney cum Islington</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>Titchwell</u>	<u>5</u>	<u>6</u>	<u>0</u>	<u>0</u>	<u>11</u>
<u>Walpole Cross Keys</u>	<u>9</u>	<u>20</u>	<u>0</u>	<u>0</u>	<u>29</u>
<u>West Acre</u>	<u>0</u>	<u>4</u>	<u>0</u>	<u>0</u>	<u>4</u>
<u>West Dereham</u>	<u>1</u>	<u>2</u>	<u>0</u>	<u>0</u>	<u>3</u>
<u>West Rudham</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>Wiggenhall St Mary the Virgin</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>Wretton</u>	<u>2</u>	<u>11</u>	<u>0</u>	<u>0</u>	<u>13</u>
				<u>TOTAL</u>	<u>127</u>
<u>Other hamlets and smaller groups of rural dwellings which are not listed in this table are excluded from the settlement hierarchy as they are deemed to be within the wider countryside and will be subject to other policies in this Plan.</u>					

Settlement Hierarchy Supporting Text

The following supporting text provides a brief description of each of the tiers within the Settlement Hierarchy.

Tier 1: King's Lynn Sub-Regional Centre

Includes the historic town of King's Lynn, the suburbs of Gaywood, Hardwick and South Lynn and the West Winch Growth Area. It contains the greatest number and diversity of employment uses, retail, leisure, cultural and administrative facilities and services within the Borough and is an important driver of economic growth and prosperity. Growth will be delivered through a combination of committed developments and site-specific allocations. There may also be the delivery of additional growth through windfall development via planning applications and/or allocations in New Policy - Neighbourhood Plans over the Plan period.

Tier 2: Main Towns

The Main Towns of Downham Market, Hunstanton and Wisbech (which falls mainly within Fenland District Council's area) have a significant range of local employment, retail, service and facility provision which provide daily needs to their residents and a wider catchment of settlements. Growth will be delivered through a combination of committed developments and site-specific allocations. There may also be the delivery of additional growth through windfall development via planning applications and/or allocations in New Policy - Neighbourhood Plans over the Plan period.

Tier 3: Settlements adjacent to King's Lynn and the Main Towns

Provide significant local facilities which meet the daily needs. Each adjoins and is functionally related to the King's Lynn Urban Area or Wisbech but have their own distinctive character which marks them out as separate and distinct places. Growth will be delivered through a combination of committed developments and site-specific allocations. There may also be the delivery of additional growth through windfall development via planning applications and/or allocations in New Policy - Neighbourhood Plans over the Plan period.

Tier 4: Key Rural Service Centres

Key Rural Service Centres are larger villages that provide a good range of services that meet the daily needs of their residents and other nearby villages. Growth will be delivered through a combination of committed developments and site-specific allocations. There may also be the delivery of additional growth through windfall development via planning applications and/or allocations in New Policy - Neighbourhood Plans over the Plan period.

Tier 5: Rural Villages

		<p><u>Rural Villages provide only a limited number and range of services that help meet some of the daily needs of their residents. Growth will be delivered through a combination of committed developments and site-specific allocations. There may also be the delivery of additional growth through windfall development via planning applications and/or allocations in New Policy - Neighbourhood Plans over the Plan period.</u></p> <p><u>Tier 6: Smaller Villages and Hamlets</u> <u>Smaller Villages and Hamlets have very limited services and facility provision. Growth will be delivered through committed developments. There may also be the delivery of additional growth through windfall development via planning applications and/or allocations in New Policy - Neighbourhood Plans over the Plan period.</u></p>	
MM6	New Policy – Windfall Development and its supporting text	<p>Insert New Policy – Windfall Development and its supporting text after the New Policy Spatial Strategy and Settlement Hierarchy and its supporting text as follows:</p> <p><u>New Policy on Windfall Development</u></p> <p><u>Residential development on windfall sites</u></p> <p><u>Windfall development will be an important component of housing growth throughout the Plan period. Its location and scale should reflect the Plan’s spatial strategy and settlement hierarchy set out in New Policy – Spatial Strategy and Settlement Hierarchy. Windfall development refers to development which occurs on sites other than those allocated in the development plan.</u></p> <p><u>Most windfall development will be on sites within development boundaries. However, in the interests of positive planning, this policy makes provision for some development outside, but adjoining, the development boundaries of the most sustainable settlements (Tiers 1-4), provided certain criteria are met.</u></p> <p><u>The housing needs of rural settlements within Tiers 5 and 6 of the Settlement Hierarchy will largely be provided for by existing planning permissions and sites allocated in this Plan or a Neighbourhood Plan. Windfall development can also take place in Tiers 5 and 6. However, this should normally be confined to sites located within development boundaries. This restriction is intended to protect the smaller villages from over development, promote local choice, and protect their character and distinctiveness. Furthermore, it would not preclude Neighbourhood Plans allocating sites for residential development outside development boundaries.</u></p>	To provide a clear and effective policy mechanism to enable sufficient windfall development to come forward in the Plan period.

New Policy - Residential development on windfall sites

Residential development within development boundaries

- A. Residential development within the development boundaries of settlements in Tiers 1-6 of the Settlement Hierarchy in New Policy – Spatial Strategy and Settlement Hierarchy, as defined on the Policies Map, will be supported, provided it complies with other relevant policies in the development plan, and meets the following criteria:
- a. It results in a sustainable design of development which respects and enhances local character, contributes to place making and the reinforcement of local distinctiveness, and can be readily assimilated into the settlement in accordance with policies LP18, LP21, LP22; and
 - b. It has regard to the size, type, tenure and range of housing that supports the needs of communities in accordance with policies LP28, LP29, LP30; and
 - c. It will not cause significant adverse impacts on services and infrastructure, or adverse effects can be mitigated through financial contributions towards improving provision in accordance with Policy LP05; and
 - d. Its context makes a positive contribution to the local environment and landscape setting in accordance with policies LP06, LP15, LP16, LP19, LP23, LP26; and
 - e. It does not result in an unacceptable impact on highway safety, or residual, cumulative impacts on the road network which would be severe in accordance with Policy LP13; and
 - f. The development maximises opportunities to reduce the need to travel and encourages sustainable and active travel modes of transport in accordance with Policy LP13.

Residential development outside of development boundaries

B. In tier 1-4 settlements, as defined by New Policy - Spatial Strategy and Settlement Hierarchy, proposals for new residential development outside of, but adjoining development boundaries, as defined on the Policies Map, will be supported, provided they comply with other relevant policies of the development plan, and meet the criteria set out under Part A of this Policy, as well as the following criteria:

- a) It respects or enhances the character of the adjoining settlement and countryside, and can be readily assimilated into the existing fabric of the adjoining built up area; and
- b) It can be supported by existing and future service and infrastructure provision, or adverse effects can be mitigated through financial contributions towards improving provision; and
- c) It is not located within the boundary of the Norfolk Coast National Landscape, and would not adversely affect its setting; and
- d) It preserves or enhances the significance of nearby heritage assets and their settings, and protects and enhances the appearance and character of designated and valued landscapes; and
- e) It would maintain the physical separation between existing settlements and protect their identity.

Residential developments in excess of the following dwelling thresholds outside of, but adjoining, the development boundary must be brought forward as allocations through the Local Plan or Neighbourhood Plans:

<u>King's Lynn</u>	<u>100 dwellings</u>
<u>Downham Market</u>	<u>75 dwellings</u>
<u>Hunstanton</u>	<u>50 dwellings</u>
<u>Tier 3 Settlements</u>	<u>25 dwellings</u>
<u>Key Rural Service Centres</u>	<u>25 dwellings</u>

Where it appears that windfall sites brought forward separately could be part of a larger development exceeding these thresholds, the Council will require it to be demonstrated that the provision of infrastructure and other essential services that ought to be provided to meet the needs of the larger development, would not be prejudiced by piecemeal development.

C. In tiers 5 and 6 of the settlement hierarchy, residential development will not normally be supported outside development boundaries, unless allocated through the Local Plan or a Neighbourhood Plan. That is except at Tier 5 settlements that have a housing requirement identified in the New Appendix to New Policy – Neighbourhood Plans, for which there are no opportunities within the development boundaries and which the relevant Neighbourhood Plan does not address through allocations. In such circumstances, small

		<p><u>scale development of up to 5 dwellings will be supported where this is necessary to meet that housing requirement, and subject to the criteria under Parts A and B of this policy.</u></p>																																																																																					
MM7	New Policy - Neighbourhood Plans and its supporting text	<p>Insert the New Policy Neighbourhood Plans and its supporting text after the New Policy Residential Development on Windfall Sites and its supporting text as follows:</p> <p><u>Neighbourhood Plans</u></p> <p><u>Neighbourhood Plans were introduced through the Localism Act 2011 and enable communities to produce their own policies and to allocate sites for development. It is for Town and Parish Councils to decide whether they wish to produce a Neighbourhood Plan and where they do the Council has a supporting role in the production of the Plan.</u></p> <p><u>The National Planning Policy Framework requires local planning authorities to provide a housing requirement for designated Neighbourhood Plan areas.</u></p> <p><u>It is acknowledged that not all Neighbourhood Plan groups will wish to address housing, however the Council's starting point is that Neighbourhood Plan groups should have the opportunity to address housing wherever this is consistent with the strategy of the Local Plan. New Policy - Neighbourhood Plans therefore provides each Neighbourhood area designated at the time of Plan preparation with a minimum housing number. The methodology used to calculate the housing number is set out in New Appendix [Replacement for Appendix I] – Neighbourhood Plan Housing Requirement Methodology and will be used to calculate the housing requirements for future neighbourhood areas.</u></p> <p><u>New Policy – Neighbourhood Plans</u></p> <p><u>The Council will support the production of Neighbourhood Plans in identifying appropriate, locally specific policies that are in general conformity with the strategic policies of this Local Plan.</u></p> <p><u>Where Neighbourhood Plans seek to plan for housing growth, they will be expected to plan for the minimum housing requirements set out below:</u></p> <table border="1" data-bbox="706 1041 1875 1640"> <thead> <tr> <th><u>Neighbourhood Plan Area</u></th> <th><u>Minimum Net Housing Requirement</u></th> <th><u>Neighbourhood Plan Area</u></th> <th><u>Minimum Net Housing Requirement</u></th> <th><u>Neighbourhood Plan Area</u></th> <th><u>Minimum Net Housing Requirement</u></th> </tr> </thead> <tbody> <tr> <td><u>Brancaster</u></td> <td><u>12</u></td> <td><u>Hunstanton</u></td> <td><u>100</u></td> <td><u>South Wootton</u></td> <td><u>134</u></td> </tr> <tr> <td><u>Burnham Market</u></td> <td><u>11</u></td> <td><u>Ingoldisthorpe</u></td> <td><u>2</u></td> <td><u>Stoke Ferry</u></td> <td><u>8</u></td> </tr> <tr> <td><u>Burnham Overy</u></td> <td><u>0</u></td> <td><u>Marshland St James</u></td> <td><u>3</u></td> <td><u>Syderstone</u></td> <td><u>1</u></td> </tr> <tr> <td><u>Castle Acre</u></td> <td><u>4</u></td> <td><u>North Runcton</u></td> <td><u>0</u></td> <td><u>Terrington St John</u></td> <td><u>6</u></td> </tr> <tr> <td><u>Congham</u></td> <td><u>0</u></td> <td><u>Old Hunstanton</u></td> <td><u>2</u></td> <td><u>Thornham</u></td> <td><u>2</u></td> </tr> <tr> <td><u>Dersingham</u></td> <td><u>38</u></td> <td><u>Outwell</u></td> <td><u>16</u></td> <td><u>Tilney All Saints</u></td> <td><u>1</u></td> </tr> <tr> <td><u>Docking</u></td> <td><u>11</u></td> <td><u>North Wootton</u></td> <td><u>73</u></td> <td><u>Tilney St Lawrence</u></td> <td><u>11</u></td> </tr> <tr> <td><u>Downham Market</u></td> <td><u>473</u></td> <td><u>Pentney</u></td> <td><u>1</u></td> <td><u>Upwell</u></td> <td><u>0</u></td> </tr> <tr> <td><u>Gayton</u></td> <td><u>12</u></td> <td><u>Ringstead</u></td> <td><u>0</u></td> <td><u>Walpole</u></td> <td><u>13</u></td> </tr> <tr> <td><u>Great Massingham</u></td> <td><u>7</u></td> <td><u>Roydon</u></td> <td><u>0</u></td> <td><u>Walpole Cross Keys</u></td> <td><u>0</u></td> </tr> <tr> <td><u>Grimston</u></td> <td><u>15</u></td> <td><u>Sedgeford</u></td> <td><u>0</u></td> <td><u>Watlington</u></td> <td><u>18</u></td> </tr> <tr> <td><u>Heacham</u></td> <td><u>43</u></td> <td><u>Shouldham</u></td> <td><u>1</u></td> <td><u>West Dereham</u></td> <td><u>0</u></td> </tr> <tr> <td><u>Holme Next the Sea</u></td> <td><u>0</u></td> <td><u>Snettisham</u></td> <td><u>25</u></td> <td><u>West Winch</u></td> <td><u>92</u></td> </tr> </tbody> </table> <p><u>Where new Neighbourhood Plan areas are designated, minimum housing requirements will be based on the methodology set out in New Appendix [Replacement for Appendix I] – Neighbourhood Plan Housing Requirement Methodology.</u></p>	<u>Neighbourhood Plan Area</u>	<u>Minimum Net Housing Requirement</u>	<u>Neighbourhood Plan Area</u>	<u>Minimum Net Housing Requirement</u>	<u>Neighbourhood Plan Area</u>	<u>Minimum Net Housing Requirement</u>	<u>Brancaster</u>	<u>12</u>	<u>Hunstanton</u>	<u>100</u>	<u>South Wootton</u>	<u>134</u>	<u>Burnham Market</u>	<u>11</u>	<u>Ingoldisthorpe</u>	<u>2</u>	<u>Stoke Ferry</u>	<u>8</u>	<u>Burnham Overy</u>	<u>0</u>	<u>Marshland St James</u>	<u>3</u>	<u>Syderstone</u>	<u>1</u>	<u>Castle Acre</u>	<u>4</u>	<u>North Runcton</u>	<u>0</u>	<u>Terrington St John</u>	<u>6</u>	<u>Congham</u>	<u>0</u>	<u>Old Hunstanton</u>	<u>2</u>	<u>Thornham</u>	<u>2</u>	<u>Dersingham</u>	<u>38</u>	<u>Outwell</u>	<u>16</u>	<u>Tilney All Saints</u>	<u>1</u>	<u>Docking</u>	<u>11</u>	<u>North Wootton</u>	<u>73</u>	<u>Tilney St Lawrence</u>	<u>11</u>	<u>Downham Market</u>	<u>473</u>	<u>Pentney</u>	<u>1</u>	<u>Upwell</u>	<u>0</u>	<u>Gayton</u>	<u>12</u>	<u>Ringstead</u>	<u>0</u>	<u>Walpole</u>	<u>13</u>	<u>Great Massingham</u>	<u>7</u>	<u>Roydon</u>	<u>0</u>	<u>Walpole Cross Keys</u>	<u>0</u>	<u>Grimston</u>	<u>15</u>	<u>Sedgeford</u>	<u>0</u>	<u>Watlington</u>	<u>18</u>	<u>Heacham</u>	<u>43</u>	<u>Shouldham</u>	<u>1</u>	<u>West Dereham</u>	<u>0</u>	<u>Holme Next the Sea</u>	<u>0</u>	<u>Snettisham</u>	<u>25</u>	<u>West Winch</u>	<u>92</u>	To provide clear and effective policy in respect of the housing requirement for Neighbourhood Plan areas.
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MM8	Policy LP03 – Presumption in favour of sustainable development (page 39)	<p>Amend Policy LP03 – Presumption in favour of sustainable development as follows:</p> <ol style="list-style-type: none"> 1. Planning applications <u>Proposals</u> that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise. 2. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision, the Council will grant permission unless material considerations indicate otherwise — taking into account whether: <ol style="list-style-type: none"> a. any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or b. specific policies in that Framework indicate that development should be restricted. a. <u>the application of policies in the National Planning Policy Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or</u> b. <u>any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole.</u> 	To ensure consistency with national policy.
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MM9	Policy LP04 – Development Boundaries and its supporting text at paragraphs 4.4.1 to 4.4.11 (pages 40-42)	<p>Delete Policy LP04 – Development Boundaries and its supporting text as follows:</p> <p>4.4 — LP04 — Development Boundaries Policy</p> <p>Introduction</p> <p>4.4.1 — The development boundaries define the areas where development (of a type suitable for the settlement) is likely to be acceptable, provided it conforms to other policies in the plan. Areas outside the development boundaries will be subject to policies for development in the countryside, except where Policy LP31 also applies, and on specific allocations for development, where the provisions of the relevant policy will apply.</p> <p>4.4.2 — Development boundaries are useful tools for developers, the public and planning authorities, in that they provide more certainty when assessing planning applications for development. The identification of such boundaries helps avoid development encroaching on the countryside and limit urban and village sprawl.</p> <p>4.4.3 — Development Boundaries are defined for each of the Borough’s towns and rural settlements designated by the Strategic Policies, and are shown under each relevant settlement later in the Plan.</p> <p>4.4.4 — The main change to development boundaries from the 2016 Local Plan is that boundaries are now designated for Smaller Villages and Hamlets. Policy LP41 (Development in Rural Areas) states more modest levels of development will be permitted to meet local needs and maintain the vitality of settlements.</p> <ul style="list-style-type: none"> • — Relevant Local and National Policies • — National Planning Policy Framework (2019) • — Strategic Policies: • — LP01: Spatial Strategy • — LP02: Settlement Hierarchy • — LP07: The Economy • — Housing Policies (LP28 Affordable Housing Policy and LP29 Housing for the elderly and specialist care) • — LP36: Community and Culture • — LP41: Development in Rural Areas <p>Policy Approach</p> <p>4.4.5 — The development boundaries are used to indicate the distinction between largely built up areas of settlements where development is generally acceptable, and areas of the countryside and areas of more sporadic buildings considered generally less suitable for new development, and where a more restrictive approach will be applied.</p> <p>4.4.6 — The boundaries are not intended to necessarily reflect the full extent of existing built development or of settlements. They exclude parts of settlements where further development is not encouraged. In particular, extensive gardens and other back land are generally excluded from the development boundary, as the Borough Council considers back land development is generally incompatible with the form and character of development it wishes to promote in the area. (Note that exclusion of such back land does not affect existing use rights, nor limit any permitted development rights the property might enjoy.)</p> <p>4.4.7 — Within these boundaries, development and redevelopment will be supported in principle. That does not mean, however, all sites within the boundary can be developed or that any type of development will be acceptable. The Borough Council will use local policies in this document (including allocations for particular development), neighbourhood plans, as well as any relevant national policies or other material planning considerations, to assess development applications within these boundaries.</p> <p>4.4.8 — Outside these boundaries a more restrictive approach is applied. Development will be limited to that identified as suitable for open countryside in various local plan policies (including any allocation policy applying to the site), as identified in the Policy below.</p> <p>4.4.9 — Among those categories is rural affordable housing exceptions sites. The Council will consider allowing a minor element of market housing on these if this would facilitate the provision of significant additional affordable housing to meet local needs identified by the Council, and where it is shown such provision could not otherwise be made.</p>	In order to be effective, it is proposed to replace Policy LP04 and its supporting text with a New Policy and supporting text on Windfall Development.
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MM10	Policy LP05 (pages 45-47)	<p>Amend Criterion 3 of Policy LP05 as follows:</p> <p>In addition, obligations will be sought from developers through Section 106 Legal Agreements or other successor mechanisms. <u>All obligations are required to meet the tests in the NPPF and CIL Regulations.</u> These contributions will be sought for specific on-site infrastructure (or otherwise directly related to the development). Details of required provision will be <u>is listed in the Infrastructure Delivery Plan and its subsequent updates</u>, set out in either allocation policies in this plan or negotiated at planning application stage if it is not an allocation. This will apply to but is not limited to infrastructure, including, where applicable:</p> <ul style="list-style-type: none"> a. community and recreation facilities (including:- education facilities, community halls, health facilities, libraries, social services facilities, allotments, indoor/outdoor sports facilities); b. improved public transport facilities; c. other appropriate transport infrastructure including pedestrian and cycle links; d. affordable or supported housing (in line with LP28 Housing and the NPPF); e. Sustainable Drainage Systems (SuDS), including surface water; f. flood management infrastructure; g. green infrastructure including habitat creation/ recreation facilities/landscaping; h. water conservation measures. i. emergency services crime prevention; j. recycling/composting facilities; k. improvements to the public realm including the historic environment: S106 will continue to offer opportunities for funding improvements to and the mitigation of adverse impacts on the historic environment, such as archaeological investigations, access and interpretation, and the repair and reuse of buildings or other heritage assets; l. utilities; m. public art. <u>Green Infrastructure as required by Policy LP19.</u> n. next generation mobile technology (e.g. 5G) and full fibre broadband <p>Amend Criterion 4. of Policy LP05 as follows:</p> <p>Key borough wide infrastructure projects <u>will be funded by</u> from CIL, they will be used include:-</p> <p>Delete Criterion 5.f. of Policy LP05 as follows:</p> <p>in the case of community or social development, a reduced contribution, taking account of the social value of the development concerned.</p> <p>Amend Criterion 6. of Policy LP05 as follows:</p> <p>The resulting funds will be gathered <u>collected</u>, managed and spent in a transparent way <u>according to infrastructure priorities.</u></p> <p>Amend Criterion 8. of Policy LP05 as follows:</p> <p>The type, amount and phasing of contributions sought from developers will be related to the form of the development, its potential impact on the site and surrounding area, and levels of existing infrastructure and community services/facilities. <u>should identify, where relevant, the number/floorspace and phasing of homes and/or employment development to be permitted and the infrastructure delivery linked with the level and type of development proposed. Proposals should ensure that:</u></p> <ul style="list-style-type: none"> a. <u>infrastructure needs and delivery timescales have the support of the relevant infrastructure partner(s), informed by relevant assessments and other relevant policies in this Plan; and</u> b. <u>the infrastructure required to support each phase should address the specific site constraints, potential impacts of each phase and harness the site opportunities to deliver the relevant infrastructure.</u> <p>Where appropriate, any such <u>infrastructure</u> provision will <u>firstly</u> be required to be provided on-site. Where this is not possible, a commuted payment will be sought <u>to deliver the necessary infrastructure elsewhere.</u> Details of the Council's approach to developer contributions and planning obligations will be set out in a Supplementary Planning Document which will be subject to periodic review reflecting relevant cost indices.</p>	To ensure that the policy is clear and effective and consistent with national policy.
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		<p>Amend Criterion 9. of Policy LP05 as follows:</p> <p>The Council will take account of the impact of non-CIL contributions on the viability of a scheme (particularly on brownfield sites) and where appropriate agree a lower or nil contribution provided:</p> <ul style="list-style-type: none">a. the development of the site <u>accords with the policies and proposals of this Plan</u> is in the wider public interest; andb. the developer is prepared to share information on development costs and margins with the Council prior to consent being granted. <u>Where an applicant considers there are significant economic viability constraints that would prevent the provision of infrastructure in accordance with this policy, they will be required to provide full justification of the particular circumstances. Where a viability assessment is required, it should refer back to the viability assessment that informed the Plan, providing evidence of what has changed since then. Any viability assessment will be funded by the applicant and should reflect the Government's recommended approach as set out in National Planning Practice Guidance. The applicant will be expected to fund the independent verification of the submitted viability assessment by a person appointed by the Council.</u>	
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MM11	Paragraphs 4.6.1 to 4.6.11 (page 48-50)	<p>Delete paragraphs 4.6.1 to 4.6.11 of the supporting text to Policy LP06 – Climate Change as follows:</p> <p>4.6.1 The United Nations Framework Convention on Climate Change (1992) defined climate change to mean “a change of climate which is attributed directly or indirectly to human activity that alters the composition of the global atmosphere and which is in addition to natural climate variability observed over comparable time periods” (4). The systematic change in weather patterns and average temperatures on a large and long-term scale has been at the forefront on international down to local concern over the last few decades; and has risen in the agenda of importance in recent years.</p> <p>4.6.2 The changes of adverse effects of climate change has been acknowledged and accepted by many in the global community on the change in the physical environment, how we must adapt to resilience, productivity and manage ecosystems, and the operation of socio-economic systems and our human health. Evidence has shown that the last three decades have been particularly warmer than any preceding decade since 1850.(5) Although natural factors and internal processes (i.e. solar cycles, volcanic eruptions) influence climate change, the main changes have been due to anthropogenic greenhouse gas emissions (i.e. arising from human activity) since pre-industrial times (1850).</p> <p>4.6.3 The greatest and most harmful contribution to climate change has been from carbon dioxide (CO2) which is primarily from fossil fuel use. As defined in the Borough Council’s Corporate Climate Change Policy (6) (October, 2020): “Greenhouse gases are those gaseous constituents of the atmosphere, both natural and anthropogenic, that absorb and emit radiation at specific wavelengths within the spectrum of thermal infrared radiation emitted by the Earth’s surface, the atmosphere itself, and by clouds. This property causes the greenhouse effect. Water vapour (H2O), carbon dioxide (CO2), nitrous oxide (N2O), methane (CH4) and ozone (O3) are the primary greenhouse gases in the Earth’s atmosphere.</p> <p>4.6.4 Moreover, there are several entirely human-made greenhouse gases in the atmosphere, such as the halocarbons and other chlorine and bromine-containing substances. Besides CO2, N2O and CH4, the Kyoto Protocol deals with the greenhouse gases sulphur hexafluoride (SF6), hydrofluorocarbons (HFCs) and perfluorocarbons (PFCs); which can be used within different industries including gas and electric.</p> <p>4.6.5 A vast amount of scientific data has been published over the last decade to show the impacts of climate change and how this could be alarming if stabilisation is not achieved. The National Adaptation Programme and the Third Strategy for Climate Adaptation Reporting, Making the country resilient to a changing climate (2018), sets the scene for climate change by stating that the UK has been experiencing some of the wettest and warmest climatic changes to be recorded (7). Observations have shown the highest recorded temperature of 38.7°C set on 25th July 2019 in Cambridge (Met Office, 2019 (8)). Additionally, 2019 saw the 5th wettest autumn on record (348.4mm during September to November) (Met Office, 2019 (9)), and 2020 saw the wettest February on record (Met Office, 2020 (10)). The UK Climate Projections (UKCP18) provides forecasts and climate models based on two 50-year simulations at global mean warming of 2 degrees and 4 degrees levels above pre-industrial levels (1850). The results show that both projections suggest an increase in daily temperatures and wetter precipitation (11).</p> <p>4.6.6 Anthropogenic emissions are estimated to have caused around 1 degree Celsius of global warming since pre-industrial levels and could increase a further 1.5C between 2030 and 2052 if it continues to increase at the current rate (IPCC Special Report: Global Warming of 1.5 Celsius: 2018). The Intergovernmental Panel on Climate Change (IPCC) report estimates different data sets which could happen if global warming increased to 1.5C instead of 2C. It breaks down environmental, economic and social factors which can be affected by this change including: health risks, economic growth and water scarcity.</p>	To avoid duplication and repetition for effectiveness and clarity.
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		<p>Legislative Framework</p> <p>4.6.7 The IPCC and the Paris Agreement (2015) aim to strengthen the response of global stakeholders in dealing with climate change and wants to encourage limiting the increase in global temperature to 1.5C rather than 2C to realistically avoid the worst extremes this change could bring. By encouraging a global participatory approach at local, regional and national levels, stakeholders can bring positive attempts to reduce the local risks we may face by improving their adaptation and mitigation strategies which are required to limit our carbon footprint.</p> <p>4.6.8 The Climate Change Act (2008) introduced a legally binding target for the UK to reduce its carbon emissions, this was amended in June 2019 to become carbon neutral by the year 2050. This is expected to be achieved by reducing the greenhouse gas emissions already present in our atmosphere by 100% (previously 80%) from the 1990 baseline levels to 2050. This national reduction trajectory shows how serious the issue has become and requires all stakeholders, from local to global, to fully engage and understand the importance of climate change and how we will alleviate and adjust to the changes which are already apparent.</p> <p>4.6.9 The Planning and Energy Act (2008) allows all councils in England and Wales to adopt in their development plans, policies which impose reasonable requirements for “a proportion of energy used in development in their area to be energy from renewable sources [or low carbon energy] in the locality of the development Planning and Energy Act 2008 Source: (12) ”; and to comply with energy efficiency standards for new buildings which exceed those defined by the Building Regulations. This policy can also be known as the Merton Rule.</p> <p>4.6.10 The Merton Rule is known for being the innovative planning policy which was first pioneered by the London Borough of Merton and adopted in 2003. The policy requires the use of onsite renewable energy to reduce the amount of carbon emissions in the built environment; which has now led this implementation to be adopted in the majority of council’s policies in their own adapted way. The rule is regularly adopted at a local level as a requirement for a percentage reduction in the predicted emissions of carbon dioxide, or the predicted energy demand, in new buildings, through the use of on-site renewables. It is typically specified for new developments over a certain threshold size. Ten percent is commonly set as the emissions reduction required for new domestic developments of 10 units or more, and new commercial developments over 1000m2 and this is requirement which will be addressed in this local plan.</p> <p>4.6.11 Notwithstanding the above, the Borough Council must also take account of current Government advice and forthcoming advice. Following a consultation on ‘Future Homes Standards’ the Government has announced it’s intention in January 2021, to pursue Option 2 for the FHS through a change in Part L of the Building Regulations, thus making it mandatory. The effect of this change would be similar to the ‘Merton Rule’ i.e. a reduction in carbon emissions, but actually to a greater beneficial effect. In considering the impact on the costs of construction (and thus the viability of the Local Plan) the Borough Council has assumed Option 2 is to apply. (Refer to the ‘Viability Assessment’ para 8.4). Advice on viability suggests a greater cost will be incurred by the mandatory Building Regulations change than use of the ‘Merton Rule’. In the circumstances it would be appropriate to discontinue using the ‘Merton Rule’ in deference to the anticipated Building Regulation change. However, the Borough Council will continue to use Merton until that point.</p>	
MM12	Paragraph 4.6.14 (page 51)	<p>Amend paragraph 4.6.14 of the supporting text to Policy LP06 – Climate Change as follows:</p> <p>This climate change policy contributes to this phase 2 work. The borough council adopted a climate change policy in October 2020 and will develop a separate strategy and action plan to reduce its corporate emissions. Current council work to reduce corporate emissions includes (but is not limited to):</p> <ul style="list-style-type: none"> ● A Climate Change Policy adopted by full council on the 15/10/2020. ● The BCKLWN Corporate Business Plan which includes climate change as one of its corporate priorities: “protecting and enhancing the environment including tackling climate change”. ● The Norfolk Climate Change Partnership which was established in January 2020 to investigate further ways climate change and reducing emissions can be tackled in the district ● Re: fit of the Borough Council estate and reducing emissions by approximately 450 tonnes CO2 per year ● Small scale tree planting programme initiated in 2020 ● The Borough Council generates renewable electricity from solar panels on top of King’s Court and Alive Lynn Sport Leisure Centre. 	To avoid duplication and repetition for effectiveness and clarity.

MM13	Paragraph 4.6.15 (page 51)	<p>Amend paragraph 4.6.15 of the supporting text to Policy LP06 – Climate Change as follows:</p> <p>4.6.15 One example of change has been shown in the flood risk and climate change allowance guidance published by the Environment Agency (2020) where it is expected that potential change could lead to sea level rise, an increase rate of coastal erosion and peak flow rise. <u>This guidance, first published in 2016 and most recently updated in May 2022, provides the Government’s definitive guidance as to how local planning authorities, developers and their agents should use climate change allowances in flood risk assessments.</u> For the East of England, the cumulative rise from 1990 to 2125 is expected to be 1.21m (13); just one issue that we must acknowledge for future development in West Norfolk. This is built into the strategic flood risk assessment which supports the Local Plan. Review</p>	To be consistent with Government policy/guidance in respect of flood risk management.
MM14	Paragraphs 4.6.25 to 4.6.27 (page 54-55)	<p>Amend paragraph 4.6.25 of the supporting text to Policy LP06 – Climate Change as follows:</p> <p>4.6.25 As set out in part of Agreement 2 as a proposed spatial vision the NSPF seek to positively contribute towards the delivery of the vision of making ‘its settlements and key infrastructure be physically resilient to the impacts of climate change.’ This important issue led to a subgroup being made in 2019 to address climate change; a strategy paper is being produced at a cross boundary level which assesses how local plans can address climate change under topic areas such as new build design, energy production and movement. This paper allows individuals to see how local plans are already addressing climate change and what other actions can plans take to also tackle the causes of climate change.</p> <p>Delete paragraph 4.6.26 of the supporting text to Policy LP06 – Climate Change as follows:</p> <p>In order to move towards becoming net zero by 2050 there are a range of factors which we recognise from working with strategic partners which could play an important role in adapting and mitigating the climatic changes we face today and in years to come. Examples could include but are not limited to:</p> <ul style="list-style-type: none"> • The development of live work units (which are living accommodation specifically designed to allows someone to both live and work within the same unit), subject to appropriate controls and other local planning policies to help reduce commuting and the further impact from transport emissions • The provision of flexible space in new dwellings which could be utilised as home working facilities • Car free developments which are in locality to a good provision of public transport, walking and cycling networks • Proposals coming forward which are new or upgrading/retrofitting the current housing stock to be more energy efficient by designing in a way that reduces energy demand, incorporates energy efficiency measures to assist in a more sustainable energy system <p>Amend paragraph 4.6.27 of the supporting text to Policy LP06 – Climate Change as follows:</p> <p>Policy Approach Justification</p> <p>The policy is set to ensure a positive approach in supporting the <u>Government’s movement-target of moving</u> towards being <u>becoming carbon a net zero economy neutral</u> by 2050 and emphasising a practical and greener approach for new development and applications. When considering development proposals, the Council will take a positive approach that reflects the needs set by national policy and international concern of supporting the transition into a low carbon future and avoiding increased vulnerability to the range of impacts arising from climate change.</p>	To avoid duplication and repetition for effectiveness and clarity.

MM15	Policy LP06 – Climate Change (page 56-58)	<p>Amend Policy LP06 – Climate Change as follows:</p> <p>Policy LP06 - Climate Change Policy</p> <p>Development shall recognise and contribute to the importance of, and future proofing against, the challenges of climate change and to support the transition towards meeting the Government target of movement towards becoming carbon neutral becoming a net zero economy by 2050, through where relevant:</p> <p>Minimising and reducing carbon emissions, including by:</p> <ol style="list-style-type: none"> 1. Locating new development in areas to minimise the need to travel and maximise the ability to make journeys via sustainable modes of transport, such as through public transport (bus and rail) (in accordance with policies LP01,02,13); 2. Major development should where appropriate/feasible support the facilitating of active travel through the preparation of a travel plan for the development; 3. Supporting the development of sustainable transport systems to reduce the reliance on fossil-fuelled private cars and contribute to more walkable and cyclable localities (in accordance with LP12, LP13, LP18); 4. All applications for development should be designed to enable and implement charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations on site; to help reduce fuel consumption, CO2 emissions and air quality pollutants in the district (in accordance with LP14,18); 5. Incorporating and encouraging blue/green infrastructure schemes, such as tree planting, to help sequester carbon from the atmosphere (in accordance with LP18,23); 6. Until the Building Regulations change when new development is assumed to conform to the Future Homes Standard (Option 2, as will likely be implemented through a change to Part L of the Building Regulations) all new development will be required to follow the ‘Merton Rule’, whereby 10% of all energy will come from onsite renewable sources for new domestic development of 10 units or more, and new commercial developments over 1000m2; proposals which exceed these CO2 reduction targets will be encouraged and supported; including developments over 100 dwellings providing a 20% reduction of CO2 emissions (in accordance with LP18, 24); 7. New development shall minimise Minimising and mitigating pollution during both the construction and operational phases of development to reduce potential impacts on existing pollution levels (in accordance to LP18, 21); 8. All developments are encouraged to Exceeding present thermal energy and high efficiency systems set by Building Regulations to reduce domestic CO2 emissions (in accordance to LP18); 9. All developments are encouraged to maximise Maximising opportunities from solar technologies and through design to support solar orientation and enhance solar gain (in accordance to LP18,23); 10. Retrofitting of existing buildings with measures to reduce energy and heat consumption will be encouraged and supported (in accordance to LP18). <p>Adapting and mitigating the impacts of climate change, including by:</p> <ol style="list-style-type: none"> 11. New development will be located and should be being designed to be better and adapted to incorporate climate change and flood risk resilience (in accordance with LP15,16,22) and the latest Government guidance regarding the use of climate change allowances in flood risk assessments; 12. Managing the sensitive impacts and threats of coastal erosion and flooding associated with more extreme weather events (in accordance with LP15, 23); 13. Providing, maintaining and improving effective defences to reduce or mitigate areas at risk of coastal or fluvial flooding (in accordance with LP01,14, 17, 25); 14. Minimising and mitigating air pollution so as to reduce the potential for higher temperatures which in turn leads to poorer air quality (LP18,21); 15. Providing and protecting green infrastructure and shade to reduce overheating of settlements during warmer seasons (in accordance with LP18,19,22,23,26); 16. Incorporating appropriate water efficiency and water recycling measures, to help minimise the potential for drought and climatic impacts (in accordance with LP18,21); 17. Creating places that promote social interaction and health and wellbeing, to allow people who are isolated and more vulnerable to cope with the impacts of climate change (in accordance with LP18,23,26,36,37); 18. Protecting and encouraging proposals that enables biodiversity (animals and plants) to adapt and adjust to a changing climate (in accordance with LP19,27); 19. Supporting and encouraging local businesses to adapt to the need of work pattern changes, including working from home, creating sustainable transport plans, and taking advantage of technological innovations to reduce car dependency within the Borough and adapt to climate change (in accordance with LP07,12, 13); 	To avoid duplication and repetition for effectiveness and clarity; to avoid repetition of, or conflict with, matters covered by other legislation; and, to be consistent with national policy and guidance.
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5 ECONOMY AND TRANSPORT			
MM16	Paragraph 5.1.6 (page 59)	<p>Amend paragraph 5.1.6 of the supporting text to Policy LP07 – The Economy as follows:</p> <p>5.1.6 The promotion of tourism needs to be balanced with a recognition of the potential negative impacts that too many visitors may have on the amenity of existing residents. There are also risks from tourism growth for European sites in relation to recreational pressure from increased numbers of visitors. Any tourism growth will need to comply with Policy LP27, <u>including the requirement for project level HRAs to be prepared in support of development proposals.</u></p>	To clarify when HRAs are required.
MM17	Paragraph 5.1.8 (page 60)	<p>Amend paragraph 5.1.8 of the supporting text to Policy LP07 – The Economy as follows:</p> <p>Employment Land Requirements</p> <p>5.1.8 The Employment Land Review 2017/18 concludes <u>concluded</u> that allocating large areas for employment land as in the 1998 Local Plan seems to be unnecessary, in particular the fact that the current SADMP <u>existing employment</u> allocations include available employment land worth 19.6 years of supply. In addition, employment land is available at other sites in the borough, such as the Nar Ouse Regeneration Area.</p>	To remove references to the previous Local Plan to ensure that the supporting text is clear and effective.
MM18	Paragraph 5.1.9 (page 60)	<p>Locations for Employment Growth</p> <p>5.1.9 In the light of the Employment Land Review 2017/18 findings it is proposed in this Plan to continue to allocate the existing <u>employment sites from the SADMP</u>, with one small additional site at Estuary Road, King's Lynn. <u>Three of the Borough's main employers are situated in the rural area: the National Construction College at Bircham Newton, the British Sugar Factory at Wissington, and RAF Marham. Given the strategic importance of these major established employment sites, the Local Plan includes a separate policy (LP10), to address the needs of these economic hubs.</u></p>	To remove references to the previous Local Plan and to include cross references to existing major employment sites and Policy LP10 to ensure that the supporting text is clear and effective.

MM19	Paragraph 5.1.12 (page 60)	<p>Amend paragraph 5.1.12 of the supporting text to Policy LP07 – The Economy as follows:</p> <p>5.1.12 Allocated employment locations are the:</p> <ul style="list-style-type: none"> • E1.12-HAR land adjacent to the Hardwick Industrial Estate (24.2ha); • E1.12-SAD land adjacent to the Saddlebow roundabout (23ha); • E1.12-EST and land off Estuary Road- (3ha); • E1.5 Boal Quay (1.8ha); • E2.1 West Winch Growth Area (1ha). 	To ensure consistency between employment site areas and provide information in respect of the net developable areas for each site for clarity and effectiveness.
MM20	Paragraph 5.1.15 (page 61) and New Paragraph	<p>Amend paragraph 5.1.15 of the supporting text to Policy LP07 – The Economy as follows:</p> <p>5.1.15 A location for employment is allocated to the south west of the town off St. John's Way (17 ha in total area) This 17ha site was allocated in the previous Local Plan. Initial phases of development (including on-site infrastructure) were completed by 2017 (5.8ha), with the remaining 11.2ha anticipated to be completed by the end of this Plan period.</p> <p>Insert a New Paragraph after paragraph 5.1.15 as follows:</p> <p>A 20ha employment site is allocated at Bexwell Business Park to the east of the town, east of the A10 bypass. This is part of a longstanding employment land commitment (total 23ha), of which initial development phases (3ha) are already delivered.</p>	To ensure consistency between employment site areas and to include reference to the allocation at Bexwell Business Park for clarity and effectiveness.

MM21	Policy LP07 – The Economy (page 61-63)	<p>Amend the first sentence of Criterion 2. Of Policy LP07 – The Economy as follows:</p> <p>Some 71 85 hectares of employment land will be allocated in the period up to 2036 2040 to provide for business, industrial and distribution uses.</p> <p>Amend Criterion 3. Of Policy LP07 – The Economy as follows:</p> <p>The distribution of employment land will be approximately as follows:</p> <table border="1" data-bbox="679 394 1175 575"> <thead> <tr> <th>Area</th> <th>Approx. Total land</th> </tr> </thead> <tbody> <tr> <td>King’s Lynn</td> <td>53ha</td> </tr> <tr> <td>Downham Market</td> <td>17ha 31ha</td> </tr> <tr> <td>Hunstanton</td> <td>1ha</td> </tr> <tr> <td>Total</td> <td>71ha 85ha</td> </tr> </tbody> </table> <p>Amend Criterion 4. Of Policy LP07 – The Economy as follows:</p> <p>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 Policy LP08;</p> <p>Amend Criterion 7. Of Policy LP07 – The Economy as follows:</p> <p>The Council will support rural economy and diversification through a rural exception approach to new development (including expansion and/or diversification of existing businesses) within the countryside; and through a criteria-based approach to retaining employment land and premises;</p> <p>Amend Criterion 9. Of Policy LP07 – The Economy as follows:</p> <p>The Council will seek to retain land or premises currently or last used support proposals for alternative uses of employment land for employment purposes (including agricultural uses) unless where it can be demonstrated that:</p> <ul style="list-style-type: none"> a. 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 a. use of the site for employment purposes gives rise to unacceptable environmental or accessibility problems particularly for sustainable modes of transport; or b. 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. priorities such as the Town Investment Plan or similar future replacement or equivalent strategies. 	Area	Approx. Total land	King’s Lynn	53ha	Downham Market	17ha 31ha	Hunstanton	1ha	Total	71ha 85ha	To ensure consistency with national policy; between employment sites and with Policy LP10.
Area	Approx. Total land												
King’s Lynn	53ha												
Downham Market	17ha 31ha												
Hunstanton	1ha												
Total	71ha 85ha												

MM22	Paragraphs 5.2.4 to 5.2.8 and two New Paragraphs (page 65)	<p>Amend paragraphs 5.2.4 to 5.2.6 of the supporting text to Policy LP08 – Retail Development as follows:</p> <p>Policy Approach Policy Justification</p> <p>5.2.4 Local planning authorities should apply a sequential test to planning applications for main town centre uses <u>in line with national policy which are neither in an existing centre nor in accordance with an up-to-date plan.</u></p> <p><u>Applying the sequential approach to main town centre uses</u></p> <p>5.2.5 Main town centre uses should be located in town centres, then in edge of centre locations; and only if suitable sites are not available (or expected to become available within a reasonable period) should out of centre sites be considered. <u>There are three defined town centres in the Borough – King’s Lynn, Downham Market and Hunstanton, together with a district shopping centre at Gaywood Clock.</u></p> <p>5.2.6 When considering edge of centre and out of centre proposals, preference should be given to accessible sites which are well connected to the town centre. Applicants and local planning authorities should demonstrate flexibility on issues such as format and scale, so that opportunities to utilise suitable town centre or edge of centre sites are fully explored. Insert a New Paragraph after paragraph 5.2.6 of the supporting text to Policy LP08 – Retail Development as follows:</p> <p><u>An impact assessment will be required for retail and leisure development if the proposal is over the local floorspace threshold of 2500 sqm for areas outside identified Retail Centres. In the case of the Hardwick area of King’s Lynn, a threshold of 500 sqm or more will apply.</u></p> <p><u>Amend paragraphs 5.2.7 and 5.2.8</u> of the supporting text to Policy LP08 – Retail Development as follows:</p> <p><u>Small scale/ convenience retailing</u></p> <p>5.2.7 This <u>The NPPF (paragraph 93) specifies that the</u> sequential approach should not be applied to applications for small scale rural offices or other small scale rural development, <u>although a threshold for “small scale” is not specified. However, the 2020 Use Classes Order has introduced some additional clarity, differentiating between main town centre retailing (Class E) and single freestanding convenience retail units (Class F2 – >280 sq m floorspace). This distinction between main town centre retailing (Class E) and community/ convenience retailing (Class F) is reflected in Policy LP07.</u></p> <p>5.2.8 The policy makes provision for the creation of local services and facilities including appropriate scale retail provision in locations well related to new residential development, as an aid to reducing the need to travel to such services. Such provision is incorporated in many of the specific urban expansion areas and the approach for consistency is reflected in the retail development policy. Insert a New Paragraph after paragraph 5.2.8 of the supporting text to Policy LP08 – Retail Development as follows:</p> <p><u>These thresholds reflect local evidence, the size and function of the existing centres and will help protect them from medium and large out of centre food stores and other shops which could have significant impacts. The threshold should not only apply to new floorspace, but also to changes of use that require planning permission, and variations of planning condition to remove or amend restrictions on how units operate in practice. In considering proposals for variations of condition, the threshold should apply to the whole of the unit in question, rather than just the quantity of floorspace subject to the condition. The sequential approach should not be applied to applications for small scale rural offices or other small scale rural development.</u></p>	To ensure consistency with national policy and to ensure that the supporting text is clear and effective.
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MM23	Policy LP08 – Retail Development (page 66)	<p>Amend Criterion 3. of Policy LP08 – Retail Development as follows:</p> <p>3. The Council will strongly resist proposals for out of centre retail uses that either individually or cumulatively would undermine the attractiveness and viability of the town centres. Retail impact assessments will be required for individual schemes having a gross floorspace greater than 2,500 square metres, although in the case of the Hardwick area in King’s Lynn (where there is already a significant accumulation of out of town centre retailing) greater weight will be attached to the cumulative impact of new development on the town centre. New retail uses in this area will not be subject to a floorspace threshold and will only be approved where they meet the sequential test set out in the NPPF and will not individually or cumulatively undermine the viability of the town centre <u>Therefore, new retail uses in the Hardwick area of 500 sqm or more for individual schemes will require an impact assessment, and will be supported where this shows that they will not individually or cumulatively undermine the viability of the town centre.</u></p> <p>Amend Criterion 4. of Policy LP08 – Retail Development as follows:</p> <p>4. The provision of local scale retail and service provision as part of the development of larger residential-led schemes will be supported where these are designed to provide facilities for local residents and are of small scale (individual units not exceeding 500 <u>280</u> sq. m.) because these assist in reducing the need to travel to such services and hence the sustainability of the development, without undermining the viability of the town centres.</p>	To provide clarity about when a retail impact assessment would be required for proposals in the Hardwick area of King’s Lynn and to ensure consistency with the Use Classes Order in respect of Classes E and F2.
MM24	Paragraph 5.3.1 (page 67)	<p>Amend paragraph 5.3.1 of the supporting text to Policy LP09 – Touring and Permanent Holiday Sites as follows:</p> <p>5.3.1 Holiday <u>sites are defined as:</u> sites <u>that</u> offer a variety of tourist accommodation ranging from permanent static caravans, log cabins, park homes, yurts or chalets to pitches and associated facilities for touring tents, campervans, and caravans. <u>These can either be developed on a permanent basis or provided as temporary accommodation.</u> Existing sites play an important role in the local economy and help the viability of local tourist attractions.</p>	To provide a definition of holiday accommodation sites within the supporting text for clarity and to ensure effectiveness.
MM25	Paragraph 5.3.4 (page 68)	<p>Amend paragraph 5.3.4 of the supporting text to Policy LP09 – Touring and Permanent Holiday Sites as follows:</p> <p>Policy Approach <u>Policy Justification</u></p> <p>5.3.4 In order that touring and permanent holiday sites do not have a significant adverse impact on the landscape <u>designated areas and their setting</u>, it is proposed <u>considered</u> that any <u>proposals for major development of new holiday sites within these areas will be refused and other proposals for sites (particularly within the Norfolk Coast National Landscape area (formerly AONB) or within its setting and where it will impact upon international and national biodiversity designations) will be limited in scale and extent and sensitively located and designed to avoid or minimise adverse impacts.</u> Extensions to and intensification of existing sites will not normally be permitted within the Norfolk Coast AONB, SSSIs and the coastal change management area</p>	To include references to designated areas and their settings to ensure consistency with national policy.

MM26	Policy LP09 – Touring and Permanent Holiday Sites (page 68-69)	<p>Delete the first paragraph of Policy LP09 – Touring and Permanent Holiday Sites as follows:</p> <p>(NOTE – For the purposes of this policy the term ‘holiday accommodation’ is used to describe caravan based accommodation, including touring and permanent sites/units, as well as permanent buildings constructed for the purpose of letting, etc).</p> <p>Amend Criterion 1. of Policy LP09 – Touring and Permanent Holiday Sites as follows:</p> <p>1. Proposals for new holiday accommodation sites or units or extension or intensification to existing holiday accommodation will not normally be permitted unless <u>Proposals for new holiday sites or extensions to, or intensification of, existing holiday sites, will be supported where it can be demonstrated that these could deliver sustainable tourism, whereby:</u></p> <ol style="list-style-type: none"> the proposal is supported by a business plan demonstrating how the site will be managed and how it will support tourism or tourist related uses in the area; the proposal demonstrates a high standard of design in terms of layout, screening and landscaping ensuring minimal adverse impact on visual amenity and conserves and enhances the historical and natural environment; and <u>a suitable and proportionate transport assessment has been undertaken, to demonstrate that</u> the site can be safely accessed;... <p>Amend Criterion 2. of Policy LP09 – Touring and Permanent Holiday Sites as follows:</p> <p>Major development proposals for holiday accommodation in the Norfolk Coast Area of Outstanding Natural Beauty (AONB) <u>National Landscape area</u> will be refused other than in exceptional circumstances and where it can be demonstrated that the development is in the public interest. Minor development proposals for holiday accommodation will only be permitted within the AONB <u>National Landscape area or its setting</u> where it can be demonstrated that the proposal will <u>be limited in scale and extent and sensitively located and designed to avoid or minimise harm</u> not negatively and <u>adverse</u> impacts on the landscape setting and scenic beauty of the AONB or on the landscape setting of the AONB if outside the designated area.</p>	To remove the definition of holiday accommodation from the policy; as well as amendments to the wording to ensure that it is effective, positively prepared and consistent with national policy.
MM27	Paragraph 5.4.6 (page 71)	<p>Amend paragraph 5.4.6 of the supporting text to Policy LP10 – Development associated with the National Construction College site, Bircham Newton (CITB), British Sugar Factory, Wissington and RAF Marham as follows:</p> <p>5.4.6 British Sugar’s diverse operations at Wissington Sugar Factory are of national importance, as it is one of the largest sugar beet processing factories in the world and one of the four sugar beet factories in the UK. It is a major enterprise in the Borough and the wider region, generating and supporting onsite and off-site jobs, including sugar beet growers. <u>British Sugar has confirmed that it is committed to the ongoing growth of its Wissington facility, including promoting opportunities for reducing CO₂ emissions from the sugar beet processing and associated operations. The policy therefore supports new operational and non-operational development, including renewable energy provision, which will enable the retention, enhancement and expansion of the Wissington facility.</u></p>	To ensure that the supporting text is positively prepared and supports the operational and non-operational development of the British Sugar processing facility at Wissington.
MM28	Policy LP10 (page 72)	<p>Amend Criterion 2. of Policy LP10 – Development associated with the National Construction College site, Bircham Newton (CITB), British Sugar Factory, Wissington and RAF Marham as follows:</p> <p>2. The Council will adopt a positive approach to new <u>operational</u> development to improve these facilities. Non-operational development, <u>including proposals for renewable energy projects,</u> which supports the retention, enhancement or expansion of these facilities will be permitted where it can be demonstrated that:</p> <ol style="list-style-type: none"> the development will enhance the facility’s long-term value to the Borough’s economy and employment; and there are robust mechanisms to ensure the improvements justifying the supporting development are delivered and sustained; and the resulting development will not undermine the spatial strategy set out in Strategic Policy LP01; and it will not result in the loss of land needed for operation of the facility or reduce its reasonably foreseeable potential to expand or be reconfigured. 	To ensure that the policy is positively prepared and supports the operational and non-operational development of these employment facilities, including proposals for renewable energy projects.

MM29	Policy LP11 (page 75)	<p>Amend Policy LP11 – Strategic Road Network as follows:</p> <p>Policy LP11 – Strategic and Major Road Network</p> <ol style="list-style-type: none"> 1. The Strategic Road Network within the Borough, comprising the A10, A17, A47, A134, A148, A149, A1101 & A1122 and shown on the Policies Map, will be protected as follows outside of the settlements specified within Strategic Policy LP02: <ol style="list-style-type: none"> a. New development, apart from specific plan allocations, will not be permitted if it would include the provision of vehicle access leading directly onto a road forming part of the Strategic and Major Road Network; b. New development served by a side road which connects to a road forming part of the Strategic and Major Road Network will <u>only</u> be permitted provided <u>that it will not result in any unacceptable impact on highway safety, capacity, access or that the residual cumulative impacts from development, on the existing road network, would be considered severe.</u> any resulting increase in traffic would not have a severe cumulative impact on: <ol style="list-style-type: none"> i. the route’s national and strategic role as a road for long distance traffic; ii. Highway safety; iii. the route’s traffic capacity over peak times – this may be anytime depending on different area’s characteristics; iv. the amenity and access of any adjoining occupiers. 2. In appropriate cases a Transport Assessment will be required to demonstrate that development proposals can be accommodated on the local road network, taking into account any infrastructure improvements proposed. 3. Strategic Policy LP13 sets out the transport requirements for development proposals to demonstrate that they accord with Paragraph 013 – Transport Assessments and Statements of the Planning Practice Guidance should also be considered. 	To ensure that the policy is consistent with national policy and to avoid duplication in the interests of effectiveness.
MM30	Inset Map: Disused Railway Trackway – Denver to Wissington (page 78)	Amend the route of the Denver to Wissington Disused Railway Trackway as shown in Appendix 1 to this MM Schedule.	Changes to the route on the Inset Map are necessary to reflect the position on the ground in order for the Plan to be effective.
MM31	New Paragraph (page 85)	<p>Insert a New Paragraph after paragraph 5.7.3 of the supporting text to Policy LP13 – Transportation Policy as follows:</p> <p><u>Development proposals which give rise to transport implications either in isolation or cumulatively with other development proposals will need to submit a Transport Assessment or a Transport Statement, and where relevant a Travel Plan alongside a planning application. These documents will need to take into account Norfolk County Council transport assessment and travel plan guidance and national Planning Practice Guidance, and where appropriate, the scope should be agreed with National Highways.</u></p>	To provide clarity around when a Transport Assessment or Transport Assessment and Travel Plan would be required to ensure that the supporting text to the policy is effective.

MM32	Norfolk Local Transport Plan section, paragraphs 5.7.4-5.7.13 (pages 85-87)	<p>Amend paragraphs 5.7.4-5.7.13 of the supporting text to Policy LP13 – Transportation Policy as follows:</p> <p>Norfolk Local Transport Plan (2011-2026-2021-2036)</p> <p>5.7.4 Norfolk's third Local Transport Plan 2011-26 has been adopted. <u>The fourth Local Transport Plan, covering the period 2021-2036, was adopted by the County Council in July 2022. The new plan replaces the previous version of the plan adopted in 2011.</u></p> <p>5.7.5 This describes the county's strategy and policy framework for delivery up to 2026. It will be used as a guide for transport investment and considered by other agencies when determining planning or delivery decisions <u>describes the council's strategy and policy framework for transport and is used as a guide for investment priorities as well as being considered by other agencies when determining their planning or delivery decisions.</u></p> <p>5.7.6 The plan reflects the views of local people and stakeholders, identifying six priorities; <u>is in two parts, consisting of a Strategy and Implementation Plan. It details how the County Council will deliver a transport network in Norfolk through identifying the projects and programmes important to Norfolk, and in their design and direct delivery. The plan also shows how Norfolk County Council will seek to influence key partners in government, communities, the commercial sector and the third sector.</u></p> <ul style="list-style-type: none"> • Maintaining and managing the highway network • Delivering sustainable growth • Enhancing strategic connections • Reducing emissions • Improving road safety • Improving accessibility <p>King's Lynn Transport Study and Strategy</p> <p>5.7.7 Norfolk County Council (NCC) and the borough council in partnership are carrying out transport study work leading to the development of a Transport Strategy for the town. The study will comprise a series of workstreams some of which will run in parallel:</p> <p>Traffic surveys during spring 2018</p> <p>Analysis of the current and future transport problems and issues;</p> <p>Development of possible transport options identified by both BCKLWN and NCC to address the issues;</p> <p>Building a microsimulation traffic model of the central area of the town and using this to test possible transport schemes;</p> <p>Stakeholder consultation/workshop and identification of a preferred strategy for BCKLWN and NCC to pursue.</p> <p><u>The King's Lynn Transport Strategy (KLTS), adopted in 2020, was devised to unlock the significant potential of King's Lynn by identifying transport barriers to growth and economic development and set out transport interventions to address these in support of the Core Strategy and adopted Site Allocations and Development Management Policies (SADMP) document.</u></p> <p>5.7.8 The project is to understand current and future issues and develop a preferred strategy, including modelling of the options available, to arrive at a series of implementable scheme proposals. It will provide a focus for activities in and around the town particularly with regard to ongoing initiatives by the Borough Council to improve the town:</p> <p>King's Lynn Riverfront Regeneration – Nelson Quay;</p> <p>Heritage Action Zone including the HAZ Paking Study;</p> <p>Declared Air Quality Management Areas;</p> <p>Local Plan review. <u>The KLTS is currently being updated in partnership between the Borough Council (BCKLWN) and Norfolk County Council (NCC) and this work is expected to take about a year to complete so could be in place by spring 2025. In line with the current national and local policies, the new KLTS will have a much greater focus on sustainable transport to support the housing and employment growth as set out spatially in the Plan. Extensive work has already been carried out in devising and adopting a Local Cycling and Walking Infrastructure Plan (LCWIP) and this will be developed further and incorporated into the KLTS and its Implementation Plan of sustainable transport measures.</u></p>	To provide clarity around the relevant strategic transport interventions and sustainable transport measures to address capacity issues identified in transport modelling.
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5.7.9 The study is intended to unlock the significant potential of King's Lynn by identifying transport barriers to growth and economic development and setting out a focus and direction for how this will be addressed following the direction of the Local Plan.

5.7.10 The King's Lynn Transport Strategy sets out the vision, objectives and short, medium and long term transport improvements required to support the existing community of King's Lynn and to assist in promoting economic growth in the area. The Vision and Objectives can be applied in a slightly modified form to the wider Borough as follows:

Vision and Objectives

5.7.11 [paragraphs to be re-numbered consequently] ~~To support sustainable economic growth in King's Lynn and West Norfolk by facilitating journey reliability and improved travel mode choice for all, whilst contributing to improved air quality, safety, and protection of the built environment.~~ The draft vision and objectives for the updated KLTS are proposed as shown below and will be subject to agreement with input from stakeholders at the Issues and Opportunities stage.

Vision

To support sustainable economic growth in King's Lynn by facilitating journey reliability and improved travel mode choice for all, whilst contributing to improve health, air quality, safety and protection of the built and natural environment

Objectives

- Provide a safe environment for travel by all modes;
 - Encourage accessibility by all modes whilst conserving and enhancing the Borough's rich natural and historic environment;
 - Support sustainable housing and economic growth;
 - Reduce the need to travel by car through development planning;
 - Manage traffic congestion where it occurs;
 - Increase active travel mode share for short journeys;
 - Promote and encourage the use of public transport; and
 - Reduce harmful emissions and air quality impacts.
- Enhance connectivity and accessibility for all within King's Lynn
 - Encourage greater use of public transport in King's Lynn
 - Encourage modal shift from private car to active travel in King's Lynn
 - Support the delivery of planned housing growth and development in the Borough
 - Protect and enhance King's Lynn's heritage and cultural environment through place-making
 - Improve local air quality and King's Lynn's natural environment and reduce overall transport emissions
 - Improve road safety in King's Lynn

5.7.12 Parts of King's Lynn are designated as Air Quality Management Areas due to vehicle emissions. Congestion and associated pollution from vehicle traffic is a key issue in the town centre. Improvements to the public realm will prioritise pedestrian and cycle access, helping to make central King's Lynn less car orientated, as well as safer and more attractive. Congestion is also an issue on the outskirts of the town causing traffic to be held up between King's Lynn town centre and the A47 and A149, ultimately affecting the ability to connect the Sub Regional Centre to the wider area.

5.7.13 Road safety is a particular issue in the King's Lynn area. There has been a high proportion of road accidents on A roads and several corridors were identified as having large clusters of accidents, including the A148, A149, A1076, and B1144, which form the gyratory and its southern and eastern access routes. The Borough Council are continuing to work with Norfolk County Council and National Highways England to improve road safety and reduce accident rates within the King's Lynn and West Norfolk area.

New paragraph, to follow 5.7.14

Area Wide Modelling has identified various locations across King's Lynn and West Norfolk which experience congestion issues. It is considered all of the locations which are identified will either have proposals in place to deal with future traffic growth or are locations which show congestion but would continue to operate within capacity. The Area Wide Modelling is considered to demonstrate that the highway traffic growth associated with the developments within the Local Plan can be accommodated. Table below presents a summary of the transport issues discussed following analysis of forecasts and the solutions for the issues which have been raised.

Location	Issues shown in Area Wide Modelling	Solution
A149 Queen Elizabeth Way	A149 itself and junctions between Hardwick Interchange and A1076 are close to or at capacity	Study of A149 corridor is currently being scoped. This study will determine potential improvements and linkages to area-wide sustainable transport strategies which can be implemented in order to ease any potential future congestion along this corridor
A47 / A17 Pullover roundabout	All arms of this junction are shown to be over capacity in either the AM or PM	Proposed mitigation solutions are being considered by NCC at this location in consultation with National Highways. Seeking to ensure improvements at this junction form part of the Major Road Network (MRN) fund
Southgates roundabout	Capacity issues shown	Part of STARS scheme which secured £24m in Levelling Up funding. Scheme will lead to reconfiguration of the existing junction layout
Kings Lynn town centre gyratory	Operates within but close to capacity northbound within the gyratory	Part of STARS scheme which secured £24m in Levelling Up funding.
Tennyson Avenue and A148	Close to capacity on the A148	Shown to operate within capacity and will benefit from wider shift to sustainable modes
A148 / Castle Rising Road / A1078 signals	Close to or over capacity in the AM & PM	Improvements proposed at this junction related to off-site works associated with planning applications
A1078 Edward Benefer Way	Two sets of signals are close to capacity in either the AM or PM peak	Improvements proposed along this corridor related to off-site works associated with planning applications

MM33
Downham Market and Hunstanton section, paragraphs 5.7.15-5.7.17 (page 87)

Amend paragraphs 5.7.4-5.7.13 of the supporting text to Policy LP13 – Transportation Policy as follows:

Hunstanton, and Downham Market and Growth Key Rural Service Centres

5.7.15 The priority for Hunstanton, and Downham Market and the Growth Key Rural Service Centres is to increase connectivity between these centres and the surrounding settlements, to ensure people have access to the services they need. As part of this, it is important for the public transport network to be maintained and improved on key routes to and within the main towns and service centres.

5.7.16 Norfolk County Council ~~is conducting~~ **has conducted** Market Town Network Improvement Strategies. The strategies ~~are~~ **were** transport focused, aimed at resolving issues and delivering local growth in jobs and housing. Downham Market ~~is~~ **was** one of the market towns ~~currently being studied~~.

5.7.17 The ~~proposed~~ scope of the study ~~is~~ **was** to understand for each market town the current transport issues in areas such as cycle network, road traffic, parking and access to services and facilities; its future situation such as the impacts of any growth proposals on local transport network; the implications of future changes to the economy and what infrastructure requirements is required to help bring forward growth; and identify and develop ~~an~~ **an** appropriate implementation plan.

To provide clarity around the relevant strategic transport interventions and sustainable transport measures to address capacity issues identified in transport modelling and remove references to Growth Key Rural Service Centres.

MM34	Policy LP13 - Transportation (page 89-90)	<p>Amend Criterion 1 of Policy LP13 – Transportation as follows:</p> <p>1. The Council will work with partner organisations (including the New Anglia Transport Board, Transport East, National Highways England, the Department for Transport, 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:...</p> <p>Amend Criterion 2.b. of Policy LP13 – Transportation, to include list of strategic transport schemes, as follows:</p> <p>b. implementing the King's Lynn Transport Study and Strategy (KLTSS) schemes including delivering a package of transport improvements within King's Lynn arising from the KLTSS. This will involve balancing ease of access, and car parking, with flows and highway safety, active travel and public transport. Priority locations for specific transport improvements are as follows:</p> <ul style="list-style-type: none"> • A149 Queen Elizabeth Way; • A47/ A17 Pullover roundabout; • Southgates roundabout (A148 STARS scheme); • King's Lynn town centre gyratory; • Tennyson Avenue and A148; • A148/ Castle Rising Road/ A1078 signals; and • A1078 Edward Benefer Way. <p>Amend Criterion 2. f. of Policy LP13 – Transportation to include an additional subsection as follows:</p> <p>f. 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:</p> <ol style="list-style-type: none"> i. improve the quality of the bus network; [new criterion] improve public transport connectivity through enhanced integration between bus and rail services at King's Lynn, Downham Market, Watlington and Lakenheath; ii. extend the choice of transport available for communities; iii. work with commercial providers of broadband to increase the accessibility of high speed connections within the borough; iv. provide integrated and safe routes for pedestrians and cyclists; <p>Amend Criterion 4. of Policy LP13 – Transportation as follows:</p> <p>Dealing with transport issues in new development</p> <p>4. Development proposals should demonstrate that they have been designed to:</p> <ol style="list-style-type: none"> a. reduce the need to travel. b. 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: <ol style="list-style-type: none"> i. walking ii. cycling iii. public transport iv. private car v. 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. c. provide for safe and convenient access for all modes. <p>Insert a New Criterion after Criterion 4. of Policy LP13 – Transportation as follows:</p> <p>Development proposals which are likely to have significant transport implications will need to be accompanied by a transport assessment or transport statement and travel plan to show how car based travel can be minimised.</p>	To update details of relevant partners and include explicit reference to integration of bus and rail services and to provide clarity around when a Transport Assessment or Transport Assessment and Travel Plan would be required to ensure that the policy is effective.
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MM35	Paragraph 5.8.1 (page 91)	<p>Amend paragraph 5.8.1 of the supporting text to Policy LP14 – Parking Provision in New Development Policy as follows:</p> <p>Relevant Local and National Policies and Guidance</p> <ul style="list-style-type: none"> • National Planning Policy Framework: Promoting sustainable transport • National Planning Policy Framework: Delivering a sufficient supply of homes • Strategic Policy LP13: Transportation • Norfolk County Council: Parking Standards for Norfolk 2007 (currently under review) Parking Guidelines for new developments in Norfolk³ 	To ensure that the supporting text is up to date and effective.
MM36	Policy LP14 – Parking Provision in New Development (page 92)	<p>Amend Criterion 3. of Policy LP14 – Parking Provision in New Development as follows:</p> <p>3. Reductions in car parking requirements may be considered for town centres, and for other urban locations where it can be shown that the location and the availability of a range of sustainable transport links and taking into consideration local car ownership levels is likely to lead to a reduction in car ownership and hence need for car parking provision.</p> <p>Delete Criterion 5. of Policy LP14 – Parking Provision in New Development as follows:</p> <p>5. Each dwelling will be supported and encouraged to provide a minimum of one secure electric vehicle charging point wherever is possible on site.</p> <p>Amend Criterion 6. Of Policy LP14 – Parking Provision in New Development as follows:</p> <p>Other developments</p> <p>6. For developments other than dwellings car parking provision will be negotiated having regard to the current parking standards published by Norfolk County Council.</p>	To ensure that the policy is effective and consistent with national policy; and that it does not duplicate requirements set out in other legislation.
6 ENVIRONMENT			
MM37	Paragraph 6.1.4 (page 93)	<p>Amend paragraph 6.1.4 of the supporting text to Policy LP15 – Coastal Areas as follows:</p> <p>Policy Justification</p> <p>6.1.4 To ensure that people and their homes are protected from flooding, new development will need to be carefully considered. Therefore, where the Shoreline Management Plans and Strategic Flood Risk Assessments highlight an area at high risk of flooding on the coast with no possible mitigation, development will be resisted for safety reasons. High risk refers to areas in Flood Zone 3 and areas shown to flood to a certain depth in the Tidal Hazard Mapping (THM). For development management purposes, it will normally be requirement for the applicant to undertake a bespoke assessment where the THM is lacking or not fit for purpose; e.g. sites in between modelled breach locations.</p>	To explain the requirements for development management re tidal hazard mapping/ failure of coastal flood defences for effectiveness.
MM38	Paragraph 6.2.1 (page 97)	<p>Amend paragraph 6.2.1 of the supporting text to Policy LP16 - Norfolk Coast National Landscape Area as follows:</p> <p>6.2.1 An area of outstanding natural beauty (AONB) is land protected by the Countryside and Rights of Way Act (CROW) 2000 and under section 82, means an area designated for the purpose of conserving and enhancing the natural beauty of the area. They are considered to be exceptional landscapes with distinctive natural landscape character that should be safeguarded in the national interest for nature, people, business and cultural heritage. The Countryside and Rights of Way Act (2000), gave a legal duty of regard to many public bodies and officers to have regard to the purpose of designation of an AONB when undertaking any action that might affect its natural beauty ⁽¹⁷⁾. National policy (NPPF section 15) explains that, for managing development in within National Landscape areas, great weight should be given to conserving and enhancing landscape and scenic beauty, which have the highest status of protection in relation to these issues. Furthermore, development within the setting of the Norfolk Coast National Landscape area should be sensitively located and designed to avoid or minimise adverse impacts.</p>	To ensure Policy LP16 and the supporting text are consistent with the NPPF.

³ [Parking Guidelines for new developments in Norfolk](#)

MM39	Paragraphs 6.2.7-6.2.8 (page 98)	<p>Amend paragraphs 6.2.7-6.2.8 of the supporting text to Policy LP16 - Norfolk Coast National Landscape Area as follows:</p> <p>6.2.7 The joint plan is to support a range of opportunities for our Norfolk coast. It supports cooperation and policy input where necessary for local communities and businesses to invest in natural capital and sustainable management, supporting the development of adapting and mitigating the effects which may become present from climate change and potential coastal change, supporting our local bio and geodiversity within our AONB and continue to support our future visitors and recreational activities which boost our local economy but also mitigate and promote the pressures which may come to sensitive areas (https://norfolk-coast.adaptaledev.com/our-work/resources/norfolk-coast-partnership-management-plan/).</p> <p>6.2.8 There is a new AONB Management Plan currently out for consultation. <u>The Norfolk Coast Partnership is responsible for the management of the National Landscape area. The partnership is required to produce 5-year Management Plan, which provides advice regarding design and making practical and financial contributions towards management plan delivery as appropriate, towards protecting the special qualities (natural features, settlements and working environments) that are distinctive characteristics of the area. The current Plan is the Norfolk Coast Management Plan 2019-2024, and this will be reviewed in the near future.</u></p>	To update the supporting text with reference to the latest information regarding Norfolk Coast Management Plan and incorporate Policy LP16 criterion c into the supporting text (amended paragraph 6.2.8).
MM40	Policy LP16 - Norfolk Coast National Landscape Area (page 99)	<p>Move Policy LP16 criterion c into supporting text (amended paragraph 6.2.8) and consequential changes to criteria a and b:</p> <p>Policy LP16 Norfolk Coast AONB <u>National Landscape area</u> Policy...</p> <p>Permission for major developments in the Norfolk Coast Area of Outstanding Natural Beauty <u>Norfolk Coast National Landscape</u> will be refused unless exceptional circumstances prevail as defined in the National Planning Policy Framework. Planning permission for any proposal within the AONB <u>National Landscape</u>, or affecting the setting of the AONB <u>National Landscape</u>, will only be granted when it:</p> <ul style="list-style-type: none"> a. conserves and enhances the Norfolk Coast AONB <u>National Landscape Area</u>'s special qualities, distinctive character, tranquillity and remoteness in accordance with national planning policy and the overall purpose of the AONB <u>National Landscape</u> designation; and avoids adverse impacts from individual proposals (including their cumulative effects), unless these can be satisfactorily mitigated; and b. is appropriate to the economic, social and environmental wellbeing of the area or is desirable for its understanding and enjoyment; c. meets the aims of the statutory Norfolk Coast AONB Management Plan and design advice, making practical and financial contributions towards management plan delivery as appropriate. 	To update the supporting text with reference to the latest information regarding Norfolk Coast Management Plan and incorporate Policy LP16 criterion c into the supporting text.
MM41	New Paragraph (page 102)	<p>Insert New Paragraph after paragraph 6.3.6 of the supporting text to Policy LP17 – Coastal Change Management Area as follows:</p> <p><u>Sea level rise and coastal changes associated with climate change, are inevitable and bring both challenges and opportunities for people and nature. Sustainable coastal management needs to embrace long-term change and achieve positive outcomes for both. The Borough Council will work with Natural England and other relevant stakeholders to develop a robust and effective Integrated Coastal Zone Management approach, setting sustainable levels of economic and social activity for the Coastal Change Management Area, whilst protecting the environment.</u></p>	To include specific reference to an Integrated Coastal Zone Management approach for effectiveness.

MM42	Policy LP17 (page 105)	<p>Amendments to Policy LP17 heading, criteria 2 and 3, as follows:</p> <p>Policy LP17 – Coastal Change Management Area (Hunstanton to Dersingham) <u>Management of development within the Coastal Area...</u></p> <p>Replacement Dwellings</p> <p>2. Replacement dwellings will only be permitted in areas at risk of flooding in a 1 in 200 AEP event (including the relevant allowance for climate change), either directly or as a result of a breach in the coastal defences where all of the following seven criteria are satisfied:</p> <ol style="list-style-type: none"> a. Flood Risk Assessment (FRA) must be undertaken for the development; b. all habitable accommodation will be provided above ground floor level (habitable accommodation would usually include bedrooms, sitting rooms, dining rooms, kitchens and any other room designed for habitation. Rooms that are not normally used for living in, such as toilets, storerooms, pantries, cellars and garages, are not considered to be habitable); c. The dwelling will only be occupied between 1st April and 30th September in any one year; d. the dwelling will incorporate resistance and resilience measures in accordance with the Department for Communities and Local Government publication: “Improving the flood performance of new buildings, flood resilient construction” (2007); e. the building must be appropriately designed to withstand and be resilient to hydrostatic pressure resulting from a breach/overtopping of the tidal defences; f. a flood warning and evacuation plan will be prepared for the property and retained on site; g. the level of habitable accommodation provided by the new dwelling would not be greater than that provided by the original dwelling. Proposals should not result in an increase in the number of bedrooms over and above the number in the original dwelling; <u>and</u> h. <u>The replacement dwelling and associated landscaping works, will not encroach any closer to the flood defences than the footprint of the current dwelling. Where the current dwelling already encroaches onto/into the defence structure, the replacement shall be set back from the defence and the defence restored to an appropriate condition.</u> <p>Replacement Caravans</p> <p>3. The replacement of existing permitted caravans will be allowed, in doing so opportunities should be taken to improve the resilience/resistance of the replacement caravans. Proposals must not:-</p> <ol style="list-style-type: none"> a. result in an increase in the number of bedrooms over and above the number in the original caravan; <u>and</u> b. <u>encroach closer to the flood defences than the current plot, or where encroachment already occurs, the replacement caravan should be set back from the defence.</u> 	For clarity and effectiveness, to ensure consistency with national policy.
MM43	Paragraph 6.4.1 (page 107)	<p>Amendments to paragraph 6.4.1 of the supporting text to Policy LP18 - Design and Sustainable Development Policy as follows:</p> <p>6.4.1 Good design is a key element of sustainable development. In preparing for population growth in the borough it is imperative that proposals for new development and redevelopment are based on sound design principles. This will help ensure that what is being constructed now will be of high quality and can last far beyond the timescale of the plan. Developers will be encouraged to refer to publications and best practice on quality design in formulating development proposals. <u>Key design principles include, but are not limited to:</u></p> <ul style="list-style-type: none"> • <u>Protect existing natural environment assets including green and blue infrastructure.</u> • <u>Restore and enhance local and regional natural systems to increase climate resilience and carbon capture.</u> • <u>Establish a network of green and open spaces that create benefits for the whole community.</u> 	Design principles moved from Schedule of Additional Modifications [A2] for effectiveness.

MM44	Paragraph 6.4.24 (page 110) Policy LP18 – Design and Sustainable Development (pages 111-113)	<p>Amend paragraph 6.4.24 of the supporting text to Policy LP18 – Design and Sustainable Development as follows:</p> <p>6.4.24 Renewable and low carbon energy includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels). <u>Electricity usage (from all sources) creates waste, particularly through functions such as lighting. Light pollution, both in terms of local amenity and energy wastage, has impacts across the Borough with particular implications for sensitive areas such as the Norfolk Coast National Landscape area. It is therefore important to minimise these effects.</u> All these technologies have a role to play in meeting Government targets and were positive outcomes for the borough in the Sustainability Appraisal.</p> <p>Amend Criterion 3.f. of Policy LP18 – Design and Sustainable Development as follows:</p> <p>f. the provision of swift and bat boxes, bee bricks and hedgehog highways whenever <u>built-in nesting boxes (e.g. boxes for migratory bird species, bats, or bee bricks) and/ or safe road crossing methods (e.g. for hedgehogs), wherever</u> possible;</p> <p>Amend Criterion 3.g. of Policy LP18 – Design and Sustainable Development as follows:</p> <p>g. the promotion of water efficiency - all new housing must meet Building Regulation requirement of 110 l/h/d. Non-domestic buildings, <u>where relevant</u>, should as a minimum reach 'Good' BREEAM status:</p> <p>Amend Criterion 3.m. of Policy LP18 – Design and Sustainable Development as follows:</p> <p>m. the maximisation of internal space by encouraging all new homes across all tenures to meet the Government's Nationally Described Space Standard (NDSS), unless other material planning considerations would mean that these space standards are not achievable <u>well-designed homes which provide good standard and quality internal environments for their users, promoting health and well-being, will be encouraged including those which meet the National Described Space Standards.</u></p>	For clarity and effectiveness, as well as consistency with Government policy.
MM45	Paragraph 6.5.2-6.5.3 (page 114)	<p>Amend paragraph 6.5.2 of Policy LP19 – Environmental Assets – Green Infrastructure, Landscape Character, Biodiversity and Geodiversity supporting text, as follows:</p> <p>6.5.2 Part of the appeal of the area to visitors and local people is the environment, therefore it is important that these assets are protected and enhanced. <u>European sites (formerly known as Natura 2000 sites), which consist of Ramsar sites, Special Areas of Conservation (SAC) and Special Protection Areas (SPAs), will be protected and, where possible enhanced, in accordance with the Norfolk Green Infrastructure and Recreational Avoidance & Mitigation Strategy (GI RAMS), prepared in accordance with the 2017 Habitat Regulations, as amended. Policy LP27 provides the mechanism by which GI RAMS is implemented through the planning system.</u></p> <p>6.5.3 The Council will work to the NPPF to ensure that our biodiversity and geodiversity are protected and that opportunities for enhancement sensitive to the area and features are grasped. Appropriate weight will be given to the roles performed by the area's soils. These <u>Geodiversity (including soils and sub-soils)</u> should be valued as a finite multi-functional resource which underpins our wellbeing and prosperity. Decisions about development should take full account of the impact on soils, their intrinsic character and the sustainability of <u>seek to protect (ideally enhance) sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality), quality, taking account of economic benefits and</u> the many ecosystem services they deliver. The long-term capability of best and most versatile agricultural land (Grades 1, 2 and 3a in the Agricultural Land Classification) should be safeguarded as a resource for the future in line with the NPPF paragraph 170 <u>(Planning and flood risk).</u></p>	For clarity and effectiveness, as well as consistency with Government policy.

MM46	New sub-section “Biodiversity Net Gain (BNG)” to follow paragraph 6.5.4	<p>New sub-section to follow paragraph 6.5.4 of Policy LP19 – Environmental Assets – Green Infrastructure, Landscape Character, Biodiversity and Geodiversity supporting text, as follows:</p> <p><u>Biodiversity Net Gain (BNG)</u></p> <p><u>The 2021 Environment Act has introduced a legal requirement to delivery 10% BNG in association with nearly all new developments. These requirements came into force, with effect from 12 February 2024. The Government (Department for Levelling Up, Housing and Communities) has also produced detailed practice guidance as to how 10% BNG should be delivered (https://www.gov.uk/guidance/biodiversity-net-gain).</u></p> <p><u>The 10% requirement is also reflected in LP19 itself, in the interests of clarity and usability. This ecological assessment will inform the Biodiversity Net Gain Statement and the site baseline calculation input within the Statutory Biodiversity Metric, both of which must be submitted at validation. A Habitats Mitigation and Monitoring Plan (HHMP) and Biodiversity Net Gain Plan (BGP) will be required to discharge a Biodiversity Net Gain condition. These documents may be required prior to this to inform decision making process where necessary.</u></p>	For clarity and effectiveness, as well as consistency with Government policy and current legislation (2021 Environment Act).
MM47	Policy LP19 – Environmental Assets – Green Infrastructure, Landscape Character, Biodiversity and Geodiversity (pages 115-116)	<p>Amend Policy LP19 – Environmental Assets – Green Infrastructure, Landscape Character, Biodiversity and Geodiversity as follows:</p> <p>Amend Criterion 1 of Policy LP19 – Environmental Assets – Green Infrastructure, Landscape Character, Biodiversity and Geodiversity as follows:</p> <ol style="list-style-type: none"> Proposals <u>incorporating nature-based solutions such as natural capital, and/ or green infrastructure</u>, to protect and enhance our landscape character, biodiversity and geodiversity will be encouraged and supported. <u>All developments covered by the 10% Biodiversity Net Gain requirement (Environment Act 2021 and associated regulations) will need to be supported by an ecological assessment that identifies how this can be delivered.</u> <p>Amend Criterion 3 of Policy LP19 – Environmental Assets – Green Infrastructure, Landscape Character, Biodiversity and Geodiversity as follows:</p> <ol style="list-style-type: none"> Development should seek to avoid, and where this is not possible, justify, mitigate or compensate for any adverse impacts on biodiversity, geodiversity and heritage, as well as seeking to enhance sites through the creation of features of new biodiversity interest. The design of new development should be sensitive to the surrounding area and not detract from the inherent quality of the environment. <u>Development should, in line with the mitigation hierarchy, seek to avoid, and where this is not possible, with justification, mitigate or compensate for any adverse impacts on biodiversity, geodiversity and heritage, as well as seeking to enhance sites through the creation of features of new biodiversity interest.</u> <p>Delete criterion 4 of Policy LP19 – Environmental Assets – Green Infrastructure, Landscape Character, Biodiversity and Geodiversity (repetition of paragraph 6.5.3):</p> <ol style="list-style-type: none"> Appropriate weight will be given to the roles performed by the area’s soils. These must be valued as a finite multi-functional resource which underpins our wellbeing and prosperity. Decisions about development must take full account of the impact on soils, their intrinsic character and the sustainability of the many ecosystem services they deliver. <p>Amend Criterion 6 of Policy LP19 – Environmental Assets – Green Infrastructure, Landscape Character, Biodiversity and Geodiversity as follows:</p> <ol style="list-style-type: none"> The Council and its partners will support a range of initiatives and proposals that will improve areas of poor quality lacking in biodiversity and geodiversity as well as maintaining, enhancing and linking areas of good quality. <u>The Council and its partners will support a range of initiatives and proposals, for example, Local Nature Recovery Strategies and biodiversity net gain, that will improve areas of poor quality, lacking in biodiversity and geodiversity as well as maintaining, enhancing and linking areas of good quality. For European sites (Ramsar/ Special Areas of Conservation/ Special Protection Areas) this will be delivered through mechanisms such as GI RAMS, in accordance with Policy LP27.</u> <p>Amend Criterion 7(d) of Policy LP19 – Environmental Assets – Green Infrastructure, Landscape Character, Biodiversity and Geodiversity as follows:</p> <ol style="list-style-type: none"> (d) contribute to an improved quality of life for current and future residents and visitors; <u>including through the provision of recreational open space for residential developments in accordance with LP22;</u> 	To clarify the role natural capital, biodiversity net gain and green infrastructure play in addressing climate change and to provide greater clarity in relation to the mitigation hierarchy for effectiveness.

MM48	Policy LP20 – Environmental Assets – Historic Environment and its supporting text (page 117-119)	<p>Delete Policy LP20 - Environmental Assets – Historic Environment and its supporting text as follows:</p> <p>6.6 LP20 – Environmental Assets – Historic Environment Policy</p> <p>Introduction</p> <p>6.6.1 The NPPF defines historic environment as ‘all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora’.</p> <p>6.6.2 The historic environment and heritage assets within the borough feed into the importance of local identity, health and wellbeing, tourist exploration and having open spaces for all to use. The conservation and enhancement of the historic environment amongst adapting to environmental and socio-economic challenges is a key consideration when determining planning applications; and contributing to the Government’s goals for improving our natural heritage and achieving goal 6 of the DEFRA 25 Year Environment Plan “enhanced beauty, heritage and engagement with the natural environment”.</p> <p>6.6.3 The Borough has a rich and varied cultural heritage. The historic environment makes a significant contribution to sustainable communities through supporting economic vitality, social and cultural links to the past and a dynamic and varied built environment.</p> <p>6.6.4 The Borough has a significant number of heritage historic assets, including:</p> <ul style="list-style-type: none"> • 5 Registered Parks and Gardens; • 42 Conservation Areas; • approximately 1,545 Listed Buildings; • 127 Scheduled Monuments (which is the greatest number for any district or unitary authority in the East of England); • many non-designated heritage assets. <p>6.6.5 Much of the landscape of the Borough is a product of historic and cultural practices and is of itself an historic landscape. There are many designated and non-designated heritage assets.</p> <p>6.6.6 Parks and Gardens are fundamental components within the historic environment and are landscapes which are important heritage assets. In the Borough there are five Registered Parks and Gardens which play a large contribution to the benefits of the local community and its historical identity. Parks and gardens, amongst other natural and historical assets, all play crucial and valuable roles within society for their contribution to green infrastructure, climate change adaptation and enhancing the beauty of such natural spaces</p> <p>6.6.7 Heritage assets are defined by the NPPF as ‘a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing)’.</p> <ul style="list-style-type: none"> • Designated heritage asset. The NPPF defines these as World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields or Conservation Areas designated under the relevant legislation. • Non-Designated Heritage Assets. The PPG says these are locally designated ‘buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions, but which are not formally designated heritage assets’. <p>6.6.8 There will be archaeological interest in a heritage asset if it holds, or may potentially hold, evidence of past human activity worthy of expert investigation. Heritage assets with archaeological interest are the primary evidence source about the substance and evolution of places, and the people and cultures that made them.</p> <p>6.6.9 Heritage at Risk is a term applied to designated heritage assets at risk as a result of neglect, decay, or inappropriate development, or vulnerable to becoming so. The Council generally supports improvements to the ‘at risk’ assets that will enable them to be taken off the register, but these changes must be in conformity with the other adopted policies of the Local Plan and with national planning policies.</p> <p>East Marine Plans Supporting Policies :</p> <p>6.6.10 In summary the policies bullet pointed below support policy LP20, to find out more information on the supporting policies the hyperlink is active over the policy number.</p> <ul style="list-style-type: none"> • Heritage Assets – SOC2 • Health and social well-being and access to the coast and marine area – SOC3 	The policy and supporting text are to be replaced with a New Policy and supporting text in order to be consistent with national policy.
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	<p><u>Strategic Policy</u></p> <p><u>Policy LP20: Historic Environment Policy</u></p> <p><u>The historic environment of the Borough will be conserved and enhanced. Key buildings, structures and features which contribute to the Borough's character and distinctiveness will be protected from inappropriate development or change. Proposals which maintain, enhance and provide better understanding of the significance of the overall cultural heritage value of the Borough will be sought through:</u></p> <ul style="list-style-type: none"> <u>i. Supporting the repair and appropriate re-use of buildings and structures of historic, architectural, cultural or landscape value where the repair and/or use would not be detrimental to the character, appearance or integrity of the building or structure, its context or setting; and</u> <u>ii. Requiring the highest standard of design which will protect the historic environment and add to the future cultural heritage value of the locality.</u> <p><u>The archaeology of the Borough will be better understood, protected and enhanced by:</u></p> <ul style="list-style-type: none"> <u>iii. Protecting archaeology from inappropriate development or change.</u> <p><u>Appropriate development proposals that bring into use or improve an asset so it is no longer deemed at risk on the heritage at risk register will be supported where appropriate to their significance.</u></p> <p><u>Policy LP20 contributes to Strategic Objectives 6 Economy; 10, Society; 12, 13, 16 Environment.</u></p>	
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MM49	New Policy – Historic Environment and its supporting text (pages 117 - 120)	<p>Insert New Policy Historic Environment and its supporting text after Policy LP19 Environmental Assets – Green Infrastructure, Landscape Character, Biodiversity and Geodiversity (to replace section 6.6 and Policy LP20 Historic Environment Policy) as follows:</p> <p>Strategic Policy</p> <p>Policy LP20: Historic Environment Policy</p> <p><u>The historic environment of the Borough contains many important heritage assets, both designated and non-designated, which make a significant contribution to the Borough’s character, sense of place and quality of life.</u></p> <p><u>This includes significant buildings, monuments, sites, places, areas and landscape which all add heritage interest to the area and require protection from inappropriate development.</u></p> <p><u>The Borough’s historic environment is not just important for its own sake but contributes towards the high quality of environment in the Borough and is an important resource bringing social, cultural, economic and environmental benefits to the community.</u></p> <p><u>Heritage assets and the historic environment will be protected from inappropriate development to sustain and where appropriate enhance their significance, including putting heritage assets into uses consistent with their conservation. The more significant the heritage asset, the greater the presumption for its conservation.</u></p> <p><u>Within the Borough, heritage assets which make a positive contribution to the historic environment include:</u></p> <ul style="list-style-type: none"> • <u>Designated heritage assets such as Scheduled Monuments, Listed Buildings, Registered Parks and Gardens and Conservation Areas, and the setting of these assets;</u> • <u>Non-Designated heritage assets such as unregistered historic parks and gardens, and archaeology, and the setting of these assets.</u> <p><u>The significance of a heritage asset is a result of the value of the asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting which is the surroundings in which a heritage asset is experienced. The extent of the setting of a heritage asset is not fixed and may change as the asset and its surroundings evolve. Elements of setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate the significance of the asset or may be neutral.</u></p> <p><u>The conservation and enhancement of heritage assets will be given weight appropriate to the significance of the asset. The Council will seek to identify heritage assets at the earliest opportunity within the decision-making process.</u></p> <p><u>Where relevant, the Council will consider whether the benefits of a proposal for enabling development which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset would outweigh the disbenefits of departing from those policies.</u></p> <p><u>Further guidance on ‘Enabling Development and the Conservation of Significant Places’ is available at www.historicengland.org.uk.</u></p> <p>Non-designated heritage assets</p> <p><u>The Borough has many attractive and locally significant buildings and features which contribute to the distinctiveness of the area but which are not formally designated as heritage assets. The National Planning Policy Framework identifies these as non-designated heritage assets.</u></p> <p><u>Non-designated heritage assets include a range of buildings, monuments, sites, places, areas or landscapes which have heritage value and should be considered in determining planning applications. These can either be identified as part of the planning process, through neighbourhood plans or conservation area character statements.</u></p> <p><u>Non-designated heritage assets which are not yet identified, and which come to light during the preparation of proposals for a site will be taken into account following guidance set out by Historic England so that proportionate weight can be given in the decision-making process. Other assets which are identified through the processes such as neighbourhood plans will be reviewed and recognised as non-designated heritage assets.</u></p> <p><u>When planning permission is required for any proposal which directly or indirectly affects the significance of a non-designated heritage asset then the Council will treat the significance of that asset as a material consideration when determining the application. As part of a</u></p>	To ensure consistency with national policy in respect of the historic environment.
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planning proposal, applicants should provide an explanation regarding the social and historic context of the non-designated heritage asset and how the proposals have responded to this. This should follow guidance set out in the National Planning Policy Framework and guidance provided by Historic England.

Listed Buildings

The Government's List of Buildings of Special Architectural or Historic Interests contains over 1,545 entries relating to buildings within the Borough which form an integral part of the Borough's historic landscape.

Listed Building Consent is required for demolition or for any alteration or extension to a Listed Building which could affect its character (interiors as well as exteriors) and for works to any fixtures and to buildings or structures within the curtilage of the building. Control over changes to Listed Buildings is not intended to prevent all alterations but to protect the buildings from unnecessary demolition and from unsuitable alterations which would be detrimental to the historical significance of the building.

All works to Listed Buildings must conserve or enhance these structures and their significance in accordance with national policy requirements.

Conservation Areas

There are 44 Conservation Areas which make a very significant contribution to the character and distinctiveness of the Borough. They range from large Conservation Areas covering the older parts of central King's Lynn, to the Conservation Area at Burnham Overy Mills covering a small group of important buildings on the North Coast.

Development within Conservation Areas should conserve or enhance their significance in accordance with national policy requirements and guidance on how significance will be considered within this policy.

The Council will continue with a programme of Conservation Area Character Statements which will provide information about the Conservation Area including its origins and historical development and will be used as a material consideration when assessing planning applications.

Registered Parks and Gardens

Historic Parks and Gardens are part of our heritage and are as important as buildings and settlements.

Historic England maintains a register of Parks and Gardens of special historic interest. The sites are graded depending on their level of importance. The grades are:

- I (exceptional interest)
- II* (great interest)
- II (special interest)

The Borough has 6 registered Parks and gardens:

- The Walks - Grade II
- Houghton Hall Park - Grade I
- Houghton Hall Kitchen Garden - Grade II
- Sandringham House - Grade II*
- Stradsett Hall - Grade II
- Hunstanton Hall - Grade II

Scheduled Monuments

Scheduled Monuments are areas of great historical and/or archaeological importance. Most of these are earthworks or unoccupied structures, often in a ruinous or semi-ruinous condition.

Historic England has the responsibility of giving legal protection to nationally important sites and monuments. These sites are added to a list, or 'schedule', as laid down in the Ancient Monuments and Archaeological Areas Act of 1979.

A monument in the list, known as scheduled, is protected against disturbance. It's against the law to carry out any work without the authority of the Secretary of State. Work will need Scheduled Monument Consent (SMC). The Secretary of State will not usually consent to work that might damage a scheduled site.

There are 127 Scheduled Monuments in the Borough, which is the greatest number for any district or unitary authority in the East of England. Historic England maintain the details of these and provide further information online.

Archaeology

There will be archaeological interest in a heritage asset if it holds, or may potentially hold, evidence of past human activity worthy of expert investigation. Heritage assets with archaeological interest are the primary evidence source about the substance and evolution of places, and the people and cultures that made them.

The archaeology of the Borough will be better understood, protected and enhanced by protecting archaeology from inappropriate development or change.

Heritage at Risk

Historic England produce a national Heritage at Risk Register¹ which includes grade I and grade II* Listed Buildings, Scheduled Monuments, Registered Parks and Gardens and Conservation Areas. The programme identifies those sites that are most at risk of being lost as a result of neglect, decay or inappropriate development. There are 24 of the Borough's heritage assets included on the Register.

New Policy: Historic Environment

- 1) The historic environment will be conserved and enhanced in a manner appropriate to its significance. Development of the highest design quality that will sustain and, where appropriate, enhance the special interest, character and significance of the Borough's heritage assets and their settings and that will make a positive contribution to local character and distinctiveness will be supported.
- 2) Protecting and enhancing the wide range of historic and cultural assets which contribute to the character and identity of the Borough is a priority including:
 - Designated heritage assets such as Scheduled Monuments, Listed Buildings, Registered Parks and Gardens and Conservation Areas, and the settings of these assets;
 - Non-Designated heritage assets such as unregistered historic parks and gardens, and archaeology, and the settings of these assets.
- 3) Opportunities to promote the historic environment as a key element of the vitality of the District, and to reduce the number of heritage assets at risk will be sought.
- 4) Initiatives and opportunities to mitigate the effects of climate change by seeking the reuse of historic buildings, and where appropriate, their modification to reduce carbon emissions and secure sustainable development will be supported where this would not harm the significance of the heritage asset or its setting.
- 5) Applications for development must be supported by a Heritage Statement which demonstrates a clear understanding of the significance of any relevant heritage assets and the contribution of their settings, details the likely impacts of the proposal on these assets and their significance and where relevant, explains how this significance has informed the proposals. Proposals on sites which include, or have the potential to include, archaeological interest should be accompanied by an appropriate desk-based assessment, and where necessary a field evaluation.
- 6) There is a presumption in favour of the retention and enhancement of heritage assets and putting heritage assets to viable and appropriate uses to secure their future protection. Applications will be supported where they sustain, conserve and where appropriate enhance the significance, character and setting of the asset itself and the surrounding historic environment.

7) The impact of development proposals on the significance of heritage assets and their settings will be considered in accordance with case law, legislation and the NPPF, as well as the following criteria:

Listed Buildings

8) Proposals should conserve or enhance Listed Buildings. Applications involving demolition of, or substantial harm to, a Grade II Listed Building will only be granted in exceptional circumstances, and demolition of, or substantial harm to, the significance (including any contribution to significance by setting) to a Grade I or Grade II* Listed Building will only be granted in wholly exceptional circumstances. Where development proposals will lead to harm to heritage assets they will be assessed against the relevant criteria in the National Planning Policy Framework, taking into account the scale of harm and the impact on the significance of the heritage asset.

9) Extensions or alterations to a Listed Building should not adversely affect its character as a building of special architectural or historic interest, its significance or its wider setting.

10) Any change of use of a Listed Building should conserve or enhance its character as a building of special architectural or historic interest and its significance and should ensure its continued use and viability.

Conservation Areas

11) Within Conservation Areas, development will only be permitted if the proposal:

- I. Is of a design and scale that preserves or enhances the character or appearance of the area;
- II. Uses building materials and finishes, including those for features such as walls, railings, gates and hard surfacing, that are appropriate to the local context;
- III. Retains historically significant boundaries, important open spaces and other elements of the area's established pattern of development, character and historic value, including gardens, roadside banks and verges;
- IV. Retains and restores, where relevant, traditional features such as shop fronts, walls, railings, paved surfaces and street furniture, and improves the condition of structures worthy of retention;
- V. Does not harm important views into, out of or within the Conservation Area;
- VI. Protects trees, hedgerows and other significant landscape features and incorporates landscaping appropriate to the character and appearance of the Conservation Area.

Historic Parks and Gardens

12) Proposals should not cause substantial harm to the significance (including any contribution to significance by setting) harm to historic parks or gardens (both registered and unregistered), their settings or public views into, out of, or within them. Where development proposals will lead to harm to heritage assets, they will be assessed against the relevant criteria in the National Planning Policy Framework, taking into account the scale of harm and the impact on the significance of the heritage asset.

Archaeology

13) There is a presumption against any harm to Scheduled Monuments and heritage assets with archaeological interest that are demonstrably of equivalent significance to Scheduled Monuments. Where development proposals will lead to harm to heritage assets they will be assessed against the relevant criteria in the National Planning Policy Framework, taking into account the scale of harm and the impact on the significance of the heritage asset. Where the loss of the whole or a material part of a heritage asset's significance is justified, planning conditions will ensure that an adequate record is made of the significance of the heritage asset and this is published appropriately.

Non-designated Heritage Assets

14) The significance of non-designated heritage assets and their setting should be assessed in development proposals or works, against the following criteria, namely the:
I. special qualities of architectural and historic interest;

		<p>II. <u>features of interest and the setting of the non-designated historic asset;</u> III. <u>contribution the non-designated historic asset makes to local distinctiveness; local townscape; or rural character; and</u> IV. <u>conservation of interesting or unusual features; architectural detail; materials; construction; or historic interest.</u></p> <p>15) <u>Development which would remove, harm or undermine the significance of such non-designated heritage assets, or their contribution to the character of a place, will require a balanced judgement having regard to the scale of the harm and significance of the non-designated heritage asset.</u></p> <p>16) <u>Prior to the loss of the non-designated heritage asset, an appropriate level of survey and recording will be expected including where appropriate archaeological investigation. The results of which should be deposited on the Historic Environment Record.</u></p> <p><u>It is recognised that not all buildings, structures or landscapes of significance are captured on the national lists and these are termed non-designated heritage assets. Where the significance of these buildings, structures or landscapes can be demonstrated, the above policy consideration should be applied.</u></p> <p><u>Supporting Text</u></p> <p><u>The NPPF requires us to provide a positive strategy for the conservation and enjoyment of the historic environment and this policy aims to protect, conserve and enhance our historic environment and the heritage assets within it.</u></p> <p><u>We will also:</u></p> <ul style="list-style-type: none"> a) <u>support proposals which conserve and enhance the historic environment;</u> b) <u>support proposals for heritage-led regeneration, ensuring that heritage assets are conserved, enhanced and secured for the future;</u> c) <u>carry out a programme of reviewing existing Conservation Areas and producing Conservation Area Character Statements to identify what it is about the area that contributes to its significance as well as identifying and considering new areas for designation as Conservation Areas</u> d) <u>identify buildings that could be included on the national list and prepare reports to support new listings; and,</u> e) <u>identify buildings that are falling into disrepair and work with owners to find new uses to ensure their continued beneficial use.</u> 	
MM50	Paragraph 6.8.1 (page 123)	<p>Amend paragraph 6.8.1 of the supporting text to Policy LP22 – Provision of Recreational Open Space for Residential Developments as follows:</p> <p>6.8.1 With over 11,000 new homes planned for the Borough at an average household size of 2.3 (Census, 2011), this could mean that there may be an additional 25,300 people, which could lead to a further demand of open space over the plan period to 2036<u>2040</u>. It is important that new community facilities and recreational space are provided to meet the needs of an expanded population. Strategic Policy LP05 identifies that community facilities and recreational space will be sought within, or through contributions from, new development. This policy defines the amount of recreational space that should be provided in new developments, <u>towards achieving healthy, inclusive and safe places, which promote social interaction, are safe and accessible, and enable and support healthy lifestyles (NPPF, “Promoting healthy and safe communities”).</u></p>	To ensure that there is a minimum 15 year Plan period from adoption and addition of references to promoting healthy and safe communities, to be consistent with national policy in the NPPF (cross referencing accordingly).

MM51	Paragraphs 6.9.4, 6.9.6 and 6.9.11	<p>Amend paragraphs 6.9.4, 6.9.6 and 6.9.11 of the supporting text to Policy LP23 – Green Infrastructure as follows:</p> <p>6.9.4 The Green Infrastructure Study was completed in 2010 and (https://www.west-norfolk.gov.uk/downloads/download/76/green_infrastructure) provides a Borough-wide analysis of:</p> <ul style="list-style-type: none"> • existing provision, • deficiencies in provision, • potential improvements to green infrastructure, • policies to deliver green infrastructure, • high, medium and low priority projects in addition to specific policies that will deliver green infrastructure. • Projects included - The Fens Waterway Link- Ouse to Nene; the King's Lynn Wash/Norfolk Coast Path Link; the former railway route between King's Lynn and Hunstanton; The Wissey Living Landscape Project; and the Gaywood Valley Living Landscape Project. <p>6.9.6 Norfolk local authorities comprising Broadland District Council, Breckland District Council, Great Yarmouth Borough Council, the Borough Council of King's Lynn and West Norfolk, North Norfolk District Council, Norwich City Council, South Norfolk Council and the Broads Authority combined to commission a Green Infrastructure and Recreational Avoidance and Mitigation Strategy. This will enable more informed strategic planning decisions that will help shape emerging Local Plans. The report will serve as another vehicle to deliver solutions to impacts on Natura 2000 sites by, for example, identifying other less sensitive sites to accommodate visitor pressure. The Strategy also considers cross boundary issues therefore ensuring that the cumulative impact of growth across Norfolk is considered and that the local authorities are all playing a role in addressing the impact of their development targets. <u>This process, often involving the provision of new green/ open space known as Suitable Alternative Natural Green Spaces (SANGS), is necessary to mitigate potential impacts of new developments upon Natura 2000 sites. Further direction regarding delivery of SANGS is set out in Policy LP27.</u></p> <p>6.9.11 A protected area:...</p> <p>Strategic Policies:</p> <ul style="list-style-type: none"> • LP19 Environmental Assets • LP27 Habitat Regulations Assessment (HRA) • LP36 Community and Culture • LP05 Infrastructure Provision 	To refer to relevant policies, the Green Infrastructure Study and SANGS, for effectiveness.
MM52	New Paragraph (page 128)	<p>Insert a New Paragraph after paragraph 6.9.12 of the supporting text to Policy LP23 – Green Infrastructure as follows:</p> <p><u>Larger residential developments, typically of 50 units or more, should include green space that is proportionate to its scale to minimise any predicted increase in recreational pressure to designated (Natura 2000) sites, by containing the majority of recreation within and around the developed area. Natural England (with the Landscape Partnership) previously developed Accessible Natural Green Space Standards. These may be applied in setting best practice for the development of alternative Suitable Accessible Natural Green Spaces (SANGS), in accordance with the requirements of the 2017 Habitat Regulations. As a minimum, SANGS should include:</u></p> <ol style="list-style-type: none"> i. <u>High-quality, informal, semi-natural areas;</u> ii. <u>Circular dog walking routes of 2.9 km within the site and/or with links to surrounding public rights of way (PRoW);</u> iii. <u>Dedicated 'dogs-off-lead' areas;</u> iv. <u>Signage/information leaflets to householders to promote these areas for recreation;</u> v. <u>Dog waste bins; and,</u> vi. <u>Contribution to the long term maintenance and management of these provisions.</u> 	To include reference to Suitable Accessible Natural Green Spaces (SANGS) for effectiveness.

MM53	Policy LP23 – Green Infrastructure (page 129)	<p>Amend criteria 3 and 4 of Policy LP23 – Green Infrastructure as follows:</p> <ol style="list-style-type: none"> 3. The Council supports delivery of the <u>outstanding high and medium priority</u> projects detailed in the Green Infrastructure Study, including: <ol style="list-style-type: none"> a. The Fens Waterway Link – Ouse to Nene; b. The King's Lynn Wash/Norfolk Coast Path Link; c. The former railway route between King's Lynn and Hunstanton; and d. The Wissey Living Landscape Project; and e. The Gaywood Valley Living Landscape Project 4. The Council will identify, and coordinate strategic delivery, with relevant stakeholders, of an appropriate range of proportionate green infrastructure enhancements to support new housing and other development, <u>including through delivery of new open spaces in accordance with Policy LP22</u>, and mitigate any potential adverse effects on designated sites of nature conservation interest as a result of increased recreational disturbance arising from new development. All new development must ensure there is no adverse effect on a European Protected Site through the provision of appropriate measures, <u>in accordance with Policy LP27</u>. 	To refer to high and medium projects in the GI study and remove reference to specific projects listed, to “future proof” the Local Plan, for effectiveness.
MM54	Policy LP24 – Renewable Energy (page 131-132)	<p>Amend Criteria 2.a. Policy LP24 – Renewable Energy as follows:</p> <ol style="list-style-type: none"> 2. Proposals for renewable energy (other than proposals for wind energy development) and associated infrastructure, including the landward infrastructure for offshore renewable schemes, will be assessed to determine whether or not the benefits they bring in terms of the energy generated are outweighed by the impacts, either individually or cumulatively, upon: <ol style="list-style-type: none"> a. sites of <u>international</u>, national or local nature or landscape conservation importance, whether directly or indirectly, such as the the Norfolk Coast Area of Outstanding Natural Beauty (AONB), <u>National Landscapes</u>;... 	To include a specific reference to international biodiversity sites, in the interests of clarity and effectiveness.
MM55	New Paragraph (page 134)	<p>Insert a New Paragraph after paragraph 6.11.4 of the supporting text for Policy LP25 – Sites in Areas of Flood Risk as follows:</p> <p><u>Extensive data is available regarding flood sources, such as fluvial or surface water. A further significant potential flood source is groundwater. The NPPF highlights the need to manage flood risk from all sources. In order to protect against groundwater flooding and contamination, the Council should work with the LLFA to ensure that principal or secondary aquifers are considered on a risk-based approach with the exception of developments involving deep infiltration systems (>2.0m below ground level). Potential sewerage, trade and storm effluent to groundwater needs to incorporate adequate safeguards against possible contamination.</u></p>	Addition of new paragraph below 6.11.4 (with subsequent re-numbering) to explain the groundwater as a source of flooding and the risks of groundwater contamination, for clarity and effectiveness.
MM56	Policy LP25: Sites in Areas of Flood Risk (pages 134-135)	<p>Amendment to Criteria 2, 3 and 4 of Policy LP25: Sites in Areas of Flood Risk, as follows:</p> <ol style="list-style-type: none"> 2. For allocated sites the sequential test set out in the National Planning Policy Framework (NPPF) policy 158 <u>(Planning and flood risk)</u> is deemed to be met by the allocation process, as set out in the Planning Practice Guidance - Flood Risk and Climate Change, so that development is, as far as reasonably possible, located where the risk of flooding (from all sources) is lowest. 3. In relation to the exceptions test set out in the NPPF policy 159 <u>(Planning and flood risk)</u>: <ol style="list-style-type: none"> a. the first part (demonstration of wider sustainability benefits) is deemed to be met by the allocation process; and b. the second part (site specific flood risk assessment, etc.) is not deemed to be met by the allocation process, and shall remain the responsibility of the prospective developer. No relevant planning permission shall be granted unless and until this second part of the test is met, as set out in section 1 of this policy, above; 4. The design of new dwellings will be in accordance with the Environment Agency/Borough Council <u>All new dwellings should incorporate flood resilient/ resistant construction/ design measures, in accordance with the</u> Flood Risk Design Guidance (Appendix B)... 	Amendment to LP25 criteria 2, 3 and 4, in the interests of clarity and effectiveness

MM57	Paragraphs 6.13.2 and 6.13.7-6.13.9 (page 142)	<p>Amend paragraphs 6.13.2 of the supporting text to Policy LP27 Habitats Regulations Assessment as follows:</p> <p>6.13.2 Whilst it is extremely unlikely that any of the Borough Council's plans or projects will impact the qualifying features of these sites, they are still included in the HRA due to their status and sensitivity to change. It should be noted that the boundaries of designated sites may change over time. Interested parties should check the Natural England website for confirmation of the extents. <u>To protect the integrity of these designated sites and their qualifying features, the accompanying Local Plan Habitats Regulations Assessment performs rigorous checks to identify any likely significant effects and ensure these effects are mitigated.</u></p> <p>Amend paragraphs 6.13.7-6.13.9 of the supporting text to Policy LP27 Habitats Regulations Assessment as follows:</p> <p>6.13.7 Broadland, Breckland, Great Yarmouth, King's Lynn & West Norfolk, North Norfolk, Norwich City and South Norfolk Councils and the Broads Authority (together forming the Norfolk Strategic Planning Framework (NSPF)), commissioned Place Services in April 2019 to prepare a Green Infrastructure (GI) and Recreational Impact Avoidance and Mitigation Strategy (RAMS). <u>With effect from 1 April 2022, the Borough Council's Monitoring and Mitigation Strategy was replaced by the new county-wide GIRAMS.</u> This study will form part of the evidence base for each of the authorities' Local Plans and provides the basis for future agreements through the NSPF and potential Norfolk wide mitigation charges. <u>From here on, GIRAMS payments will be made into the Norfolk wide fund although the Borough Council retains responsibility for monies collected prior to 1 April 2022 under the previous regime. The latter will continue to be used to fund projects that are already committed.</u></p> <p><u>[new paragraph to follow 6.13.7] The GI RAMS will be administered by a collective partnership of Norfolk Planning Authorities are working with Norfolk County Council, Natural England, and other relevant partner bodies through the NSPF. Green Infrastructure will be delivered through a combination of index-linked GI-RAMS tariff payments, developer contributions and CIL receipts. An HRA Monitoring and Mitigation and GI Coordination Panel, set up through the NSPF, will oversee monitoring, provision of new green infrastructure and the distribution of levy funding.</u></p> <p><u>Dersingham Bog SAC/ Ramsar site</u></p> <p>6.13.8 The HRA identified the potential for trip generating uses to increase traffic on the A149 through Dersingham Bog leading to a need to consider the impacts of air quality arising from the proposed development. Development will only be supported when there is no adverse effect on the integrity of Roydon Common and Dersingham Bog SAC/Dersingham Bog Ramsar. The Borough Council will produce an air quality mitigation strategy, to ensure there will be no decrease in air quality which would have an adverse effect on the integrity of the SAC/Ramsar. The strategy will be established through consultation with Natural England and will be based on air quality monitoring and traffic modelling.</p> <p><u>Breckland SAC and SPA</u></p> <p>6.13.9 The Breckland SAC and SPA straddles the Norfolk-Suffolk border. <u>The SPA is situated at the south eastern edge of the Borough, in the proximity of Key Rural Service Centres for the south: Feltwell with Hockwold-cum-Wilton and Methwold with Northwold. The Breckland SPA also incorporates a smaller SAC to the east of Hockwold-cum-Wilton (within Breckland District). New developments in and around these locations may require the preparation of project level HRAs (appropriate assessments).</u></p> <p><u>[new paragraph] The Breckland SPA has internationally important populations of Stone-curlew, Nightjar and Woodlark. It also supports small numbers of wintering Hen Harrier and breeding Goshawk. Key issues for the site, as set out in Natural England's site improvement plan, include lack of ground disturbance to create/maintain the early successional habitats, undergrazing, forestry/woodland management (Woodlark and Nightjar have declined markedly due to the reduction in open habitats within Thetford Forest), water pollution (affecting the meres), planning permissions, air quality and public access and disturbance.</u></p> <p><u>[new paragraphs to follow 6.13.9]</u></p> <p><u>Nutrient Neutrality (River Wensum Catchment)</u></p> <p><u>In March 2022 Natural England wrote to local authorities raising concerns about nutrient levels in certain river basin catchments, including the potential impacts of phosphate pollution upon the River Wensum Catchment Special Area of Conservation. The catchment area includes the villages of Docking, East Rudham, Great Bircham/ Bircham Tofts, Great Massingham, Stanhoe, Syderstone and West Rudham. Two site allocations (G31.1 Land off Fakenham Road, East Rudham and G42.1 Land adjacent to 16 Lynn Road, Great Bircham) are identified as having the potential to adversely affect nutrient levels within the Wensum Catchment. Although these sites are small (combined capacity 20 dwellings), it is necessary for the Plan to ensure that delivery of these would not adversely affect these phosphate levels.</u></p>	<p>To provide clarity by adding further supporting text to address potential ambiguity.</p> <p>Further changes to additional paragraph 6.13.9 supporting text [F37] (factual corrections/ Additional Modifications) to explain differentiation between larger Breckland SPA and smaller SAC to the east of Hockwold-cum-Wilton. The SAC forms the eastern boundary of the Borough/ Hockwold-cum-Wilton parish.</p>
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MM58	Policy LP27 – Habitats Regulations Assessment (page 143-144)	<p>Amend Policy LP27 – Habitats Regulations Assessment as follows:</p> <p>Policy LP27 Habitats Regulations Assessment (HRA)</p> <p>Proposals for development must not adversely affect the integrity of European sites either alone, or in-combination with other plans and projects, unless the tests set out under the Conservation of Habitats and Species Regulations (2017) (as amended) are met.</p> <p>In relation to recreation monitoring and mitigation the Council has endorsed a Monitoring and Mitigation Strategy including:</p> <ol style="list-style-type: none"> 1. A need for <u>Development proposals likely to have a significant effect on a European site (either alone or in combination with other plans or projects) will need to be supported by a</u> Project level HRA to establish <u>potential impacts upon</u> affected areas (SPA, SAC, RAMSAR) and a suite of measures including all/some of: <ol style="list-style-type: none"> a. provision of an agreed package of habitat protection measures, to monitor recreational pressure resulting from the new allocations and, if necessary, mitigate adverse impacts before they reach a significant threshold, in order to avoid an adverse effect on the European sites identified in the HRA. This package of measures will require specialist design and assessment but is anticipated to include provision of: <ol style="list-style-type: none"> i. a monitoring programme, which will incorporate new and recommended further actions from the Norfolk visitor pressure study (2016) as well as undertaking any other monitoring not covered by the County-wide study. ii. enhanced informal recreational provision on (or in close proximity to) the allocated site [Sustainable Accessible Natural Greenspace], to limit the likelihood of additional recreational pressure (particularly in relation to exercising dogs) on nearby relevant nature conservation sites. This provision will be likely to consist of an integrated combination of: <ul style="list-style-type: none"> ▪ informal open space (over and above the Council’s normal standards for play space); ▪ landscaping, including landscape planting and maintenance; ▪ a network of attractive pedestrian routes, and car access to these, which provide a variety of terrain, routes and links to the wider public footpath network. iii. contribution to enhanced management of nearby designated nature conservation sites and/or alternative green space; iv. a programme of publicity to raise awareness of relevant environmental sensitivities and of alternative recreational opportunities. 2. Notwithstanding the above suite of measures the Borough Council will levy an interim Habitat Mitigation Payment of £50 per indexed link tariff per-house dwelling to cover monitoring/small scale mitigation at the European sites. This Strategy and associated payments will be in place until superseded by the Norfolk wide Green Infrastructure (GI) and Recreational impact Avoidance and Mitigation Strategy (RAMS). 3. The potential impacts on European sites from recreational pressure from residential development will be addressed through: <ol style="list-style-type: none"> i. the provision of local level GI/open space and ii. mitigation of residual effects through developer contributions. 4. The Borough Council anticipates using CIL receipts for contributing to green infrastructure provision across the plan area. 5. An HRA Monitoring and Mitigation and GI Coordination Panel oversees monitoring, provision of new green infrastructure and the distribution of levy funding. <p>Development proposals in the Breckland SPA</p> <ol style="list-style-type: none"> 6. New built development will be restricted within 1,500m of the Breckland SPA. Development will be restricted to the re-use of existing buildings or where existing development completely masks the new proposal from the Breckland SPA. Beyond the SPA, a 1,500m buffer will also be applied to areas where the qualifying features are known to exist, or where nesting attempts have been made. In this area, development may be acceptable where suitable alternative habitat (outside the SPA) can be secured. Within 1500m of the Breckland SPA (excluding the areas of conifer plantation that do not support nesting Stone Curlew), where qualifying features are known to exist, or where nesting attempts have been made, adverse effects can only be ruled out if: <ul style="list-style-type: none"> • <u>Development is fully within an existing built-up area (i.e. high levels of existing housing) and is completely masked from the SPA on all sides (i.e. infill development); or</u> 	<p>In order to be effective and to clarify that the Norfolk Wide Green Infrastructure and Recreational Avoidance and Mitigation Strategy (RAMS) was implemented by the Council and the other Norfolk Councils in April 2022.</p> <p>To ensure development proposals take account of the Air Quality Management Strategy in order for the policy to be effective.</p>
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7 SOCIAL AND COMMUNITY			
MM59	Paragraph 7.1.3 (page 145)	<p>Amend Paragraph 7.1.3 of the supporting text to the Housing Introduction as follows:</p> <p><u>Policy Justification</u></p> <p>7.1.3 In accordance with the requirements of the NPPF, affordable housing should include provisions to remain at an affordable price for future eligible households or for any subsidy to be recycled for alternative affordable housing provision. Affordable rented properties are either Social-Rented or Affordable Rent, which determines the level of rent chargeable. <u>Nearly all rural parishes within the Borough are designated rural areas under the 1985 Housing Act (section 157)⁴. This restricts the future sale of rural affordable housing under the “Right to Buy”; recognising that rural affordable housing is a valuable asset.</u></p>	Additional supporting text for clarity, to explain the implications of the 1985 Housing Act for rural affordable housing in the Borough for effectiveness.
MM60	Paragraphs 7.1.7-7.1.9 (page 146)	<p>Amend Paragraphs 7.1.7 to 7.1.9 of the supporting text to the Housing Introduction as follows:</p> <p>7.1.7 The NPPF Paragraph 64 <u>(section 5: Delivering a sufficient supply of homes)</u> states that where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the homes to be available for affordable home ownership, unless this would exceed the level of affordable housing required in the area, or significantly prejudice the ability to meet the identified affordable housing needs of specific groups (subject to exemptions see NPPF).</p> <p>7.1.8 In light of the above evidence from the HNA 2020 and the overall percentages of affordable housing being sought, securing at 10% of sites as affordable home ownership would significantly prejudice the ability to meet the identified affordable housing needs of specific groups including families. Therefore, the 70/30% split as identified in the Core Strategy Policy CS09: Housing is carried forward in the Local Plan review <u>from the previous Local Plan is retained</u>, based upon the latest HNA and subject to viability.</p> <p>7.1.9 The HNA provides the following conclusion as illustrated by figure 7.1 below. This sets out the size and tenure requirements over the plan period (between 2016 and 2036 <u>2021 -2040</u>).</p>	To provide clarity in respect of the Plan period and to update references to the NPPF and the previous Local Plan for effectiveness.
MM61	Paragraph 7.1.24 (page 149)	<p>Amend paragraph 7.1.24 of the supporting text to Policy LP28 – Affordable Housing as follows:</p> <p>7.1.24 For Rural Exception sites a sequential approach will be taken to assess and ensure that the site proposed is the best one available for the specified settlement in order to meet the need. For this purpose, planning considerations such as location, context, access, and flood risk will be considered. This should therefore avoid having multiple completing sites which meet the same need.</p>	To ensure the plan is NPPF compliant, for effectiveness.

⁴ <https://www.local.gov.uk/sites/default/files/documents/rural-designated-areas-735.pdf>

MM62	Policy LP28 – Affordable Housing (page 151-155)	<p>Amend Criteria 6, 10, 14 and 16 of Policy LP28 – Affordable Housing as follows:</p> <p>6. On new developments affordable housing should be fully integrated with general market housing to achieve a mixed and balanced community. The affordable housing element in terms of aesthetics should be in keeping with the wider development, reflecting local distinctiveness and design policies of the Local Plan review and Neighbourhood Plan (should one be in force) ensuring characteristics of the development are carried across all of the housing. This avoids large concentrations of single tenure dwellings and creates mixed and sustainable communities in which accommodation is tenure-blind with the appurtenance of <u>and indistinguishable between</u> affordable and market homes being indistinguishable;...</p> <p>Commuted Sums-<u>and Viability</u></p> <p>10. Affordable housing should be delivered on site. Only where schemes seek not to meet the policy requirement will an open book viability assessment (prepared in accordance with NPPG on Viability) be necessary and accepted. If provision is made on site in line with the requirements set out in this policy, a commuted sum will be sought at £60,000 per equivalent whole dwelling as recommended by the Borough Council's Local Plan CIL Viability Assessment (or the figure set out in any successor evidence endorsed by the Borough Council)...</p> <p>14. On sites allocated for residential development through the Local Plan process the requirement to provide affordable housing under Strategic Policy LP01 Housing Distribution will apply jointly to the whole of a single allocated site that is developed incrementally (through sub-division etc.) and where development of the whole site results in a requirement for a proportion of (or in exceptional circumstances a contribution to) affordable housing. <u>For allocated sites, the minimum requirement for affordable housing will be set against the number of units specified in the site-specific policy or planning application(s), whichever is greater [new footnote: "Example: if a site is allocated for 20 dwellings in the rural area, then a minimum of 4 affordable units (20%) would need to be delivered on the site, even if separate/ independent applications come forward for different development phases.]...</u></p> <p>16. The Borough Council will support schemes for the provision of affordable housing as exceptions to normal planning policies where:</p> <ol style="list-style-type: none"> The site adjoins a sustainable <u>is reasonably related to an existing</u> settlement <u>and amenities</u>, as defined by the settlement hierarchy (LP02 New Policy – Spatial Strategy and Settlement Hierarchy); The proposal is supported by evidence of local affordable housing need; Future management for affordable housing is supported by a Registered Social Landlord <u>recognised Registered Provider of Social Housing or other arrangements for the effective management of affordable homes</u>; The scheme must be genuinely affordable housing led and any element of subsidy through provision of market housing is proven through viability assessments. 	For clarity and to update the references to a Registered Provider rather than Registered Social Landlord and to clarify the suitable delivery and management arrangements for affordable housing.
MM63	Policy LP29-Housing for the Elderly and Specialist Care (pages 156-7)	<p>Delete criterion 6 of Policy LP29-Housing for the Elderly and Specialist Care as follows:</p> <p>6. Additionally, special consideration in terms of the design, layout and massing will be required for areas which could potentially impact upon the Norfolk Coast AONB and/or its setting.</p>	To remove duplication of policy criterion with Policy LP16 in the interests of clarity and effectiveness.
MM64	Policy LP30 – Adaptable and Accessible Homes (page 161)	<p>Amend the first bullet point of Policy LP30 – Adaptable and Accessible Homes as follows:</p> <p>Policy LP30- Adaptable and Accessible Homes</p> <p>All new homes must be designed and constructed in a way that enables them to be adaptable, so they can meet the changing needs of their occupants over their lifetime. Planning permission will be granted for new dwellings subject to the following:</p> <ul style="list-style-type: none"> 50% <u>40%</u> of new homes must be built to meet requirement M4(2) of Part M of the Building Regulations: Category 2 for accessible and adaptable dwellings... <p>Exemptions will only be considered where the applicant can robustly demonstrate that compliance would significantly harm the financial viability of the scheme, or where it is not practical to do so given the flood risk. All residential proposals should be accompanied by a separate document setting out how proposals (including each dwelling type) accord with each of the standards as detailed in Building Regulations. Where exemptions are sought on practicality or viability grounds, the minimum number of units necessary will be exempted from the requirements i.e. If only 1 out of 3 wheelchair accessible <u>adaptable</u> dwellings can be provided, then the 1 still applies.</p>	To ensure that the policy is robust and justified, reflecting recent changes to the Building Regulations (rendering parts of the final paragraph redundant).

MM65	Paragraph 7.4.5 (page 162)	<p>Amend Paragraph 7.4.5 of the supporting text to Policy LP30 – Adaptable and Accessible Homes as follows:</p> <p>7.4.5 The National Building Regulations include specific nationally agreed construction standards (the M4(2) standard) which would deliver accessible and adaptable homes. However, as a national standard they are optional and depend partly on the viability of this aspect when considered with other requirements of the Local Plan. So, the Borough Council is requiring that 50% <u>40%</u> of dwellings on a scheme must meet the M4(2) standard, <u>in accordance with the 2020 Housing Needs Assessment (HNA)</u>. Homes built to this standard are more flexible and readily adaptable as people’s needs change. They are suitable not just for the elderly but also for families with pushchair needs, or those with a temporary or permanent disability or health issue.</p>	To ensure that the policy is robust and justified.
MM66	Paragraph 7.4.10 (page 163)	<p>Amend Paragraph 7.4.10 of the supporting text to Policy LP30 – Adaptable and Accessible Homes as follows:</p> <p>7.4.10 The evidence studies suggest that all new homes in the Borough should be designed to be adaptable to meet current and future needs. The HNA (page 83/84) states that the need for adaptable and accessible homes in King’s Lynn and West Norfolk by the end of the plan period (2036 <u>(the end-date for the study)</u> will be either be 12,354 or 13,215 depending upon whether it is assumed that all or 50% of the institutional population have mobility issues. However, the <u>The</u> Local Plan Review Viability Assessment (Simon Drummond-Hay, 2020) has concluded that it is only financially viable for 50% <u>40%</u> of all new homes to meet requirement M4(2) of Part M of the Building Regulations. The Policy reflects the supporting evidence base findings.</p>	To ensure that the policy is robust and justified.

MM67	Policy LP31 – Residential Development Reasonably Related to Existing Settlements and its supporting text (page 164-167)	<p>Delete Policy LP31 – Residential Development Reasonably Related to Existing Settlements and its supporting text as follows:</p> <p>7.5 — LP31 – Residential Development Reasonably Related to Existing Settlements Policy Introduction</p> <p>7.5.1 — This policy is designed to provide a flexible framework for more modest levels of growth of an appropriate character by identifying the key types of development likely to be suitable, and enabling appropriate, small scale development reasonably related to existing settlements in a sensitive manner. The policy should support housing developments which reflect local needs and promotes sustainable development in rural areas, with a view to enhancing and maintaining the vitality of such communities, including supporting local services, allowing communities to grow and thrive. This reflects the aims of the NPPF and in particular paragraph 78.</p> <p>7.5.2 — For the purpose of this policy small scale refers to schemes of between 1 to 5 dwellings. The policy does allow for small groups of development (not major development so less than 10 dwellings) but only in exceptional circumstances. In both cases the development needs to be appropriate in scale and character of the settlement and its surroundings.</p> <p>Relevant Local and National Policies:</p> <p>National Planning Policy Framework – Delivering a sufficient supply of homes:</p> <p>Core planning principles (roles and characters of different areas) para 59: Delivering a sufficient supply of homes para 77 – 79: Rural Housing para 172: Conserving and enhancing the natural environment</p> <p>Strategic Policies:</p> <p>LP01 Spatial Strategy LP02: Settlement Hierarchy LP03 – Presumption in Favour of Sustainable Development LP04 – Development Boundaries LP07 – The Economy LP16 – Norfolk Coast AONB LP18 – Design and Sustainable Development LP19 – Environmental Assets – Green Infrastructure, Landscape Character, Biodiversity and Geodiversity LP21: Environment, Design and Amenity Policy LP28 Affordable Housing LP36 Community and Culture LP41 Development in Rural Areas</p> <p>Policy Approach</p> <p>7.5.3 — It is recognised that windfall development makes an important contribution towards housing supply and delivery throughout the Borough. It enables people to live in desirable sustainable locations. This policy creates the opportunity for further windfall development to come forward, however it appreciates that such development needs to be appropriately located and of an appropriate nature. This policy clarifies the form of development which could be permitted.</p> <p>7.5.4 — The policy recognises that areas which sit outside of defined development boundaries, for settlements listed in the settlement hierarchy, which are close to the settlement and their defined development boundaries may be sustainable locations for housing development, i.e. close to services and facilities. This is why the policy states ‘reasonably related to’ the settlement and development boundary as these areas could be considered part of the settlement although they sit outside of the settlement’s development boundary. The policy also caters for the rounding off existing development boundaries. The policy makes it clear that the proposed development does not have to be immediately next to the development boundary.</p> <p>7.5.5 — Infill development can make an improvement to the street scene where a gap has been left, for example due to demolished buildings or where it replaces lower quality development. It also provides the opportunity for growth without spoiling the form and character of the settlement.</p> <p>7.5.6 — The Borough Council recognises the importance that custom and self-build housing can play in contributing not only to housing supply but also to completions. Given this, and that it allows people to create a home which they ultimately want, the Borough Council is</p>	For clarity, and so that the Plan is justified and effective, as development adjacent to existing settlements is proposed to be included in the New Policy – Residential Development on Windfall Sites.
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MM68	Supporting text to New Policy – Custom and Self-Build Housing moved from section 4.1 (paragraphs 4.1.32-4.1.42) and updated where necessary	<p>Move sub-section “Custom and Self-Build Housing” of Policy LP01 Spatial Strategy supporting text (paragraphs 4.1.32-4.1.42) into section 7, to replace deleted section 7.5/ Policy LP31, with amendments to paragraphs 4.1.32, 4.1.34 and 4.1.40 as follows:</p> <p>4.1.32 The Self-build and Custom Housebuilding Act 2015 (as <u>subsequently</u> amended by the Housing and Planning Act 2016 <u>and Levelling Up and Regeneration Act 2023</u>) provides a legal definition of self-build and custom house building:</p> <p>Self-build and custom housebuilding means the building or completion by:</p> <ul style="list-style-type: none"> • individuals; • associations of individuals, <p>or</p> <ul style="list-style-type: none"> • persons working with or for individuals or associations of individuals, of houses to be occupied by those individuals; <p>but it does not include the building of a house on a plot acquired from a person who builds the house wholly or mainly to plans or specifications decided or offered by that person...</p> <p>4.1.34 The Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) placed a duty that (by 1st April 2016) all local authorities should keep a register of individuals and associations of individuals who are seeking to acquire plots of land for self and custom build housing in the local authority’s area (to build houses for those individuals to occupy as homes). This the Borough Council does. <u>The legislation requires that all local authorities should keep a register of individuals and associations of individuals who are seeking to acquire plots of land for self and custom build housing in the local authority’s area (to build houses for those individuals to occupy as homes). This the Borough Council does. The Levelling Up and Regeneration Act 2023 includes a legal obligation to grant permission for sufficient self-build and custom housing plots to meet the identified need, as defined by the register...</u></p> <p>4.1.40 The Local Plan review seeks to introduce a new policy (LP31) for residential development adjacent to existing settlement in which additional weight will be given to proposals for custom and self-build development.</p>	“Custom and Self-Build Housing” supporting text (paragraphs 4.1.32-4.1.42 of the submission Plan) updated to reflect current legislation/ requirements, for clarity and effectiveness.
MM69	New Policy - Custom and Self-Build Housing	<p>Insert a New Policy – Custom and Self-Build Housing after Paragraph 7.4.10 as follows:</p> <p><u>New Policy Custom and Self-Build Housing</u></p> <p><u>Proposals for self-build and custom housebuilding will be supported where they respect local character and comply with other relevant policies in the plan.</u></p> <p><u>On multi-plot sites, proposals will be encouraged to make a proportion of serviced dwelling plots available to self and custom housebuilders, for which consideration should be given to the sizes of plots identified as required on the Self Build Register.</u></p> <p><u>The delivery of plots for custom and self-build housing will be secured by a planning condition or S106 agreement.</u></p>	To be consistent with national policy and Action 111 [G40].
MM70	Policy LP32 (page 169)	<p>Amend criteria a and b and delete criterion d of Policy LP32– Houses in Multiple Occupation (HMOs) as follows:</p> <p>Policy LP32– Houses in Multiple Occupation (HMOs)</p> <p>1- The conversion of <u>both</u> existing dwellings to <u>z</u> and new development of properties for <u>z</u> multiple occupation may be permitted where:</p> <ol style="list-style-type: none"> a. there is no <u>potential</u> adverse impacts on the amenity of existing and new residents and the historic and natural environment <u>can be satisfactorily mitigated</u>; and b. the development and <u>potential adverse impacts of</u> associated facilities, including bin storage, car and cycle parking, can be provided without detriment to the <u>upon</u> occupiers of adjoining or neighbouring properties <u>are minimised</u>; and c. the site is within reasonable distances to facilities, public open space, supporting services and local employment. d. the proposed scheme is of a high quality and meets the necessary standards set out in legal national requirements. 	To be effective and consistent with national policy.

MM71	Paragraph 7.7.4 (page 170)	<p>Amend paragraph 7.7.4 of the supporting text to Policy LP33– Enlargement or Replacement of Dwellings in the Countryside as follows:</p> <p>7.7.4 Where dwellings are replaced, in order to control further extensions that may impact on the landscape and rural character of an area, a condition may be necessary to remove or reduce permitted development rights to extend the resulting dwelling. In line with the presumption against new dwellings in the countryside, proposals to replace a property should not increase the number of units. <u>The NPPF advises that planning policies should avoid the development of isolated homes in the countryside, except to meet essential needs of rural workers; re-use of a heritage asset, redundant or disused buildings; sub-division of an existing residential building, or where the design is of exceptional quality. In accordance with national guidance, the Plan needs to recognise the challenges faced by people living in rural areas in terms of housing supply and affordability. It is also noted that the development of replacement dwellings in the countryside may provide opportunities to deliver custom and self-build housing.</u></p>	To be effective and consistent with national policy.
MM72	Policy LP33 (page 171)	<p>Amend criterion 2 of Policy LP33– Enlargement or Replacement of Dwellings in the Countryside as follows:</p> <p>2. Schemes which fail to reflect the scale and character of their surroundings or which would be oppressive or adversely affect the amenity of the area or neighbouring properties will be refused. <u>Schemes should reflect the scale and character of their setting and contribute to enhancing the local natural and built environment, recognising the intrinsic character and beauty of the surrounding countryside, and minimising potential adverse impacts of development.</u></p>	To be effective and consistent with national policy.
MM73	Paragraph 7.8.6 and Policy LP34 (pages 172-173)	<p>Amend paragraph 7.8.6 of the supporting text to Policy LP34 – Housing needs of rural workers, as follows:</p> <p>7.8.6 For the purposes of this policy a ‘rural worker’ is defined as someone who is needed to live permanently in the countryside or a Smaller Village and Hamlet (outside other designated settlements) and:</p> <ul style="list-style-type: none"> • to provide vital support to, an agricultural, forestry or other enterprise which supports the rural economy and environment; • and on or in close proximity to that enterprise; • and where neither the worker nor the enterprise can be located in a designated settlement (excepting Smaller Villages and Hamlets). <p>Amend criterion 1.c.iv of Policy LP33 – Housing needs of rural workers, as follows:</p> <p>iv. acceptable in all other respects <u>accords with all other relevant countryside and development management policies within the Plan, in particular the New Policy – Spatial Strategy and Settlement Hierarchy, the New Policy on Windfall Development, and Policies LP18 and LP21.</u></p>	To ensure consistency with other policies in the Plan.
MM74	New paragraph to follow 7.10.15 and Policy LP36 (pages 180-182)	<p>New paragraph to follow 7.10.15 of the supporting text to Policy LP36 Community and Culture as follows:</p> <p><u>[new paragraph] Demand for cultural facilities varies over time and as a result there may no longer be a demand for an existing facility. Where proposals would involve the loss of a cultural facility, we will expect the applicant to demonstrate to the Council’s satisfaction there had been a search for alternative cultural uses for the site through a marketing exercise which should be undertaken over a period of at least 12 months and be based on a realistic price/rent which is supported by the Council. This recognises that competition from other land uses could harm the variety of the Borough’s cultural offer. Once lost, cultural uses cannot easily be replaced as land and construction costs make it challenging to provide new facilities.</u></p> <p>Amend criterion 6 of Policy LP36 Community and Culture as follows:</p> <p>6. <u>Proposals for the redevelopment or change of use of any premises resulting</u> Development will not be permitted in cases where it would result in a loss of existing cultural facilities <u>will be supported where:</u></p> <ul style="list-style-type: none"> a. unless <u>equivalent new or improved facilities, where need justifies, can be provided within the same settlement boundary or in close proximity to the existing facility; or</u> b. <u>it can be demonstrated that there is no current or forecast future demand for the use through provision of marketing information.</u> c. <u>Where the use is no longer viable, the Council will require supporting information setting out reasons as to why the use is no longer viable and cannot be made viable in the foreseeable future. This should include details demonstrating that the premises has been marketed for use as a cultural facility for a period of at least 12 months.</u> 	To be effective and consistent with national policy.

MM75	Policy LP37 (page 184)	<p>Amend criterion 2 of Policy LP37 – Community Facilities as follows:</p> <p>2. Development leading to the loss of an existing community facility will not be permitted unless it is demonstrated that either:</p> <ol style="list-style-type: none"> the <u>facility or service concerned will be adequately</u> area currently served by <u>an easily accessible existing or new facility in an appropriate alternative location</u> it would remain suitably provided following the loss, or, if not; it is no longer viable or feasible to retain the premises in a community facility use. 	To be effective and consistent with national policy.
8 SETTLEMENT AND SITES – ALLOCATIONS AND POLICIES			
MM76	Paragraph 8.0.1 (page 185)	<p>Amend Paragraph 8.0.1 as follows:</p> <p>8.0.1 This part of the document provides more specific details of individual sites and allocations. <u>Maps detailing the allocation boundaries are provided for each site within the Plan. However, the Policies Map provides the definitive geographical illustration of site allocation boundaries.</u></p>	To clarify that if there are discrepancies between a boundary or policy designation shown on a map in the Plan and the Policies Map, then the Policies Map takes precedence as the legally definitive geographical illustration of policies and allocations.
9 KING'S LYNN & SURROUNDING AREA			
MM77	Paragraphs 9.1.20 to 9.1.22 (page 188-189)	<p>Amend paragraphs 9.1.20 and 9.1.21 of the Introduction to King's Lynn and the surrounding area as follows:</p> <p>Regeneration Areas</p> <p>9.1.20 Regeneration plans include the <u>The</u> Nar Ouse Regeneration Area (NORA), which is already underway with houses already constructed and an Enterprise Zone designation was previously the most significant regeneration project within King's Lynn. An area of South Lynn (within the greater King's Lynn urban area) was designated an Enterprise Zone, granted planning permission in 2005 and is now mostly complete; the Riverfront Regeneration Area; and the Town Centre Extension Development Framework (see Retail section above). The <u>NORA</u> Enterprise Zone comprises 15-hectares of serviced employment land and can accommodate approximately 40,000m² of employment floor space. Sites are available for a range of uses including office, industrial and research and development. A reserved matters application was approved in November 2018</p> <p>9.1.21 The <u>other main regeneration area is the Great Ouse</u> riverfront Regeneration area aims to maximise the potential of the riverfront area in King's Lynn. This <u>regeneration</u> scheme, now branded as 'Nelson Quay', is a high priority project for the Borough Council. A delivery plan was agreed in 2017. It encompasses proposals for housing, retail, commercial and employment opportunities together with the creation of a high-quality waterfront area. The scheme will increase King's Lynn's day and evening economies and significantly add to the town's tourism potential.</p> <p>Delete paragraph 9.1.22 of the Introduction to King's Lynn and the surrounding area as follows:</p> <p>9.1.22 The Heritage Action Zone (HAZ) status granted in 2017 is about ensuring new development works with historic Lynn and reinforce the economic, social and environmental vitality of this modern medieval town. HAZ projects include:</p> <ul style="list-style-type: none"> • Researching the history of key sites in King's Lynn to inform future new development; • Reviewing King's Lynn's listed buildings to improve knowledge; • Designing new developments to reinforce the importance of historic King's Lynn; • Finding economic uses for underused historic town centre buildings; • Bringing historic buildings back into use; • Programming community events exploring historic King's Lynn and its future. 	To update the references to the Nar Ouse and Great Ouse riverfront Regeneration Areas and to remove the reference to the Heritage Action Zone for clarity and effectiveness.
MM78	New Paragraph	<p>Insert a New Paragraph after paragraph 9.1.1.1 of the supporting text to Policy LP38 – King's Lynn Area as follows:</p> <p>Justification</p> <p><u>The spatial strategy explains that the King's Lynn area will continue to fulfil its key role as the Borough's main town and administrative and cultural centre and develop its role as a sub-regional centre for the East of England. Policy LP38 explains in greater detail how the overall spatial strategy should be applied in the case of King's Lynn, building upon the overall spatial strategy (New Policy – Spatial Strategy and Settlement Hierarchy).</u></p>	To provide clarity in respect of how the spatial strategy is to be applied to King's Lynn so that the policy is justified and effective.

MM79	Policy LP38 – King’s Lynn Area (page 191-193)	<p>Amend Criterion 1. of Policy LP38 – King’s Lynn Area as follows:</p> <ol style="list-style-type: none"> 1. Provide at least 4,950 4,430 new dwellings within and around King’s Lynn including: <ol style="list-style-type: none"> a. West Lynn; b. South Wootton; and c. West Winch. <p>Amend Criterion 2. of Policy LP38 – King’s Lynn Area as follows:</p> <ol style="list-style-type: none"> 2. At least 1,100 1,729 of these dwellings are provided as part of the regeneration of the central part of the town main urban area, consisting of the historic core of King’s Lynn and later suburbs and the remaining number will be/are allocated within urban expansion areas to the north and south east of the town. <p>Amend Criterion 4. of Policy LP38 – King’s Lynn Area as follows:</p> <ol style="list-style-type: none"> 3. Provide at least 3,000 new jobs in existing and new employment areas to the east and south of the town at the Nar Ouse Business Park Enterprise Zone, the Hardwick Extension and the allocated sites at Boal Quay, Hardwick Saddlebow Road and Estuary Road, and as part of the West Winch Growth Area as part of a balanced mix of uses within areas of renewal and replacement. <p>Amend Criterion 6. of Policy LP38 – King’s Lynn Area as follows:</p> <ol style="list-style-type: none"> 6. To achieve these outcomes precedence will be given to proposals set out in the: The focus for regeneration will be waterfront and regeneration projects, including Nelson Quay, <ol style="list-style-type: none"> a. Urban Development Strategy; b. Riverfront Delivery Plan; c. St Margaret’s Conservation Area Management Plan; d. Heritage Action Zone; and the e. Town Centre Extension Development Framework. <p>Amend Criterion 12. of Policy LP38 – King’s Lynn Area as follows:</p> <ol style="list-style-type: none"> 12. 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 amount of open space and recreational facilities will be assessed at the application stage in accordance with Policy LP22 requirements. 	To include an updated figure for the number of dwellings likely to come forward in the King’s Lynn Area; to clarify the current position in respect of the regeneration schemes within the King’s Lynn Area and to include a reference to the requirements in Policy LP22 – Provision of Recreational Open Space for Residential Developments for effectiveness.
MM80	Policy E1.1 – King’s Lynn – Town Centre (page 194-195)	<p>Amend Criterion 1.f. of Policy E1.1 – King’s Lynn – Town Centre, and insert a new criterion as follows:</p> <ol style="list-style-type: none"> f. redevelopment to increase the provision of larger, modern format retail units will need to be carefully located and designed to avoid harm to heritage assets, and where this can be achieved will be encouraged where this can be achieved in a way that is consistent with the other objectives for the town centre. <p><u>[new criterion, to follow criterion 1.f] A flood risk assessment should be submitted with applications for commercial development in the King’s Lynn town centre areas within Flood Zones 2 and 3a. This must consider guidance on any flood risk mitigation that would be required to make the development acceptable.</u></p>	To ensure the policy is effective and consistent with national policy in respect of heritage and flood risk.
MM81	New Paragraphs	<p>Insert two new paragraphs after the heading ‘9.1.3 E1.2 King’s Lynn – Port Policy’ as follows:</p> <p><u>The industrial operations of the Port about the identified town centre area. While this adds to the vibrancy of the area as a whole, housing proposals in the vicinity of the Port need to be considered in the light of the defined hazard zoning around the Port, the potential for noise and lighting, etc., disturbance to potential future residents and the potential for conflict between these and the operation for the Port. The East Marine Plans’ Policy PS3 considers future opportunities for the expansion of ports and harbours.</u></p> <p><u>Justification</u></p> <p><u>Policy E1.2 ensures the Port’s role and capacity is retained and enhanced whilst remaining compatible with residential dwellings in the vicinity.</u></p>	To provide clarification and justification for this policy.

MM82	Paragraphs 9.1.4.1-9.1.4.2 (page 199) and New Paragraph	<p>Amend paragraphs 9.1.4.1 and 9.1.4.2 of the supporting text to Policy E1.3 – King’s Lynn – Gaywood Clock as follows:</p> <p>9.1.4.1 The Gaywood Clock Area is situated within the built-up area of King’s Lynn at the junction of the A148 (Wootton Road and Lynn Road) and A1076 (Gayton Road) principal roads, approximately one mile to the east of the town centre. The Gaywood Clock Area acts as a district shopping centre for the large residential areas in the east of King's Lynn. It has two supermarkets, local shops, a library, chemist, health centre, pub, takeaways, church, community hall, bowling alley and other services. This area includes a number of grade II listed buildings and the grade II* Church of St Faith. The remainder of the area is a mixture of housing interspersed with open space. The centre particularly benefits local residents without a car or with constrained mobility. The Council’s policy approach seeks to ensure that the Gaywood Clock Area continues to fulfil its primary role of providing convenient and accessible shopping facilities within walking distance of nearby housing areas by retaining and enhancing the existing retail choice. Policy E1.3 below sets out this approach.</p> <p>9.1.4.2 The King's Lynn Transport Strategy identifies improvements to promote access to Gaywood Clock by active travel modes and by public transport. <u>Traffic generated by development in and around the Gaywood Clock area will need to be effectively managed in accordance with the relevant transportation criteria at Policy LP13.</u></p> <p>Insert a new paragraph after paragraph 9.1.4.2 of the supporting text to Policy E1.3 – King’s Lynn – Gaywood Clock as follows:</p> <p><u>Justification</u></p> <p><u>The Council’s policy approach seeks to ensure that the Gaywood Clock Area continues to fulfil its primary role of providing convenient and accessible shopping facilities within walking distance of nearby housing areas by retaining and enhancing the existing retail choice. Policy E1.3 below sets out this approach.</u></p>	To amend the order of the supporting text and include additional text to refer to Policy LP13 – Transportation for effectiveness.
MM83	Policy E1.3 – King’s Lynn – Gaywood Clock (page 199)	<p>Insert new sub-criterion to Criterion 1. Of Policy E1.3 – King’s Lynn – Gaywood Clock as follows:</p> <ol style="list-style-type: none"> 1. Development will be supported in the Gaywood Clock Area (as defined on the Policies Map) where it is: <ol style="list-style-type: none"> a. a retail use (Class E) or otherwise complementary to the neighbourhood retail function of the area; b. of an appropriate scale to serve the population of their catchment without harming vitality and viability of other centres; and c. <u>conserving and enhancing the significance of heritage assets.</u> 	In order to safeguard the impact of development on the ‘significance’ of heritage assets within the Gaywood Clock area to be consistent with national policy.
MM84	Paragraphs 9.1.5.2 to 9.1.5.3 (page 201)	<p>Amend paragraph 9.1.5.2 of the supporting text to Policy E1.KLR - King's Lynn Riverfront Regeneration Area as follows:</p> <p>9.1.5.2 The King’s Lynn riverfront is an important space for business, living, leisure and activities. The areas which are allocated in the Site Allocations and Development Management Policies Plan (SADMP) (2016) still hold importance for creating a unique place which balances the needs of the economic, social and considerations to create a balanced and sustainable place.</p> <p>Amend paragraph 9.1.5.3 of the supporting text to Policy E1.KLR - King's Lynn Riverfront Regeneration Area as follows:</p> <p><u>Justification</u></p> <p>The riverfront regeneration policy aims to build upon the foundations laid by the SADMP and aims to bring a long standing and high-level ambition together by drawing together in one strategic policy which sits above the four separate policies for each site. With the overall aim of maximising the potential of the riverfront area in King's Lynn with the provision of a substantial, high calibre, mixed use regeneration vision.</p>	To remove references to the SADMP for clarity and effectiveness.

MM85	Paragraph 9.1.5.5 (page 201)	<p>Amend paragraph 9.1.5.5 of the supporting text to Policy E1.KLR - King's Lynn Riverfront Regeneration Area as follows:</p> <p>9.1.5.5 Whilst housing numbers are provided for each area, the requirements of each individual site's policy will determine which parcels of land can or cannot be developed i.e. clearly some portions will be for green or blue space. <u>The successful implementation of a comprehensive scheme for the Waterfront Regeneration Area needs to recognise development constraints, such as key heritage assets and flood defences. The latter consists of buildings, roads and flood walls. Redevelopment projects may provide opportunities for removing demountable defences and replacing them with more passive measures such as areas of raised ground and flood walls.</u> A very careful approach to each site is required in terms of assessing the viability of any scheme proposed and the Borough Council will consider this on a case by case basis considering the merits of each, and in particular its contribution to achieving the overall aim as highlighted with the strategic policy E1.KLR.</p>	To provide clarity in respect of the requirements and constraints for redevelopment projects in the Riverfront Regeneration Area to ensure effectiveness.
MM86	King's Lynn Allocations (Policies E1.5/E1.8/E1.10/ E1.11) Zoomed Plan (page 202)	Amend the King's Lynn Allocations (Policies E1.5/E1.8/E1.10/ E1.11) Zoomed Plan as shown in Appendix 1 to this MM schedule.	To provide up to date site boundaries for the allocations for effectiveness.
MM87	Policy E1.KLR - King's Lynn Riverfront Regeneration Area (page 203-204)	<p>Amend the second and third bullet points of Criterion 3. of Policy E1.KLR - King's Lynn Riverfront Regeneration Area as follows:</p> <p>3. Development will be subject to compliance with the following:</p> <ul style="list-style-type: none"> • Consideration of adjacent property/heritage assets/archaeology, through a heritage impact and archaeology impact assessment; • Suitable access arrangements, and provision for active travel; • Flood risk considerations, including submission of a site-specific flood risk assessment <u>and maintenance of flood defences to at least the current Standard of Protection provided for this area, taking account of climate change;</u>... <p>Amend the final bullet point of Criterion 3 of Policy E1.KLR - King's Lynn Riverfront Regeneration Area as follows:</p> <ul style="list-style-type: none"> • Provision of affordable housing in line with the current standards. <u>Policy LP28.</u> 	To clarify the requirements for access and the maintenance of flood defences for effectiveness, and to ensure consistency with national policy by requiring the provision of affordable housing in accordance with Policy LP28 rather than supplementary housing standards, which have not been subject to examination as part of the Plan.
MM88	Paragraph 9.1.6.3 (page 205) and New Paragraph	<p>Amend paragraph 9.1.6.3 of the supporting text to Policy E1.5 – King's Lynn – Boal Quay as follows:</p> <p>9.1.6.3 The site contains the former loop of the River Nar, with elements of reedbed and saltmarsh, habitats of principal importance (UK Biodiversity Action Plan habitats), which should be addressed through the Ecological Study requirement in the policy. <u>The site also functions as flood defence infrastructure serving upstream developments, most significantly the Nar Ouse Regeneration Area. Therefore, development should maintain current standards of protection.</u></p> <p>Insert new paragraph after paragraph 9.1.6.4 of the supporting text to Policy E1.5 – King's Lynn – Boal Quay as follows:</p> <p><u>Justification</u></p> <p><u>The Boal Quay site, consisting of brownfield land, is in accordance with paragraph 119 of the NPPF which requires strategic policies to make as much use as possible of brownfield land. The site is currently used for car parking and has been assessed as suitable for regeneration.</u></p>	To clarify the maintenance of current flood defences for effectiveness and to justify the use of brownfield land for regeneration.

MM89	Policy E1.5 – King’s Lynn – Boal Quay (page 205-206)	<p>Amend the first paragraph of Policy E1.5 – King’s Lynn – Boal Quay as follows:</p> <p>Land amounting to 4.1 hectares as identified on the Policies Map is allocated for a high calibre mixed use. This could include residential development, most likely apartments, of no more than at least 50 homes and at least 1.8ha of employment land.</p> <p>Amend Criterion 3. of Policy E1.5 – King’s Lynn – Boal Quay as follows:</p> <p>3. Submission of a site-specific Flood Risk Assessment. This must consider the residual risk of flooding to the site in the event of a breach of the flood defences. This should include details of the impact and likelihood of a breach occurring, and how the current Standard of Protection will be maintained, taking account of climate change;</p> <p>Amend Criterion 5. of Policy E1.5 – King’s Lynn – Boal Quay as follows:</p> <p>5. A project level HRA should be undertaken and Informal recreation provision on, or in the vicinity of, the allocated site to limit the likelihood of additional recreational pressure (particularly in relation to the exercising of dogs) on Roydon Common Special Area of Conservation. This provision may consist of some combination of:</p> <p>Amend Criterion 9. of Policy E1.5 – King’s Lynn – Boal Quay as follows:</p> <p>9. Provision of affordable housing in line with the current standards. Policy LP28.</p>	<p>To ensure that the policy is positively prepared.</p> <p>To clarify requirements of flood risk assessment with regard to existing defences for effectiveness.</p> <p>To clarify the need for an HRA for effectiveness.</p> <p>To ensure consistency with national policy by requiring the provision of affordable housing in accordance with Policy LP28 rather than supplementary housing standards, which have not been subject to examination as part of the Plan.</p>
MM90	King’s Lynn Allocations (Policies E1.5/E1.8/E1.10/ E1.11) Zoomed Plan (page 207)	P207 map to be deleted, as this is covered by changes to the King’s Lynn Allocations (Policies E1.5/E1.8/E1.10/ E1.11) Map Insets, as set out in Appendix 1 to this MM Schedule.	To reduce repetition from Inset Maps.
MM91	Paragraph 9.1.7.1 (page 208) and New Paragraph	<p>Amend paragraph 9.1.7.1 of the supporting text to Policy E1.6 – King’s Lynn – South of Parkway as follows:</p> <p>9.1.7.1 The site at Parkway, Gaywood consists of former College of West Anglia playing fields, lying between the King's Lynn Academy to the west, the Howard schools to the east and the cycleway and Sand Line railway to the south. Development of this land is being taken forward as part of the Government’s Accelerated Construction Programme. A full planning application was submitted in June 2020 following a consultation process. This is for 380 new homes and associated green space, landscaping and infrastructure, together with a new vehicular bridge over the sand line, including new roads, infrastructure and hard and soft landscaping on a larger site.</p> <p>Insert a new paragraph after paragraph 9.1.7.1 of the supporting text to Policy E1.6 – King’s Lynn – South of Parkway as follows:</p> <p>Justification</p> <p><u>Development of this land is being taken forward as part of the Government’s Accelerated Construction Programme. Planning permission for 226 dwellings was granted on 30 March 2022.</u></p>	In order to provide an up to date position for this site for clarity and effectiveness.

MM92	Policy E1.6 – King’s Lynn – South of Parkway (pages 208 - 209)	<p>Amend the first sentence of Policy E1.6 – King’s Lynn – South of Parkway as follows:</p> <p>Land amounting to 8.8 hectares is allocated for residential development of some <u>at least 260 226</u> dwellings.</p> <p>Amend Criterion 2. of Policy E1.6 – King’s Lynn – South of Parkway as follows:</p> <p>2. Submission of a site specific Flood Risk Assessment <u>in accordance with LP25</u></p> <p>Insert a new criterion after Criterion 5. of Policy E1.6 – King’s Lynn – South of Parkway as follows:</p> <p><u>[new criterion] A project level HRA to be undertaken to ensure appropriate mitigation is provided to avoid recreational pressure on Roydon Common SAC.</u></p> <p>Amend Criterion 11. of Policy E1.6 – King’s Lynn – South of Parkway as follows:</p> <p>11. Provision of affordable housing in line with the current standards- <u>Policy LP28.</u></p>	To ensure that the Plan is positively prepared; to include a reference to Policies LP25 and LP28 to make it clear where site specific flood risk assessments are required and the standards at which affordable housing is to be provided; and to clarify the need for an HRA for effectiveness.
MM93	New Plan	Insert a new plan after Policy E1.6 – King’s Lynn – South of Parkway as shown in Appendix 1 to this MM schedule.	To provide up to date site boundaries for the allocation for effectiveness.
MM94	Paragraph 9.1.8.1 (page 210)	<p>Amend paragraph 9.1.8.1 of the supporting text to Policy E1.7 King’s Lynn – Land at Lynnsport as follows:</p> <p>9.1.8.1 A Land Review and Feasibility Study in 2009 identified the potential to rationalise existing uses and develop parts of the Lynnsport site for housing. Lynnsport is situated to the east of Columbia Way. A new access road from Edward Benefer Way was completed in 2016.</p> <p>Justification</p> <p>This <u>site is the last of three sites identified for development as part of a holistic plan for redevelopment of the area and</u> is another of the sites being brought forward through the public/private joint venture. Full permissions have been issued for 225 dwellings on the 3 sites and construction is underway and largely completed.</p>	To provide an update in respect of these sites for clarity and effectiveness.
MM95	Policy E1.7 King’s Lynn – Land at Lynnsport (page 210-211)	<p>Amend the first sentence of Policy E1.7 King’s Lynn – Land at Lynnsport as follows:</p> <p>Land amounting to 13.7 <u>4</u> hectares is allocated for residential development of at least 297 <u>96</u> dwellings. Development will be subject to compliance with all of the following:</p> <p>Amend Criterion 1. of Policy E1.7 King’s Lynn – Land at Lynnsport as follows:</p> <p>1. Submission of a site specific Flood Risk Assessment <u>in accordance with LP25;</u></p> <p>Amend Criterion 7. of Policy E1.7 King’s Lynn – Land at Lynnsport as follows:</p> <p>7. Provision of affordable housing in line with the current standards- <u>Policy LP28.</u></p>	To cross reference policies LP25 and LP28 for proposed development sites, to make clear the requirements for site specific flood risk assessments and the standards at which affordable housing is to be provided respectively, for effectiveness.
MM96	New Plan	Insert a new plan after Policy E1.7 – King’s Lynn – Land at Lynnsport as shown in Appendix 1 to this MM schedule.	To provide up to date site boundaries for the allocation for effectiveness.
MM97	Paragraph 9.1.9.3 (page 212)	<p>Amend paragraph 9.1.9.3 of the supporting text to Policy E1.8 – King’s Lynn – South Quay as follows:</p> <p>Justification</p> <p>9.1.9.3-The former Grain Silos site (0.32 ha) received planning permission, subject to a section 106 agreement, for 37 apartments and commercial unit(s) in 2014. The Silos site has since been purchased by the Borough Council. <u>To give more certainty to the premise of this site coming forward, the site has been allocated.</u></p>	For clarity and effectiveness.

MM98	Policy E1.8 – King’s Lynn – South Quay (page 212)	<p>Amend the first sentence of Policy E1.8 – King’s Lynn – South Quay as follows:</p> <p>Land amounting to 0.5 hectare is allocated for residential development for no more than <u>of at least</u> 50 dwellings.</p> <p>Amend Criterion 7. of Policy E1.8 – King’s Lynn – South Quay as follows:</p> <p>7. Submission of a site-specific Flood Risk Assessment <u>in accordance with LP25</u>. This must consider the residual risk of flooding to the site in the event of a breach of the flood defences. This should include details of the impact and likelihood of a breach occurring;</p> <p>Amend Criterion 10. of Policy E1.8 – King’s Lynn – South Quay as follows:</p> <p>10. Provision of affordable housing in line with the current standards. <u>Policy LP28</u>.</p>	To ensure that the policy is positively prepared and to cross reference policies LP25 and LP28 for proposed development sites, to make clear the requirements for site specific flood risk assessments and the standards at which affordable housing is to be provided respectively for effectiveness.
MM99	King’s Lynn Allocations (Policies E1.5/E1.8/E1.10/ E1.11) Zoomed Plan (page 213)	P213 map to be deleted, as this is covered by changes to the King’s Lynn Allocations (Policies E1.5/E1.8/E1.10/ E1.11) Map Insets, as set out in Appendix 1 to this MM Schedule and replaced by New Plan – Policy E1.8 South Quay.	To reduce repetition from Inset Maps.
MM100	Policy E1.9 – King’s Lynn – Land west of Cumbria Way (page 214-215)	<p>Amend the first sentence of Policy E1.9 – King’s Lynn – Land west of Columbia Way as follows:</p> <p>Land amounting to 3.3 hectares is allocated for residential development of at least 100 <u>78</u> dwellings.</p> <p>Amend Criterion 2. of Policy E1.9 – King’s Lynn – Land west of Columbia Way as follows:</p> <p>2. Submission of a site specific Flood Risk Assessment <u>in accordance with LP25</u>.</p> <p>Insert a new criterion after Criterion 3. of Policy E1.9 – King’s Lynn – Land west of Columbia Way as follow</p> <p><u>A project level HRA to be undertaken to ensure appropriate mitigation is provided to avoid recreational pressure on Roydon Common SAC.</u></p> <p>Amend Criterion 11. of Policy E1.9 – King’s Lynn – Land west of Columbia Way as follows:</p> <p>11. Provision of affordable housing in line with the current standards. <u>Policy LP28</u>.</p>	To reflect the planning permission; to cross reference policies LP25 and LP28 for proposed development sites, to make clear the requirements for site specific flood risk assessments and the standards at which affordable housing is to be provided respectively for effectiveness; and to clarify the need for an HRA for effectiveness.
MM101	New Plan	Insert a new plan after Policy E1.9 – King’s Lynn – Land west of Columbia Way as shown in Appendix 1 to this MM schedule.	To provide up to date site boundaries for the allocation for effectiveness.
MM102	Paragraphs 9.1.11.1-9.1.11.2 (page 216)	<p>Amend paragraphs 9.1.11.1 and 9.1.11.2 of the supporting text to Policy E1.10 – King’s Lynn – North of Wisbech Road as follows:</p> <p>9.1.11.1 The land north of Wisbech Road consists of a mixture of industrial/former industrial uses to the east of the Hardings Way bus route adjoining the River Nar to the east, together with derelict, scrubland north of Blubberhouse Creek on the eastern side of the bus route and land between the northern boundary of the Harding’s Pits Doorstep Green and the Rivers Great Ouse and Nar, west of the bus route.</p> <p><u>Justification</u></p> <p>9.1.11.2 Planning permission for accesses and the moving of the bus gate was granted in September 2017. In addition, planning permission for 7 dwellings at the rear of Harvest House on part of the allocated area was granted in September 2018. <u>This site is allocated to provide sustainable residential development, making best use of previously development land in accordance with the NPPF.</u></p>	To reflect changes to the site boundary in respect of the developable area and to reflect the wording on flood defences and FRA agreed with the EA in order to be justified and effective.

MM103	Policy E1.10 – King’s Lynn – North of Wisbech Road (page 216-217)	<p>Amend the first sentence of Policy E1.10 – King’s Lynn – North of Wisbech Road as follows:</p> <p>Land amounting to 3.8 <u>2.1</u> hectares is allocated for residential development of up to <u>at least</u> 50 dwellings.</p> <p>Amend Criterion 1. of Policy E1.10 – King’s Lynn – North of Wisbech Road as follows:</p> <p>1. Submission of a site-specific Flood Risk Assessment <u>in accordance with LP25</u>. This must consider the residual risk of flooding to the site in the event of a breach of the flood defences. This should include details of the impact and likelihood of a breach occurring <u>and how the current Standard of Protection will be maintained, taking account of climate change</u>;</p> <p>Insert a new criterion after Criterion 3. of Policy E1.10 – King’s Lynn – North of Wisbech Road as follows: <u>A project level HRA to be undertaken to ensure appropriate mitigation is provided to avoid recreational pressure on Roydon Common SAC.</u></p> <p>Amend Criterion 8. of Policy E1.10 – King’s Lynn – North of Wisbech Road as follows:</p> <p>8. Provision of affordable housing in line with the current standards. <u>Policy LP28.</u></p>	To ensure the Plan is positively prepared; to cross reference policies LP25 and LP28 for proposed development sites, to make clear the requirements for site specific flood risk assessments and the standards at which affordable housing is to be provided respectively for effectiveness; and to clarify the need for an HRA for effectiveness.
MM104	New Plan	Insert a new plan after Policy E1.10 – King’s Lynn – North of Wisbech Road as shown in Appendix 1 to this MM schedule.	To provide up to date site boundaries for the allocation for effectiveness.
MM105	Policy E1.11 – King’s Lynn – Southgates and its supporting text (page 218)	<p>Delete Policy E1.11 – King’s Lynn – Southgates and its supporting text as follows:</p> <p>9.1.12 E1.11 King's Lynn – Southgates Policy Site Allocation</p> <p>9.1.12.1 This brownfield site is situated to the north of Wisbech Road, adjacent to the Southgates roundabout. The River Nar lies to the west of the site and a retail unit is situated to the north.</p> <p>Policy E1.11 King's Lynn – Southgates</p> <p>Land amounting to 0.2 hectare is allocated for residential development of up to 20 dwellings.</p> <p>Development will be subject to compliance with all of the following:</p> <ol style="list-style-type: none"> 1. Submission of a site specific Flood Risk Assessment; 2. Submission of details showing how sustainable drainage measures will integrate with the design of the development and how the drainage system will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission; 3. The precise provision of open space will be considered with regard to the proximity of the development to existing safeguarded facilities (such as the Harding’s Pits Doorstep Green and Central Park). The Local Planning Authority will consider flexibility of open space provision where this would result in qualitative and quantitative benefits to the community; 4. Development should conserve and where appropriate enhance heritage assets and their settings; 5. Financial contributions towards the provision of infrastructure; 6. Provision of affordable housing in line with the current standards. 	To remove the site as a housing land allocation due to implications of the Southgates regeneration/transport project for effectiveness.

MM106	Paragraphs 9.1.13.1 and 9.1.13.3 (page 219) and New Paragraph	<p>Amend paragraph 9.1.13.1 of the supporting text to Policy E1.12 – King’s Lynn – Employment Land as follows:</p> <p>9.1.13.1 The land adjacent to Hardwick Industrial Estate is an allocation (E1.12-HAR), brought forward from the 1998 Local Plan, and that has been identified as a strategic employment site for the County. The site area for this is approximately 27-24 hectares and now has planning consent. A larger site was allocated in the previous Local Plan, however, around 3ha is now committed for retail uses (2ha) and small business units (1ha) at St Andrew's Road. These areas do not form part of this allocated site.</p> <p>Amend paragraph 9.1.13.3 of the supporting text to Policy E1.12 – King’s Lynn – Employment Land as follows:</p> <p>9.1.13.3 A third site off Estuary Road, previously allocated in the 1998 Local Plan, is allocated to provide an additional 3 ha for B2, B8 and E use (and potential ancillary uses to support the employment uses). Part of the site was recently granted full planning permission for three commercial/industrial units - B2, B8 and E use on the redundant former farmyard.</p> <p>Insert a new paragraph after paragraph 9.1.13.3 of the supporting text to Policy E1.12 – King’s Lynn – Employment Land as follows:</p> <p>Justification</p> <p><u>In line with the recommendations from the Employment Land Review Background Paper 2017/2018, land is allocated at King’s Lynn to ensure new jobs can support King’s Lynn as the economic driver for the sub region.</u></p> <p>9.1.13.4 Strategic Policy</p>	To reflect changes to the site boundary in respect of the developable area following the recent retail permission and delivered employment development on site E1.12-HAR and to provide clarity in respect of the justification of this policy.
MM107	Policy E1.12 – King’s Lynn – Employment Land (page 219)	<p>Amend Criterion 1. of Policy E1.12 – King’s Lynn – Employment Land as follows:</p> <p>1. Sites at Hardwick (E1.12-HAR) (27-24 hectares), Saddlebow (E1.12-SAD) (23 hectares) and Estuary Road (E1.12-EST) (3 hectares) as shown on the Policies Map will be the preferred locations for employment expansion in King's Lynn.</p>	To reflect changes to the site boundary in respect of the developable area following the recent retail permission and delivered employment development on site E1.12-HAR.
MM108	Employment Expansion Areas (E1.12-SAD/E1.2-HAR/E1.12-EST) Plan (page 220)	Amend the Employment Expansion Areas (E1.12-SAD/E1.2-HAR/E1.12-EST) Plan as shown in Appendix 1 to this MM schedule.	To provide up to date site boundaries for the allocations for effectiveness.

MM109	New Paragraph and Paragraph 9.1.14.2 (page 221)	<p>Insert a new paragraph and heading before paragraph 9.1.14.1 of the supporting text to Policy E1.13 – King’s Lynn – Green Infrastructure as follows:</p> <p><u>Green infrastructure (GI) is needed to protect the GI assets that currently exist in urban areas and to configure new GI provision to create a coherent network. The scale of development in the Riverfront area requires GI linkages and provision to be considered. The Bawsey/ Leziate Countryside and Recreation Zone (identified in the GI Strategy) offers the opportunity to provide access to an area of countryside and former mineral workings close to the eastern edge of the urban area of King's Lynn. The Leziate, Sugar and Derby Fens SSSI sites are home to important and diverse plant communities and these sites are particularly sensitive to recreational pressures or trespassing, so effective GI planning may alleviate these pressures. There may be future opportunities to enhance or extend the green infrastructure provision in the vicinity of the Gaywood Valley and Bawsey/Leziate.</u></p> <p><u>Justification...</u></p> <p>Delete paragraph 9.1.14.2 of the supporting text to Policy E1.13 – King’s Lynn – Green Infrastructure as follows:</p> <p>9.1.14.2 The GI Strategy identifies the need for GI to be included within the urban expansion areas; to protect the GI assets that currently exist in these areas and to configure new GI provision to create a coherent network. The scale of development in the Riverfront area requires GI linkages and provision to be considered. The Bawsey/Leziate Countryside and Recreation Zone (identified in the GI Strategy) offers the opportunity to provide access to an area of countryside and former mineral workings close to the eastern edge of the urban area of King's Lynn. There may be future opportunities to enhance or extend the green infrastructure provision in the vicinity of the Gaywood Valley and Bawsey/Leziate.</p> <p>Insert a new paragraph to follow paragraph 9.1.14.2 of the supporting text to Policy E1.13 – King’s Lynn – Green Infrastructure as follows:</p> <p><u>Environmental asset designations (priority green infrastructure) are shown on the Policies Map. These include European, national and local (County Wildlife Sites) in and around King’s Lynn.</u></p>	To provide clarity with regards to Green Infrastructure.
MM110	Policy E1.13 – King’s Lynn – Green Infrastructure (page 222)	<p>Amend criterion 1 of Policy E1.13 – King’s Lynn – Green Infrastructure, as follows:</p> <p>1. Strategic Green Infrastructure in and around King's Lynn will be protected, enhanced and extended <u>in the first instance. Where it is acceptable for Strategic Green Infrastructure to be replaced, it should occur on site in the first instance, or if that is not possible, in a suitable offsite location that enhances other aspects of the built environment such as habitat corridors, spaces for urban cooling, or flood mitigation.</u></p>	To clarify that SGI should be replaced if lost to development for effectiveness.
MM111	West Lynn Zoomed Plan (page 224)	Replace the West Lynn Zoomed Plan as shown in Appendix 1 to this MM schedule.	To provide up to date site boundary for the allocation E1.14 and the removal of allocation E1.15 for effectiveness.
MM112	Paragraphs 9.2.1.1 to 9.2.1.2 (page 225-226)	<p>Amend paragraph 9.2.1.1 of the supporting text to Policy E1.14 – West Lynn – West of St Peter’s Road as follows:</p> <p><u>Site Allocation Introduction</u></p> <p>9.2.1.1 The allocated site offers a suitable site for housing which will help support the facilities and ferry service in West Lynn and will enable the overall growth for King’s Lynn to be more widely distributed. Outline permission was granted in March 2017 for 44 dwellings on the bulk of the allocated site. A reserved matters application was submitted for 44 dwellings in March 2020. <u>Reserved matters has recently been granted for 38 dwellings (covering most of the site), with the remainder of the site (11 dwellings) to come forward later during the Plan period..</u></p>	To provide clarity in regard to the services available to future occupiers of this allocated site.
MM113	Policy E1.14 – West Lynn – Land West of St Peter’s Road (page 225-226)	<p>Amend Criterion 7. of Policy E1.14 – West Lynn – Land West of St Peter’s Road as follows:</p> <p>7. Provision of affordable housing in line with the current standards <u>Policy LP28</u>;</p> <p>Amend Criterion 9. of Policy E1.14 – West Lynn – Land West of St Peter’s Road as follows:</p> <p>9. Submission of a site specific Flood Risk Assessment <u>in accordance with LP25</u>. This must consider the residual flood risk to the site in the event of breaching and/or overtopping of the tidal River Ouse. Where possible, a sequential approach should be adopted regarding the layout of the site, with the most vulnerable development situated in areas at lowest risk of flooding (i.e. shallower flood depths).</p>	To cross reference policies LP25 and LP28 for proposed development sites, to make clear the requirements for site specific flood risk assessments and the standards to which affordable housing is to be provided respectively for effectiveness.

MM114	Policy E1.15 West Lynn – Land at Bankside and its supporting text (page 227)	<p>Delete Policy E1.15 West Lynn – Land at Bankside and its supporting text as follows:</p> <p>Policy E1.15 West Lynn – Land at Bankside</p> <p>Land amounting to 2.6 hectares is allocated for residential development of at least 120 dwellings. Development will be subject to compliance with all of the following:</p> <ol style="list-style-type: none"> 1. Provision of additional car parking and cycle storage to serve the West Lynn Ferry; 2. Development should conserve and where appropriate enhance Kings Lynn Conservation Area and associated listed buildings and their settings; 3. Submission of a site specific Flood Risk Assessment. This must consider the residual risk of flooding to the site in the event of a breach of the flood defences. This should include details of the impact and likelihood of a breach occurring; 4. Submission of details showing how sustainable drainage measures will integrate with the design of the development and how the drainage system will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission; 5. The precise provision of open space will be considered with regard to the proximity of the development to existing safeguarded facilities (such as the nearby recreational facilities to the west of the site). The Borough Council will consider flexibility of open space provision where this would result in qualitative and quantitative benefits to the community; 6. Financial contributions towards the provision of infrastructure; 7. Provision of affordable housing in line with the current standards. <p>Site Description and Justification</p> <p>9.2.2.1 The former Del Monte site at Bankside, West Lynn is a derelict brownfield site capable of achieving a high density, waterfront development.</p> <p>9.2.2.2 The site should include additional car parking to serve the West Lynn Ferry, which gives it direct access to King's Lynn town centre.</p>	To ensure that the Plan is justified and effective.
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MM115	<p>Paragraphs 9.3.6-9.3.8 and 9.3.13 (pages 228-230)</p> <p>Policy E2.1 – West Winch Growth Area (page 231-234)</p>	<p>Amend paragraphs 9.3.6-9.3.8 of the supporting text to Policy E2.1 – West Winch Growth Area as follows:</p> <p>9.3.6 The adopted Core Strategy (adopted in 2011) previous Local Plan designated the area to the South East of King’s Lynn adjoining West Winch (this area) as one of the strategic ‘urban expansion’ areas around King’s Lynn. The independent planning inspector who examined the Core Strategy explicitly stated that, compared to the potential alternatives, the expansion areas identified (including South East King’s Lynn) were preferable to the alternatives in meeting the Borough’s need for substantial numbers of additional dwellings over the plan period the principal location for a strategic King’s Lynn urban extension. † This area, known as the West Winch Growth Area (WWGA), is relatively unconstrained by flood risk and infrastructure problems, etc., and relatively easily accessed and serviced.</p> <p>9.3.7 Further details of the West Winch Growth Area were established through the Site Allocations and Development Management Policies Plan (adopted in 2016). The Inspector concluded that with the main modifications proposed incorporated that the allocation and development of the West Winch Growth Area represented the most appropriate strategy. It is the intention of the Local Plan review to carry The location and site has have already been found to be a sound, being located south of, and acting as an extension to, the most sustainable settlement within the Borough, King’s Lynn. This position also means it is within the A10/Main Rail Growth Corridor, an overall area identified for the majority of growth to take place over the Plan period. The previous Local Plan allocated the WWGA for 1,600 dwellings, with the potential to accommodate 3,000-3,500 additional dwellings beyond that Plan period (2026 end date), subject to future development plans. This Local Plan carries forward the WWGA as a key element of the Plan’s spatial strategy. It increases the allocation to up to 4,000 dwellings, which will help to meet the need for market and affordable housing in the Borough identified in the Plan period to 2040 and longer term housing needs arising beyond the end of the Plan period. The alternative spatial strategies to accommodate this level of growth in the longer term would likely lead to more widespread adverse effects across the Borough. The evidence submitted during the Examination demonstrates that the site and local infrastructure are capable of supporting up to 4,000 dwellings, with appropriate improvements and mitigations in place. This includes the construction of the West Winch Housing Access Road (WWHAR) in full, as well as improvements to the A10 corridor through West Winch, to connectivity to King’s Lynn, and to community infrastructure. The WWHAR will also provide wider strategic benefits, including some relief of pressure on the A47 Hardwick roundabout, and Department for Transport funding for the WWHAR is predicated on the delivery of 4,000 homes at WWGA. The 2023 West Winch Area Framework Masterplan Supplementary Planning Document () provides a more detailed analysis of the developable area (total capacity) of the site, whereby 4,000 dwellings could be accommodated along with schools, community facilities, shops and services, open space, landscape buffer zones and flood management infrastructure. The Framework Masterplan is available to view through the following link:</p> <p>Supplementary Planning Documents Supplementary Planning Documents Borough Council of King's Lynn & West Norfolk (west-norfolk.gov.uk)</p> <p>9.3.8 The West Winch Growth Area WWGA is around 192ha in size and is allocated for in the region of 3,500 —up to 4,000 new homes. It is currently anticipated that over the Local Plan review period, to 2036 2040, at least 2,500 around 2,030 new homes are likely to be delivered, as per New Policy LP01: Spatial Strategy and Settlement Hierarchy and the Housing Trajectory, with the balance delivered after 2040. The size of the site and anticipated housing numbers means that development will be delivered in phases, details of which are set out in the Framework Masterplan. This is supported through work by the Prince’s Foundation for the Built Environment (sponsored by a major landowner and undertaken with the active involvement of local people), and the updated Infrastructure Delivery Plan.</p> <p>Amend paragraph 9.3.13 of the supporting text to Policy E2.1 – West Winch Growth Area as follows:</p> <p>9.3.13 The extent of the site, at some 192ha, is clearly sufficient to accommodate the 2,500 2,030 new homes in the Local Plan review period to 2036 2040 and between 3,500 and up to 4,000 new homes in total beyond the end of Plan period . The site area also allows for generous provision of landscaping together with recreational and other open space, a mix of areas of differing character, and space for the significant new road infrastructure.</p>	<p>To clarify the dwelling thresholds for the required highway improvements; to update the Plan period to 2021-2040 to reflect the date from which LHN applies and ensure a minimum 15 year Plan period from adoption; to reflect the requirements of the IDP with regards to education provision; to set out the requirements for green infrastructure; to clarify the requirements for SuDS; to ensure that buildings will be adaptable to climate change; to ensure that development is consistent with the Council’s Air Quality Strategy; to clarify the requirements for an ecological assessment, a package of habitat protection measures, Heritage Impact Assessment and site specific Flood Risk Assessment; and the requirements for mitigating the impacts of noise; for effectiveness.</p>
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MM116	Policy E2.1 West Winch Growth Area Strategic Policy Part A (pages 231-233)	<p>Policy E2.1 West Winch Growth Area Strategic Policy</p> <p>Land in the vicinity of West Winch of around 192ha (as shown on the Policies Map) is allocated for development to provide the following strategic outcomes. (<i>*Indicative locations for items marked with an asterisk are represented on the 'West Winch Growth Area Strategic Diagram' accompanying this Policy</i>):</p> <p>Part A - AREA WIDE STRATEGIC OUTCOMES</p> <ol style="list-style-type: none"> 1. At least 2,500 Up to 4,000 new dwellings to meet housing needs within the Plan period and beyond, of which at least 2,030 should be delivered by 2040, together with associated facilities and infrastructure, including around 1ha of employment land, to support the overall balance of housing and employment in the Borough, and improved connectivity for the strategic road network, particularly the A10 corridor and A47 trunk road in the current Plan period. Within the region of 3,500 – 4,000 new homes being delivered in the fullness of time; 2. The potential for further development beyond the plan period (subject to future development plans). 3. A broad range of dwelling types, to provide choice and meet different needs, including a proportion of affordable housing commensurate with the local planning authority's standards at the time. 4. A new road linking the A10 and A47 to facilitate housing growth and prevent undue pressure on the existing highway network. <ul style="list-style-type: none"> [New Criterion] Development will be subject to the following: <ul style="list-style-type: none"> • up to 300 dwellings with access to the A10, in the vicinity of Lemuel Burt Way, without further strategic intervention; • for anything above 300 dwellings and up to 1,100 dwellings, completion of a link from the A10, in the vicinity of Lemuel Burt Way, to the A47 will be required; and • for more than 1,100 dwellings on site, completion of the West Winch Housing Access Road (WWHAR) in full will be required. 5. Early and continuing delivery of various traffic calming measures and environmental enhancements on the existing A10 in and around West Winch, for the benefit of existing local residents, with the first measures commencing within 12 months of the start of development. 6. Provision of suitable arrangements for public transport to route through the wider site, and connectivity to main routes to encourage non car modes. 7. A network of cycle and pedestrian routes, including links to King's Lynn town centre, a cycle route alongside the WWHAR, a network of routes linking different development phases and improved crossings (e.g. near Gravel Hill Lane), which would facilitate the level of growth both that planned to 2036 2040 and beyond. 8. Local highway improvements and management measures to fully integrate the development into the surrounding network while avoiding adverse impacts including, in particular, consideration of the capacity of the Hardwick interchange and environmental and amenity impacts of potential additional traffic through North Runcton. 9. Three new distinct neighbourhoods to the east of the A10, with some smaller areas of development expanding the existing neighbourhoods to its west. 10. Provide financial contributions towards the provision of infrastructure, including additional primary and secondary school places, and, in an appropriate location provide sufficient land free of charge for a new primary school up to 2 hectares to service the development to 2040 and a further 2ha of land free of charge, in an appropriate location for a new primary school post 2040. 11. A neighbourhood centre in the each of these new neighbourhoods (containing facilities of a suitable scale to serve the local rather than wider areas), providing a cluster of local facilities and a visual and community focus for both existing and new residents. These are each to be at a point where pedestrian and cycle routes intersect with a primary street. The bulk of new housing is to be within a walkable distance of one of these neighbourhood centres. 12. Open 'green' areas separating the three neighbourhoods, and aligned roughly with the two gas pipelines crossing the growth area. These 'green' areas may incorporate a mix of uses such as recreation, nature conservation, agriculture, landscaping, and foot/ cycle/ 	To clarify the dwelling thresholds for the required highway improvements; to update the Plan period to 2021-2040 to reflect the date from which LHN applies and ensure a minimum 15 year Plan period from adoption; to reflect the requirements of the IDP with regards to education provision; to set out the requirements for green infrastructure; to clarify the requirements for SuDS; to ensure that buildings will be adaptable to climate change; to ensure that development is consistent with the Council's Air Quality Strategy; to clarify the requirements for an ecological assessment, a package of habitat protection measures, Heritage Impact Assessment and site specific Flood Risk Assessment; and the requirements for mitigating the impacts of noise; for effectiveness.
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		<p>bridle paths.</p> <p>13. An orderly phasing of development ensuring that this proceeds broadly in step with infrastructure provision. Development is encouraged to proceed concurrently in northern and southern parts of the growth area.</p> <p>14. Significant 'green infrastructure', including (separately and/or combination, as appropriate):</p> <p><u>[new criterion] Retaining existing vegetation grassland, trees, woodland, hedgerows and watercourses where they are considered in good condition and contribute positively towards local landscape character;</u></p> <p>a- <u>b. Providing new or enhanced natural landscape planting, amounting to 28 hectares of new natural and semi natural green space and 4 hectares of other green spaces, to reinforce existing landscape features and to integrate the development within the local landscape, character and provide visual amenity within the growth area;</u></p> <p><u>[new criterion] Creating new habitats where necessary, with an emphasis on grassland, heathland and/or hedgerows;</u></p> <p>b- <u>d. Providing recreational open space of at least 10 hectares;</u></p> <p>c- <u>e. Conserving conservation and enhancement enhancing of local biodiversity;</u></p> <p>d- <u>f. Providing measures to mitigate potential adverse recreational impacts on designated nature conservation sites (SPAs, SACs, Ramsar) outside the growth area.</u></p> <p><u>[new criterion] Consideration should be given to the establishment of new areas of planting and open space, to be implemented at an early stage in site preparation, in advance of the construction of the adjacent areas of development. Proposals should set out how this will be achieved, with target dates.</u></p> <p>15. Incorporation of Sustainable Drainage Systems (SuDS) to address surface water run-off, flood risk, biodiversity and the avoidance of groundwater pollution:-</p> <p>a. <u>SuDS should manage overland surface water flow and include features such as green/blue infrastructure, developed in accordance with the Conceptual Surface Water Drainage Strategy, and Preliminary Flood Risk Assessment and Surface Water Drainage System recommendations, in consultation with the LLFA; and</u></p> <p>b. <u>Retention of access to all existing waterbodies within the WWGA to facilitate maintenance.</u></p> <p>16. High standards of design, featuring:</p> <p>a. distinct areas with different characters;</p> <p>b. a range of densities, with generally higher densities in the vicinities of the neighbourhood centres and public transport routes;</p> <p><u>[new criterion] Water efficiency measures to meet a minimum 100 litres/person/day, incorporating integrated water management measures such as rainwater/stormwater harvesting linked to SuDS, to maximise efficiencies for potable water use;</u></p> <p><u>[new criterion] buildings adaptable to climate change, to minimise impacts on people and property;</u></p> <p>c. sensitivity to the character and amenity of existing developed areas, and to the qualities and setting of heritage assets.</p> <p><u>[new criterion] good acoustic design, to satisfy the British standards for noise in residential development.</u></p> <p><u>[New criterion] Deliver the necessary infrastructure to service the development, as follows:</u></p> <p>a. <u>Transport, including delivery of WWHAR, dualling A47 east of Hardwick, A10 traffic calming, a bus strategy including arrangements for free school transport, and active transport measures (cycle and shared use pathways);</u></p> <p>b. <u>Education facilities, including two new primary schools, expansion of the existing West Winch Primary schools, and secondary school/ Sixth Form capacity increases;</u></p> <p>c. <u>Utilities, including protection of existing National Grid/ Gas pipelines (on-site), improved connections and capacity increases to electricity, gas, water and sewerage systems;</u></p> <p>d. <u>Community facilities, including community centres, a sports centre, a multi-use games area (MUGA), a health centre, shops, library contributions, equipped play areas amounting to 6 hectares in total and at least 0.6 hectares of allotments.</u></p> <p><u>[new criterion] Deliver the infrastructure requirements in accordance with the trigger points specified in the Infrastructure Delivery Plan and North Runcton & West Winch Neighbourhood Plan 2016-2026, including as follows:</u></p>	
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| | | <ul style="list-style-type: none">a. <u>West Winch Primary School expansion from 1 to 2 FE - before occupation of 500 dwellings;</u>b. <u>New 2 FE Primary School West Winch (north) before occupation of 600 dwellings;</u>c. <u>New 2 FE Primary School West Winch (south) before occupation of 2,000 dwellings;</u>d. <u>A10- Minor improvement to Hardwick for A10 arm - to be delivered by construction of 400 dwellings;</u>e. <u>A10 West Winch Bypass (WWHAR) - Phase 1 - to be delivered by 400 dwellings.</u>f. <u>A10 West Winch Bypass (WWHAR) - Phase 2 - To be delivered by 1600 dwellings;</u>g. <u>Traffic Calming through West Winch Village - To be commenced within 12 months of start of development.</u> | |
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MM117	Policy E2.1 West Winch Growth Area Strategic Policy Part B (pages 233-234)	<p>PART B – PROCESS</p> <p>In order to achieve the above strategic outcomes, proposals for development within the Growth Area will need to:</p> <ol style="list-style-type: none"> 1. Demonstrate how the proposals for development of the individual application area(s) contribute to the implementation of the each of the outcomes listed above and their indicative distribution shown on the Strategic Diagram. 2. Demonstrate through an Infrastructure Delivery Plan, to be agreed by the local planning authority, how the growth area's infrastructure can be delivered in a way which is proportionate to the scale and value of development on the application site, and showing how the various considerations and requirements (including those above) can be satisfactorily integrated and delivered across the site. (Where appropriate (in terms of location, etc.) this may be by providing a particular contribution on site or in kind in one aspect to balance commensurate and complementary contributions in other aspects provided on other sites in the growth area.) 3. Provide a scheme and timetable of phasing of construction over the period to 2036 <u>2040</u> demonstrating how it complements the timely and coordinated implementation of the whole growth area development to 2036 <u>2040</u> and the potential for further development beyond the plan period. 4. Be accompanied by a comprehensive strategic transportation assessment for the area, covering the traffic likely to be generated by the development and its interaction with the existing road and path network, and planned additions and improvements. The strategic transportation plan should expressly address the provision of and role in minimising car based traffic of public transport across the wider allocation. <p><u>[new criterion] Mitigate unacceptable air quality impacts, through:</u></p> <ol style="list-style-type: none"> a. <u>being consistent with the Council's Air Quality Management Strategy; and</u> b. <u>alignment with best practice dust and emissions management measures to protect human health and amenity during any demolition and construction phases.</u> c. <u>Development proposals will require a detailed air quality assessment where they result in a change in anticipated emissions which are above relevant screening criteria (such as those contained within the IAQM Guidance document "Land-Use Planning & Development Control: Planning for Air Quality"). Developments should align with the priorities identified within the Council's Air Quality Action Plan and proposals should outline mitigation activities that will be undertaken based on the mitigation hierarchy.</u> <ol style="list-style-type: none"> 5. An <u>Prepare an</u> ecological assessment that identifies: <p><u>[new criterion] How a minimum of 10% biodiversity net gain can be delivered, both for the Growth Area as a whole and individual development phases,</u></p> <ol style="list-style-type: none"> a. the ecological assets, sensitivities and potential of the application site and its surroundings, <u>including County Wildlife Sites beyond the Growth Area boundaries,</u> b. the likely impacts of the proposed development on these, <u>[new criterion] impacts of development upon protected and priority species (particularly Great Crested Newts, bats, reptiles and breeding birds)</u> c. <u>where habitats of ecological significance will be lost,</u> proposals for mitigation, conservation and enhancement, <u>which may include habitat enhancements beyond the development boundary or micro measures such as bird or bat boxes,</u> and d. the likely net impact on these. 6. <u>Provide a</u> A-package of habitat protection measures, to mitigate potential adverse impacts of additional recreational pressure associated with the allocated development upon nature conservation sites covered by the habitats assessment regulations. This package of measures will require specialist design and assessment, but is anticipated to include provision of an integrated combination of: <ol style="list-style-type: none"> a. application site, to limit the likelihood of additional recreational pressure (particularly in relation to exercising dogs) on nearby relevant nature conservation sites; <u>;</u> b. informal open space (potentially over and above the local planning authority's normal standards for play space), <u>including publicly accessible semi-natural habitats to mitigate impacts of recreational activity upon more sensitive areas;</u> 	<p>To clarify the dwelling thresholds for the required highway improvements; to update the Plan period to 2021-2040 to reflect the date from which LHN applies and ensure a minimum 15 year Plan period from adoption; to reflect the requirements of the IDP with regards to education provision; to set out the requirements for green infrastructure; to clarify the requirements for SuDS; to ensure that buildings will be adaptable to climate change; to ensure that development is consistent with the Council's Air Quality Strategy; to clarify the requirements for an ecological assessment, a package of habitat protection measures, Heritage Impact Assessment and site specific Flood Risk Assessment; and the requirements for mitigating the impacts of noise; for effectiveness.</p>
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		<p>c. a network of attractive pedestrian routes, and car access to these, which provide a variety of terrain, routes and links to the wider public footpath network;</p> <p>d. contribution to enhanced management of nearby designated nature conservation sites and/or alternative green space <u>including wooded areas, hedgerows and field boundaries;</u> <u>[new criterion] development of multi-functional green spaces including, where possible, retention of existing blue and green infrastructure features (e.g. drainage ditches);</u> <u>[new criterion] retention of Brook Watering Meadow County Wildlife Site (CWS);</u> <u>[new criterion] mitigation measures within the Growth Area boundary or compensatory measures beyond, to address the disturbance to protected and priority species (particularly Great Crested Newts, bats, reptiles and breeding birds);</u> <u>[new criterion] measures to address habitat fragmentation;</u></p> <p>e. a programme of publicity to raise awareness of relevant environmental sensitivities and of alternative recreational opportunities.</p> <p>7. <u>Provide a detailed Heritage Impact Assessment (HIA) to inform the layout of any applications, that identifies any heritage assets (including archaeology) potentially affected by the proposed development, and intended measures for their protection, recording, enhancement, and setting treatment, etc. as appropriate. The HIA should identify, in advance, any necessary mitigation and enhancement measures and be sufficiently detailed and proportionate to satisfy the requirements of the NPPF.</u></p> <p>a. <u>The HIA should include (but is not exclusive of);</u></p> <ul style="list-style-type: none"> • <u>Survey and investigation of the archaeological potential of the application site in accordance with a scheme of investigation agreed in advance;</u> • <u>An LVIA of the application site that includes views to and from the heritage assets identified in the Council's HIA (2022) and in the course of the applicant's own research, in both summer and winter views and the establishment of any key views of or from the heritage assets;</u> • <u>An assessment of how the proposed layout and design have been informed by the Council's HIA (2022) as well as the information contained within the above documents; and</u> • <u>An assessment of how the application takes into account the cumulative impacts of the development alongside others proposed.</u> <p>b. <u>Mitigation and enhancement should:</u></p> <ul style="list-style-type: none"> • <u>Include a Heritage Buffer, as shown on the Heritage Buffer Zone Concept Plan in the supporting text to this policy, which identifies areas that shall remain open (e.g. informal open space, pasture, village green or other such green infrastructure) along with supplementary planting/ landscaping;</u> • <u>Maintain key views of the Church of St Mary and Mill from within the West Winch Growth Area;</u> • <u>Include appropriate planting around the Mill;</u> • <u>Include appropriate siting and buffering around Old Dairy Farmhouse;</u> • <u>Include heritage interpretation;</u> • <u>Conserve and enhance Green Dyke.</u> <p>8. <u>Provide an assessment of the potential for extracting, either in advance of development or in the course of its development (should that prove to be appropriate), any viable reserve of silica sand on the site.</u></p> <p>9. <u>Submission-Submit of a site specific Flood Risk Assessment in accordance with LP25 demonstrating compliance with the national sequential and exception tests, using topographic surveys and the latest hydraulic modelling data.</u></p> <p><u>[new criterion] Seek opportunities for flood reduction or relief to the existing community through offsite betterment where possible. This could be achieved either through a reduction in site surface water discharge rates to being below the existing greenfield runoff rates where possible</u></p> <p><u>[new criterion] A package of measures to mitigate the potential impacts associated with noise from the surrounding road network. This package of measure will require specialist design and assessment through the provision of a Noise Impact Assessment and is</u></p>	
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		<p><u>anticipated to include provision of an integrated combination of effective external and internal measures to reduce the impact of noise on the private amenity of residents.</u></p> <p>10. The Borough Council will prepare a supplementary planning document 'Masterplan' to co-ordinate development provisions for the Strategic Growth Area.</p>	
MM118	Inset E2 West Winch Plan (page 235)	Amend the Inset E2 West Winch Plan as shown in Appendix 1 to this MM schedule.	To provide up to date site boundaries for the allocation for effectiveness.
MM119	Paragraph 9.3.1.6 (page 237)	Amend paragraph 9.3.1.6 of the supporting text to Policy E2.1 – West Winch Growth Area as follows: 9.3.1.6 Policy E2.1 Part B, b requires the preparation of an Infrastructure Delivery Plan. This is an important mechanism to ensure that an agreed set of infrastructure is identified; costed and; apportioned between respective landowners. The Borough Council has produced an IDP – December 2018. The IDP has identified the individual elements and ensures the programming of them. Trigger points and phasing are included. With the numbers of units involved and the complexity of the wider growth area to beyond 2036 <u>2040</u> , the IDP sets out monitorable milestones.	To reflect the date from which LHN applies and ensure a minimum 15 year Plan period from adoption.
MM120	New Paragraph	Insert a new paragraph after paragraph 9.3.1.7 of the supporting text to Policy E2.1 – West Winch Growth Area as follows: <u>In 2021 the County Council advised that the increase in capacity to up to 4,000 dwellings (delivery of approximately 2,000 beyond 2040) will have significant additional infrastructure implications/ requirements, notably a need for a further 2ha of land to accommodate a second new primary school in an appropriate location; and free of charge, when the additional housing comes forward (up to 2,000 dwellings).</u>	To reflect requirements of the IDP with regards to education provision for effectiveness.
MM121	Paragraph 9.3.1.14 (page 239)	Amend paragraph 9.3.1.14 of the supporting text to Policy E2.1 – West Winch Growth Area as follows: 9.3.1.14 The major land-owning interests for the area are known, and the Borough Council is working towards an agreed statement of how the development can be phased and how the costs of infrastructure can be fairly and practically divided between the different ownerships and phases. This assessment should include development areas beyond the initial phases intended to deliver 3200 <u>around 2,030</u> units to 2036 <u>2040</u> , consideration of how the new development will affect the existing community, and how the benefits can be shared should be a part of this agreement.	To reflect the changes to the Housing Trajectory and the change to the Plan period to 2021-2040 for clarity and effectiveness.

MM122	<p>Paragraphs 9.3.1.59 and 9.3.1.60 (page 245)</p>	<p>Amend paragraphs 9.3.1.59 and 9.3.1.60 of the supporting text to Policy E2.1 – West Winch Growth Area and addition of new paragraph following paragraph 9.3.1.60, as follows:</p> <p>9.3.1.59 The Growth Area comes close to the listed buildings of: Church of All Saints in North Runcton (Grade I listed); Church of St Mary in West Winch (Grade II* listed); and also Dairy Farmhouse; Old Windmill; and The Gables. The setting of these will need to be treated with great care. The HIA identified that the Site <u>forms part of the setting of the following designated heritage assets:</u></p> <ul style="list-style-type: none"> • Church of St Mary, Winch, Grade II* Listed • War Memorial, Grade II Listed (located in the churchyard of Church of St Mary) • Windmill, Grade II Listed, and • The Old Dairy Farmhouse <p>9.3.1.60 A <u>detailed Heritage Impact Assessment</u> will need to identify any other key issues to be considered, including the archaeological considerations and unlisted built development of particular character.</p> <p><u>[new paragraph to follow 9.3.1.60] Historic England and the Borough Council have identified suitable buffer areas, (based on heritage impact assessment, site visits, and professional judgment) around the Church of St Mary and moat, which should be kept free of development in order to preserve the settings of those heritage assets. These areas are shown on the Heritage Buffer Zone Concept Plan, below:</u></p>  <p style="text-align: center;">Borough Council of King's Lynn & West Norfolk Tel. 01553 616200</p> <p style="text-align: center;">© Crown copyright and database rights 2024 Ordnance Survey AC0000819234</p> <p style="text-align: center;">West Winch growth area heritage buffer concept plan</p> <p style="text-align: center;">Heritage Buffer Landscape Buffer</p> <p style="text-align: center;">1:4,500 05/04/2024</p>	<p>To clarify the heritage assets, including their settings, within which the site lies and that a detailed Heritage Impact Assessment will be required for effectiveness.</p>
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MM123	Policy E2.2 (page 247)	Amend criterion 1.a. of Policy E2.2 Development within existing built up areas of West Winch, as follows: a. no development resulting in significant new traffic or accesses onto to the A10 (excepting that provided under growth area Policy E2.1) will be permitted in advance of the new West Winch link road opening. Significance in this instance refers to effect on the capacity and free flow of traffic on the A10 and its ability to accommodate the existing traffic and that arising from the growth area, and both individual and cumulative potential impacts will be considered;...	To remove order of priority for residential development at West Winch Growth Area, for effectiveness.
MM124	Paragraphs 9.4.5-9.4.6 (page 248)	Amend paragraphs 2.4.5 and 2.4.6 of the supporting text to Policy E3.1 – South Wootton – Hall Lane as follows: 9.4.5 Significant growth has been sought in the King’s Lynn and surrounding area, which includes South Wootton. No specific number of dwellings has been assigned to South Wootton and thus part of the role of Site Allocations and Development Management Policies Plan (SADMP) (2016) sets the balance between this and the other strategic urban expansion areas of Knights Hill (King’s Lynn North East) and West Winch (King’s Lynn South East). The balance weights the relative constraints and opportunities associated with each of these three areas. 9.4.6 The SADMP made an allocation at Hall Lane, South Wootton, for at least 300 575 dwellings. The Local Plan review seeks to support this, it also recognises that this poses, represents significant growth for the South Wootton Area which will take a number years to be fully realised (completed). With this in mind the Local Plan review does not seek to make a further allocation at South Wootton.	To remove references to the previous Local Plan for clarity and effectiveness.
MM125	Paragraph 9.4.1.1 (page 252)	Amend paragraph 2.4.1.1 of the supporting text to Policy E3.1 – South Wootton – Hall Lane as follows: Site Allocation Introduction 9.4.1.1 The allocated site is off Hall Lane, and provides the opportunity to accommodate at least 300 575 new dwellings in a manner compatible with the existing character of South Wootton, and provide enhancements to local facilities. Like the existing built up area, development here would be visible but not prominent in a range of distant views, and is expected to be softened by planting within the development area and on its boundary.	To amend the dwelling numbers to 575 homes in accordance with planning permissions granted on this allocated site.
MM126	South Wootton Plan (page 250)	Amend the South Wootton Plan as shown in Appendix 1 to this MM schedule.	To provide an up to date site boundary for the allocation for effectiveness.
MM127	Policy E3.1 – South Wootton – Hall Lane (page 252-255)	Amend Criterion 1.b. of Policy E3.1 – South Wootton – Hall Lane as follows: b. provision of affordable housing commensurate in line with the local planning authority’s standards at the time Policy LP28 .	To clarify that affordable housing requirements should accord with the requirements of Policy LP28.

MM128	Paragraphs 9.5.1-9.5.6 (page 257)	<p>Delete Section 9.5 North Wootton as follows:</p> <p>9.5 North Wootton</p> <p>Settlement adjacent to King's Lynn</p> <p>Description</p> <p>9.5.1 The parish of North Wootton has an estimated population of 2,380(34). Residential development predominates in North Wootton with the built environment largely made up of modern two-storey, semi-detached and detached dwellings following mass residential expansion from the 1960s onwards. North Wootton also contains a more traditional centre consisting of some older housing built of carstone with red pantiles; the church and former railway station and hotel; an old schoolhouse; the former post office and a small village green.</p> <p>9.5.2 To the east of North Wootton, the landscape encompasses an extensive area of woodland with recreational access including King's Lynn Golf Course within Stony Hangings clearings. To the north, east and west the village adjoins an Area of Outstanding Natural Beauty. The woodland to the north merges at points with Wootton Carr, a smaller wood with less public access. To the west of North Wootton lies a network of small pasture and arable fields delineated by drainage ditches. The landscape to the west of North Wootton is generally flat and low lying in comparison to the eastern side. Overall, the area has a strong sense of tranquillity and views are generally enclosed by trees to the east; whilst to the west, they are generally more open and extensive.</p> <p>Strategic Background</p> <p>9.5.3 North Wootton has a good range of services and facilities and, due to its close proximity to higher order facilities and employment in King's Lynn town, is classified as a settlement adjacent to King's Lynn rather than a Key Rural Service Centre. North Wootton is well connected to King's Lynn town via bus services and the cycle path network offering sustainable transport links.</p> <p>9.5.4 North Wootton was included as one of the areas to accommodate the major housing growth around King's Lynn through the Core Strategy in 2011, but no suitable sites were identified for such growth in North Wootton through the Site Allocations and Development Management Policies Plan in 2016. Given the current local housing need and that is being sufficiently met, no further site allocations are proposed by the Local Plan review for North Wootton. It should be noted that there is a significant strategic allocation within close proximity at the adjoining settlement of South Wootton.</p> <p>9.5.5 The development boundary for North Wootton is shown on the map below. There may be some scope for windfall development to continue to come forward in this area.</p> <p>Neighbourhood Plans</p> <p>9.5.6 The Borough Council supports those Town/Parish Councils and local communities who wish to prepare a Neighbourhood Plan for their Area. North Wootton Parish Council is in the process of preparing a Neighbourhood Plan for their Area. The North Wootton Neighbourhood Plan Area was formally designated by the Borough Council 22/06/2021 and corresponds with the boundaries of North Wootton Parish.</p>	For clarity and effectiveness, as there are no proposals for North Wootton in the Plan.
MM129	North Wootton Plan (page 259)	Delete the North Wootton Plan as shown in Appendix 1 to this MM schedule.	For clarity and effectiveness, as there are no proposals for North Wootton in the Plan.
10 MAIN TOWNS			
MM130	Paragraphs 10.1.9-10.1.10 (page 262)	<p>Amend paragraphs 10.1.9 and 10.1.10 of the supporting text to Policy LP39 – Downham Market as follows:</p> <p>10.1.9 The SADMP (2016) Local Plan made makes provision for:</p> <ul style="list-style-type: none"> at least 390 600 new homes – allocated sites to North-East and South West of the town (policies F1.3 and F1.4, respectively); at least 17 31 ha in land for a balanced mix of employment uses – allocated sites at St John's Way (Policy F1.2) and Bexwell Business Park (New Policy). Support will also be given to the for the development of a business park at Bexwell (to the east of the town) as per the extant planning permission. <p>10.1.10 These significant development sites are defined within the Local Plan review and indicated on the Policies Map.</p>	To remove references to the previous Local Plan and to clarify and update housing site capacities and employment land allocations for effectiveness.

MM131	Policy LP39 – Downham Market (page 263-264)	Amend Criterion 5 of Policy LP39 – Downham Market as follows: 5. The growth of Downham Market will be supported through the provision of land for housing for at least 390 600 new homes across two allocations and employment through the provision of an allocation for at least 15ha 31ha for a balanced mix of employment uses, and through the development of services and facilities. This growth will be carefully balanced to meet the needs of the existing and future population.	To update housing and employment land requirements for effectiveness.
MM132	Downham Market Town Centre Area Plan (page 267)	Delete the Downham Market Town Centre Area Plan as shown in Appendix 2 to this MM schedule.	To reflect that the Town Centre Boundary is shown on the Policies Map.
MM133	Paragraph 10.1.3.1 (page 268)	Amend paragraph 10.1.3.1 of the supporting text to Policy F1.2 – Land off St John’s Way as follows: 10.1.3.1 The Local Plan review aims to provide a sufficient and flexible supply of employment land during the Plan period (Policy LP07: The Economy). This is to include the allocation of 16.5ha worth of employment land at Downham Market made by the SADMP (2016) rolled forward from the previous Local Plan, of which 11ha remain undeveloped (as of 2024).	To clarify the current status of the site.
MM134	Paragraph 10.1.3.4 (page 268)	Delete paragraph 10.1.3.4 of the supporting text to Policy F1.2 – Land off St John’s Way, Downham Market as follows: Employment Site Allocation 10.1.3.4 The allocation was made by the SADMP (2016) and is in fulfilment of the requirement of the Core Strategy (2011). This stated that ‘In supporting the town provision will be made at least 15ha in existing employment areas; combined support for an employment area along the east bank of the Relief Channel south of Hythe Bridge; and as part of a balanced mix of uses within areas of renewal and replacement’.	To remove reference to the previous Local Plan for clarity and effectiveness.
MM135	New Plan	Insert a New Plan – Site F1.2 – Land off St John’s Way after Policy F1.2 – Land off St John’s Way, Downham Market as shown in Appendix 2 to this MM schedule.	To show the boundary of the allocated site.
MM136	Paragraph 10.1.4.1 (page 270)	Amend paragraph 10.1.4.1 of the supporting text to Policy F1.3 – Downham Market North-East: Land east of Lynn Road in vicinity of Bridle Lane as follows: 10.1.4.1 Two areas to the east of the town were are allocated for housing development by the SADMP (2016) , one to the south-east and the other to the north-east. The Local Plan review seeks to support these. The spread of the new housing across two sites will help provide a degree of choice and competition, reduce the impact upon existing residents and businesses in each locality, and mitigate the risk of the development of either area being held up by problems and help ensure timely delivery.	To remove reference to the previous Local Plan for clarity and effectiveness.
MM137	New Plan	Insert a New Plan – Site F1.3 – Land east of Lynn Road in vicinity of Bridle Lane after Policy F1.3 – Downham Market North-East: Land east of Lynn Road in vicinity of Bridle Lane as shown in Appendix 2 to this MM schedule.	To show the boundary of the allocated site.
MM138	New Plan	Insert a New Plan – Site F1.4 – Land north of southern bypass in vicinity of Nightingale Lane after Policy F1.4 – Downham Market South-East: Land north of southern bypass in vicinity of Nightingale Lane as shown in Appendix 2 to this MM schedule.	To show the boundary of the allocated site.

MM139	New Policy – Downham Market – Bexwell Business Park and its supporting text	<p>Insert New Policy – Downham Market, Bexwell Business Park and its supporting text after Policy F1.4 – Downham Market South-East: Land north of southern bypass in vicinity of Nightingale Lane as follows:</p> <p><u>Downham Market – Bexwell Business Park</u></p> <p><u>Justification</u></p> <p><u>The Bexwell Business Park allocation is a longstanding employment land commitment to the east of the town, east of the A10. It has extant permission for around 23ha of employment land, of which 3ha (Karoo Close) has been delivered to date. The remaining 20ha is allocated in this Plan, to support the delivery of a significant employment hub, in addition to the established employment area at Bexwell.</u></p> <p><u>The site has existing highway access off the A1122 Bexwell Road (Karoo Close). This infrastructure was constructed to serve the entire 23ha employment site commitment. The site is unconstrained and would complement the existing employment area.</u></p> <p><u>New Policy – Downham Market, Bexwell Business Park (BEX)</u></p> <p><u>Land in the vicinity of Bexwell Business Park, as shown on the Policies Map, is allocated for employment uses. Development of the site will be subject to compliance with the following:</u></p> <ol style="list-style-type: none"> 1. <u>Access to the site should be provided via the existing Bexwell Road/ Karoo Close route.</u> 2. <u>Where possible, pedestrian and cycle links between the site and existing Bexwell area should be provided.</u> 3. <u>A Site-Specific Flood Risk Assessment may be required for certain development in line with Policy LP25 - Sites in Areas of Flood Risk.</u> 	To clarify the status of the Bexwell Business Park as an allocation in the Plan.
MM140	New Plan	Insert a New Plan – New Site – Downham Market, Bexwell Business Park (BEX) after New Policy – Downham Market, Bexwell Business Park (BEX) in Appendix 2 to this schedule.	To show the boundary of the allocated site.
MM141	Paragraphs 10.2.7 to 10.2.9 (page 278)	<p>Amend paragraph 10.2.7 of the supporting text to Policy LP40 – Hunstanton as follows:</p> <p><u>Justification</u></p> <p><u>10.2.7 Due to the excellent range of services and facilities in Hunstanton, Policy LP40 states requires that the town will provide for at least 333 new homes (existing allocations), with new allocations of at least 40 new dwellings 508 dwellings over the Plan period, consisting of completions (2021-24), windfall commitments and Plan allocations, and approximately 1 ha of employment land (existing allocation).</u></p> <p>Insert a new paragraph after paragraph 10.2.7 of the supporting text to Policy LP40 – Hunstanton as follows:</p> <p><u>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 previous masterplan and the Hunstanton Prospectus, Southern Seafront Masterplan and Neighbourhood Plan.</u></p> <p>Delete paragraphs 10.2.8 and 10.2.9 and headings of the supporting text to Policy LP40 – Hunstanton as follows:</p> <p><u>Neighbourhood Plan</u></p> <p><u>10.2.8 The Borough Council supports those Town/Parish Councils and local communities who wish to prepare a Neighbourhood Plan for their Area. Hunstanton Town Council is in the process of preparing a Neighbourhood Plan for their area. The Hunstanton Neighbourhood Plan Area was formally designated by the Borough Council on 5 February 2013 and corresponds with the boundaries of Hunstanton Parish.</u></p> <p><u>10.2.9 The Hunstanton Town Council and local community have prepared a draft version of their Neighbourhood Plan which went to consultation under the Regulation 16 stage between March and May 2021. The plan is now at the examination stage. Once made their Neighbourhood Plan will form part of the Local Development Plan and will sit alongside the Local Plan. It will assist in guiding development within the Neighbourhood Plan Area through local policies.</u></p>	To clarify the justification for the level of development proposed in the town and to provide an update in respect of the status of the Neighbourhood Plan.
MM142	Inset F2 Hunstanton Plan (page 279)	Delete the Inset F2 Hunstanton Plan as shown in Appendix 2 to this MM schedule.	To reflect the introduction of individual site plans for the allocated sites.

MM143	Policy LP40 – Hunstanton (page 280-282)	<p>Delete Criterion 1. of Policy LP40 – Hunstanton as follows:</p> <p>1. 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 previous masterplan and the Hunstanton Prospectus, Southern Seafront Masterplan and Neighbourhood Plan.</p> <p>Amend Criterion 3. of Policy LP40 – Hunstanton as follows:</p> <p>3. Provision will be made for at least 333 <u>324</u> new homes with new, <u>including</u> allocations of at least 40 <u>122</u> houses, <u>to be delivered over the remainder of the Plan period (2024-2040).</u></p> <p>Delete the Neighbourhood Plan section from Policy LP40 – Hunstanton as follows:</p> <p>Neighbourhood Plan A draft Hunstanton Neighbourhood Plan was published for consultation in accordance with the Regulation 14 stage in November 2018. The Neighbourhood Plan is still in the process of being prepared accordingly.</p> <p>Delete the Seafront Master Plan section from Policy LP40 – Hunstanton as follows:</p> <p>Southern Seafront Master Plan 10.2.1.2 A Southern Seafront Master Plan is being prepared for an area of the seafront between The Green and the Power Boat Ramp.</p> <p>Amend the final sentence of Policy LP40 – Hunstanton as follows:</p> <p>10.2.1.3 Policy LP40 contributes to Strategic Objectives 1-5 Economy, 6-10 Society, 11-15 Environment and 23 to 27 for Hunstanton.</p>	To update the policy in respect of the number of dwellings to be provided, the extension to the Plan period; the status of the Neighbourhood Plan and the Southern Seafront Masterplan for clarity and effectiveness.
MM144	New Paragraphs (page 283)	<p>Insert new paragraphs before Policy F2.1 Hunstanton – Town Centre Area and Retailing as follows:</p> <p>Site allocation <u>Introduction</u></p> <p><u>Policy F2.1 covers the retail centre for Hunstanton, setting out what is acceptable development for the area over the Plan period.</u></p> <p><u>Justification</u></p> <p><u>The policy seeks to ensure this area is able to provide the necessary services and facilities to maintain sustainable living.</u></p>	To provide clarity in terms of the purpose of the policy.
MM145	New Paragraphs (page 285)	<p>Insert new paragraphs before Policy F2.2 Hunstanton – Land to the East of Cromer Road as follows:</p> <p>Site allocation <u>Introduction</u></p> <p><u>Policy F2.2 allocates land for residential development. The site has been granted reserved matters permission (18/00418/RMM) for 120 new homes. Construction is already underway and it is anticipated that the scheme will be completed during 2024/25.</u></p> <p><u>Justification</u></p> <p><u>The policy seeks to ensure this area is able to provide the necessary housing to maintain vitality of the area.</u></p>	To provide clarity in terms of the purpose of the policy.
MM146	Policy F2.2 - Hunstanton – Land to the East of Cromer Road (page 285-286)	<p>Amend Criterion 2. of Policy F2.2 - Hunstanton – Land to the East of Cromer Road as follows:</p> <p>2.Provision of affordable housing in line with the current standards. <u>Policy LP28.</u></p>	To clarify that affordable housing is to be provided in accordance with LP28 for effectiveness.
MM147	Paragraph 10.2.3.1 (page 286)	<p>Delete paragraph 10.2.3.1 of the supporting text to Policy F2.2 - Hunstanton – Land to the East of Cromer Road as follows:</p> <p>10.2.3.1 The site has been granted reserved matters (18/00418/RMM) for 120 new homes, the site has commenced.</p>	In the interests of clarity and to avoid duplication with the new supporting text to Policy F2.2, as set out above.

MM148	Hunstanton (F2.2) Zoomed Plan (page 287)	Delete the Hunstanton (F2.2) Zoomed Plan and insert a New Plan Site F2.2 Land to the East of Cromer Road after Policy F2.2 - Hunstanton – Land to the East of Cromer Road as shown in Appendix 2 to this MM schedule.	To reflect the introduction of individual site plans for the allocated sites.
MM149	Hunstanton (F2.3 & F2.5) Zoomed Plan (page 291)	Delete the Hunstanton (F2.3 & F2.5) Zoomed Plan and insert a New Plan Site F2.3 Land South of Hunstanton Commercial Park after Policy F2.3 - Hunstanton – Land South of Hunstanton Commercial Park as shown in Appendix 2 to this MM schedule.	To reflect the introduction of individual site plans for the allocated sites.

MM150	Policy F2.4 – Land North of Hunstanton Road and its supporting text and Hunstanton	<p>Delete Policy F2.4 – Land North of Hunstanton Road and its supporting text as follows:</p> <p>10.2.5 F2.4 – Hunstanton Land north of Hunstanton Road Policy</p> <p>Site Allocation</p> <p>Policy F2.4 Land North of Hunstanton Road</p> <p>Land north of Hunstanton Road amounting to 12.6 hectares is allocated for development of 163 dwellings on 6.2 ha of the site, and open space on 6.4 ha of the site.</p> <p>Development will be subject to:</p> <ol style="list-style-type: none"> 1. Submission of a final masterplan for the site incorporating details of layout, phasing and conceptual appearance; 2. Provision of affordable housing in line with current standards; 3. Provision of safe vehicular and pedestrian access; 4. Local highway improvements to fully integrate the development into the surrounding network. 5. Details of plans for the proposed open space with regards to public access, recreational and ecological opportunities, potential hard and soft landscaping including play space(s) and arrangements for the ongoing management of the space; 6. Enhanced informal recreational provision on, or in the vicinity of the allocated site to limit the likelihood of additional recreational pressure (particularly in relation to exercising dogs) on Habitats Regulations protected nature conservation sites in the wider area. 7. This provision may consist of some combination of: <ol style="list-style-type: none"> a. informal open space (over and above the Council's normal standards for play space); b. pedestrian routes which provide a variety of terrain, routes and links to greenspace and/or the wider footpath network; c. a contribution to implementation of the Borough's Green Infrastructure Strategy as it relates to Hunstanton, or other greenspace provision or management in the wider area within which the site is located. 8. Provision of a programme of publicity aimed at both occupants of the development and other residents of Hunstanton, highlighting the opportunities for recreation (especially dog walking) in the vicinity avoiding areas within the Wash Special Protection Area and the North Norfolk Coast Protection Area, and the sensitivity of those areas to dog walking and other recreation; 9. Submission of a project level habitats regulations assessment, with particular regard to the potential for indirect impacts through recreational disturbance on the Wash Special Protection Area and the North Norfolk Coast Special Protection Area; 10. Submission of a site specific Flood Risk Assessment, and accompanying topographical information, to be prepared in order to ensure that development is designed appropriately and built in those areas of the site least at risk of flooding; 11. Incorporation of a high quality landscaping scheme to limit the visual impact of proposed development on the countryside and on the southern approach to Hunstanton; 12. Submission of details of sustainable drainage measures and how they will integrate with the design of the development and how they will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission; 13. An Archaeological Field Evaluation of the site should be undertaken following on from the results of the desk based Archaeological Assessment. This should be undertaken prior to consideration of extraction of minerals from the site; 14. A financial contribution to existing infrastructure and/or services or provision of new infrastructure necessary to serve the development to be determined upon submission of the planning application. <p>Site Description</p> <p>10.2.5.1 Full planning permission (14/01022/FM) for 166 new homes. Construction of the site is underway with a significant number of the homes being completed and now lived in.</p> <p>10.2.5.2 The allocation Policy F2.4 contained a requirement for: "Submission of an Environmental Statement that satisfies Norfolk County Council that: the applicant has carried out investigations to identify whether the resource (sand, gravel, carstone) is viable for mineral extraction; and if the mineral resource is viable, that: the applicant has considered whether it could be extracted economically prior to development taking place; and if the mineral resource can be extracted economically, whether (or not): there are opportunities to use the onsite resource during the construction phase of development." A mineral assessment was submitted to the Mineral Planning Authority as part of the application. Intrusive site investigations that took place across the site were able to prove to the satisfaction of the Mineral Planning Authority that viable mineral did not occur on site, and that 'needless sterilisation' would not occur.</p>	To reflect that this site has now been completed.
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MM151	(F2.4) Zoomed Plan (page 296)	Delete Hunstanton (F2.4) Zoomed Plan as shown in Appendix 2 to this MM schedule.	To reflect that this site has now been completed.				
MM152	New Paragraphs (page 296)	<p>Insert two new paragraphs of the supporting text before Policy F2.5 – Hunstanton – Land south of Hunstanton Commercial Park as follows:</p> <p>Introduction</p> <p><u>The Land south of Hunstanton Commercial Park is allocated for employment uses. Planning permission has recently been granted for Development of 61 housing with care apartments, 39 care ready bungalows and 60 residential dwellings together with community facilities and services (22/00929/F; August 2023) and construction started in early-2024. This covers both the housing (F2.3) and employment (F2.5) site allocations.</u></p> <p>Justification</p> <p><u>As per the Employment Land Review 2016/2017, this additional piece of employment land will help ensure there are jobs to support residents, helping to ensure Hunstanton remains sustainable. Development of housing with care apartments will deliver year-round employment opportunities on the site.</u></p>	To provide clarity in terms of the purpose of the policy.				
MM153	New Plan	Insert a New Plan – Site F2.5 – Employment Land South of Hunstanton Commercial Park after Policy F2.5 – Hunstanton – Land South of Hunstanton Commercial Park as shown in Appendix 2 to this MM schedule.	To show the boundary of the allocated site.				
MM154	Paragraph 10.3.3 (page 297)	<p>Amend paragraph 10.3.3 of the supporting text to Policy F3.1 – Wisbech Fringe – Land east of Wisbech (west of Burrettgate Road) as follows:</p> <p>10.3.3 The Borough’s Local Plan provides for a minimum of 550 houses on the edge of Wisbech up to 2036<u>2040</u>. Strategic directions of growth are indicated towards Walsoken and West Walton as well as Emneth.</p>	To reflect the extension to the Plan period to 2040 to ensure a minimum of 15 years post adoption to be consistent with national policy.				
MM155	Policy F3.1 – Wisbech Fringe – Land east of Wisbech (west of Burrettgate Road) (page 299-301)	<p>Amend Criterion 1.d. of Policy F3.1 – Wisbech Fringe – Land east of Wisbech (west of Burrettgate Road) as follows:</p> <p>d. submission of a site-specific Flood Risk Assessment <u>in accordance with Policy LP25</u>, and accompanying topographical information, to be prepared in order to ensure that development is designed appropriately and built in those areas of the site least at risk of flooding.</p>	To clarify that a site specific Flood Risk Assessment would be required in accordance with Policy LP25.				
MM156	Wisbech Fringe (including Walsoken) Plan (page 302)	Delete the Wisbech Fringe (including Walsoken) Plan and insert a New Plan Site F3.1 Wisbech Fringe (including Walsoken) after Policy F3.1 – Wisbech Fringe – Land east of Wisbech (west of Burrettgate Road) as shown in Appendix 2 to this MM schedule.	To reflect the introduction of individual site plans for the allocated sites.				
11 GROWTH KEY RURAL SERVICE CENTRES							
MM157	Paragraph 11.0.1 (page 308)	<p>Amend paragraph 11.0.1 of the supporting text in respect of Growth Key Rural Service Centres as follows:</p> <p>11 Growth Key Rural Service Centres</p> <p>11.0.1 Two Growth Key Rural Service Centres have been identified, by the Settlement Hierarchy (LP02), as they are closely related to overall Growth Strategy in close proximity to A10 / Main rail line Growth Corridor. They not only provide a range of services and facilities for the local population and wider rural areas but have been identified as being capable of potentially accommodating a higher level of growth than previously. <u>22 Key Rural Service Centres are designated in the New Policy - Spatial Strategy and Settlement Hierarchy, consisting of single villages and rural settlement clusters. These are considered the most sustainable settlements within the rural areas of the district. They are large enough to sustain a range of local facilities, which help to meet the day-to-day needs of their residents, but also provide services to other nearby smaller settlements. They are also accessible by public transport. Key Rural Service Centres will provide some growth to support their roles as ‘service centres’ and to maintain and enhance local service and public transport provision.</u></p> <table border="1" data-bbox="507 1749 2071 1818"> <tr> <td colspan="2">Growth Key Rural Service Centres (2)</td> </tr> <tr> <td>Marham</td> <td>Watlington</td> </tr> </table>	Growth Key Rural Service Centres (2)		Marham	Watlington	To reflect the changes made to the settlement hierarchy for clarity and effectiveness.
Growth Key Rural Service Centres (2)							
Marham	Watlington						

MM158	Paragraphs 11.1.1, 11.1.4 and 11.1.5 (page 309)	<p>Amend paragraph 11.1.1 of the supporting text in Section 11.1 Marham as follows:</p> <p>11.1 Marham/<u>Upper (RAF) Marham</u> Growth Key Rural Service Centre</p> <p>Description</p> <p>11.1.1 Marham is situated to the southeast of King’s Lynn, and is almost equidistant between King’s Lynn, Downham Market (to the southwest) and Swaffham (to the east). The settlement of Marham is spread over a large area, comprising both Marham village and RAF <u>Upper (RAF)</u> Marham. A proportion of the village services and facilities are associated with the RAF Base and some of these are available for residents to use. Services/facilities include a school, GP surgery, bus routes, retail and employment uses. The Parish of Marham has a population of 3,531 (37) <u>2,600 (2021, ONS)</u>.</p> <p>Amend paragraphs 11.1.4 and 11.1.5 of the supporting text in Section 11.1 Marham as follows:</p> <p>11.1.4 The combination of RAF <u>Upper (RAF)</u> Marham and the Village of Marham together ensure that the settlement is classed a Growth Key Rural Service Centre. Please see Policy LP10 for details of support for the RAF Marham.</p> <p>11.1.5 The SADMP (2016) made an allocation for at least 50 dwellings (G56.1). The Local Plan review carries this forward. In addition, given the above, it makes a further allocation for at least another 35 dwellings.</p>	To reflect Marham’s (with Upper (RAF) Marham) revised status in the settlement hierarchy and to remove references to the previous Local Plan.
MM159	Marham Plan (page 310)	Delete the Marham Plan and insert a New Plan Site 56.1 – Land at The Street after Policy G56.1 – Marham – Land at The Street as shown in Appendix 2 to this MM schedule.	To reflect the introduction of individual site plans for the allocated sites.
MM160	Policy MAR1 – Marham – Land off School Lane (page 312)	<p>Policy MAR1 – Marham – Land off School Lane <u>Land south of The Street</u></p> <p>Land of around 1.6 hectares to the south of The Street, as shown on the Policies Map, is allocated for residential development of at least 35 dwellings. Development will be subject to compliance with the following:</p> <ol style="list-style-type: none"> 1. Subject to safe access, <u>including a financial contribution towards improvements to the footpath between the old village and the airbase</u>; 2. Submission of details showing sustainable drainage measures will integrate with the design of the development and the drainage system will contribute to the amenity and biodiversity of the development. A suitable plan for future management and maintenance of the SUDS should be included with submission; 3. Development will be subject to a programme of archaeological mitigatory work in accordance with National Planning Policy Framework para. 199; 4. Provision of affordable housing in line with the current standards <u>Policy LP28</u>. 	To clarify the location of the allocated site and infrastructure requirements, as well as that affordable housing should be provided in accordance with Policy LP28.
MM161	New Plan	Insert a New Plan Site MAR1 – Land south of The Street after Policy MAR1 – Marham – Land off School Lane as shown in Appendix 2 to this MM schedule.	To reflect the introduction of individual site plans for the allocated sites.

MM162	Paragraphs 11.2.1 and 11.2.3 (page 314)	<p>Amend paragraph 11.2.1 of the supporting text in Section 11.2 Watlington as follows:</p> <p>Growth Key Rural Service Centre</p> <p>Description</p> <p>11.2.1 Watlington is situated approximately six miles south of King’s Lynn, and seven miles north of Downham Market. The village is served by Watlington railway station (on the Fen Line between London Kings Cross- Cambridge and King’s Lynn) which is situated less than a mile from the centre of the village. The Parish of Watlington has a population of 2,455 (38) <u>2,600 (2021 ONS)</u>.</p> <p>Amend paragraph 11.2.3 of the supporting text in Section 11.2 Watlington as follows:</p> <p>Strategic Context Justification</p> <p>11.2.3 The Local Plan review seeks to promote Watlington within the Settlement Hierarchy (LP02) to a Growth Key Rural Service Centre this is for two main reasons as discussed it currently has a wealth of facilities including the railway station and it is geographically located within the Local Plan review’s A10/main rail line growth corridor, being almost equidistant between King’s Lynn and Downham Market. Watlington is designated as a Key Rural Service Centre. It contains a range of services and facilities, including a GP surgery, primary school, convenience store and Post Office. Watlington also has a railway station, situated between King’s Lynn and Downham Market, with regular rail services to Ely, Cambridge, and London.</p>	To reflect Watlington’s revised status in the settlement hierarchy and to remove references to the previous Local Plan.
MM163	Paragraphs 11.2.4-11.2.7 (page 314) and New Paragraph	<p>Delete paragraphs 11.2.4 to 11.2.7 of the supporting text in Section 11.2 Watlington as follows:</p> <p>11.2.4 The Borough Council supports those Town/Parish Councils and local communities who wish to prepare a Neighbourhood Plan for their Area.</p> <p>11.2.5 Watlington Parish Council in combination with the local community are in the process of preparing a Neighbourhood Plan for their Area. This was formally designed 05/03/2020 and corresponds with the parish boundary.</p> <p>11.2.6 Once made their Neighbourhood Plan will form part of the Local Development Plan and will sit alongside the Local Plan. It will assist in guiding development within the Neighbourhood Plan Area through local policies and possibly allocations.</p> <p>11.2.7 The Borough Council will assist the Parish Council with their preparations. Given this it would be inappropriate for the Local Plan review to impose development upon the Area. The Parish Council through their Neighbourhood Plan will have the opportunity to consider sites which have been proposed through the Local Plan review process, and others. Given the status of Watlington within the Settlement Hierarchy (LP02) and its role within the Borough it would be appropriate for further allocations to be considered through the Neighbourhood Plan.</p> <p>Insert a new paragraph after the heading Neighbourhood Plans of the supporting text in Section 11.2 Watlington as follows:</p> <p><u>Watlington Neighbourhood Area was designated in March 2020. The Neighbourhood Plan was submitted in March 2023, examined during summer 2023 and made on 13 December 2023, following the referendum (7 December). The Neighbourhood Plan contains policies regarding housing mix, design (supported by a design code), non-designated heritage assets and local green space. The Local Plan should not impinge on non-strategic matters that are better dealt with by Neighbourhood Plan policies (NPPF, Strategic policies section).</u></p>	To reflect that the Watlington Neighbourhood Plan has recently been made.

MM164	Paragraphs 11.2.1.3 and 11.2.1.9 (page 316-317)	<p>Amend paragraph 11.2.1.3 of the supporting text to Policy G112.1 – Watlington – Land south of Thieves Bridge Road as follows:</p> <p>11.2.1.3 This site was allocated by the SADMP (2016) and the Local Plan review seeks to support this. The site lies in the southern part of Watlington in a relatively built up area. It is situated south of Thieves Bridge Road and opposite established residential development in the form of bungalows and large detached houses.</p> <p>Amend paragraph 11.2.1.9 of the supporting text to Policy G112.1 – Watlington – Land south of Thieves Bridge Road as follows:</p> <p>11.2.1.9 The Borough Council considers that the site is of a sufficient scale to accommodate at least 32 dwellings, which were originally sought by the SADMP (2016) in this settlement, at a density consistent with its surroundings and without detriment to the form and character of the locality. <u>Planning permission for the development of the site was granted in January 2023 (21/02421/FM). It is anticipated that this will deliver housing from 2024/25.</u></p>	To remove references to the previous Local Plan and to amend the number of dwellings likely to be delivered following the grant of planning permission for clarity and effectiveness.																										
MM165	Policy G112.1 – Watlington – Land south of Thieves Bridge Road (page 316)	<p>Insert the Policy title and amend the first sentence of Policy G112.1 – Watlington – Land south of Thieves Bridge Road as follows:</p> <p><u>G112.1 - Watlington - Land south of Thieves Bridge Road</u></p> <p>Land of around 1.8 hectares, as shown on the Policies Map, is allocated for residential development of at least 32 <u>40</u> dwellings.</p> <p>Amend Criteria 2 and 3 of Policy G112.1 – Watlington – Land south of Thieves Bridge Road as follows:</p> <ol style="list-style-type: none"> 2. Development is subject to the demonstration of safe highway access Highway Authority <u>in line with Policy LP13;</u> 3. Provision of affordable housing in line with the current standards. <u>Policy LP28.</u> 	To amend the number of dwellings likely to be delivered following the grant of planning permission for clarity and effectiveness; to ensure the provision of a safe access in accordance with Policy LP13; and to clarify that affordable housing should be provided in accordance with Policy LP28.																										
12 KEY RURAL SERVICE CENTRES																													
MM166	Paragraph 12.0.1 (pages 318-319)	<p>Delete paragraph 12.0.1 and move text to paragraph 11.0.1 at the new start of section on Key Rural Service Centres, as follows:</p> <p>12 Key Rural Service Centres</p> <p>Key Rural Service Centres</p> <p>12.0.1 23 Key Rural Service Centres are identified by the Settlement Hierarchy (LP02). They help to sustain the wider rural community. They provide a range of services that can meet basic day-to-day needs and a level of public transport that can enable access to and from the settlement. The Borough Council will seek to maintain and enhance facilities to support this function.</p> <table border="1" data-bbox="507 1207 2071 1663"> <thead> <tr> <th colspan="2" data-bbox="507 1207 2071 1241">Key Rural Service Centres (23)</th> </tr> </thead> <tbody> <tr> <td data-bbox="507 1241 1291 1274">Brancaster with Brancaster Staithe and Burnham Deepdale</td> <td data-bbox="1291 1241 2071 1274">Methwold with Northwold</td> </tr> <tr> <td data-bbox="507 1274 1291 1308">Burnham Market</td> <td data-bbox="1291 1274 2071 1308">Marshland St James with St John's Fen End and Tilney Fen End</td> </tr> <tr> <td data-bbox="507 1308 1291 1341">Castle Acre</td> <td data-bbox="1291 1308 2071 1341">Middleton</td> </tr> <tr> <td data-bbox="507 1341 1291 1375">Clenchwarton</td> <td data-bbox="1291 1341 2071 1375">Snettisham</td> </tr> <tr> <td data-bbox="507 1375 1291 1409">Dersingham</td> <td data-bbox="1291 1375 2071 1409">Stoke Ferry</td> </tr> <tr> <td data-bbox="507 1409 1291 1442">Docking</td> <td data-bbox="1291 1409 2071 1442">Southery</td> </tr> <tr> <td data-bbox="507 1442 1291 1476">East Rudham</td> <td data-bbox="1291 1442 2071 1476">Terrington St Clement</td> </tr> <tr> <td data-bbox="507 1476 1291 1509">Emneth</td> <td data-bbox="1291 1476 2071 1509">Terrington St John with St Johns Highway and Tilney St Lawrence</td> </tr> <tr> <td data-bbox="507 1509 1291 1543">Feltwell with Hockwold-cum-Wilton</td> <td data-bbox="1291 1509 2071 1543">Upwell and Outwell</td> </tr> <tr> <td data-bbox="507 1543 1291 1577">Great Massingham</td> <td data-bbox="1291 1543 2071 1577">Walpole St Peter with Walpole St Andrew and Walpole Marsh</td> </tr> <tr> <td data-bbox="507 1577 1291 1610">Grimston with Pott Row and Gayton</td> <td data-bbox="1291 1577 2071 1610">West Walton</td> </tr> <tr> <td data-bbox="507 1610 1291 1644">Heacham</td> <td data-bbox="1291 1610 2071 1644"></td> </tr> </tbody> </table>	Key Rural Service Centres (23)		Brancaster with Brancaster Staithe and Burnham Deepdale	Methwold with Northwold	Burnham Market	Marshland St James with St John's Fen End and Tilney Fen End	Castle Acre	Middleton	Clenchwarton	Snettisham	Dersingham	Stoke Ferry	Docking	Southery	East Rudham	Terrington St Clement	Emneth	Terrington St John with St Johns Highway and Tilney St Lawrence	Feltwell with Hockwold-cum-Wilton	Upwell and Outwell	Great Massingham	Walpole St Peter with Walpole St Andrew and Walpole Marsh	Grimston with Pott Row and Gayton	West Walton	Heacham		Consequential Main Modification following removal of Growth Key Rural Service Centres tier from the settlement hierarchy.
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MM167	Paragraphs 12.1.1-12.1.8 (pages 320-321)	<p>Delete paragraphs 12.1.1 to 12.1.8 of the supporting text to section 12.1 Brancaster with Brancaster Staithe/Burnham Deepdale, as follows:</p> <p>12.1 Brancaster with Brancaster Staithe/Burnham Deepdale Key Rural Service Centre Description 12.1.1 Brancaster, Brancaster Staithe and Burnham Deepdale are coastal settlements within the Norfolk Coast Area of Outstanding Natural Beauty (AONB) which have developed in a linear pattern along the A149. The settlement hierarchy designated the settlements as a joint Key Rural Service Centre, according to their proximity to each other providing the opportunity for mutual support, with a combined population of 797(39). 12.1.2 The highest concentration of local services is in Burnham Deepdale which contains a local centre focused around a set of small business and retail outlets adjacent to a fuel station and convenience store and a tourist information centre and camping business. Additionally, the settlements also contain public houses, a school, churches, a village hall and other businesses associated largely with tourism. The villages are connected via a bus route along the A149. 12.1.3 Part of Brancaster has been designated a Conservation Area for its historic interest. The settlements are interspersed with small-scale infilling of modern development. The area is rich in natural and historic assets including:</p> <ul style="list-style-type: none"> ● Remains of roman fort: Branodunum in Brancaster ● Peddars Way and the Norfolk Coast Footpath ● Titchwell Marsh RSPB Reserve ● Tidal creeks which are navigated for sailing ● Salt marsh. <p>12.1.4 Brancaster, Brancaster Staithe and Burnham Deepdale are located next to the undeveloped coast which is protected by national and international designations for its natural, environmental and historic significance. Further development in these settlements must be particularly sensitive in terms of visual impact and the impact new residents could have on the immediate surroundings. 12.1.5 The policies below carry forward the allocations made by the SADMP (2016) for at least fifteen houses altogether; at least five houses in Brancaster and at least ten houses in Brancaster Staithe. Brancaster Neighbourhood Plan 12.1.6 The Brancaster Neighborhood Plan first came into force for this area on the 30 November 2015. The neighbourhood plan went through a review from 2018 and came into force on the 22 February 2021. The Area this covers corresponds with the Parish Boundary and includes the settlements of Brancaster, Brancaster Staithe and Burnham Deepdale. 12.1.7 The neighbourhood plan review forms part of the Local Development Plan and sits alongside the Local Plan. It assists in guiding development within the Neighbourhood Plan Area through local policies and allocations. To find more information please go to: https://www.west-norfolk.gov.uk/info/20127/neighbourhood_plans/117/completed_plans 12.1.8 It is not the Borough Council's intention to make further allocations at this joint Key Rural Service Centre. However, within the spirit of the NPPF (2018) and the Localism Act (2011), the Parish Council and local community were left to decide how best to accommodate future growth in a sustainable manner regarding the neighbourhood plan review</p>	For effectiveness, to reflect the fact that sites G13.1 and G13.2 have been completed, so there are no allocations or other policy proposals in the Plan for this settlement.
MM168	Brancaster Plan (page 322)	Delete the Brancaster Plan, as shown in Appendix 3 to this schedule.	To reflect the deallocation of completed site.

MM169	Policy G13.1 and Paragraphs 12.1.1 to 12.1.1.5 (page 323 - 324)	<p>Delete Policy G13.1 – Brancaster – Land to the east of Mill Road, as follows:</p> <p>12.1.1 G13.1 – Brancaster – Land to the east of Mill Road Policy Site Allocation</p> <p>Policy G13.1 Brancaster – Land to the east of Mill Road</p> <p>Land amounting to 0.5 hectares, as shown on the Policies Map, is allocated for residential development of at least 5 dwellings. Development will be subject to compliance with all of the following:</p> <ol style="list-style-type: none"> 1. Provision of a new road to access the site from the B1153; 2. Submission of an ecological study that establishes that either: <ol style="list-style-type: none"> a. there would be no negative impact on flora and fauna; b. or, if any negative impacts are identified, establishes that: c. these [negative impacts] could be suitably mitigated against; 3. The design of development, and in particular its massing and materials, shall have regard to its potential impact on the scenic beauty of the Norfolk Coast Area of Outstanding Natural Beauty and the setting of Brancaster Conservation Area; 4. Incorporation of a high quality landscaping scheme to integrate the development into the landscape of the Area of Outstanding Natural Beauty, and minimise its impact of the development on the wider countryside, with particular attention to the south and east boundaries, including incorporating existing planting here as far as practicable; 5. Provision of affordable housing in line with the current standards; 6. Submission of details showing how sustainable drainage measures will integrate with the design of the development and how the drainage system will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission. <p>Delete the supporting text to Policy G13.1, in paragraphs 12.1.1.1 to 12.1.1.5, as follows:</p> <p>Site Description and Justification</p> <p>12.1.1.1 The site offers the opportunity to create a small development on land which is currently unused to the south of the A149 away from more sensitive locations near the coast or the remains of the Roman Fort. Vehicular access to the B1153 could be achieved through creating a new separate access road, this is supported by Norfolk County Council as the local highway’s agency.</p> <p>12.1.1.2 The location of the site offers safe walking and cycling access to nearby local services and Brancaster Primary School.</p> <p>12.1.1.3 Whilst the site is within the Area of Outstanding Natural Beauty, the site is bordered by existing development to the south and east which provides a semi urban backdrop reducing the visual impact on the wider countryside.</p> <p>12.1.1.4 The majority of views of the site are limited to the near distance from adjacent roads, properties and public rights of way. The Conservation Area extends to the opposite side of Mill Road (to the north west of the site). It is possible to view the Grade 1 Listed Church above the existing properties to the north of the site. It is not considered that development of the site would have a material impact on the setting of this Heritage Asset. The policy contains a clause to ensure that new development would not have an adverse impact on the setting of the Conservation Area and on the Area of Outstanding Natural Beauty designation.</p> <p>12.1.1.5 The site came forward with a planning application (17/01517/FM & 18/02114/F) and currently has the benefit of full planning permission for 12 dwellings and indeed development of the site has started.</p>	For effectiveness, to reflect the fact that site G13.1 has been completed.
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MM170	Policy G13.2 and paragraphs 12.1.2 to 12.1.2.4 (pages 325-326)	<p>Delete Policy G13.2 - Brancaster Staithe and Burnham Deepdale - Land off The Close, as follows:</p> <p>12.1.2 G13.2—Brancaster Staithe and Burnham Deepdale—Land off The Close Policy Site Allocation Policy G13.2 Brancaster Staithe and Burnham Deepdale—Land off the Close Land amounting to 0.7 hectares, as shown on the Policies Map, is allocated for residential development of at least 10 dwellings. Development will be subject to compliance with all of the following:</p> <ol style="list-style-type: none"> 1. Submission of details demonstrating safe access provision onto The Close; 2. The design of development, and in particular its massing and materials, shall have regard to its potential impact on the scenic beauty of the Norfolk Coast Area of Outstanding Natural Beauty; 3. Incorporation of a high quality landscaping scheme to the south and east boundaries to minimise the impact of the development on the wider countryside; 4. Submission of details showing how sustainable drainage measures will integrate with the design of the development and how the drainage system will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission; 5. Provision of affordable housing in line with the current standards. <p>Delete the supporting text to Policy G13.2, in paragraphs 12.14.4.1-12.14.4.6, as follows:</p> <p>Site Description and Justification 12.1.2.1 The borough council considers that the site is considered to have the least impact on the visual amenity of the Area of Outstanding Natural Beauty than any other suggested options. 12.1.2.2 The site is largely surrounded by development (on three of its four sides), with undeveloped arable farmland to the south and a small portion of open space to the north. The site has the advantage of being well related to other built development and safe pedestrian access is achievable to the village services. 12.1.2.3 Views of the site are limited but it would have some impact on adjacent properties and the site can be partly seen from Common Lane. However, the site would present a continuation of existing development around The Close and therefore it is not considered to have a significant detrimental impact on the wider scenery as existing housing can already be seen from Common Lane. Effective natural screening will be sought to reduce the wider visual impact on the countryside. The policy contains a clause to ensure the form of development will be designed with special regard to the potential impact on the Area of Outstanding Natural Beauty. 12.1.2.4 The site came forward with a planning application (16/02140/FM) and currently has the benefit of full planning permission for 12 dwellings.</p>	For effectiveness, to reflect the fact that site G13.2 has been completed.
MM171	Brancaster Staithe/ Burnham Deepdale Plan (page 327)	Delete the Brancaster Staithe/ Burnham Deepdale Plan, as shown in Appendix 3 to this schedule.	To reflect the deallocation of completed site.

MM172	Section 12.2 (page 328)	<p>Delete section 12.2 Burnham Market, as follows:</p> <p>12.2 Burnham Market Key Rural Service Centre Description 12.2.1 Burnham Market is situated close to the coast within the Norfolk Coast Area of Outstanding Natural Beauty and has a traditional village form consisting of a high street occupied by small independent retailers and a pub fronting the village green. Built character within the village comprises a mixture of colour washed buildings, interspersed with brick, which provide strong definition to the streets. There is a high concentration of Listed Buildings surrounding the village green which is part of the Conservation Area. 12.2.2 The parish of Burnham Market has a population of 877(40). As with the surrounding coastal villages, the area has long been popular with local people, retirees, and tourists which has led to limited affordability of the local housing stock. Burnham Market is one of few rural settlements which does not suffer from declining services, managing to retain and attract small businesses and therefore provide a sustainable service offer to surrounding villages and hamlets. Burnham Market is connected to coastal villages via the Coast-hopper bus route along the A149. 12.2.3 The village is in a scenic location within the Area of Outstanding Natural Beauty (AONB) and the central part of the village is designated a Conservation Area. When assessing potential development, the Borough Council considers the potential impact of development on the rural and historic character of the village and surrounding scenic countryside. 12.2.4 The Site Allocations and Development Management Policies Plan (2016) made an allocation for land amounting to 2.7 hectares for a development of at least 32 dwellings and a 1.2 hectare public car park, along with associated landscaping and public toilets. This site duly came forward, gained planning permission (13/01810/FM) and the development is now complete. Accordingly, the allocation has been removed from the Policies Map and the completed site is now included within the development boundary for Burnham Market. Burnham Market Neighbourhood Plan 12.2.5 During the latter part of 2019 and early part of 2020 Burnham Market Parish Council and the local community have been seriously exploring the option of preparing a neighbourhood plan for their area. Planning Policy officers from the Borough Council have met with them on several occasions and it is anticipated that a neighbourhood plan for Burnham Market Parish will be forthcoming in the near future. The Borough Council would fully support this.</p>	For clarity and effectiveness as there are no proposals or allocations in Burnham Market.
MM173	Burnham Market Plan (page 329)	Delete the Burnham Market Plan, as shown in Appendix 3 to this schedule.	To reflect that no sites are allocated within this settlement.

MM174	Paragraphs 12.3.1-12.3.5 (page 330)	<p>Delete paragraphs 12.3.1 to 12.3.5 of the supporting text in section 12.3 Castle Acre, as follows:</p> <p>12.3 Castle Acre Key Rural Service Centre Description 12.3.1 Castle Acre is a considerable rural settlement that is situated along the upper northern slope of the Nar valley to the west of the A1065, 15 miles east of King's Lynn and 5 miles north of Swaffham. The origin of the form of the settlement lies in the Norman Castle. The High Street, Bailey Street and Stocks Green have a strong urban character and these linear spaces also have a strong sense of enclosure. The rest of the village is more rural in character, and generally new dwellings have been incorporated well into the village.</p> <p>12.3.2 Castle Acre has a number of historic character buildings and a large part of the village is designated a Conservation Area to preserve and enhance its special historic and architectural quality. In the main the older buildings are of two storeys with pitched roofs, and the predominant building material is rough knapped flint with orange / red brick quoin and also red brick itself. Roofs are normally in orange / red clay pantiles.</p> <p>12.3.3 Castle Acre benefits from a range of services including a school, bus service, a shop, pub, and other employment opportunities. The population was recorded as 848 in the 2011 Census(41).</p> <p>12.3.4 Castle Acre is designated a Key Rural Service Centre and therefore is identified as having potential to accommodate growth to sustain the wider rural community. The Site Allocations and Development Management Policies Plan (2016) provided an allocation of at least 15 dwellings in order to meet the identified need at that time. The Local Plan review seeks to support this and carry the allocation forward.</p> <p>Castle Acre Neighbourhood Plan 12.3.5 Castle Acre Parish Council had their Area designated in 2017. This corresponds with the Parish Boundary. The Castle Acre Parish Council and local community have prepared a draft version of their Neighbourhood Plan which has passed its examination and is now at the decision making stage. Once made their Neighbourhood Plan will form part of the Local Development Plan and will sit alongside the Local Plan. It will assist in guiding development within the Neighbourhood Plan Area through local policies and possibly allocations of land should they wish to explore this.</p>	For effectiveness, as site G22.1 has been completed, and there are no other proposals for Castle Acre in the Plan.
MM175	Castle Acre Inset Plan (page 331)	Delete the Castle Acre Inset, as shown in Appendix 3 to this schedule.	To reflect the deallocation of completed site.

MM176	Policy G22.1 and paragraphs 12.3.1.1-12.3.1.6 (pages 332-333)	<p>Delete Policy G22.1 - Castle Acre - Land west of Massingham Road, as follows:</p> <p>12.3.1 G22.1 Castle Acre Land west of Massingham Road Site Allocation Policy G22.1 Castle Acre Land west of Massingham Road Land amounting to 1.1 hectares to the west of Massingham Road, as shown on the Policies Map, is allocated for residential development of at least 15 dwellings. Development will be subject to compliance with all of the following:</p> <ol style="list-style-type: none"> 1. Submission of a Heritage Asset Statement that establishes that development would enhance and preserve the setting of the Conservation Area and the setting of the adjacent Grade II Listed Building; 2. The design and layout of the development, and in particular its massing and materials, shall preserve and enhance Castle Acre Conservation Area; 3. Submission of details showing how sustainable drainage measures will integrate with the design of the development and how the drainage system will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission; 4. In order to achieve development that preserves and enhances the character of this part of the village, the Council requires a coordinated scheme on the entire site and the incorporation of a significant landscaping belt along the northern and western site boundaries to soften any impact of development on the wider landscape. Details of this shall be agreed by the LPA prior to use of the land taking place; 5. Development is subject to the demonstration of safe highway access and provision of appropriate footway improvements that meets the satisfaction of the local highway authority; 6. Provision of affordable housing in line with the current standards. <p>Delete the supporting text to Policy G22.1 in paragraphs 12.3.1.1 to 12.1.1.6, as follows:</p> <p>Site Description and Justification 12.3.1.1 The allocated site is situated on the northern part of Castle Acre, adjacent the proposed development boundary. The landscape of the site is undeveloped and comprises of Grade 3 (moderate quality) agricultural land although it is not currently in agricultural production. Other than the boundary hedgerows there are no landscape features of importance on the site. 12.3.1.2 The site is located in a fairly built up part of the settlement with housing development to the east and south and mature planting mostly screening the site from the wider landscape on the northern and western sides. Views of the site are limited to near distance from adjacent roads, properties and public rights of way. Medium and long distance views are possible from the north and west however in this view development would mainly be seen in the context of the existing settlement. It is considered that development on the site would not be visually intrusive in the landscape. In addition, a policy is included to ensure that any potential conflict of built development with the landscape when viewed from the north west would be mitigated using appropriate and high quality landscaping. 12.3.1.3 The Borough Council considers that the site is capable of accommodating at least 15 dwellings at a density consistent with its surrounding without detriment to the form and character of the locality. It would form a continuation to the established residential development to the south. Castle Acre Parish Council supported the development of the site over others considered at the time. 12.3.1.4 The site is well located to services scoring positively in the sustainability appraisal in terms of proximity and access to services. Site access and egress is obtainable from Massingham Road as supported by Norfolk County Council Highway Authority subject to local foot-way improvements and demonstration of safe access. 12.3.1.5 The eastern site boundary immediately abuts Castle Acre Conservation Area. Three Grade II Listed Buildings are also to be found close to the eastern part of the site. The sensitivity of the site will require careful design to ensure that the site makes a positive contribution to the Conservation Area and the setting of the nearby Listed Buildings. Standard housing designs are unlikely to achieve this. 12.3.1.6 It should be noted that this site has come forward with a planning proposal and does now benefit from planning permission (15/00942/OM). This is a hybrid permission in that the houses to the front of the site which are within the development boundary have full planning permission and the houses behind these have outline planning permission. The front section has since been superseded (16/02057/F). These 4 houses have been completed. This rear section has since come forward with a reserved matters application for 11 dwellings (17/02341/RMM) which also has now been granted. In total this will provide the 15 new homes which were originally sought.</p>	For effectiveness, as site G22.1 has been completed.
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MM177	12.4.1-12.4.2 (page 334)	<p>Amend paragraphs 12.4.1 and 12.4.2 of supporting text in section 12.4 Clenchwarton, as follows:</p> <p>12.4.1 Clenchwarton is a large, scattered village situated on the old A17 (now by-passed) on the west side of the River Great Ouse about two miles west of King's Lynn. The settlement has a population of 2,171 (42) 2,200 (2021, ONS). Clenchwarton benefits from a range of facilities including school, bus route, post office, pub, church and other employment and retail uses.</p> <p>12.4.2 Clenchwarton is designated a Key Rural Service Centre. It is identified as having the potential to accommodate growth to sustain the wider rural community. The SADMP (2016) made three allocations to accommodate at least 50 new dwellings. The Local Plan review seeks to carry these forwards.</p>	For clarity and effectiveness to ensure Plan is up to date and remove reference to the SADMP, which will cease to have effect once the Local Plan Review is adopted.
MM178	Clenchwarton Plan (page 335)	Delete the Clenchwarton Plan, as shown in Appendix 3 to this schedule.	To reflect the deallocation of completed sites.

MM179	Policy G25.1 and paragraphs 12.4.1.1-12.4.1.7 (pages 336-337)	<p>Delete Policy G25.1 - Clenchwarton - Land between Wildfields Road and Hall Road Policy, as follows:</p> <p>12.4.1 G25.1 Clenchwarton Land between Wildfields Road and Hall Road Policy Site Allocation Policy G25.1 Clenchwarton Land between Wildfields Road and Hall Road Land amounting to 0.7 hectare to the south of Wildfields Road as shown on the Policies Map is allocated for residential development of at least 10 dwellings. Development will be subject to compliance with all of the following:</p> <ol style="list-style-type: none"> 1. Submission of a Flood Risk Assessment (FRA) that should address all forms of flood risk (coastal inundation, fluvial, pluvial and groundwater). The FRA should explain how surface water drainage will be managed. The FRA must demonstrate how the development would provide wider sustainability benefits to the community that outweigh the risk associated with flooding and that the development would be safe for its lifetime without increasing flood risk elsewhere and, where possible, would reduce flood risk overall. The FRA should also suggest appropriate mitigation (flood resiliency measures). The FRA must consider the residual flood risk to the site in the event of breaching and/or overtopping of the tidal River Ouse. Where possible, a sequential approach should be adopted regarding the layout of the site, with the most vulnerable development situated in areas at lowest risk of flooding (i.e. shallower flood depths); 2. Suitable improvements to pedestrian links from the site to existing highway infrastructure; 3. Submission of details relating to the sewer that crosses the site together with mitigation if required (i.e. easement/diversion) to the satisfaction of Anglian Water; 4. Submission of details showing how sustainable drainage measures will be incorporated into the development to avoid discharge to the public surface water network, and also to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the Sustainable Drainage System (SUDS) should be included with the submission; 5. Provision of affordable housing in line with the current standards. <p>Delete the supporting text to Policy G25.1 in paragraphs 12.4.1.1 to 12.4.1.7, as follows:</p> <p>12.4.1.1 Site Description and Justification 12.4.1.2 The allocated site is situated to the north of Clenchwarton in a built-up part of the village, with its southern and eastern boundaries immediately abutting the proposed development boundary. 12.4.1.3 The site comprises Grade 2 (good quality) agricultural land. Whilst development on the site would result in the loss of good quality agricultural land, majority of the site options in the settlement fall within the same category and the need to allocate additional housing to sustain existing services outweigh this constraint. 12.4.1.4 The site is considered to be suitably located for residential development. It is situated on the edge of a built up area with established residential development on the east and south. Development would form a natural continuation of housing along Hall Road without detriment to the form and character of the surrounding area. The site is relatively close to village services and provides some opportunity for residents to walk or cycle to these services. The local Highway Authority identifies the site to be well located and has no objections to the allocation of the site subject to a safe access and provision of the appropriate footway links. 12.4.1.5 Landscape features within the site include boundary hedgerows and trees, a ditch along the northern boundary, and a number of trees within the site but these are not subject to any tree preservation orders. The site is well integrated with its surrounding and it is considered that development would not be visually intrusive in the landscape as the site is well screened and the mature planting along the western site boundary forms a natural boundary with existing line of development. Views are limited to near distance from adjacent roads and properties. 12.4.1.6 The site falls within flood zone 3 (high flood risk area) and the flood hazard zone, but this applies to the majority of the settlement. As such development is subject to the appropriate flood mitigation measures as set out in the policy above. 12.4.1.7 The site benefits from both outline planning permission (15/01315/OM) and reserved matters (19/00913/RMM) for 10 dwellings (granted 08/10/2019). Indeed, a number of conditions have since been discharged. As part of the planning process the Environment Agency were satisfied with the flood risk assessment submitted, subject to conditions.</p>	For clarity and effectiveness as site G25.1 has been completed.
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MM180	Policy G25.2 and Paragraphs 12.4.2.1-12.4.2.8 (pages 338-339)	<p>Amend criterion 3 of Policy G25.2 Clenchwarton – Land north of Main Road, as follows:</p> <p>3. Provision of affordable housing in line with the current standards Policy LP28.</p> <p>Delete paragraph 12.4.2.8 of the supporting text to Policy G25.2, move paragraphs 12.4.2.1-12.4.2.7 to precede Policy G25.2, and amend sub-headings, as follows:</p> <p>Introduction</p> <p>12.4.2.2 The allocated site is located on the eastern part of Clenchwarton in a built-up part of the settlement. The site comprises Grade 2 agricultural land but is not currently in agricultural production.</p> <p>12.4.2.3 The site is bordered by mature trees and hedgerows but there are no identified biodiversity constraints.</p> <p>12.4.2.4 The site is well located within the built-up area of the village and is mostly surrounded by existing residential development. It is well screened, and views are limited to long distance from the wider landscape, but in this view the site is seen in context of the existing built environment. Near distance views are limited to glimpses from adjacent roads and from neighbouring properties.</p> <p>Site description and Justification</p> <p>12.4.2.5 The site is identified as the highest scoring site in terms of proximity to services. Clenchwarton is well serviced and the central location of the site makes it easily accessible to a number of local services including the school, bus route, shop and Post Office. Thus, providing an opportunity for residents to walk and cycle to these services. Safe access into the site can be achieved from the existing access to the south of the site from Main Road. Norfolk County Council Highways has no objections to the allocation of the site provided safe access is delivered and has shown a preference to the allocation of the site over some other sites in the settlement.</p> <p>12.4.2.6 The Borough Council considers that the site is of a suitable scale to accommodate 20 dwellings at a density consistent with its surrounding area and without detriment to the form and landscape character of the locality.</p> <p>12.4.2.7 The site falls within a high flood risk area and hazard zone, but this applies to the majority of the settlement. As such development is subject to the appropriate flood mitigation measures as set out in the policy above.</p> <p>12.4.2.8 The site has come forward and benefits from outline planning permission (15/01269/OM) and reserved matters (19/00466/RMM) for 19 dwellings.</p>	For clarity and effectiveness, and to ensure consistency with national policy in not expecting compliance with supplementary planning documents or standards that have not been subject to examination.
MM181	New Plan	Insert a New Plan Site G25.2 Land north of Main Road after Policy G25.2 Clenchwarton – Land north of Main Road as shown in Appendix 3 to this MM schedule.	To reflect the introduction of individual site plans for the allocated sites.

MM182	Policy G25.3 and paragraphs 12.4.3.1-12.4.3.5 (pages 340-341)	<p>Delete Policy G25.3 Clenchwarton – Land south of Main Road, as follows:</p> <p>12.4.3 G25.3 Clenchwarton Land south of Main Road Policy Site Allocation Policy G25.3 Clenchwarton Land south of Main Road Land amounting to 1.2 hectares to the south of Main Road as shown on the Policies Map is allocated for residential development of at least 20 dwellings. Development will be subject to compliance with all of the following:</p> <ol style="list-style-type: none"> 1. Submission of a Flood Risk Assessment (FRA) that should address all forms of flood risk (coastal inundation, fluvial, pluvial and groundwater). The FRA should explain how surface water drainage will be managed. The FRA must demonstrate how the development would provide wider sustainability benefits to the community that outweigh the risk associated with flooding and that the development would be safe for its lifetime without increasing flood risk elsewhere and, where possible, would reduce flood risk overall. The FRA should also suggest appropriate mitigation (flood resiliency measures); 2. Submission of details showing how sustainable drainage measures will be incorporated into the development to avoid discharge to the public surface water network, and also to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the Sustainable Drainage System (SUDS) should be included with the submission; 3. Development is subject to demonstration of safe access and visibility to the satisfaction of the local Highway Authority and the provision of the appropriate footway links; 4. Provision of affordable housing in line with the current standards. <p>Delete the supporting text to Policy G25.3 in paragraphs 12.4.3.1 to 12.4.3.5, as follows:</p> <p>Site Description and Justification 12.4.3.1 The allocated site is situated on the western edge of Clenchwarton south of Main Road. The eastern site boundary immediately abuts the proposed development boundary. 12.4.3.2 The site, classed as grade 2 agricultural land, comprises of two separate sections with a detached two storey dwelling between the two sections. There are no landscape features of note within the site. 12.4.3.3 The surrounding area comprises of existing development to the north and east with open fields to the south and west. The site scores positively in terms of proximity and access to services; it is situated on Main Road where majority of the local services in the settlement are located with a public house immediately opposite. Safe site access and egress is obtainable off Main Road as supported by the Local Highway Authority subject to provision of adequate footpath links. 12.4.3.4 The site is on the edge of a line of established development. It is considered that in comparison to some other site options, development on the site would have minimal impacts on the form and character of the locality but would form a natural continuation of existing housing along Main Road. The site is capable of accommodating 20 dwellings at a density consistent with its surrounding area. The site falls within a high flood risk area and hazard zone, but this applies to the majority of the settlement. As such development is subject to the appropriate flood mitigation measures as set out in the policy above. 12.4.3.5 The site has come forward and benefits from outline planning permission and reserved matters for 20 dwellings (15/02008/O, 19/01288/RM & 16/00305/OM, 19/01287/RMM).</p>	For clarity and effectiveness as Site G25.3 has been completed.
MM183	Paragraphs 12.5.1 and 12.5.3 (page 342)	<p>Amend supporting text in paragraphs 12.5.1 and 12.5.3 in section 12.5 Dersingham, as follows:</p> <p>12.5.1 The village of Dersingham is well served by a range of local amenities including a Post Office, supermarket, library, fire station, pubs, churches and schools. The parish of Dersingham has a population of 4,640(43) 6,000 (2021, ONS). In addition, the village has a health centre and range of small business premises. Dersingham is approximately eight miles from King’s Lynn and seven miles from Hunstanton and benefits from a regular bus service between the settlements along the A149. The level of services and facilities as well as the good accessibility to larger towns qualifies Dersingham as a Key Rural Service Centre.</p> <p>12.5.3 Dersingham has seen a high level of housing development in the last century, and benefits from a high proportion of services and facilities which relate to the population size. Accordingly, the SADMP (2016) made two allocations for a combined 30 new homes.</p>	For clarity and effectiveness to update the Plan and remove reference to the SADMP which will cease to exist after the Local Plan Review is adopted.
MM184	Dersingham Plan (page 343)	Delete the Dersingham Plan, as shown in Appendix 3 to this schedule.	To reflect the deallocation of completed site.

MM185	Policy G29.1 and supporting text (pages 344-346)	<p>Amend criteria 1 and 8 of Policy G29.1 Dersingham – Land north of Doddshiill Road, as follows:</p> <p>1. Provision of safe access following improvement works to the local highways network including footpath extensions, junction improvements and road widening, in line with the requirements of Policy LP13. Norfolk County Council Highways Authority;</p> <p>8. Provision of affordable housing in line with the current standards. <u>Policy LP28.</u></p> <p>Amend paragraph 12.5.1.9 of supporting text to Policy G29.1, move paragraphs 12.5.1.1-12.5.1.9 to precede Policy G29.1, and insert sub-headings, as follows:</p> <p><u>Introduction</u></p> <p>12.5.1.1 The allocated site provides the opportunity to create a development which is located alongside existing housing and is close to some local services and the Junior School.</p> <p>12.5.1.2 In comparison to alternative site options, the proposed allocation site is in a less sensitive location, outside of the Conservation Area and is not subject to an objection by Norfolk County Council Highways Authority. The site is also of a suitable scale to accommodate 20 dwellings at a density that is consistent with the surrounding area.</p> <p>12.5.1.3 The site lies to the east of the village immediately adjacent to the existing settlement boundary. The site has previously been used for horse paddocks and smallholdings and is classified as Grade 4 agricultural land which is not the highest quality. The site is bordered by a hedge fronting Doddshill Road. The policy contains a clause to ensure the existing hedgerow is retained, where possible in the new development.</p> <p><u>Site Description and Justification</u></p> <p>12.5.1.4 While the site is on higher ground to the north and east, the majority of views of the site are limited to the near distance from adjacent roads and properties. The slope and the wood beyond in the north-west corner afford some natural screening from the wider landscape. For medium and long distance views from the wider landscape and the village, these views of the site are seen in the context of the existing built environment. There are no significant landscape features of importance within the site boundary other than the hedgerow.</p> <p>12.5.1.5 The impact of potential growth on Dersingham Bog National Nature Reserve which, amongst other designations is a Special Area of Conservation, needs to be established before development is commenced. A project level Habitats Regulation Assessment would be required to establish the impact of growth and potential mitigation strategies.</p> <p>12.5.1.6 Areas to the west and north of the site have been marked by Historic Environment Records relating to probable medieval and post medieval earthworks. To the west of the site there are possible Late Iron Age and Roman cropmarks. The western boundary of the site abuts the newly designated Conservation Area. It is likely the site could contain further historical finds therefore further work is necessary to assess the archaeological significance of the site.</p> <p>12.5.1.7 The policy includes a clause to give emphasis to the importance of addressing heritage impacts in the design of the proposed housing. The policy also requires a Heritage Asset Statement and Archaeological Field Evaluation to be undertaken prior to development. A high quality development incorporating natural landscaping would reduce the visual impact of the development on the surrounding area, minimising the impact on the setting of the Conservation Area.</p> <p>12.5.1.8 The Borough Council considers that a modest development, designed sensitively in response to the location, including appropriate screening, would not have a significant adverse impact on the historic character of the surrounding area. The new development would enable the settlement to grow over the plan period at a modest scale and also improve connectivity to the eastern part of the settlement.</p> <p>12.5.1.9 The site has come forward with a planning proposal and now benefits from outline planning permission (17/01336/OM) for 30 new homes. <u>Outline permission was initially granted in 2018 for the development of the site, but this has since lapsed. A revised scheme is anticipated to come forward during 2024/25.</u></p>	For clarity and effectiveness, and to ensure consistency with national policy in not expecting compliance with supplementary planning documents or standards that have not been subject to examination.
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MM186	New Plan	Insert a New Plan Site G29.1 Land north of Doddshill Road after Policy G25.2 Dersingham – Land north of Doddshill Road as shown in Appendix 3 to this MM schedule.	To reflect the introduction of individual site plans for the allocated sites.
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MM187	Policy G29.2 and paragraphs 12.5.2.1-12.5.2.7 (pages 346-348)	<p>Delete Policy G29.2 Dersingham – Land at Manor Road, as follows:</p> <p>12.5.2 G29.2 Dersingham Land at Manor Road Policy Site Allocation</p> <p>Policy G29.2 Dersingham Land at Manor Road</p> <p>Land amounting to 0.3 hectares, as shown on the Policies Map, is allocated for residential development of at least 10 dwellings. Development will be subject to compliance with all of the following:</p> <ol style="list-style-type: none"> 1. Provision of safe access via Church Lane following the removal of part of the wall and the closure of existing access onto Manor Road/Church Lane junction. Details of this shall be submitted and agreed by Norfolk County Council Highways Authority as part of the planning application. 2. Retention of the wall which encloses the site other than a new opening to enable safe vehicular access to the site on the northern boundary. Any potential necessary improvements or alterations to the wall should not alter the visual appearance of the wall and should be outlined in the planning application; 3. The design of development, and in particular its massing and materials, shall preserve and enhance Dersingham Conservation Area. Development will be limited to single storey dwellings with a restricted roof height to minimise the visual impact on the setting of Dersingham Conservation Area and the Grade 1 Listed Church of Nicholas; 4. Submission of a Heritage Asset Statement that establishes that there will be no negative impact on Heritage Assets in the locality, accompanied by an Archaeological Field Evaluation of the site; 5. Provision of affordable housing in line with the current standards; 6. Submission of a project level Habitats Regulation Assessment to ascertain the effects of growth in Dersingham on the Dersingham Bog National Nature Reserve, (designated Special Area of Conservation, Site of Special Scientific Interest and Ramsar) and provide suitable mitigation where necessary. <p>Delete the supporting text to Policy G29.2 in paragraphs 12.5.2.1 to 12.5.2.7, as follows:</p> <p>Site Description and Justification</p> <p>12.5.2.1 The allocated site lies east of Dersingham, adjacent the development boundary.</p> <p>12.5.2.2 The site is situated in a less built up part of the settlement with the surrounding area consisting of mixed uses. Opposite the site, on the north-western side is the Grade 1 Listed Church of St Nicholas, to the west is a detached residential dwelling and on the north is a small complex of businesses including the doctor's surgery. Open fields border the eastern and southern site boundaries. The site is enclosed by an attractive low old brick wall and currently houses a few outbuildings and a grass area used as pastureland. A policy is included above to ensure retention of the attractive low brick wall which is considered to be of heritage and amenity value. There are no other landscape features of note within the site.</p> <p>12.5.2.3 In terms of views, existing development screens the site from the north and partly from the west. The majority of views of the site are limited to those from adjacent roads and properties. There are opportunities for medium and long distance views from the wider landscape particularly from the east and south but in these views, development on the site would be seen in the context of the existing built environment.</p> <p>12.5.2.4 The site scored averagely in the SADMP (2016) sustainability appraisal in terms of proximity and access to services, this is mainly because it is not in the central part of the village where majority of the local amenities are situated. It is however within walking distance to the doctor's surgery, some business uses, a place of worship, bus stops, and a public house with good vehicular and pedestrian links to other local amenities. Site access is obtainable through St Nicholas Court to the north. The access point would be gained through removal of two parking spaces and the removal of part of the wall. Norfolk County Council Highway Authority has no objections to the proposed access arrangements, but this is subject to its implementation.</p> <p>12.5.2.5 The site enjoys a fairly prominent position within Dersingham Conservation Area. In addition, it is opposite the Grade 1 Listed Church of St Nicholas, and its walled yard is also referred to in the accompanying character statement suggesting some heritage value. Therefore, given its sensitive location, the development would require careful design and layout that would enhance and preserve the character of the Conservation Area and the setting of the Listed Building. The scale, height and layout of the scheme is crucial in determining the impact on heritage and landscape.</p> <p>12.5.2.6 The site is promoted by the landowner for development of retirement dwellings. The Council considers that modest scale development of 10 sensitively designed single storey housing for a specific identified need in the area, makes the best use of the otherwise fairly untidy plot, without detriment to the form and character of the locality.</p> <p>12.5.2.7 This site has come forward with a planning proposal and now benefits from full planning permission (17/01376/FM) for 10 new homes, this is in line with allocated policy.</p>	For effectiveness, as site G29.2 is not deliverable or developable as a housing land allocation.
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MM188	Paragraphs 12.6.1-12.6.2 (page 349)	<p>Delete section 12.6 Docking, as follows:</p> <p>12.6 Docking Key Rural Service Centre Description 12.6.1 Docking is a large rural village centred around the Church of St. Mary with a landmark tower, Docking Hall and its associated mature parkland landscape and a village pond. The settlement has a Conservation Area and contains a mix of older buildings constructed with traditional materials and interspersed with pockets of more modern development. Docking has a high level of services for a rural settlement including a GP surgery, school, convenience store, pub and small retail and business premises. The parish of Docking has a population of 1,200 (44)</p> <p>12.6.2 The SADMP (2016) made an allocation to accommodate at least 20 new dwellings.</p>	For clarity and effectiveness, as no longer any development proposals for Docking.
MM189	Docking Plan (page 350)	Delete the Docking Plan, as shown in Appendix 3 to this schedule.	To reflect the deallocation of completed site.

MM190	Policy G30.1 and paragraphs 12.6.1.1-12.6.1.10 (pages 351-352)	<p>Delete Policy G30.1 Docking - Land situated off Pound Lane (Manor Pasture), as follows:</p> <p>12.6.1 G30.1—Docking—Land situated off Pound Lane (Manor Pasture) Policy Site Allocation 12.6.1.1 The site lies in a central village location and is therefore well integrated with the services and facilities that address the daily needs of residents.</p> <p>Policy G30.1 Docking—Land situated off Pound Lane (Manor Pasture) Land amounting to 3.4 hectares, as shown on the Policies Map, is allocated for residential development of at least 20 dwellings. Development is subject to compliance with all of the following:</p> <ol style="list-style-type: none"> 1. Suitable provision / improvements to pedestrian links including road widening and links to footways on Pound Lane from the site to Station Road and / or Chequers Street; 2. Submission of a Heritage Asset Statement that establishes that there will be no negative impact on Heritage Assets in the locality; 3. Incorporation of a high quality landscaping scheme including the retention of established hedgerow, where possible, to the west and south boundaries to minimise the impact of the development on the Conservation Area; 4. Retention of the existing pond at the centre of the site to form an integral part of the development scheme. Opportunities for ecological enhancement should be implemented, as identified in the Ecological Study; 5. Submission of details showing how sustainable drainage measures will integrate with the design of the development and how the drainage system will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission; 6. Submission of an Ecological Study that establishes that either there would be no negative impact on flora and fauna. If any negative impacts are identified, establishes that these negative impacts could be suitably mitigated against; 7. Provision of affordable housing in line with the current standards. <p>Delete the supporting text to Policy G30.1 in paragraphs 12.6.1.1 to 12.6.1.10, as follows:</p> <p>Site Description and Justification 12.6.1.2 The site lies in a central village location and is therefore well integrated with the services and facilities that address the daily needs of residents. 12.6.1.3 In comparison to alternative options for development which are situated on the outskirts of the settlement, the preferred site will not encroach on the surrounding countryside and provides the greatest opportunity for new residents to walk to existing services and the school. 12.6.1.4 The site is classified as grade 3 agricultural land and appears to be used for grazing. Whilst development would result in the loss of undeveloped land, this applies to all potential development options located outside the village boundary, most of which are used more intensively for arable crop production. 12.6.1.5 The south west border of the site abuts Docking Conservation Area. Views from and to the Conservation Area are obscured as the site is bordered by significant trees along its eastern, south-eastern, southern, and south-western boundaries. The policy includes a clause to give emphasis to the importance of addressing heritage impacts in the design of the proposed housing. 12.6.1.6 The majority of views of the site are limited to the near distance from adjacent roads to the north and north-east of the site (where established hedgerows are sporadic in places) and nearby properties and public rights of way. Medium and long distance views are limited to the diagonal trajectory that may be glimpsed through the break in development between Sandy Lane and Bradmere Lane. These glimpses of the site are read in the settlement's semi-urban character. In this context it is considered that development in this location would have minimal visual impact on the wider countryside. 12.6.1.7 The Surface Water Network has been identified as being at capacity meaning a sustainable drainage system (SUDS) would be sought to serve new development. 12.6.1.8 The policy includes a clause to establish the importance of the sites ecology and a clause to ensure that identified ecological enhancements are implemented. 12.6.1.9 A pond occupies a relatively central position within the site. The site presents the opportunity to create a high quality, low density development that makes use of this natural environmental feature as part of the design of the development. 12.6.1.10 The site has come forward and currently benefits from outline planning permission and reserved matters for 33 dwellings (16/00866/OM & 18/01960/RMM).</p>	For clarity and effectiveness as Site G30.1 has been completed.
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MM191	Paragraphs 12.7.1-12.7.3 (page 353)	<p>Amend paragraphs 12.7.1 to 12.7.3 of the supporting text in section 12.7 East Rudham, as follows:</p> <p>Key Rural Service Centre Rural Village</p> <p>Description</p> <p>12.7.1 East Rudham is situated on the A148 road between King’s Lynn and Fakenham (seven miles west of Fakenham) and has a population of 541(45) 550 (2021, ONS). The village centre is characterised by the attractive village green, enclosed with buildings and mature trees.</p> <p>12.7.2 The approved northern route for the A148 East and West Rudham Bypass (46) will continue to be protected. The route can be seen on the Policies Map.</p> <p>12.7.3 12.7.2 East Rudham acts as a centre for the surrounding rural area. It has a range of facilities including a primary school, bus service, pub, shop, and limited mobile post service. This role is reflected in the designation of Key Rural Service Centre. The SADMP (2016) made an allocation for at least 10 new dwellings. The Local Plan review seeks to carry this forward.</p>	<p>For clarity and effectiveness, as A148 East scheme not being taken forward and the SADMP will not exist after the LPR is adopted, and to reflect the revised status of East Rudham as a Rural Village within the settlement hierarchy.</p>
MM192	East Rudham Plan (page 354)	Delete the East Rudham Plan, as shown in Appendix 3 to this schedule.	Replacement of inset map with individual site allocation map.

MM193	Policy G31.1 and paragraphs 12.7.1.1-12.7.1.9 (pages 355-356)	<p>Amend paragraph 12.7.1.5 of the supporting text to Policy G31.1, move paragraphs 12.7.1.2-12.7.1.9 to precede Policy G31.1, and amend sub-headings, as follows:</p> <p>Site Allocation</p> <p>12.7.1.1 The allocated site is situated towards the north east of the settlement, along Fakenham Road (A148) and adjacent to residential development in the form of semi-detached houses on Eye Lane.</p> <p>Site Description and Justification</p> <p>12.7.1.2 The site is located next to bus stops and whilst in a peripheral location, the site is immediately adjacent to the existing development boundary and is therefore considered to be a relatively sustainable location for development in the context of this settlement, which is characterised by outlying pockets of development. Development here provides the opportunity for safe walking access to village services and the local primary school via Fakenham Road, which is paved.</p> <p>12.7.1.3 The site is classified as grade 3 agricultural land and bounded by hedgerows. The policy contains a clause to retain the existing site boundary hedgerows, in order to minimise the impact of development on the wider countryside. Apart from these hedgerows there are no other landscape features of importance within the site boundary. The western boundary of the site is adjacent to existing development on Eye Lane and would connect a lone single-story property to the east but otherwise is surrounded by agricultural land. Whilst the development would result in the loss of undeveloped land the Council considers due to the modest scale of development and the need to allocate new dwellings, development on this land is justified.</p> <p>12.7.1.4 The Council considers the site suitable to accommodate the 10 residential units required in the settlement at a density consistent with the surrounding area. The site as submitted was slightly larger and has been reduced in size, in order to create a development that would be less visually intrusive in the countryside to the south. Given that the site is bordered by semi-detached housing to the west and a detached bungalow to the east it would represent an infill plot.</p> <p>12.7.1.5 The SADMP's Habitats Regulations Assessment Report identified the need for a measure to ensure suitable sewerage capacity, to avoid adverse impact on the nearby Wensum Special Area of Conservation, as included in the policy. The allocation is situated within the Wensum catchment and Natural England's Nutrient Neutrality zone. The latter was designated in March 2022. Proposals would need to satisfactorily demonstrate nutrient neutrality, by assessing impacts and identify appropriate mitigation.</p> <p>Amend criteria 2 and 4 of Policy G31.1 East Rudham – Land off Fakenham Road, as follows:</p> <p>Land amounting to 0.4 hectares, as identified on the Proposals Map, is allocated for residential development of at least 10 dwellings.</p> <p>Development will be subject to compliance with the following:</p> <ol style="list-style-type: none"> 1. No construction shall commence before sewerage arrangements and confirmation of sewerage capacity have been submitted to and approved by the local planning authority (given the concerns identified in the HRA). 2. Provision of safe vehicular and pedestrian access connecting the site to Fakenham Road (A148), <u>in line with the requirements of Policy LP13 local highway authority</u>; 3. Retention of existing hedgerows on the site boundaries; 4. Provision of affordable housing in line with the current standards. <u>Policy LP28.</u> 	For clarity and effectiveness, and to ensure consistency with national policy, including not expecting compliance with supplementary planning documents or standards that have not been subject to examination.
MM194	New Plan	Insert a New Plan Site G31.1 Land off Fakenham Road after G31.1 East Rudham – Land off Fakenham Road as shown in Appendix 3 to this MM schedule.	To reflect the introduction of individual site plans for the allocated sites.

MM195	Paragraphs 12.8.1-12.8.2 (page 357)	<p>Delete section 12.8 Emneth, as follows:</p> <p>12.8 Emneth Key Rural Service Centre Description 12.8.1 Emneth is a relatively large village which is closely related to the neighbouring town of Wisbech to the west. It is to the south west of King's Lynn and adjacent to the A47. In the east the village has a distinct form centred on Gaultree Square and then a smaller part of the village to the west along the A1101. The eastern part of the village consists of a central core with spurs of development radiating outwards along the highways, while the form of the western part of the village is linear. The Parish of Emneth has a population of 2,617 (47), and a range of services including a school, shops, bus services and employment uses.</p> <p>12.8.2 Emneth is classed as Key Rural Service Centre and accordingly the SADMP (2016) made an allocation for at least 36 dwellings. The Local Plan review carries this forward.</p>	For clarity and effectiveness, as site G34.1 is not deliverable or developable and there are no other development proposals for Emneth.
MM196	Emneth Plans (pages 358-359)	Delete the Emneth and Emneth Zoomed Plans, as shown in Appendix 3 to this schedule.	For effectiveness, as site G34.1 is not deliverable or developable as a housing land allocation.
MM197	Policy G34.1 and paragraphs 12.8.1.1-12.8.1.4 and Policy G34.1 (page 360)	<p>Delete Policy G34.1 Emneth - Land on south of The Wroe, as follows:</p> <p>Policy G34.1 Emneth – Land on south of The Wroe Land amounting to 1.1 hectares, as identified on the Policies Map, is allocated for the residential development of at least 36 dwellings. Development will be subject to compliance with all of the following:</p> <ol style="list-style-type: none"> 1. Provision of safe access and visibility to the satisfaction of the Highways Authority. 2. Provision of affordable housing in line with the current standards. 3. A Public Right of Way crosses through the site and this should be appropriately integrated within the design of the scheme. <p>Delete the supporting text to Policy G30.1 in paragraphs 12.8.1.1 to 12.8.1.4, as follows:</p> <p>Site Description and Justification 12.8.1.1 The site is located in the central area of the settlement in close proximity to the village services. The development boundary immediately abuts the sites northern and eastern boundaries and part of the western boundary. The Borough Council considers the site is capable of the achieving at least 36 residential units at a density consistent with that of the surrounding area. Development of this site is supported by Emneth Parish Council. 12.8.1.2 To the north of the site there is a residential property, and the remaining site is in agricultural use (Grade 1). There is a public right of way crossing the site, however there are no important landscape features and the Borough Council considers due to the proximity to services and the size of the development it is appropriate to develop on this high quality agricultural land. The site is well integrated into the surroundings and development would conserve the local character. Norfolk County Council as the Highways Authority support development of the site. 12.8.1.3 The majority of views of the site are limited to the near distance from adjacent roads, properties and public rights of way. Medium and long distance views from the wider landscape are possible from the north. However, in these views the site is seen in the context of the existing settlement. 12.8.1.4 This site is allocated for housing development due to its proximity to services and facilities, and limited impact on the character of the settlement.</p>	For effectiveness, as site G34.1 is not deliverable or developable as a housing land allocation.

MM198	Paragraphs 12.9.1 and 12.9.8-12.9.10 (pages 362-363)	<p>Amend paragraphs 12.9.1 and delete 12.9.8-12.9.10 of the supporting text in section 12.9 Feltwell with Hockwold-cum-Wilton, as follows:</p> <p>12.9.1 Feltwell and Hockwold cum Wilton are situated to the far southeast of the Borough. The villages are respectively 13 and 16 miles to the north of Downham Market and 5 and 7 miles to the east of Brandon. The villages benefit from a full range of services and facilities including a school, GP surgery, bus route, shop, pub and local employment. Feltwell is also home to an RAF station (currently used by the United States Air Forces, Europe). The Parish of Feltwell has a population of 3,100 (2021, ONS)...</p> <p>12.9.8 The SAMP (2016) made four allocations for a combined total of at least 105 new homes. The Local Plan review carries the two of these allocations made at Feltwell forward (a total of at least dwellings).</p> <p>12.9.9 The site known as G35.2 Land north of Munson's Lane, which was allocated through the SADMP is not carried forward as the majority landowner has no intention of pursuing the possibility of gaining planning permission on the land or developing the site.</p> <p>12.9.10 The site at Hockwold has come forward, gained planning permission and has subsequently been built out and there is complete and now included within the development boundary.</p>	For clarity and effectiveness, to ensure the Plan is up to date and delete reference allocations in the SADMP, which will cease to exist once the Local Plan Review is adopted.
MM199	Feltwell and Hockwold cum Wilton Plans (pages 363-364)	Delete the Feltwell and Hockwold cum Wilton Plans, as shown in Appendix 3 to this schedule.	To reflect the introduction of individual site plans for the allocated sites.

MM200	Policy G35.1 and paragraphs 12.9.1.1-12.9.1.7 (pages 365-366)	<p>Amend criteria 2 and 7 of Policy G35.1 Feltwell – Land to the rear of Chocolate Cottage, 24 Oak Street, as follows:</p> <p>2. Provision of access from Lodge Road Norfolk County Council as the local highway authority <u>in line with the requirements of Policy LP13;</u></p> <p>7.Provision of affordable housing in line with the current standards- <u>Policy LP28.</u></p> <p>Amend paragraph 12.9.1.7 of the supporting text to Policy G35.1, move paragraphs 12.9.1.1-12.9.1.7 to precede Policy G35.1, and amend sub-headings, as follows:</p> <p>Amend Policy G35.1 supporting text (paragraphs 12.9.1.1-12.9.1.7), as follows:</p> <p><u>Introduction</u></p> <p>12.9.1.1 The allocated site is located a short distance to the east of the centre of Feltwell, within close proximity to village services and facilities.</p> <p><u>Site description and Justification</u></p> <p><u>12.9.1.2</u> Development at this location provides the greatest opportunity for new residents to walk to existing services, in particular the local school. The Borough Council considers the site suitable to accommodate at least 50 residential.</p> <p><u>12.9.1.23</u> Norfolk County Council as the local highway authority has no objection to the site providing safe access is achieved from Lodge Road. The site is in multiple ownership, with all the owners agreeing to promote the site for a comprehensive scheme including the provision for addition car-parking for the Alms Houses situated on Oak Street.</p> <p><u>12.9.1.34</u> The site is classified as grade 3 agricultural land, currently being used to keep horses and includes paddocks, a ménage and stables. Trees and hedgerows form the site boundaries, and this could potentially be incorporated into the design of the development. The site is situated within the Special Protection Area (SPA) “buffer zone,” for Stone Curlews but it is well screened on all sides by single and two storey development and therefore development at this location is likely to have minimal impact on the visual amenity of the surrounding landscape and the SPA, although a project level habitats regulations assessment will be required.</p> <p><u>12.9.1.45</u> The majority of views of the site are limited to the near distance from adjacent roads, properties and public rights of way. Medium and long-distance views from the wider landscape are possible from the south east. However, in these views the site is seen in the context of the existing settlement.</p> <p><u>12.9.1.56</u> The site although mainly within Flood Zone 1 (low risk) is at risk of flooding (partially being within Flood Zones 2 and 3). The site has been through the local plan process and was found sound. The SADMP (2016) Inspector recommended modifying the plan to include all of this site as adopted. As part of that process a site-specific flood risk assessment was shared with the Environment Agency and as the Inspectors report states the Environment Agency concluded they had no objection to the larger site being allocated. In light of this, the above policy includes a flood risk clause for completeness.</p> <p><u>12.9.1.67</u> The Historic Environment Services have identified the site as having considerable archaeological potential, as it is adjacent to a medieval cross, which may indicate a former focal point for the settlement. Therefore, an archaeological field evaluation must be submitted with any planning permission, in accordance with paragraph 189 of the NPPF (2019).</p> <p><u>12.9.1.78</u> This site has come forward with a planning proposal for the northern portion of the site, which has been granted for 18 new homes (19/00859/FM) the scheme has been designed in such a way which would enable the southern element of the site to come forward.</p>	For clarity and effectiveness, and to ensure consistency with national policy in not expecting compliance with supplementary planning documents or standards that have not been subject to examination.
MM201	New Plan	Insert a New Plan G35.1 Feltwell – Land to the rear of Chocolate Cottage, 24 Oak Street after Policy G35.1 Feltwell – Land to the rear of Chocolate Cottage, 24 Oak Street as shown in Appendix 3 to this MM schedule.	To reflect the introduction of individual site plans for the allocated sites.

MM202	Policy G35.3 and paragraphs 12.9.2.1-12.9.2.6 (pages 367-368)	<p>Delete Policy G35.3 Feltwell – Land at 40 Lodge Lane/Skye Gardens, as follows:</p> <p>12.9.2 G35.3 Feltwell Land at 40 Lodge Lane / Skye Gardens Policy Site Allocation Policy G35.3 Feltwell Land at 40 Lodge Lane / Skye Gardens Land of around 0.3 hectares, as shown on the Policies Map, is allocated for the residential development of at least 10 dwellings, Development will be subject to compliance with the following:</p> <ol style="list-style-type: none"> 1. Submission of a project level Habitats Regulations Assessment demonstrating no likely significant adverse effect on Natura 2000 Sites (in particular the Breckland SPA) and their qualifying features; 2. Provision of highway improvements including an access road of adoptable standard, to the satisfaction of Norfolk County Council as the local highway authority; 3. Submission of details showing how sustainable drainage measures will integrate with the design of the development and how the drainage system will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission; 4. Provision of affordable housing in line with the current standards. <p>Delete the supporting text to Policy G35.3 in paragraphs 12.9.2.1 to 12.9.2.6, as follows:</p> <p>Site Description and Justification 12.9.2.1 The allocated site lies to the north east of the settlement and is within walking distance to the local services and facilities. The site abuts the development boundary to the south. The Borough Council considers the site is of suitable scale to accommodate 10 residential units at a density consistent with that of the surrounding area. 12.9.2.2 The site scored highly in terms of sustainability and contains good pedestrian links to services which will encourage new residents to walk to existing services. Furthermore, with housing development to the immediate north, development of the site would form an acceptable continuation of this residential estate development. Norfolk County Council as the local highway authority have stipulated that the current access road from Lodge Road (Skye Gardens) must be of an adoptable standard for the site to be developed. 12.9.2.3 The site is identified as grade 3 agricultural land, although is not in agricultural usage. Whilst development would result in the loss of undeveloped land, the Council considers due to the scale of development and the benefits of the site it is appropriate to develop on this grade of agricultural land. 12.9.2.4 Whilst the site is located within the Breckland Special Protection Area buffer zone, it is enclosed by existing development to all four aspects. However a project level habitats regulation assessment will have to be provided. 12.9.2.5 Short distance views into the site are available and these are seen in the context of the existing settlement. Existing development surrounding the site, particularly immediately to the north, are two storey dwellings in an estate style arrangement, one plot in depth with gardens to the rear of the dwelling, this site could potentially be developed in a similar way. 12.9.2.6 The Surface Water Network has been identified as being at capacity meaning a sustainable drainage system (SUDS) would be sought to serve new development.</p>	For clarity and effectiveness, as site G35.3 has been completed.
MM203	Paragraph 12.10.4 (page 369)	<p>Amend the supporting text in paragraph 12.10.4 of section 12.10 Great Massingham, as follows:</p> <p>12.10.4 Great Massingham is designated as a Key Rural Service Centre. It has a range of facilities and the potential to accommodate growth to sustain existing rural services and the wider rural community. The SADMP (2016) therefore made an allocation for at least 12 new homes, and the Local Plan review carries this forward. <u>A site is allocated for 16 dwellings, for which reserved matters has now been granted (18/02038/RMM). Construction is anticipated to start during 2024/25.</u></p>	For clarity and effectiveness, to ensure the Plan is up to date and delete reference the SADMP, which will cease to exist once the Local Plan Review is adopted.
MM204	Great Massingham Plan (page 370)	Delete the Great Massingham Plan, as shown in Appendix 3 to this schedule.	Replacement of inset map with individual site allocation map.

MM205	Policy G43.1 and paragraphs 12.10.1.1 to 12.10.1.8 (pages 371-372)	<p>Amend the preamble to and criteria 7 and 8 of Policy G43.1 Great Massingham – Land south of Walcup’s Lane, as follows:</p> <p>Land amounting to 0.6 hectares on Walcup’s Lane, adjacent to Abbey Farm as shown on the Policies Map, is allocated for residential development of at least 12 16 dwellings.</p> <p>7. Demonstration of safe highway access and adequate local improvements to the footway network, in line with the requirements of Policy LP13;</p> <p>8. Provision of affordable housing in line with the current standards Policy LP28.</p> <p>Delete paragraph 12.10.1.8 of the supporting text to Policy G43.1, move paragraphs 12.10.1.1-12.10.1.8 to precede Policy G43.1, and amend the sub-headings, as follows:</p> <p>Introduction</p> <p>12.10.1.1 The allocated site is situated west of the centre of the village along Walcup’s Lane. The site consists of flat arable land classed as Grade 3 (moderate quality) agricultural land not currently in agricultural production.</p> <p>Site description and Justification</p> <p>12.10.1.2 The eastern site boundary is bordered by an overgrown and heavily treed area ,with a number of mature trees that are subject to a Tree Preservation Order. This area is of landscape value and is considered to contribute to the amenity of the area. As such, a policy is included above, to ensure that the proposed development has special regard to this area in terms of its design and layout. The mature planting within this area, also provides a natural screening of development when viewed from Abbey Road and the notable village pond immediately opposite.</p> <p>12.10.1.3 Other surrounding features consists of built development to the north and partly to the south, and open fields to the west. The western site boundary is bordered by a public right of way. The site is sufficiently large for development to take place without any substantial detriment to this public amenity.</p> <p>12.10.1.4 The site is situated in a fairly built-up part of the village and is considered to be well-contained within its surroundings without encroaching into open countryside. In the medium and long distance views that are available from the wider landscape, particularly from the west, development would be seen in the context of the existing village.</p> <p>12.10.1.5 The site is well located in terms of proximity to services and is within reasonable walking distance to a number of local amenities that address the day-to-day needs of the local population. Safe access and egress can be achieved through Walcup’s Lane. Norfolk County Council as the local highway authority would not object to the allocation of the site subject to evidence demonstrating a safe and deliverable access and local improvements being made to the footpath network.</p> <p>12.10.1.6 The eastern site boundary immediately abuts Great Massingham Conservation Area, and the Grade II Listed Abbey House adjacent the south-east boundary. The sensitivity of its location requires careful design to ensure that the site makes a positive contribution to the character and distinctiveness of the Conservation Area and the setting of the nearby Listed Building. Standard housing designs are unlikely to achieve this. The design and layout of the scheme must be sympathetic to the historic character of the area.</p> <p>12.10.1.7 The allocated site is identified in the Sustainability Appraisal as the least constrained of all other options to accommodate the required growth in the village. It is of a suitable scale to allow flexibility in layout and could potentially accommodate different forms of development. This is considered to facilitate a development which contributes successfully to the Conservation Area and the site's surroundings.</p> <p>12.10.1.8 The site has come forward and benefits from planning permission for 16 dwellings (16/01634/OM & 18/02038/RMM).</p>	For clarity and effectiveness, and to ensure consistency with national policy in not expecting compliance with supplementary planning documents or standards that have not been subject to examination.
MM206	New Plan	Insert a New Plan G43.1 Great Massingham - Land south of Walcup's Lane after Policy G43.1 Land south of Walcup's Lane as shown in Appendix 3 to this MM schedule.	To reflect the introduction of individual site plans for the allocated sites.

MM207	Paragraphs 12.11.5-12.11.8 (pages 373-374)	<p>Amend the supporting text in paragraphs 12.11.5 to 12.11.7 of section 12.11 Grimston/Pott Row and Gayton, as follows:</p> <p>12.11.5 Gayton, Grimston, and Pott Row are <u>together with Grimston and Pott Row, is</u> designated a joint Key Rural Service Centre. Accordingly the SADMP (2016) made two allocations for at least 46 new homes.</p> <p>Neighbourhood Plan</p> <p>12.11.6 The Borough Council supports those Town/Parish Councils and local communities who wish to prepare a Neighbourhood Plan for their Area.</p> <p>Gayton Neighbourhood Plan</p> <p>12.11.7 Gayton Parish Council is in the process of preparing a Neighbourhood Plan for their Area. The Gayton Neighbourhood Plan Area was formally designated by the Borough Council 08/05/2017 and corresponds with the boundaries of Gayton Parish. They are currently preparing a draft plan for formal consultation. <u>Gayton Neighbourhood Area was designated in May 2017. The Gayton and Gayton Thorpe Neighbourhood Plan was submitted in March 2023, examined during summer 2023 and made on 20 November 2023, following the referendum (9 November). The Neighbourhood Plan contains policies regarding housing mix; design, landscape and character; local green space; green infrastructure and active travel. The Local Plan should not impinge on non-strategic matters that are better dealt with by Neighbourhood Plan policies (NPPF, Strategic policies section).</u></p> <p>Grimston, Roydon & Congham Joint Neighbourhood Plan</p> <p>12.11.8 The three Parishes of Grimston, Roydon & Congham are jointly preparing a Neighbourhood Plan for their Area. Note this includes the village of Pott Row. This Neighbourhood Plan Area was formally designated by the Borough Council 05/10/2017, following the relevant consultation, and corresponds with the boundaries of the three Parishes. Currently they are preparing a draft plan for formal consultation. <u>The Grimston, Pott Row, Roydon & Congham Neighbourhood Plan was submitted in March 2023, with the examination taking place from autumn 2023 to spring 2024. The Plan, which is expected to be made in 2024, focuses upon environmental protections, housing mix and design.</u></p>	For clarity and effectiveness, as the SADMP will not exist after the Plan is adopted, and to ensure the Plan up to date in respect of the Gayton and Gayton Thorpe Neighbourhood Plan.
MM208	Gayton Plan (page 375)	Delete the Gayton Plan, as shown in Appendix 3 to this schedule.	To reflect the introduction of individual site plans for the allocated sites.

MM209	Policy G41.1 and paragraphs 12.11.1.1 to 12.11.1.5 (pages 376-377)	<p>Amend the preamble to and criterion 5 of Policy G41.1 Gayton – Land north of Back Street, as follows:</p> <p>Land amounting to 2.8 hectares north of Back Street as shown on the Policies Map, is allocated for residential development of at least 23 37 dwellings.</p> <p>5. Provision of affordable housing in line with the current standards Policy LP28.</p> <p>Amend paragraph 12.11.1.5 of the supporting text to Policy G41.1, move paragraphs 12.11.1.1-12.11.1.5 to precede Policy G41.1, and amend sub-headings, as follows:</p> <p>Introduction</p> <p>12.11.1.1 The allocated site is situated in the south of Gayton, in a built-up part of the village. Its south, east and western boundaries about the proposed development boundary. The site comprises of undeveloped Grade 3 (moderate quality) agricultural land. The land is flat with no landscape features of particular note.</p> <p>Site description and Justification</p> <p>12.11.1.2 The site is well integrated with the village, with the surrounding area mostly consisting of existing housing. Views are limited to glimpses from adjacent roads and properties. There are few opportunities for long distance views from the wider landscape but in these views, development would be seen in the context of the existing built environment. The location of the site in a built-up area, at the rear of existing housing means that development would not be visually prominent in the landscape and the beauty of the surrounding countryside would remain unaffected by the proposed growth in the village. The site is considered capable of accommodating at least 23 37 units at a density consistent with the surrounding area, without detriment to the form and character of the locality.</p> <p>12.11.1.3 The central location of the site means that it is in close proximity and accessible to a number of services in the village. A public right of way runs along the eastern site boundary. The site is of a sufficient scale for development to take place without any substantial detriment to this public amenity. Also walking and cycling access to services particularly the school can be facilitated by connection to this public footpath. Safe site access is obtainable from Back Street as supported by Norfolk County Council as the local highway authority.</p> <p>12.11.1.4 Anglian Water identifies that Grimston Water Recycling Centre (WRC) which also serves Gayton, needs additional capacity for the planned growth in Grimston and Gayton. A clause is included above to ensure that prior to the development taking place the developer, together with Anglian Water, agree a suitable scheme to accommodate the planned growth.</p> <p>12.11.1.5 The site has come forward and benefits from outline planning permission for 40 new homes (15/01888/OM). A reserved matters application in line with this has been submitted and is currently being considered (19/00694/RMM) Revised proposals are for the development of 37 were under consideration, as of spring 2024. These replace an earlier outline permission for 40 new homes, which has since lapsed.</p>	For clarity and effectiveness, and to ensure consistency with national policy in not expecting compliance with supplementary planning documents or standards that have not been subject to examination.
MM210	New Plan	Insert a New Plan G41.1 - Gayton - Land north of Back Street after Policy G41.1 - Land north of Back Street as shown in Appendix 3 to this MM schedule.	To reflect the introduction of individual site plans for the allocated sites.
MM211	Grimston & Pott Row Plan (page 379)	Delete the Grimston & Pott Row Plan, as shown in Appendix 3 to this schedule.	For clarity and effectiveness, as site G41.2 has already been developed.

MM212	Policy G41.2 and paragraphs 12.11.2.1 to 12.11.2.8 (pages 380-381)	<p>Delete Policy G41.2 Grimston and Pott Row – Land adjacent to Stave Farm, west of Ashwicken Road, as follows:</p> <p>12.11.2 G41.2 Grimston and Pott Row Land adjacent Stave Farm, west of Ashwicken Road Site Allocation Policy G41.2 Grimston and Pott Row Land adjacent Stave Farm, west of Ashwicken Road Land amounting to 1.3 hectares south of Stave Farm, as shown on the Policies Map, is allocated for residential development of at least 23 dwellings. Development will be subject to compliance with all of the following:</p> <ol style="list-style-type: none"> 1. Submission of a plan identifying the location of the pumping station and the provision of a 15m cordon sanitaire with appropriate screening around it; 2. Submission of details showing how the water main and sewer crossing the site can be accommodated within the development (including any easements/diversions) to the satisfaction of Anglian Water; 3. Details showing a suitable and deliverable scheme that would create the required capacity at Grimston Water Recycling Centre; 4. Submission of details showing how sustainable drainage measures will be incorporated into the development to avoid discharge to the public surface water network, and also to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission; 5. Delivery of a safe access that meets the satisfaction of the local Highway Authority; 6. Provision of affordable housing in line with the current standards. 7. Development in this location will need to demonstrate compliance with Policy LP27 and project level HRA will be required. This will need to rule out adverse effects on Roydon Common and Dersingham Bog SAC in relation to hydrological issues. <p>Delete the supporting text to Policy G41.2 at paragraphs 12.11.2.1 to 12.11.2.8, as follows:</p> <p>Site Description and Justification 12.11.2.1 The allocated site is situated south of Pott Row village along Ashwicken Road, adjacent the development boundary. The site comprises of Grade 4 (fairly poor) agricultural land and currently consists of two flat, open fields, split by hedgerows, with other trees and vegetation along the borders. 12.11.2.2 The surrounding area comprises of residential (mainly frontage) development to the north, south and east with the western boundary of the site leading into undeveloped countryside. Views are limited to near distance from adjacent roads and properties. Development on the site would be screened in terms of wider views by existing hedgerows. The location of the site within a built-up area means that the site is viewed in large measure against the backdrop of the existing settlement and that allocation would not encroach into surrounding countryside but would simply close up the gap between the existing developments. The Borough Council considers that development on the site is unlikely to have any significant detrimental visual impacts on the landscape. 12.11.2.3 The site is well located and lies adjacent the road which links the village of Pott Row with Grimston and surrounding towns and villages. It was the highest scoring of all sites under consideration in terms of proximity to services. Its closeness to village services enhances the propensity for residents to walk and cycle. Norfolk County Council as the local highway authority consider that the site well located and appropriate for development but this is subject to the delivery of a safe access. 12.11.2.4 A pumping station is located within 15 metres of parts of the site and Anglian Water has also indicated that a water mains and a sewer cross the site. These constraints are addressed in the policy above. 12.11.2.5 The site is identified as a mineral safeguarded site for carstone, sand and silica but this is not likely to prevent development as the proposed scale of development is less than 1 hectare, however the developer is encouraged to explore the potential to extract the minerals and utilise them on site in the development. 12.11.2.6 The size of the site is sufficiently large to help address any possible issues surrounding road frontage, access, loss of hedgerows, pumping station cordon sanitaire and sterilisation of part of the site by water main and sewer. 12.11.2.7 Anglian Water identifies that Grimston Water Recycling Centre (WRC) which also serves Gayton, needs additional capacity for the planned growth in Grimston and Gayton. A clause is included above to ensure that prior to the development taking place the developer, together with Anglian Water, agree a suitable scheme to accommodate the planned growth. 12.11.2.8 This site has come forward with a planning proposal and now benefits from outline planning permission (15/01786/OM) for 27 new homes. The first phase of this site has since come forward with a reserved matters application (17/02375/RMM) which has been granted for 12 dwellings. The majority of the new homes on this portion of the site have completed. The second phase has also come forward and now benefits from reserved matters for 15 dwellings (19/01680/RMM).</p>	For clarity and effectiveness, as site G41.2 has already been developed.
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MM213	Paragraph 12.12.3 (page 382)	<p>Amend paragraph 12.12.3 of the supporting text in section 12.12 Heacham, as follows:</p> <p>12.12.3 Heacham has one of the largest parish population sizes of all designated Key Rural Service Centres, second only to the combined parish population of Upwell and Outwell. Heacham benefits from a high proportion of services and facilities, and therefore is considered to be a sustainable location to accommodate new residents. However, additions and upgrades to infrastructure will be required to serve an expanded population. Accordingly, the SADMP (2016) made two allocations this Plan makes an allocation for at least 66 133 new homes.</p>	For clarity and consistency, to ensure the Plan is up to date and remove reference to the SADMP, which will be superseded when the Plan has been adopted.
MM214	Heacham Map (page 383)	Delete the Heacham Plan, as shown in Appendix 3 to this schedule.	To reflect the introduction of individual site plans for the allocated sites.
MM215	Policy G47.1 and paragraphs 12.12.1.1-12.12.1.7 (pages 384-386)	<p>Amend preamble to and criterion 8 of Policy G47.1 Heacham – Land of Cheney Hill, as follows:</p> <p>Land amounting to 6 hectares, as shown on the Policies Map, is allocated for residential development of at least 60 133 dwellings.</p> <p>Development will be subject to compliance with all of the following:...</p> <p>8. Provision of affordable housing in line with the current standards Policy LP28.</p> <p>Amend paragraphs 12.12.1.5 and 12.11.1.7 of the supporting text to Policy G47.1, move paragraphs 12.12.1.1-12.12.1.7 to precede Policy G47.1, and amend the sub-headings, as follows:</p> <p>Introduction</p> <p>12.12.1.1 The allocated site offers the greatest potential to integrate new housing with existing development as the site is surrounded on three sides by existing development. The site is located close to the village centre and local services, which enables new residents to easily access village facilities by walking or cycling. There are several potential access points to the surrounding road network, which provides the opportunity to improve the connectivity of the surrounding area. Norfolk County Council Highways Authority have indicated that this area of land is favourable for development in terms of access.</p> <p>Site description and Justification</p> <p>12.12.1.2 The site is currently used as arable agricultural land (grade 3) and is split into four fields divided by drainage ditches and some hedgerow in places. Other than the hedgerow and a few trees there are no other significant landscape features on the site. Whilst development would result in the loss of productive agricultural land, it is not possible to provide this level of housing on previously developed land in Heacham and development in this location would not encroach on the wider countryside.</p> <p>12.12.1.3 The SADMP's Habitats Regulations Assessment Report identified the need for measures, as included in the policy, to ensure no adverse impact on the nearby designated nature conservation areas through exacerbation of existing adverse recreational impacts.</p> <p>12.12.1.4 The Surface Water Network has been identified as being at capacity meaning a Sustainable Drainage System (SUDS) would be sought to serve the new development.</p> <p>12.12.1.5 The potential impact on the wider countryside to the east of Heacham is somewhat limited due to the site being screened by existing industrial/agricultural buildings to the east of the site surrounding School Road. A further network of fields separates the site from the Area of Outstanding Natural Beauty National Landscape area, and the Norfolk Coast Partnership and Natural England have expressed a preference for development at this location above alternative options.</p> <p>12.12.1.6 Notwithstanding this, the design of the development should have regard to the potential visual impact on the wider countryside and to existing residents in the surrounding area.</p> <p>12.12.1.7 The site has come forward with a planning proposal and now benefits from outline planning permission (15/00352/OM & 16/01385/OM) for a combined total of 133 new homes. Approximately half the site has come forward with a reserved matters proposal detailing 69 dwellings (18/00226/RMM), which is currently being considered Reserved matters for the two development phases (18/00226/RMM and 21/01412/RMM respectively) are currently under consideration and it is anticipated that construction will commence from 2025/26.</p>	For clarity and effectiveness, and to ensure consistency with national policy, including not expecting compliance with supplementary planning documents or standards that have not been subject to examination.

MM216	New Plan	Insert a New Plan G47.1 Land off Cheney Hill, Heacham after Policy G47.1 Heacham - Land off Cheney Hill as shown in Appendix 3 to this MM schedule.	To reflect the introduction of individual site plans for the allocated sites.
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MM217	Policy G47.2 and paragraphs 12.12.2.1-12.12.2.7 (pages 386-388)	<p>Delete Policy G47.2 Heacham – Land to the south of St. Mary’s Close, as follows:</p> <p>12.12.2 G47.2 – Heacham – Land to the south of St. Mary’s Close Policy Site Allocation</p> <p>Policy G47.2 Heacham – Land to the south of St. Mary’s Close</p> <p>Land amounting to 1.3 hectares, as shown on the Policies Map, is allocated for residential development of at least 6 dwellings. Development will be subject to compliance with all of the following:</p> <ol style="list-style-type: none"> 1. Establish a safe vehicular and pedestrian access point from St. Mary’s Close; 2. Submission of a Tree Survey to establish the significance of the trees on site and identify trees which must be retained; 3. Submission of an Ecological Study that establishes that either there would be no negative impact on flora and fauna. Or, if any negative impacts are identified, establishes that these [negative impacts] could be suitably mitigated; 4. Submission of an archaeological assessment; 5. The design of development, and in particular its massing and materials, shall have regard to its potential impact on the setting of Heacham Conservation Area and the Area of Outstanding Natural Beauty. Established trees and vegetation should be retained on the south-west boundary of the site to provide natural screening from Heacham Conservation Area. The hedgerow should be retained on the eastern boundary of the site to provide natural screening from the Area of Outstanding Natural Beauty; 6. Enhanced informal recreational provision on, or in the vicinity of the allocated site to limit the likelihood of additional recreational pressure (particularly in relation to exercising dogs) on Habitats Regulations protected nature conservation sites in the wider area. This could be in the form of a contribution to greenspace provision or management in the wider area within which the site is located, or provision may consist of some combination of informal recreational open space (over and above the Council’s normal standards for play space) and/or pedestrian routes which help provide a variety of terrain, routes and links to greenspace and/or the wider footpath network; 7. Submission of details showing how sustainable drainage measures will integrate with the design of the development and how the drainage system will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission; 8. Provision of a financial contribution towards affordable housing commensurate with the current standards. <p>Delete the supporting text to Policy G47.2, in paragraphs 12.12.2.1 to 12.12.2.7, as follows:</p> <p>Site Description and Justification</p> <p>12.12.2.1 The site lies to the south of St Mary’s Close, which is a small cul-de-sac of large detached properties. The site currently comprises a private landscaped garden with some established trees within the site. The site provides the opportunity to create a low-density development of detached properties which take advantage of the setting of the site. The site is well integrated with existing development to the north and new development would not encroach on the wider countryside. Views of the site are limited to the near distance from adjacent roads/ footpaths and properties. The site is well connected to the more historic part of Heacham within close proximity of the A149 strategic road link and within walking distance of bus stops connected to the village centre and on the A149.</p> <p>12.12.2.2 There is a Historic Environment Record for the vicinity of a post medieval system of drainage ditches acting as water meadows along the Heacham River valley, which is identified through earthworks and cropmarks. An archaeological assessment is therefore required, and discussion of this with Norfolk Historic Environment Service is recommended.</p> <p>12.12.2.3 The Surface Water Network has been identified as being at capacity meaning a Sustainable Drainage System (SUDS) would be sought to serve new development.</p> <p>12.12.2.4 The west and south west boundary of the site abuts Heacham Conservation Area and is close to Historic Park and Gardens. A line of trees and shrubs provides a natural visual screen from the Conservation Area to the site and the policy contains a clause to retain this vegetation. The site does contain further areas of dense vegetation and established trees in addition to a pond to the south. The policy requires an ecological survey to be undertaken to establish the significance of flora and fauna on the site. Where possible, the Council will seek to retain established vegetation but will need to consider detailed design and layout configurations at the planning application stage.</p> <p>12.12.2.5 To the east of the site lies the Area of Outstanding Natural Beauty (AONB). The site is currently well screened from the AONB by established trees and hedgerow which bound the east of the A149 road. An immature hedgerow, bank and fence exists on the eastern boundary of the site and these should be retained and enhanced to provide further screening from the site.</p> <p>12.12.2.6 A proportion of affordable housing would normally be expected to be included in the development, however in this particular case in view of the nature of the site and the anticipated character of the development an equivalent contribution to affordable housing elsewhere will be acceptable.</p> <p>12.12.2.7 This site has come forward with a planning proposal and now benefits from outline planning permission (16/00245/O) for 8 new homes. This has been progressed by a series of reserved matters permissions (17/00251/RM, 17/01114/RM, 18/01458/RM & 19/01005/RM). The first four homes have been completed.</p>	For clarity and effectiveness, as site G47.2 has been completed.
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MM218	Paragraphs 12.13.1 to 12.13.3 (page 389)	<p>Amend paragraphs 12.13.1 to 12.13.3 of the supporting text in section 12.13 Marshland St. James/St. John's Fen End with Tilney Fen End, as follows:</p> <p>Key Rural Service Centre Rural Village</p> <p>12.13.1 Marshland St James is a linear settlement, 11 miles southwest of King's Lynn, extending along Smeeth Road, the central part being south of its junction with Walton Road to the cemetery and north to the village hall. The population of Marshland St James is 1,400. The other villages form part of other parishes <u>(Terrington St John and Tilney St Lawrence)</u>.</p> <p>12.13.2 Marshland St James, St John's Fen End & Tilney Fen End are jointly designated as a Key Rural Service Centre Rural Village, and together have a moderate range of services and facilities to serve the existing and wider local rural community.</p> <p>12.13.3 The SADMP (2016) made two residential housing allocations for at least 25 new dwellings. The Local Plan review carries these forwards.</p>	To ensure the Plan is justified and effective, in respect of the status of Marshland St. James in the settlement hierarchy and to remove reference to the SADMP, which will be superseded when the Plan is adopted.
MM219	Marshland St James/ St John's Fen End with Tilney Fen End (pages 390-392)	Delete the Marshland St James/ St John's Fen End with Tilney Fen End Plan/ Zoomed Plans, as shown in Appendix 3 to this schedule.	To reflect the introduction of individual site plans for the allocated sites.

MM220	Policy G57.1 and paragraphs 12.13.1.1-12.13.1.8 (pages 393-394)	<p>Delete Policy G57.1 Marshland St James Land adjacent to Marshland Saint James Primary School Policy, as follows:</p> <p>12.13.1 G57.1—Marshland St James Land adjacent to Marshland Saint James Primary School Policy</p> <p>Site Allocation</p> <p>Policy G57.1—Land adjacent to Marshland Saint James Primary School</p> <p>Land adjacent Marshland Saint James Primary School amounting to 0.8 hectares, as identified on the Policies Map, is allocated for residential development of at least 15 dwellings.</p> <p>Development will be subject to compliance with all of the following:</p> <ol style="list-style-type: none"> 1.—Achievement of suitable access to the site and local improvements being made to the footway network to the satisfaction of the Highways Authority; 2.—Submission of a Flood Risk Assessment (FRA) that should address all forms of flood risk (coastal inundation, fluvial, pluvial and groundwater). The FRA should explain how surface water drainage will be managed. The FRA must demonstrate how the development would provide wider sustainability benefits to the community that outweigh the risk associated with flooding and that the development would be safe for its lifetime without increasing flood risk elsewhere and, where possible, would reduce flood risk overall. The FRA should suggest appropriate mitigation (flood resiliency measures); 3.—Submission of details showing how Sustainable Drainage Measures will integrate with the design of the development and how the drainage system will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SuDS should be included with the submission; 4.—Provision of affordable housing in line with the current standards. <p>Delete paragraphs 12.13.1.1 to 12.13.1.8 as the supporting text to Policy G57.2, as follows:</p> <p>Site Description and Justification</p> <p>12.13.1.1 The allocated site is situated towards the south of the settlement, adjacent to the local primary school. The development boundary immediately abuts the sites north west boundary. The Borough Council considers the site is suitable to accommodate at least 15 residential units at a density consistent with that of the surrounding area.</p> <p>12.13.1.2 The site scored highly in terms of sustainability particularly in relation to its proximity to services as it is located next to the primary school, therefore helping minimise the need for new residents to use cars in the settlement.</p> <p>12.13.1.3 The site is currently classed as high-quality agricultural land (grade 2), bound to the north by hedgerows. Whilst development would result in the loss of undeveloped land, this applies to all potential development options located outside the village boundary. Whilst development at this site would not create a linear frontage as seen along Smeeth Road, it would be in keeping with the immediate form and surrounding landscape in the settlement, as an estate style development is seen on the opposite side of the school at Hickathrift Field.</p> <p>12.13.1.4 Norfolk County Council as the local highway authority has no objection to this site been allocated providing safe access can be achieved and improvement to pavements to link the site to the services.</p> <p>12.13.1.5 The site lies within Flood Zone 3 (high risk of flooding) as identified by the Borough Council’s Strategic Flood Risk Assessment. None of the available sites in the settlement is at a lower risk of flooding as the whole of the settlement is in Flood Zone 3. Therefore, the sequential test set by the National Planning Policy is met. A site specific flood risk assessment is required by the policy. developed. This site could only be granted permission if such an assessment demonstrates that housing development on this site would be safe, and it can be shown that this can be achieved in a way compatible with the site’s surroundings. It will be for the site owner or prospective developer to provide such an assessment. The detailed requirements for this are set out in LP25: sites in areas of flood risk (see earlier in this document).</p> <p>12.13.1.6 The Surface Water Network has been identified as being at capacity meaning a sustainable drainage system (SUDS) would be sought to serve new development.</p> <p>12.13.1.7 The majority of the views into the site are limited to near distance from adjacent roads, properties and school. There are few opportunities for long distance views due to the site being located within a developed area. The site is completely screened by housing on the north west boundary; the remainder of the site abuts open countryside. In the limited views that are available the site is seen in the context of the existing settlement.</p> <p>12.13.1.8 The site has come forward and benefits from both outline planning permission (15/01826/OM) and reserved matters (17/00866/RMM / 18/00242/RMM) for 17 dwellings.</p>	For clarity and effectiveness, as site G57.1 is virtually complete.
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MM221	Policy G57.2 and paragraphs 12.13.2.1-12.13.2.8 (pages 394-396)	<p>Amend the preamble and criteria 1 and 3 of Policy G57.2 Land adjacent 145 Smeeth Road, Marshland Saint James</p> <p>Land adjacent 145 Smeeth Road, Marshland Saint James amounting to 0.75 hectares, as identified on the Policies Map, is allocated for residential development of at least 10 4 dwellings.</p> <p>Development will be subject to compliance with all of the following:</p> <ol style="list-style-type: none"> 1. Submission of a Flood Risk Assessment (FRA) in accordance with LP25 that should address all forms of flood risk (coastal inundation, fluvial, pluvial and groundwater). The FRA should explain how surface water drainage will be managed. The FRA must demonstrate how the development would provide wider sustainability benefits to the community that outweigh the risk associated with flooding and that the development would be safe for its lifetime without increasing flood risk elsewhere and, where possible, would reduce flood risk overall. The FRA should also suggest appropriate mitigation (flood resiliency measures); 3. Provision of affordable housing in line with the current standards. Policy LP28. <p>Amend paragraph 12.13.2.8 of the supporting text to Policy G57.2, move paragraphs 12.13.2.1-12.13.2.8 to precede Policy G57.2, and amend sub-headings, as follows:</p> <p><u>Introduction</u></p> <p>12.13.2.1 The allocated site (submitted site Ref. No. 755) is situated towards the centre of the settlement, south of the Smeeth Road and Bonnets Lane junction. The development boundary immediately abuts the site's north east and south west boundaries. The Borough Council considers the site is suitable to accommodate at least 10 residential units at a density consistent with that of the surrounding area.</p> <p><u>Site description and Justification</u></p> <p>12.13.2.2 The site scored highly in terms of sustainability particularly in relation to its proximity to services as it is located near to the village playing field and village hall. The school is within walking distance and an existing footpath runs along the site's frontage, therefore minimising the need for new residents to use cars in the settlement.</p> <p>12.13.2.3 The site is currently classed as high quality agricultural land (grade 2). Whilst development would result in the loss of undeveloped land, this applies to all potential development options located outside the village boundary. Development at this site would create a linear frontage in keeping with the form and surrounding landscape in the settlement, as seen along Smeeth Road. The site is supported by Marshland Saint James Parish Council.</p> <p>12.13.2.4 Norfolk County Council as the local highway authority has no objection to this site being allocated as it is well related for local services and suitable for low scale frontage development.</p> <p>12.13.2.5 The site lies within Flood Zone 3 (high risk of flooding) identified by the Borough's Strategic Flood Risk Assessment. None of the available sites in the settlement is at a lower risk of flooding as the whole of the settlement is in Flood Zone 3. Therefore, the sequential test set by the National Planning Policy is met. A site-specific flood risk assessment has not yet been carried out. This would be required before this site could pass the exceptions test set by the National Planning Policy Framework and be developed. This site could only be granted permission if such an assessment demonstrates that housing development on this site would be safe, and it can be shown that this can be achieved in a way compatible with the site's surroundings. It will be for the site owner or prospective developer to provide such an assessment. The detailed requirements for this are set out in LP25: sites in areas of flood risk (see earlier in this document).</p> <p>12.13.2.6 The majority of the views into the site are limited to near distance from adjacent roads and properties. There are few opportunities for long distance views due to the site being located within a developed area. The site is completely screened by housing on the north-east and south-west boundaries; the remainder of the site abuts open countryside. In the limited views that are available the site is seen in the context of the existing settlement.</p> <p>12.13.2.7 The Surface Water Network has been identified as being at capacity meaning a sustainable drainage system (SUDS) would be sought to serve new development.</p> <p>12.13.2.8 The site has come forward and benefits from outline planning permission for 6 dwellings (17/01675/O) and reserved matters (18/00837/RM) for 2 of these dwellings. These permissions do not cover the entire site and the remaining area of the site is still available.</p>	For clarity and effectiveness, and to ensure consistency with national policy in not expecting compliance with supplementary planning documents or standards that have not been subject to examination.
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		Permission has been granted for 6 dwellings (17/01675/O), delivering a net increase of 4 dwellings. The net capacity is reflected in the allocated site.	
MM222	New Plan	Insert a New Plan G57.2 Land adjacent 145 Smeeth Road, Marshland Saint James after Policy G57.2 - Land adjacent 145 Smeeth Road, Marshland Saint James as shown in Appendix 3 to this MM schedule.	To reflect the introduction of individual site plans for the allocated sites.
MM223	Paragraphs 12.14.1-12.14.5 (page 397)	<p>Delete paragraphs 12.14.1-12.14.5 of the supporting text in section 12.14 Methwold with Northwold, as follows:</p> <p>2.14 Methwold with Northwold Key Rural Service Centre Description 12.14.1 Methwold and Northwold are situated to the south of the Borough. The villages are approximately 9 and 10 miles respectively south west of Downham Market. Methwold is a large village and has open views towards the Fens in the west, whilst bordering the Brecks in the south east. The village has contrasting character; an imposing village centre with an almost urban character which is dominated by St. George's Church; the more peaceful, rural, setting of the outskirts of the village, in which farm buildings dominate; and an area of pronounced "industrial" character in the east of the village. The quality of the streetscape, in terms of the design of village spaces and the buildings which define them is outstanding and often enhanced by interesting detailing such as stone walling and well matured, landscape settings. 12.14.2 Northwold has a peaceful rural setting with many quality architectural features. The village is essentially linear village along an east-west axis. 12.14.3 The Parish of Methwold has a population of 1,502, and the Parish of Northwold 1,085(54). Collectively, these villages are in proximity to a range of village services which include a GP surgery, schools, bus route, Post Office, pub, filling station and other employment and retail uses. Both settlements have designated listed buildings which are spread through the Conservation Areas centred in Methwold and Northwold. 12.14.4 Methwold and Northwold collectively form a Key Rural Service Centre and are considered to have a good range of services and facilities which serve the existing community. Accordingly, the SAMP (2016) made four allocations for a combined total of at least 60 new homes. The Local Plan review carries these forwards. Methwold & Northwold Neighbourhood Plans 12.14.5 Both Methwold and Northwold Parish Councils and the local communities are exploring the potential for preparing neighbourhood plans for their respective areas. Should either progress, this would be supported by the Borough Council.</p>	For effectiveness, as sites G59.1, G59.2, G59.3 and G59.4 have been completed and there are no other proposals for Methwold and Northwold in the Plan.
MM224	Methwold and Northwold Plans (pages 398-399)	Delete the Methwold and Northwold Plans, as shown in Appendix 3 to this schedule.	For clarity and effectiveness, as Methwold site allocations have already been developed.

MM225	Policy G59.1 and paragraphs 12.14.1.1-12.14.1.7 (pages 400-401)	<p>Delete Policy G59.1 Methwold - Land at Crown Street Policy, as follows:</p> <p>12.14.1 G59.1 Methwold Land at Crown Street Policy Site Allocation Policy G59.1 Methwold Land at Crown Street Land at Crown Street amounting to 0.25 hectares, as identified on the Policies Map, is allocated for high quality residential development of at least 5 dwellings. Development will be subject to compliance with all of the following:</p> <ol style="list-style-type: none"> 1. Submission of an Odour Assessment, to the satisfaction of Anglian Water, in relation to any impacts on residential occupation of the site from the nearby sewage treatment works; 2. Submission of details showing how sustainable drainage measures will integrate with the design of the development and how the drainage system will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission; 3. Submission of a Heritage Asset Statement that establishes that development will enhance and preserve the setting of the Conservation Area and the setting of the Grade I Listed Church of St George and the Grade I Listed Old Vicarage. 4. Submission of a field based Archaeological Assessment prior to development 5. The layout of development should preserve the area to the east of the site that is subject to a Tree Preservation Order; 6. Suitable integration with the Public Right of Way to the east and south of the site; 7. Safe access and visibility being achieved to the satisfaction of Norfolk County Council as the local highway authority; 8. Provision of affordable housing in line with the current standards. <p>Delete the supporting text to Policy G59.1 in paragraphs 12.14.1.1-12.14.1.7, as follows:</p> <p>Site Description and Justification 12.14.1.1 The allocated site is located in the heart of the village, southeast of the village recreation ground and church and in close proximity to the majority of the village services to address the daily needs of the residents. The Borough Council considers the site is capable of achieving at least 5 dwellings in the settlement at a density consistent with that of the surrounding area. 12.14.1.2 The site scored highly in terms of sustainability, being ideally located close to the school and near the Post Office. The allocated site lies with the Conservation Area and abuts a public right of way and is bounded by trees which provide a natural screening to the site. Where possible, these important landscape features should be retained and incorporated into the design of the development. Although this is a sensitive location, the Council considers that with a high standard of design and layout, development could conserve and enhance the Conservation Area. The majority of views into the site are from Crown Street and adjacent properties. There are extensive views from Crown Street through the site to the open countryside. The site area selected enabled this view to be maintained. There are opportunities for long distance views looking back at the site from the footpath network in the countryside, but the site is seen in the context of the existing settlement. 12.14.1.3 There is only one suitable access point to the site and that is from Crown Street. The site is Norfolk County Council Highways preferred location for growth providing safe access can be achieved. 12.14.1.4 The Historic Environment Service have indicated that the site is a find spot for late Saxon, medieval and post-medieval finds. Development on this site should take into account the findings of the required archaeological field evaluation. 12.14.1.5 Submission of details showing how sustainable drainage measures will integrate with the design of the development and how the drainage system will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission; 12.14.1.6 An odour assessment must be carried out to the satisfaction of Anglian Water to ensure any amenity issues relating to odour for new residents are avoided. 12.14.1.7 The site came forward during 2015 prior to the formal adoption of the SADMP (2016) during a period when the Borough Council experienced difficulties in demonstrating a healthy five year housing land supply position. Full planning permission was gained for a wider sites area for 30 new homes (15/01683/FM). The site was subsequently sold, and further permission granted (19/00144/F) to amend the approved plans, the development has since commenced.</p>	For clarity and effectiveness as site G59.1 has been completed.
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MM226	Policy G59.2 and paragraphs 12.14.2.1-12.14.2.7 (pages 401-403)	<p>Delete Policy G59.2 Methwold - Land at Herbert Drive, as follows:</p> <p>12.14.2 G59.2 Methwold Land at Herbert Drive Policy Site Allocation</p> <p>Policy G59.2 Methwold Land at Herbert Drive</p> <p>Land amounting to 1.1 hectares, as identified on the Policies Map, is allocated for residential development of at least 25 dwellings.</p> <p>Development will be subject to the following:</p> <ol style="list-style-type: none"> 1. Submission of an Environmental Statement that satisfies Norfolk County Council that the applicant has carried out investigations to identify whether the resource (sand and gravel) is viable for mineral extraction. If the mineral resource is viable, that the applicant has considered whether it could be extracted economically prior to development taking place. If the mineral resource can be extracted economically, whether (or not) there are opportunities to use the on-site resource during the construction phases of the development; 2. Submission of details showing how sustainable drainage measures will integrate with the design of the development and how the drainage system will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission; 3. Safe access being achieved onto Herbert Drive to the satisfaction of the local highway authority; 4. Provision of affordable housing in line with the current standards. <p>Delete the supporting text to Policy G59.2 in paragraphs 12.14.2.1-12.14.2.7, as follows:</p> <p>Site Description and Justification</p> <p>12.14.2.1 The site is located relatively close to the school, and the site is of a distance from the Conservation Area to suggest that development would not impact to a significant degree on this Heritage Asset. This is reflected in the positive scoring in the sustainability appraisal for these factors.</p> <p>12.14.2.2 The Borough Council considers the site is capable of accommodating at least 25 residential units. The development would form an extension off Herbert Drive and would be of a density which is considered appropriate given the proximity of the site to the centre of settlement and the surrounding area.</p> <p>12.14.2.3 The site is currently greenfield agricultural land (Grade 2), however the Council considers due to the size and location of the development it is appropriate to develop on this high quality land. The only suitable place where access could be achieved is from Herbert Drive, this is supported by the local highway authority.</p> <p>12.14.2.4 Sand and gravel deposits have been identified in this part of the village but Norfolk County Council, as mineral planning authority, has indicated this would not prevent small scale development. However, Norfolk County Council encourages developers to explore opportunities to extract sand and gravel from the development site for use in the construction phases of development.</p> <p>12.14.2.5 There are limited views in to the site with only glimpses available from Herbert Drive and Buntings Lane, which is a private road. The adjacent properties will be affected by development, but suitable boundary treatment and integration would reduce this. Any long distance views from the countryside are seen in the context of the existing settlement.</p> <p>12.14.2.6 The Surface Water Network has been identified as being at capacity meaning a sustainable drainage system (SUDS) would be sought to serve new development.</p> <p>12.14.2.7 This site has come forward with a planning proposal and now benefits from full planning permission for 44 new homes (15/02125/OM & 19/00029/RMM).</p>	For clarity and effectiveness as site G59.2 has been completed.
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MM227	Policy G59.3 and paragraphs 12.14.3.1-12.14.3.6 (pages 404-405)	<p>Delete Policy G59.3 Methwold - Land at Hythe Road, as follows:</p> <p>12.14.3 G59.3 – Methwold – Land at Hythe Road Policy Site Allocation Policy G59.3 Methwold – Land at Hythe Road Land at Hythe Road amounting to 0.6 hectare, as identified on the Policies Map, is allocated for residential development of at least 10 dwellings. Development will be subject to compliance with all of the following:</p> <ol style="list-style-type: none"> 1. Submission of details showing how sustainable drainage measures will integrate with the design of the development and how the drainage system will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission; 2. Subject to safe access being achieved from Hythe Road to the satisfaction of the local highways authority; 3. Provision of affordable housing in line with the current standards. <p>Delete the supporting text to Policy G59.3 in paragraphs 12.14.3.1-12.14.3.6, as follows:</p> <p>Site Description and Justification 12.14.3.1 The allocated site is situated on the west approach to the settlement along Hythe Road. The development boundary immediately abuts the site’s southern boundary. The Council considers that the site is capable of accommodating at least 10 residential units. The development density is considered appropriate given the proximity of the site to the centre of settlement and the density of the surrounding area. 12.14.3.2 The site is located relatively close to the school, and bus stop, making the site accessible. The site is of a distance from the Conservation Area to suggest that development would not impact to a significant degree on this Heritage Asset. This is reflected in the positive scoring in the sustainability appraisal for these factors. 12.14.3.3 The land is currently in agricultural use (Grade 2), however there are no particularly important landscape features on the site and the Council considers due to the modest size of the site it is appropriate to develop on this high quality agricultural land. Development will form a minor extension to the south west of Methwold. Access would be achieved from Hythe Road, as supported by the Highways Authority. 12.14.3.4 The majority of the views into the site are limited to near distance from Hythe Road and adjacent properties. There are opportunities for long distance views from the north, but they are seen in the context of the existing settlement. 12.14.3.5 The Surface Water Network has been identified as being at capacity meaning a sustainable drainage system (SUDS) would be sought to serve new development. 12.14.3.6 This site has come forward with a planning proposal (15/02122/OM & 19/01261/FM) and now benefits from full planning permission for 12 new homes.</p>	For clarity and effectiveness as site G59.3 has been completed.
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MM228	Policy G59.4 and paragraphs 12.14.4.1-12.14.4.6 (pages 405-406)	<p>Delete Policy G59.4 Methwold – Land off Globe Street/St George’s Court, as follows:</p> <p>12.14.4 G59.4 – Methwold – Land off Globe Street/St George’s Court Policy Site Allocation Policy G59.4 Methwold – Land off Globe Street/St George’s Court Land off Crown Street/St George’s Court amounting to 0.5 hectares, as identified on the Policies Map, is allocated for a high quality residential development of at least 5 dwellings. Development will be subject to compliance with all of the following:</p> <ol style="list-style-type: none"> 1. Submission of an Odour Assessment, to the satisfaction of Anglian Water, in relation to any impacts on residential occupation of the site from the nearby sewage treatment works; 2. Submission of details showing how sustainable drainage measures will integrate with the design of the development and how the drainage system will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission; 3. Submission of a Heritage Asset Statement that establishes that development will enhance and preserve the Conservation Area and safeguard archaeology within the adjoining site; 4. Retention of existing trees on the site boundaries; 5. Subject to the submission of a field based Archaeological Assessment prior to development; 6. Provision of affordable housing in line with the current standards. 7. Provision of highway improvements including access of adoptable standard to the satisfaction of Norfolk County Council as the local highway authority <p>Delete the supporting text to Policy G59.4 in paragraphs 12.14.4.1-12.14.4.6, as follows:</p> <p>Site Description and Justification 12.14.4.1 The allocated site is centrally located within the village, north west of the recreation ground and church. It is in close proximity to the majority of the village services. The Borough Council considers the site is capable of achieving at least 5 dwellings at a density consistent with that of the surrounding area. 12.14.4.2 The site scores highly in terms of sustainability, being located within close proximity of the school and Post Office. It lies within the Conservation Area and is bounded by trees which provide a natural screening to the site. Where possible, these should be retained and incorporated into the design of the development. Despite its sensitive location, the Council considers that with a high standard of design and layout, development could conserve and enhance the Conservation Area, as seen with existing residential dwellings that currently form St George’s Court to the east. 12.14.4.3 The majority of views into the site are from the village recreation ground and adjacent properties. There are also medium distance views available from Crown Street. There are opportunities for long distance views looking back at the site from the footpath network in the countryside, but the site is seen in the context of the existing settlement and in particular the St George’s Court development. 12.14.4.4 The Historic Environment Service (HES) have indicated that the site is immediately adjacent to an earthwork site thought to represent a medieval moat or fishpond and a series of tofts, indicative of medieval settlement. In addition, a possible medieval castle or hall is recorded as being located to the south east of the site. Consequently, there is potential that significant heritage assets with archaeological interest (buried archaeological remains) may be present at the site. They recommend any development on this site takes into account the findings of an archaeological field evaluation. 12.14.4.5 Access would be achieved to the site from Globe Street via the St George’s Court development. Norfolk County Council as the local highway authority consider this as acceptable. 12.14.4.6 The following site constraints must be resolved prior to development. An odour assessment must be carried out to the satisfaction of Anglian Water to ensure any amenity issues relating to odour for new residents are overcome, as the north western edge of the village is within a cordon sanitaire for a sewage treatment works. The Surface Water Network has been identified as being at capacity meaning a sustainable drainage system (SUDS) would be sought to serve new development.</p>	For clarity and effectiveness as the development of site G59.4 has been completed.
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MM229	Paragraphs 12.15.1-12.15.3 (page 407)	<p>Delete section 12.15 Middleton, as follows:</p> <p>12.15 Middleton Key Rural Service Centre Description 12.15.1 Middleton is situated 3 miles southeast of King's Lynn on the A47. The busy traffic corridor of the A47 runs through the village dividing the settlement into two and disturbing its generally tranquil character. The village has a traditional focus around the Church and crossroads. The limits of the village are defined by an immediate transition to agricultural land. The streetscape is varied in character with the area around the village hall being high quality. 12.15.2 Middleton benefits from a range of services including a school, bus route, shop, village hall, post office, church and pub but employment opportunities in the village are limited. The Parish population of the settlement was recorded as 1450 in the 2011 Population Census (55) 12.15.3 Middleton is designated as a Key Rural Service Centre by the Local Plan review. The SADMP (2016) made an allocation for at least 15 dwellings. This was known as G60.1 – Land south of Walter Howes Crescent, Middleton. However, the landowner, through their agent, proposes no further action on the site and suggests it is removed from the Local Plan as they do not wish to develop the site. This is the approach taken by the Local Plan review.</p>	For clarity and effectiveness, as there are no proposals in the Plan for Middleton.
MM230	Middleton Plan (page 408)	Delete the Middleton Plan, as shown in Appendix 3 to this schedule.	To reflect that no sites are allocated within this settlement.
MM231	Paragraphs 12.16.1-12.16.7 (page 409)	<p>Delete paragraphs 12.16.1 to 12.16.7 of the supporting text in section 12.16 Snettisham, as follows:</p> <p>12.16 Snettisham Key Rural Service Centre Description 12.16.1 Snettisham is a village situated to the east of the A149 in the vale of the River Ingol. Snettisham is a relatively large village with a good range of services including shops, a GP clinic, a school, pubs and other small businesses. Snettisham parish has a population of 2,570(56). Frequent bus services run between King's Lynn and Hunstanton via Snettisham along the A149. To the west of the village is Snettisham Scalp, and The Wash which has numerous environmental designations for its importance for wildlife and habitats, as well as a RSPB bird reserve. 12.16.2 Part of the village is a Conservation Area which contains many traditional buildings of carstone and red brick covered with pantile roofs. Snettisham has a good range of facilities and is well connected to other larger villages and towns via the A149 coastal road. Like most settlements on the coastal fringe, the local infrastructure can become strained in the summer months due to the seasonal influx of tourists. 12.16.3 The SADMP (2016) made an allocation for at least 34 new homes, and the Local Plan review carries this forward. Snettisham Neighbourhood Plan and Review 12.16.4 The Borough Council supports those Town/Parish Councils and local communities who wish to prepare a Neighbourhood Plan for their Area. Snettisham Parish Council have prepared a Neighbourhood Plan for their Area, which corresponds with the Parish boundary. The Snettisham Neighbourhood Plan has been made and came into force 03/12/2018. The Neighbourhood Plan sits alongside the Local Plan and forms part of the Local Development Plan. These policies are used to in the planning determination process. 12.16.5 The Snettisham Neighbourhood Plan also makes an allocation (SNP1) at Poppyfields, this is shown on the Policies Map. The site has come forward with a planning proposal for 69 new dwellings (20/00226/OM) which currently being considered. 12.16.6 For further details please see the Snettisham Neighbourhood Plan, link below: https://www.west-norfolk.gov.uk/download/downloads/id/5313/snettisham_neighbourhood_plan_adopted.pdf 12.16.7 Snettisham Parish Council and local community have indicated a desire to undertake a review of their neighbourhood plan. This would be supported by the Borough Council.</p>	For clarity and effectiveness, as site G83.1 has been completed, and there are no other proposals for Snettisham in the Plan.
MM232	Snettisham Map (page 410)	Delete the Snettisham Plan, as shown in Appendix 3 to this schedule.	For clarity and effectiveness, as Snettisham site allocation has already been developed.

MM233	Policy G83.1 and paragraphs 12.16.1.1-12.16.1.7 (pages 411-412)	<p>Delete Policy G83.1 Land south of Common Road and behind Teal Close, Snettisham, as follows:</p> <p>12.16.1 G83.1—Snettisham Land south of Common Road and behind Teal Close Policy Site Allocation Policy G83.1—Land south of Common Road and behind Teal Close, Snettisham Land amounting to 1.5 hectares, as shown on the Policies Map, is allocated for residential development of at least 34 dwellings. Development will be subject to compliance with all of the following:</p> <ol style="list-style-type: none"> 1. Provision of safe vehicular and pedestrian access connecting the site to Common Road; 2. Submission of details of sustainable drainage measures and how they will integrate with the design of the development and how they will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission; 3. Provision of affordable housing in line with current standards; 4. Submission of a Heritage Asset Statement that establishes that there will be no negative impact on Heritage Assets in the locality, accompanied by an Archaeological Field Evaluation of the site; 5. Submission of details showing how the sewer crossing the site can be accommodated within the development (including any easements/diversions) to the satisfaction of Anglian Water; 6. Enhanced informal recreational provision on, or in the vicinity of the allocated site to limit the likelihood of additional recreational pressure (particularly in relation to exercising dogs) on Habitats Regulations protected nature conservation sites in the wider area. This provision may consist of some combination of informal open space (over and above the Council's normal standards for play space), pedestrian routes which provide a variety of terrain, routes and links to greenspace and/or the wider footpath network, a contribution to greenspace provision or management in the wider area within which the site is located. <p>Delete the supporting text to Policy G83.1 in paragraphs 12.16.1.1 to 12.16.1.7, as follows:</p> <p>Site Description and Justification 12.16.1.1 The site is close to the villages' services and facilities and there is potential for safe walking/cycling access to the village centre from Common Road and Alma Road 12.16.1.2 From the surrounding area the site is viewed against a semi-urban backdrop. The majority of views of the site are limited to the near distance from adjacent roads, properties and public rights of way. Medium and long distance views from the wider landscape are possible from across the field to the north. In these views the site is seen in the context of the existing village. The site is adjacent to the Area of Outstanding Natural Beauty (AONB) which abuts the north west boundary of the site opposite Common Road. It is not considered that development on the site would have an adverse impact on the AONB as it lies within existing development. Development of part of the site received support of a range of consultees, including the Parish Council, Norfolk County Council as the local highway authority, and Norfolk Coast (AONB) Partnership. 12.16.1.3 The site is a greenfield site (agricultural grade 3/4) mainly used for pasture and grazing, with a hedgerow along the Common Road frontage. Whilst new housing would result in the loss of undeveloped land, there are no currently available opportunities to utilise previously developed land for new housing in Snettisham. Apart from the hedgerows there are no other landscape features of importance within the site boundary. There is a power line over part of the site which would be a design consideration. 12.16.1.4 A number of Medieval and Post-Medieval archaeological finds have been identified immediately west, south and east of the site including drainage and boundary ditches and pits as well as evidence of a probable Roman track or road to the south of the site. Due to the potential for archaeological finds it is required that the site archaeology is further investigated prior to development. 12.16.1.5 The Internal Drainage Board for King's Lynn state that there is a need for careful surface water drainage design to avoid increasing the risk of flooding on drains south of Snettisham meaning a Sustainable Drainage System (SUDS) would be sought to serve new development. 12.16.1.6 The SADMP Habitats Assessment Report has identified a risk of indirect adverse effects on designated nature conservation sites from development in this location. In order to avoid any such effect particular measures, need to be delivered with development, as set out in the Policy 12.16.1.7 This site has come forward in two parts. The first part gained from full planning permission (14/00944/FM) for 23 dwellings, and the is complete. The second part of the site currently benefits from panning permission (15/02006/OM & 19/00577/RM), this details 9 dwellings.</p>	For clarity and effectiveness, as site G83.1 has been completed.
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MM234	Paragraphs 12.17.1-12.17.2 (page 413)	<p>Delete paragraphs 12.17.1 and 12.17.2 of section 12.17 Southery, as follows:</p> <p>12.17 Southery Key Rural Service Centre Description 12.17.1 Southery is situated approximately five miles south of Downham Market. The A10 trunk road by-passes the settlement to the west. The village has grown by linear expansion, and the centre has an urban character which contrasts with the quieter rural parts of the village. The village has a range of services and facilities which include a school, bus route, shop and public house with some employment opportunities. 12.17.2 Southery is designated as a Key Rural Service Centre by the Local Plan review and is considered to have an adequate range of services to serve the existing and wider rural community. The SADMP (2016) made an allocation for at least 15 dwellings. The Local Plan review seeks to carry this forward.</p>	For clarity effectiveness, as site G85.1 has been completed, and there are no other proposals for Southery in the Plan.
MM235	Southery Plan (page 414)	Delete the Southery Plan, as shown in Appendix 3 to this schedule.	For clarity and effectiveness, as Southery site allocation has already been developed.

MM236	Policy G85.1 and paragraphs 12.17.1.1-12.17.1.8 (pages 415-416)	<p>Delete Policy G85.1 Southery - Land off Lions Close, as follows:</p> <p>12.17.1 G85.1— Southery— Land off Lions Close Policy Site Allocation Policy G85.1 Southery— Land off Lions Close Land amounting to 1.2 hectares, as identified on the Policies Map, is allocated for the residential development of at least 15 dwellings. Development will be subject to the following:</p> <ol style="list-style-type: none"> 1.— Submission of details showing how sustainable drainage measures will integrate with the design of the development and how the drainage system will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission; 2.— Safe and suitable access being achieved with access off Lions Close, with Lions Close being adopted, to the satisfaction of Norfolk County Council as the local highway agency; 3.— Provision of affordable housing in line with the current standards. <p>Delete the supporting text to Policy G85.1 in paragraphs 12.17.1.1 to 12.17.1.8, as follows:</p> <p>Site Description and Justification 12.17.1.1 The allocated site is located towards the east in the central area of the settlement. The site will be well integrated with the services and facilities that address the daily needs of the residents, as reflected by the positive scores in the sustainability appraisal. The development boundary immediately abuts the site on the east, south and west boundaries. The site is of high quality agricultural use (Grade 2) and the Council considers due to modest amount of land required for development and proximity to services it is appropriate to develop on this agricultural land. The development will form part of an infill development between two residential sites. 12.17.1.2 The Borough Council considers the site is capable of accommodating at least 15 residential units at a density which is considered appropriate given the proximity of the site to the centre of the settlement. If designed correctly with suitable landscaping and publicly accessible open spaces the allocation would conserve the landscape setting of village. 12.17.1.3 The majority of views of the site are limited to the near distance from adjacent roads, and properties. Medium and long distance views from the wider landscape are possible from the north. However, in these views the site is seen in the context of the existing settlement. 12.17.1.4 Norfolk County Council as the local highway authority consider the site to be acceptable with access off Lions Close, this road would need to be adopted. 12.17.1.5 One constraint which must be resolved prior to development to the satisfaction of Anglian Water; an odour assessment must be carried out to determine the likelihood of any amenity issues relating to odour, as the site is located within a cordon sanitaire for a sewage treatment works. 12.17.1.6 The Surface Water Network has been identified as being at capacity meaning a sustainable drainage system (SuDS) would be sought to serve new development. 12.17.1.7 This site is considered favourably by the Borough Council as the allocation for housing in Southery as it is capable of providing the housing numbers as infill rather than extending the settlement. Furthermore, in comparison to the other sites it is considered to have the least negative impact upon the landscape. 12.17.1.8 The site has come forward and benefits from full planning permission for 19 dwellings (16/00658/FM). The development has commenced, and several of the dwellings are now complete.</p>	For clarity effectiveness, as site G85.1 has been completed.
MM237	Paragraphs 12.18.3 and 12.18.5 (page 417)	<p>Amend paragraphs 12.18.3 and 12.18.5 of the supporting text in section 12.18 Stoke Ferry, as follows:</p> <p>12.18.3 Stoke Ferry is designated as a Key Rural Service Centre, it has a range of services and facilities to serve the existing and wider community. The SADMP (2016) <u>Local Plan makes</u> made three allocations for a total of at least 27 <u>52</u> dwellings. The Local Plan review carries these allocations forward.</p> <p>12.18.5 The Borough Council is supportive of those wishing to undertake a Neighbourhood Plan. The Parish Council and local community have expressed their desire to prepare a Neighbourhood Plan for their Area. The Area corresponds with the Parish boundary and was formally designated by the Borough Council 24/10/2018. They are currently working towards a draft version of their plan for consultation. <u>Stoke Ferry Neighbourhood Area was designated in October 2018. The Neighbourhood Plan was submitted in August 2022, examined during summer 2023 and made on 29 August 2023, following the referendum (24 August). The Neighbourhood Plan contains policies regarding housing mix, design (supported by a design code), landscape, green/ blue infrastructure and local green space. The Local Plan should not impinge on non-strategic matters that are better dealt with by Neighbourhood Plan policies (NPPF, Strategic policies section).</u></p>	For clarity and effectiveness, as the SADMP will no longer exist after the adoption of the Plan and to ensure the Plan is up to date in respect of Neighbourhood Plans.

MM238	Stoke Ferry Plan (page 418)	Delete the Stoke Ferry Plan, as shown in Appendix 3 to this schedule.	To reflect the introduction of individual site plans for the allocated sites.
MM239	Policy G88.1 and paragraphs 12.18.1.1-12.18.1.6 (pages 419-420)	<p>Amend the preamble and criteria 3 and 5 of Policy G88.1 Stoke Ferry - Land South of Lark Road/ Wretton Road, as follows:</p> <p>Land south of Lark Road/ Wretton Road amounting to 0.4 hectares, as identified on the Policies Map, is allocated for residential development of at least 5 <u>13</u> dwellings.</p> <p>3. Demonstration of safe highway access that meets the satisfaction of the Highway Authority <u>in line with the requirements of Policy LP13;</u></p> <p>5. Provision of affordable housing in line with the current standards. <u>Policy LP28.</u></p> <p>Amend paragraph 12.18.1.6 of supporting text to Policy G88.1, move paragraphs 12.18.1.1-12.18.1.6 to precede Policy G88.1, and amend sub-headings, as follows:</p> <p>Site Description and Justification <u>Introduction</u></p> <p>12.18.1.1 This site is located to the south west area of Stoke Ferry and situated immediately to the south of a new cul-de-sac development at Lark Road. The development boundary immediately abuts the site's northern boundary. The Borough Council considers the site is suitable to accommodate at least 5 residential units at a density consistent with that of the surrounding area.</p> <p><u>Justification</u></p> <p>12.18.1.2 The site scored relatively highly in the sustainability appraisal due to its proximity to a range of services, in particular the local school. The land is currently in agricultural use (grade 3) and development on the site will form an extension onto Lark Road, which is considered the only suitable access point. Stoke Ferry Parish Council are in favour of this site being allocated.</p> <p>12.18.1.3 There are no major landscape features on the site (e.g tress or hedgerows) however there is a path running across the centre of the site which could potentially be incorporated into the design of development. The site sits a distance from the Conservation Area, screened by development and it is not considered that development of the site would be of detriment to the character and appearance of this Heritage Asset.</p> <p>12.18.1.4 The majority of the views into the site are limited to near distance from Lark Road and adjacent properties. There are few opportunities for long distance views due to the site being located within a developed area. The site is completely screened by housing on the north boundary. In the limited views that area available the site is seen in the context of the existing settlement.</p> <p>12.18.1.5 The following constraints must be resolved prior to development; a sewer crosses the site and therefore easement/ diversion may be required in consultation with Anglian Water. An odour assessment must be carried out to the satisfaction of Anglian Water to ensure any amenity issues relating to odour for new residents are overcome. The Surface Water Network has been identified as being at capacity meaning a sustainable drainage system (SUDS) would be sought to serve new development.</p> <p>12.18.1.6 The site has come forward and benefits from Previous <u>planning permission for 13 dwellings (15/01931/OM & 18/02068/RM), <u>has since lapsed. Delivery is expected around the middle of the Plan period, after 2029.</u></u></p>	For clarity and effectiveness, and to ensure consistency with national policy in not expecting compliance with supplementary planning documents or standards that have not been subject to examination.
MM240	New Plan	Insert a New Plan G88.1 Stoke Ferry - Land South of Lark Road/ Wretton Road after Policy G88.1 Stoke Ferry - Land South of Lark Road/ Wretton Road as shown in Appendix 3 to this MM schedule.	To reflect the introduction of individual site plans for the allocated sites.

MM241	Policy G88.2 and paragraphs 12.18.2.1-12.18.2.6 (pages 420-421)	<p>Amend criteria 2 and 4 of Policy G88.2 Stoke Ferry – Land at Bradfield Place, as follows:</p> <p>2. Safe access and visibility being achieved to the satisfaction of Norfolk County Council as the local highway authority <u>in line with the requirements of Policy LP13</u>;</p> <p>4. Provision of affordable housing in line with the current standards <u>Policy LP28</u>.</p> <p>Amend paragraph 12.18.2.7 of the supporting text to Policy G88.2, move paragraphs 12.18.2.1-12.18.2.6 to precede Policy G88.2, and amend sub-headings, as follows:</p> <p>Site Description and Justification Introduction</p> <p>12.18.2.1 The site is located outside of the Conservation Area and within fairly close proximity of village services, scoring positively for this factor in the sustainability appraisal. The site is situated to the rear of residential properties, with the northern and eastern boundaries abutting the current proposed development boundary.</p> <p>Justification</p> <p>12.18.2.2 The Borough Council considers the site is suitable to accommodate at least 10 dwellings at a density consistent with that of the surrounding area.</p> <p>12.18.2.3 Currently the site is in agricultural use (Grade 3), and apart from a few hedgerows and trees there are no other landscape features of importance within the site boundary. The Stoke Ferry Conservation Area sits a good distance from the site and due to the built form in the immediate vicinity of the site; it is not considered that development of the site would be of detriment to the character and appearance of the Conservation Area. Stoke Ferry Parish Council support this site.</p> <p>12.18.2.4 Norfolk County Council as the local highways authority support development on this site providing safe access and visibility is achieved.</p> <p>12.18.2.5 The site abuts the development on two sides with the western boundary bordered by agricultural land. Views are limited to near distance from adjacent roads and properties. In the wider views are available from the west the site is seen in the context of the existing settlement.</p> <p>12.18.2.6 A water main(s) crosses the site and therefore easement/diversion may be required in consultation with Anglian Water. The Surface Water Network has been identified as being at capacity meaning a sustainable drainage system (SUDS) would be sought to serve new development.</p> <p>12.18.2.7 The site has come forward and benefits from outline planning permission for 20 dwellings (16/00168/OM). The Borough Council is the owner of Site G88.2 and intends to develop the site for Custom and Self-Build housing, most likely in the form of serviced plots. This means that the infrastructure required for the site, such as roads and amenity connections will be provided, and then each plot will be sold separately to someone who is looking to build or commission the design and build of their own home.</p>	For clarity and effectiveness, and to ensure consistency with national policy in not expecting compliance with supplementary planning documents or standards that have not been subject to examination.
MM242	New Plan	Insert a New Plan G88.2 Stoke Ferry – Land at Bradfield Place after Policy G88.2 Stoke Ferry – Land at Bradfield Place as shown in Appendix 3 to this MM schedule.	To reflect the introduction of individual site plans for the allocated sites.

MM243	Policy G88.3 and paragraphs 12.18.3.1-12.8.3.10 (Pages 422-423)	<p>Amend the preamble to and criteria 2 and 6 of Policy G88.3 Stoke Ferry - Land at Indigo Road / Lynn Road, as follows:</p> <p>Land at Indigo Road / Lynn Road amounting to 0.5 hectares, as identified on the Policies Map, is allocated for residential development of at least 12 <u>29</u> dwellings.</p> <p>2. Safe access and visibility being achieved to the satisfaction of Norfolk County Council as the local highway authority <u>in line with the requirements of Policy LP13</u>;</p> <p>6. Provision of affordable housing in line with the current standards <u>Policy LP28</u>.</p> <p>Amend paragraph 12.18.3.10 of the supporting text to Policy G88.3, move paragraphs 12.18.3.1-12.8.3.10 to precede policy G88.3, and amend the sub-headings, as follows:</p> <p><u>Site Description and Justification-Introduction</u></p> <p>12.18.3.1 Site G88.3 has support from Stoke Ferry Parish Council as well as the public because the site is centrally located within the settlement, therefore in close proximity of village services and it would provide a much-needed formal car parking facility, and financial contributions, to the village hall, benefiting the local community.</p> <p>12.18.3.2 The site is situated to the south of the Indigo Road residential development and to the north of Lynn Road and the feed mill. The southern and western boundaries abut the development boundary, with the southern boundary meeting the Stoke Ferry Conservation Area.</p> <p><u>Justification</u></p> <p>12.18.3.3 The Borough Council considers the site is suitable to accommodate at least 12 dwellings at a density consistent with that of the surrounding area, in particular that seen at Indigo Road, together with a car park.</p> <p>12.18.3.4 The northern section of the originally submitted site has been excluded as it has already been developed as a residential estate (Indigo Road). The southern section of the originally submitted site is in the same ownership and has been partially excluded. It lies within the development boundary and should come forward for residential development as part of a development phasing scheme, although part of this land, to the west of the village hall, has been included as it will be allocated for the provision of a c.26 car spaces car park for the village hall. An approximate location guide for this facility is indicated on the Policies Map.</p> <p>12.18.3.5 The site an unused brownfield site, formally a petrol station, now cleared. This and other previous site uses have led to contamination of the land.</p> <p>12.18.3.6 Development of this site would allow the reuse of this currently unused, centrally located, parcel of land and through the use of a high design standard has the potential to positively contribute to the visual amenity of the locality.</p> <p>12.18.3.7 Access to the site could be gained from Indigo Road, to the north, and/or Lynn Road, to the south. Norfolk County Council as the local highway authority support development on this site providing safe access and visibility is achieved.</p> <p>12.18.3.8 Views into the site are limited to the near distance from adjacent roads and properties. In these views the site is seen in the context of the existing built environment of the settlement.</p> <p>12.18.3.9 The Surface Water Network has been identified as being at capacity meaning a sustainable drainage system (SUDS) would be sought to serve new development.</p> <p>12.18.3.10 The site has come forward in combination with a section land which is within the development boundary and benefits from full planning permission for 29 dwellings (16/00493/FM). The development has subsequently <u>Development has commenced, with completions coming forward from 2025/26</u>.</p>	For clarity and effectiveness, and to ensure consistency with national policy in not expecting compliance with supplementary planning documents or standards that have not been subject to examination.
MM244	New Plan	Insert a New Plan G88.3 - Stoke Ferry - Land at Indigo Road / Lynn Road after Policy G88.3 - Stoke Ferry - Land at Indigo Road / Lynn Road as shown in Appendix 3 to this MM schedule.	To reflect the introduction of individual site plans for the allocated sites.

MM245	Paragraph 12.19.4 (Page 424)	Amend the paragraph 12.19.4 of the supporting text in section 12.19 Terrington St. Clement, as follows: 12.19.4 Terrington St Clement is designated a Key Rural Service Centre because of the range of facilities available and its potential to accommodate growth to sustain the wider rural community. The SADMP (2016) made three residential housing allocations for at least 55 new dwellings. The Local Plan review seeks to carry these forward and also seeks to make a further allocation for at least 76 new dwellings. The site represents a rather unique opportunity to bring an un-used brownfield (previously developed) parcel of land in a relatively central position back into active use.	For clarity and effectiveness, as the SADMP will not exist after the Plan has been adopted.
MM246	Terrington St Clement Plans (pages 425-426)	Delete the Terrington St Clement Plan/ Zoomed Plans, as shown in Appendix 3 to this schedule.	To reflect the introduction of individual site plans for the allocated sites.
MM247	Policy G93.1 and paragraphs 12.19.1.1-12.19.1.5 (Pages 427-428)	Delete Policy G93.1 Terrington St. Clement - Land at Church Bank, Chapel Road, as follows: 12.19.1 G93.1 Terrington St. Clement Land at Church Bank, Chapel Road Policy Site Allocation Policy G93.1 Terrington St. Clement Land at Church Bank, Chapel Road Land amounting to 0.5 hectare at Church Bank, Chapel Road, as shown on the Policies Map is allocated for residential development of at least 10 dwellings. Development will be subject to compliance with all of the following: <ol style="list-style-type: none"> 1. Prior submission of a desk-based Archaeological Assessment of the site and proposed development; 2. A Flood Risk Assessment (FRA) that should address all forms of flood risk (coastal inundation, fluvial, pluvial and groundwater). The FRA should explain how surface water drainage will be managed. The FRA must demonstrate how the development would provide wider sustainability benefits to the community that outweigh the risk associated with flooding and that the development would be safe for its lifetime without increasing flood risk elsewhere and, where possible, would reduce flood risk overall. The FRA should also suggest appropriate mitigation (flood resiliency measures); 3. Submission of details showing how the sewer crossing the site can be accommodated within the development (including any easements/diversions) to the satisfaction of Anglian Water; 4. Demonstration of safe access and provision of adequate improvements to local road network; 5. Provision of affordable housing in line with the current standards. Delete the supporting text to Policy G93.1 in paragraphs 12.19.1.1 to 12.19.1.5, as follows: Site Description and Justification 12.19.1.1 The allocated site is situated in a central part of the settlement immediately adjacent the development boundary. The site comprises Grade 1 (excellent quality) agricultural land. Whilst development would result in the loss of productive agricultural land, this also applies to other developable site options in the village and there is an identified need for additional housing in the settlement. The land is flat grassland and other than boundary hedgerows there are no landscape features of importance on the site. 12.19.1.2 The site is situated in a built-up part of the village. The surrounding area comprises of existing housing development to the south, east and west with open fields to the north. It is considered that development on the site will not be visually intrusive in the landscape. Views are limited to near distance from adjacent roads and properties. Wider views are available from the north but in this view, development would be seen in the context of the existing settlement. 12.19.1.3 It is considered that development of 10 residential dwellings in this location will not be detrimental to the form and character of the area but would rather form a continuation of existing housing on Chapel Street, infilling the gap between existing housing to its east and west. The site is well integrated with the central part of the village and in close proximity to a number of services the village has to offer. This potentially provides opportunity for residents to walk or cycle to these amenities. Norfolk County Council as the local highway authority identifies the site to be well located and made no objections to the allocation of this the site subject to localised improvements to the road network. 12.19.1.4 All of Terrington St. Clement is located within Flood Zone 3 according to the BCKLWN SFRA (2019), therefore there are no sites located within a lower risk flood zone. The appropriate flood mitigation measures are required by the allocation policy above. 12.19.1.5 The site has come forward and benefits from full planning permission for 10 dwellings (17/01649/O & 19/01589/RMM).	For clarity and effectiveness, as site G93.1 has been completed.

MM248	Policy G93.2 and paragraphs 12.19.2.1-12.19.2.6 (Pages 428-430)	<p>Delete Policy G93.2 Terrington St. Clement - Land Adjacent King William Close, as follows:</p> <p>12.19.2 G93.2 Terrington St. Clement Land Adjacent King William Close Policy Site Allocation Policy G93.2 Terrington St. Clement Land Adjacent King William Close Land amounting to 0.7 hectare north of Chapel Road, as shown on the Policies Map is allocated for residential development of at least 17 dwellings. Development will be subject to compliance with all of the following:</p> <ol style="list-style-type: none"> 1. Submission of a Heritage Asset Statement that establishes that development would enhance and preserve the setting of the Conservation Area and the setting of the nearby Listed Building (Grade II Listed Post Office); 2. Submission of a detailed Contamination Assessment in accordance with the requirements of the National Planning Policy Framework (NPPF) and the Environment Agency's 'Guiding Principles for Land Contamination'; 3. Demonstration of safe access and adequate visibility being achieved, the details of which are to be agreed by Norfolk County Council as local highway; 4. Provision of affordable housing in line with the current standards. 5. Submission of a Flood Risk Assessment (FRA) that should address all forms of flood risk (coastal inundation, fluvial, pluvial and groundwater). The FRA should explain how surface water drainage will be managed. The FRA must demonstrate how the development would provide wider sustainability benefits to the community that outweigh the risk associated with flooding and that the development would be safe for its lifetime without increasing flood risk elsewhere and, where possible, would reduce flood risk overall. The FRA should also suggest appropriate mitigation. <p>Delete the supporting text to Policy G93.2 in paragraphs 12.19.2.1 to 12.19.2.6, as follows:</p> <p>Site Description and Justification 12.19.2.1 The site previously contained industrial buildings but these have since been demolished. Development of the site would allow the reuse of this previously developed land thus reducing the pressure to build on productive agricultural land. Landscape features within the site include boundary hedgerows but no other landscape features of note. 12.19.2.2 The site is located in a built-up part of the village. It is largely surrounded on all sides by existing housing. As such, the proposed development would relate satisfactorily with the existing character of the area. Views are limited to glimpses from adjacent roads and properties. There are few opportunities for long and medium distance views from the west, but in these views, development would largely be seen in the backdrop of the existing settlement. 12.19.2.3 The site's eastern boundary immediately abuts Terrington St Clement Conservation Area, there is a Listed Building adjacent the site (Grade 2 Listed Post Office) and access is proposed through the Conservation Area. Therefore, given its sensitive location, the design and layout of the development must be of a high standard that would conserve and enhance the setting of the Conservation Area and respect the settings of the Listed Building. 12.19.2.4 This site is identified as the highest scoring site, of those available in the village, in terms of proximity to services; it is well located with good links and provides an opportunity for residents to walk or cycle to key village services. Safe access into the site can be achieved from either King William Close or the junction off Churchgate Way adjacent the public house. King William Close is a private road, as such the developer would be required to bring it up to adoptable standards in order for access to be gained. Access could alternatively be obtained off Churchgate Way, at the junction next to the public house subject to adequate visibility being achieved. The policy ensures that the specific details regarding access be agreed by the local Highway Authority prior to the development taking place. 12.19.2.5 All of Terrington St. Clement is located within Flood Zone 3 according to the BCKLWN SFRA (2019), therefore there are no sites located within a lower risk flood zone. The appropriate flood mitigation measures are required by the allocation policy above. 12.19.2.6 The site has come forward and benefits from full planning permission for 17 dwellings (19/00712/F). The majority of the site is complete.</p>	For clarity and effectiveness, as the development of site G93.2 has been completed.
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MM249	Policy G93.3 and paragraphs 12.19.3.1-12.19.3.8 (Pages 431-433)	<p>Amend criterion 4 of Policy G93.3 Terrington St. Clement – Land west of Benn’s Lane, as follows:</p> <p>4. Provision of affordable housing in line with the current standards Policy LP28.</p> <p>Amend paragraph 12.19.3.8 of the supporting text to Policy G93.3, move paragraphs 12.19.3.1-12.19.3.8 to precede Policy G93.3, and amend the sub-headings, as follows:</p> <p>Site Description and Justification Introduction</p> <p>12.19.3.1 The allocated site is situated north-east of the village of Terrington St Clement, with its eastern boundary abutting the development boundary. The site comprises brownfield land. The land currently accommodates derelict greenhouses which were previously used for horticultural purposes. Development of the site reduces the pressure to build on greenfield productive land and also provides an opportunity to improve the existing derelict appearance of the site. Landscape features on the site include mature hedges along the site boundaries.</p> <p>12.19.3.2 The surrounding area consists of residential road frontage development to the east, open fields to the south and west, and industrial land to the north.</p> <p>Justification</p> <p>12.19.3.3 The site is well screened by mature hedges along the eastern site boundary. Near distance views are limited to glimpses from adjacent road and nearby properties. There is some opportunity for medium and long-distance views particularly when viewed south of Benn's Lane, but in these views, development would be seen in the context of the existing built environment. Therefore, it is considered that development would not be harmful to the visual and landscape amenity of the area but would rather be an improvement on the derelict structures presently on the site.</p> <p>12.19.3.34 The site and the area north of the site is subject to a certificate of lawful use for B2 (general industrial) which was granted in 2010. There is currently no industrial development in the area but in order to avoid any conflicts between the proposed residential development and any future potential industrial uses north of the site, a policy is included as part of the allocation to ensure an explicit buffer area (minimum width of 30m) is provided along the northern site boundary as part of the residential development.</p> <p>12.19.3.45 There is an open drain within the site which is maintained by King's Lynn Internal Drainage Board (IDB). It is recommended that discussions are held with the IDB prior to the planning application stage.</p> <p>12.19.3.56 In terms of access and proximity to services, the site is within reasonable walking distance to Churchgate Way where the majority of local services are situated including the primary and high schools, shops, public house, village hall, post office and bus stops. Site access is proposed from the existing access on Benn's Lane. Due to the nature of the southern part of Benn's Lane and the junction onto Lynn Road, it is recommended that appropriate works are undertaken, and the design and layout of the scheme should aim to encourage use of the Northgate Way junction and the northern part of Benn's Lane.</p> <p>12.19.3.67 The size of the site is sufficiently large to accommodate at least 35 dwellings at a density consistent with the locality and also accommodate the aforementioned buffer area north of the site and address any other possible issues surrounding the drain within the site, site access and loss of hedgerows.</p> <p>12.19.3.78 Whilst the site is within a high flood risk area (flood zone 3). All of Terrington St Clement is within the same flood zone. The site is suitable in terms of distance to services and proximity to the village. Development on the site is subject to the appropriate flood mitigation measures outlined in the policy above.</p> <p>12.19.3.89 In summary, the Borough Council considers that this site provides an ideal opportunity for a well-located residential development on a derelict, brownfield site whilst also visually improving the area. The site has come forward and benefits from outline planning permission for 44 43 dwellings (16/02230/O & 21/00589/RMM). Should the wider area be allocated for development as proposed by this Plan, as TSC1, the buffer zone originally required by the SADMP policy is no longer required. This is because the two areas will be residential. Whereas the policy originally envisaged the buffer zone being required between a residential area and an employment area.</p>	For clarity and effectiveness, and to ensure consistency with national policy in not expecting compliance with supplementary planning documents or standards that have not been subject to examination.
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MM250	New Plan	Insert a New Plan G93.3 Land west of Benn's Lane after Policy G93.3 Terrington St. Clement – Land west of Benn's Lane as shown in Appendix 3 to this MM schedule.	To reflect the introduction of individual site plans for the allocated sites.
MM251	Policy TSC1 and paragraphs 12.19.4.1-12.19.4.8 (pages 434-436)	<p>Amend criteria 1 and 7 of Policy TSC1 Terrington St. Clement – Land south of Northgate Way and west of Benn's Lane, as follows:</p> <p>1. Demonstration of safe access from Northgate Way to the satisfaction of Norfolk County Council as the Local Highway Authority <u>in line with Policy LP13</u>, the provision of adequate pedestrian/cyclist links, including a link through to Churchgate Way, and a pedestrian, cycle and road link to the adjacent land allocated as G93.1 <u>G93.3</u>;</p> <p>7. Provision of affordable housing in line with the current standards. <u>Policy LP28.</u></p> <p>Amend paragraphs 12.19.4.1 and 12.19.4.2 of the supporting text to Policy TSC1, move paragraphs 12.19.4.1-12.19.4.8 to precede Policy TSC1, and amend the sub-headings, as follows:</p> <p>Site Description and Justification <u>Introduction</u></p> <p>12.19.4.1 The site proposed for allocation (Site Ref. S369) is a slightly larger site than was originally submitted (Site Ref. H369). The larger site provides additional benefits and some of the constraints associated with the smaller site have been overcome through the evolution of a planning application for the larger site (18/00940/OM). <u>Site allocation TSC1 adjoins G93.3; the latter immediately to the south.</u></p> <p><u>Justification</u></p> <p>12.19.4.2 A significant proportion of the site has brownfield status as it was granted a certificate of lawful use for B2 General Industrial purposes in 2010. The rest of the site comprises remnants of a previous horticultural business, including a range of semi-derelict / derelict structures associated with this. There also some parcels of land which could be classed as greenfield. The site has been vacant for some considerable time (approximately 10 years). Given the rural nature of the Borough the vast majority of sites which come forward are wholly Greenfield, the site therefore represents an opportunity to develop a brownfield and dilapidated site that has a very limited current use and ensure it makes a positive contribution to the local area and housing supply. This is very much in line with current Government thoughts as set out within the National Planning Policy Framework (NPPF 2019)...</p>	For clarity and effectiveness, and to ensure consistency with national policy in not expecting compliance with supplementary planning documents or standards that have not been subject to examination.
MM252	New Plan	Insert a New Plan TSC1 Land south of Northgate Way and west of Benn's Lane after Policy TSC1 Terrington St. Clement – Land south of Northgate Way and west of Benn's Lane as shown in Appendix 3 to this MM schedule.	To reflect the introduction of individual site plans for the allocated sites.

MM253	Paragraphs 12.20.6-12.20.9 (Pages 437-438)	<p>Amend paragraph 12.20.6-12.20.9 of the supporting text in section 12.20 Terrington St John with St Johns Highway/ Tilney St Lawrence, as follows:</p> <p>12.20.6 The SADMP (2016) made two residential housing allocations. The Local Plan review carries forward G94.1— Land east of School Road for at least 35 dwellings. However, it does not carry forward the site previously known as G94.2 — Land north of St John’s Road as the site has not come forward with a planning proposal since the site was originally allocated in 2016 and the landowner/ agent have not responded to Borough Council enquiries. The Development of the site relies upon the relocation of an existing transport business, this has not occurred. Therefore, there is a question mark over the future of the site and its ability to deliver the housing envisaged by the SADMP, hence its removal from the Local Plan. <u>The Local Plan allocates Land east of School Road (Terrington St John) for at least 40 dwellings.</u></p> <p><u>Terrington St John Neighbourhood Plans</u></p> <p>12.20.7 The Borough Council supports those Town/Parish Councils and local communities who wish to prepare a Neighbourhood Plan for their Area. Terrington St. John with St. Johns Highway / Tilney St. Lawrence combined form a Key Rural Service Centre. Terrington St. John is one Parish which includes St. Johns Highway. Tilney St. Lawrence is a separate Parish.</p> <p>12.20.8 Terrington St. John Parish Council has been in the process of preparing a Neighbourhood Plan for their area. The Terrington St. John Neighbourhood Plan Area was formally designated by the Borough Council 02/12/2015 and corresponds with the boundaries of Terrington St. John Parish. The decision statement was signed in July 2021 and is currently awaiting their referendum. <u>Terrington St John has successfully completed a Neighbourhood Plan. Terrington St John Neighbourhood Area was designated in February 2017. The Terrington St John Neighbourhood Plan 2016-2036 was examined during summer 2021, passed at referendum in September 2021 and made in October 2021. It focuses upon themes such as housing mix, design, local services, flood risk and the historic environment.</u> For further details on the neighbourhood plan’s policies please see the Neighbourhood Plan, link below:</p> <p>12.20.9 https://www.west-norfolk.gov.uk/info/20127/neighbourhood_plans/887/terrington_st_john_neighbourhood_plan</p> <p><u>[new paragraph, following 12.20.9] Tilney St Lawrence parish was designated a Neighbourhood Area in March 2021. This allows preparation of a Neighbourhood Plan for that parish.</u></p>	For clarity and effectiveness, as the SADMP will not exist after the Plan has been adopted and Neighbourhood Plan information updated accordingly.
MM254	Terrington St John, St John's Highway and Tilney St Lawrence Plan (page 439)	Delete the Terrington St John, St John's Highway and Tilney St Lawrence Plan, as shown in Appendix 3 to this schedule.	To reflect the introduction of individual site plans for the allocated sites.

MM255	Policy G94.1 and paragraphs 12.20.1.1-12.20.1.7 (Pages 440-441)	<p>Amend criterion 4 of Policy G94.1 Terrington St John with St Johns Highway/ Tilney St Lawrence – Land east of School Road:</p> <p>4. Provision of affordable housing in line with the current standards Policy LP28.</p> <p>Amend paragraph 12.20.1.7 of the supporting text to Policy G94.1, move paragraphs 12.20.1.1-12.20.1.7 to precede Policy G94.1, and amend sub-headings, as follows:</p> <p>Site Description and Justification <u>Introduction</u></p> <p>12.20.1.1 The allocated site is situated east of School Road, south of Terrington St. John. It is located in a fairly built up area with its northern and western boundaries immediately abutting the development boundary. Open fields border the site on the south and east. The site mostly comprises of scrub land classed as Grade 2 (good quality) agricultural land but does not currently appear to be in agricultural production. Whilst development of the site would result in the loss of productive agricultural land, this applies to all other growth options in this settlement.</p> <p><u>Justification</u></p> <p>12.20.1.2 There are no significant landscape features within the site other than boundary hedges and trees. There is a school playing field within part of the site. This is proposed to be relocated as part of the scheme. The allocation includes a policy above to ensure that a suitable replacement playing field is provided prior to use of the land taking place.</p> <p>12.20.1.3 The site is considered to be ideally located for housing development. It is situated in a relatively built up area with established housing to its north and west. Development would form a continuation of existing housing on School Road without detriment to the form and character of the locality. In terms of visual and landscape impacts, whilst wider views of the site are available particularly from the south, development would mostly be seen in the backdrop of the existing settlement and would not cause significant harm to the visual amenity of the area.</p> <p>12.20.1.4 In addition, the site is well position in relation to local services, particularly the primary school which is situated immediately opposite. The site is also within reasonable walking/cycling distance to Main Road where the majority of local services are located. Site access is obtainable from School Road as supported by the Local Highway Authority subject to the its design and layout.</p> <p>12.20.1.5 The site is identified to be the least constrained site over other considered sites in the settlement and is of a sufficient scale to accommodate at least 35 40 dwellings at a density that is consistent with its surrounding area.</p> <p>12.20.1.6 In line with the sequential test, the site is located in a lower flood risk area compared to other higher flood risk sites in the settlement. The appropriate mitigation measures would be required in line with the allocation policy above.</p> <p>12.20.1.7 The site has come forward and benefits from outline planning permission(15/00438/OM) and reserved matters (17/02335/RMM) for 35 dwellings. The site is expected to come forward in two phases. It has outline permission for an initial development phase of 5 dwellings (21/00169/O). A previous permission for 35 dwellings on the remainder of the site granted in 2017 is likely to have lapsed, but it is anticipated that the site will come forward around 2026/27.</p>	For clarity and effectiveness, and to ensure consistency with national policy in not expecting compliance with supplementary planning documents or standards that have not been subject to examination
MM256	New Plan	Insert a New Plan G94.1 Land east of School Road, Terrington St John after Policy G94.1 Terrington St John with St Johns Highway/ Tilney St Lawrence – Land east of School Road as shown in Appendix 3 to this MM schedule.	To reflect the introduction of individual site plans for the allocated sites.

MM257	Paragraphs 12.21.1-12.21.8 (Pages 442-443)	<p>Amend paragraphs 12.21.3 to 12.21.8 of the supporting text in section 12.21 Upwell/Outwell, as follows:</p> <p>12.21.3 Outwell’s waterside development is distinctive and differs from the more rural parts of the settlement. <u>The existing built-up area is situated within the Churchfield and Plawfield, and Needham & Laddus IDBs; managed by the Middle Level Commissioners. The Commissioners have highlighted the need to mitigate the impacts of new developments upon downstream flood risk and water level management systems.</u> The main part of the village is situated between the two <u>principal</u> watercourses <u>which set the linear built form</u>, but then extends out from this. In the north the character is dictated by the open green area, the filled in course of the Wisbech Canal.</p> <p>12.21.4 Upwell and Outwell are grouped together to form a Key Rural Service Centre. Collectively the villages are considered to have a good range of services and community facilities to serve the community. The SADMP (2016) made 6 allocations. The Local Plan review seeks to carry all of these forwards.</p> <p>Neighbourhood Plans</p> <p>12.21.5 The Borough Council supports those Town/Parish Councils and local communities who wish to prepare a Neighbourhood Plan for their Area. Upwell and Outwell together form a Key Rural Service Centre. The two settlements are individual parishes in their own right.</p> <p>Upwell Neighbourhood Plan</p> <p>12.21.6 Upwell Parish Council neighbourhood plan has reached the stage where the decision statement has been signed and it is now awaiting a referendum. The Upwell Neighbourhood Plan <u>was made (adopted) by the Borough Council in July 2021. This</u> makes 5 allocations (A1, A2, A3, A4 and A5) <u>for a total of 50 dwellings.</u> These can be seen on the policies map. Allocation A1 reflects the same site allocation as G104.3, however, the allocation size has been extended in the neighbourhood plan to cater for at least 20 dwellings instead of at least 5 dwellings at present in the adopted SADMP 2016. Allocations A2, A3, A4 and A5 have allocations which add up to 27 new dwellings. In the Local Plan Review G104.3 has now been removed and shows A1 as the policy allocation. For further details please see the Upwell Neighbourhood Plan, link below:</p> <p>12.21.7 https://www.west-norfolk.gov.uk/info/20127/neighbourhood_plans/775/upwell_neighbourhood_plan.</p> <p>Outwell Neighbourhood Plan</p> <p>12.21.8 Outwell Parish Council are in the process of preparing Neighbourhood Plans for their Area. The Outwell Neighbourhood Plan Area was formally designated by the Borough Council 09/10/2017 and corresponds with the boundaries of Outwell Parish. They are currently preparing draft version of their Neighbourhood Plan for consultation.</p>	For clarity and effectiveness, to ensure the Plan is up to date in respect of flood risk advice, to avoid duplication of Neighbourhood Plan policies and to remove reference to the SADMP, which will not exist when the Plan is adopted.
MM258	Upwell Plans (pages 444-445)	Delete the Upwell/ Upwell Zoomed Plans, as shown in Appendix 3 to this schedule.	To reflect the introduction of individual site plans for the allocated sites.

MM259	Policy G104.1 and paragraphs 12.21.1.1-12.21.1.7 (Pages 446-447)	<p>Delete Policy G104.1 Upwell – Land north west of Townley Close, as follows:</p> <p>12.21.1 G104.1 Upwell Land north west of Townley Close Policy Site Allocation Policy G104.1 Upwell Land north west of Townley Close Land north west of Townley Close amounting to 0.5 hectares, as identified on the Policies Map, is allocated for residential development of at least 5 dwellings. Development will be subject to compliance with all of the following:</p> <ol style="list-style-type: none"> 1. Submission of details showing how the sewer and water main crossing the site can be accommodated in the development (including any easements/ diversions) to the satisfaction of Anglian Water; 2. Careful design ensuring no adverse impact on the Conservation Area close by, and to strengthen local distinctiveness; 3. Submission of a Heritage Asset Statement that establishes that development would conserve and where appropriate enhance the Conservation Area, The Grade 2* Listed Welle Manor Hall and the Grade 2 Listed War Memorial, and their settings; 4. Safe vehicular access and improvements to the footway being achieved to the satisfaction of the Highways Authority; 5. Provision of affordable housing in line with the current standards. <p>Delete the supporting text to Policy G104.1 in paragraphs 12.21.1.1-12.21.1.7, as follows:</p> <p>Site Description and Justification 12.21.1.1 The allocated site is ideally located in the heart of the village, close to village services and within close proximity of the Conservation Area. 12.21.1.2 The site scored highly for its proximity to village services and facilities; it is well located and with enhancements to the local footway provides encouragement for residents to walk or cycle to key village services. Norfolk County Council, as local highways authority, considers the site acceptable providing safe access can be achieved onto the A1101. 12.21.1.3 The site is classified as Grade 1 agricultural land. Whilst new housing would result in the loss of undeveloped land, the Council considers due to the scale of development and the wider benefits to the community it is appropriate to develop on this high quality land. 12.21.1.4 The site is situated adjacent to the Conservation Area and within close proximity of the Grade II* listed building Welle Manor Hall and the Grade 2 Listed War Memorial. However, the Borough Council considers that a modest development, if designed sensitively could conserve and potentially enhance the setting of these. Historic England consider that the site forms part of the gateway into the Conservation Area along New Road and the approach to Welle Manor Hall. This way there are clauses within the policy relating to the historic environment. 12.21.1.5 The allocation site is located to the west of Townley Close and could potentially accommodate a frontage development which is in keeping with the linear nature of the village. The majority of the views into the site are available from New Road (A1101), Townley Close and adjacent properties on Lister’s Road. The site is already surrounded on all sides by development so there are no real long-distance views looking back at the site from the footpath network in the countryside. 12.21.1.6 The following site constraint must be resolved prior to development. A water main and sewer cross the site, and this may affect the layout of the development. Easement and diversion may be required. Anglian Water should be consulted to resolve these issues. 12.21.1.7 This site benefits from outline planning permission (18/01980/O) for 5 dwellings.</p>	For clarity and effectiveness, as development on site G104.1 is complete.
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MM260	Policy G104.2 and paragraphs 12.21.2.1-12.21.2.5 (Pages 447-448)	<p>Delete Policy G104.2 Upwell - Land south/ east of Townley Close, as follows:</p> <p>12.21.2 G104.2 Upwell Land south/ east of Townley Close Policy Site Allocation</p> <p>Policy G104.2 Upwell Land south/ east of Townley Close</p> <p>Land south/ east of Townley Close amounting to 0.3 hectares, as identified on the Policies Map, is allocated for residential development of at least 5 dwellings.</p> <p>Development will be subject to compliance with all of the following:</p> <ol style="list-style-type: none"> 1. Submission of details relating to overcoming the major constraints with regards to the foul sewerage network to the satisfaction of Anglian Water; 2. Subject to safe access and improvements to the footway being achieved to the satisfaction of the Highways Authority; 3. Provision of affordable housing in line with the current standards. <p>Delete the supporting text to Policy G104.2 in paragraphs 12.21.2.1-12.21.2.5, as follows:</p> <p>Site Description and Justification</p> <p>12.21.2.1 The allocated site is located within the heart of the village, within close proximity of village services and facilities. The site immediately abuts the existing settlement to the west. The Borough Council considers the site is suitable to accommodate at least 5 residential dwellings at a density consistent with that of the surrounding area. This scale of development is supported by the Parish Council. The site is located outside of the Conservation Area, and development will form an extension to the south/east of Townley Close. Norfolk County Council as the local highway authority considers the site acceptable providing safe access can be achieved onto the A1101 and enhancements are made to the local footway.</p> <p>12.21.2.2 The site is classified as Grade 1 agricultural land, and currently a wooded area which where possible could be incorporated into the design of the development. The location of the site means it is well screened from public view.</p> <p>12.21.2.3 The majority of the views into the sites are available from New Road (A1101) and Townley Close and adjacent properties on Lister's Road. The site is already surrounded on all sides by development so there are no real opportunities for long distance views looking back at the site from the footpath network in the countryside.</p> <p>12.21.2.4 There is one constraint which must be resolved prior to development in that the foul sewerage network has reached capacity and therefore agreements with Anglian Water must be made prior to development.</p> <p>12.21.2.5 This site benefits from planning permission (16/01480/O & 19/01062/RM) for 5 dwellings.</p>	For clarity and effectiveness, as development on site G104.2 is complete.
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MM261	Policy G104.4 and paragraphs 12.21.3.1-12.21.3.5 (Pages 448-449)	<p>Delete Policy G104.4 Upwell - Land off St Peter's Road, as follows:</p> <p>12.21.3 G104.4 Upwell Land off St Peter's Road Policy Site Allocation Policy G104.4 Upwell Land off St Peter's Road Land off St Peter's Road amounting to 2.0 has, as identified on the Policies Map, is allocated for residential development of at least 15 dwellings. Development will be subject to compliance with all of the following:</p> <ol style="list-style-type: none"> 1. Careful design is required to ensure no adverse impact on the Conservation Area and its setting, and to strengthen local distinctiveness; 2. Subject to safe access and improvements to the footway being achieved to the satisfaction of the Highways Authority; 3. Provision of affordable housing in line with the current standards; 4. Submission of details showing how sustainable drainage measures will integrate with the design of the development and how the drainage system will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission. <p>Delete the supporting text to Policy G104.4 in paragraphs 12.21.3.1-12.21.3.5, as follows:</p> <p>Site Description and Justification 12.21.3.1 Norfolk County Council, as highway authority, had expressed reservations regarding to the access arrangements. The site boundaries have been changed to include more land fronting on to St Peter's Road and the highway authority have withdrawn their earlier objection and consider that details can be addressed during the processing of an application. 12.21.3.2 The site is well integrated into the village, close to services and partly within the Conservation Area. The site is flat and is partly in agricultural use. There is an area of well-established planting along the south western edge which continues southwards as a defined feature in the landscape. The Council considers that the development of the site is appropriate given the location, and the wider benefits it would bring to the local community. 12.21.3.3 The majority of views into the site are available from St Peter's Road, Town Street and from the navigable watercourse adjacent. The site is bounded to the sides by development where it fronts St Peter's Road. 12.21.3.4 The site had not been previously been rejected on grounds of flood risk, but it is considered that a drainage strategy would be required on account of the proximity to the watercourse to the north of the site. 12.21.3.5 G104.4 has come forward and been developed as a Custom and Self Build site. The owners sought and gained outline planning permission(15/01496/OM) for 27 dwellings. The site owners have also provided the infrastructure and then broadly sold each plot off as serviced plot. Consequently, the majority of the site has come forward with individual plot level reserved matters, with all but one plot benefiting from reserved matters permission. The majority of the site has been built out.</p>	For clarity and effectiveness, as development on site G104.4 is complete.
MM262	Outwell Plans (pages 450-451)	Delete the Outwell/ Outwell Zoomed Plans, as shown in Appendix 3 to this schedule.	To reflect the introduction of individual site plans for the allocated sites.

MM263	Policy G104.5 and paragraphs 12.21.4.1-12.21.4.7 (Pages 452-453)	<p>Amend preamble to and criteria 2, 3 and 4 of Policy G104.5 Outwell - Land at Wisbech Road, as follows:</p> <p>Land amounting to 0.3 hectares, as identified <u>to the east of Wisbech Road, as shown</u> on the Policies Map, is allocated for residential development of at least 5 <u>40</u> dwellings...</p> <ol style="list-style-type: none"> 2. Submission of an Odour Assessment, to the satisfaction of Anglian Water, <u>which demonstrates the scheme would comply with Policy LP21</u> in relation to any impacts on residential occupation <u>amenity</u> of the site from the nearby sewage treatment works; 3. Subject to safe access being achieved to the satisfaction of the local highway authority <u>in line with Policy LP13</u>; 4. Provision of affordable housing in line with the current standards. <u>Policy LP28.</u> <p>Amend paragraphs 12.21.4.1 and 12.21.4.6 of the supporting text to Policy G104.5, move paragraphs 12.21.4.1-12.21.4.6 to precede Policy G104.5, and amend sub-headings, as follows:</p> <p>Site Description and Justification</p> <p>12.21.4.1 The allocated site is ideally located in the centre of village within close proximity of village services and facilities. The Borough Council considers the site is suitable to accommodate at least 5 of the 80 residential units required in the settlement at a density reflecting that of the surrounding area. This scale of development is supported by the Parish Council.</p> <p>12.21.4.2 The site is well integrated within the village and provides the opportunity for infill development along Wisbech Road. The frontage development will be in keeping with surrounding area. The site is classified as grade 1 agricultural land; however, there are no landscape features of importance. The Council considers that small scale development on this high-quality land is appropriate considering its location and wider benefits to the community.</p> <p>12.21.4.3 Norfolk County Council as the local highway authority have no objection to this site providing safe access is achieved.</p> <p>12.21.4.4 The majority of the views into the site are from the adjacent properties and from Wisbech. There are long distance views looking back at the site from the surrounding countryside, but here the site is seen in the context of the existing settlement.</p> <p>12.21.4.5 The following constraints must be resolved prior to development; a sewer crosses the site and therefore easement/ diversion may be required in consultation with Anglian Water. An odour assessment must be carried out to the satisfaction of Anglian Water to ensure any amenity issues relating to odour are overcome.</p> <p>12.21.4.6 This site came forward during a period in which the Borough Council had difficulties in demonstrating a healthy five-year housing land supply position. It now benefits from outline planning permission (16/00248/OM <u>& 19/00858/RM</u>) for 40 dwellings on a larger site area. A reserved matters application has been submitted for consideration and is currently pending a decision (19/00858/RM).</p>	For clarity and effectiveness, and to ensure consistency with national policy in not expecting compliance with supplementary planning documents or standards that have not been subject to examination.
MM264	New Plan	Insert a New Plan G104.5 Land at Wisbech Road, Outwell after Policy G104.5 Outwell - Land at Wisbech Road as shown in Appendix 3 to this MM schedule.	To reflect the introduction of individual site plans for the allocated sites.

MM265	Policy G104.6 and paragraphs 12.21.5.1-12.21.5.7 (Pages 453-454)	<p>Add new criterion to and amend preamble and criteria 2, 3 and 4 of Policy G104.6 Outwell - Land Surrounding Isle Bridge, as follows:</p> <p>Land amounting to 2.0 hectares, as identified on the Policies Map, is allocated for residential development of at least 35 <u>50</u> dwellings...</p> <ol style="list-style-type: none"> 2. Submission of an Odour Assessment, to the satisfaction of Anglian Water, <u>which demonstrates the scheme would comply with Policy LP21,</u> in relation to any impacts on residential occupation <u>amenity</u> of the site from the nearby sewage treatment works; <u>[new criterion] Appropriate mitigation for addressing flood risk from all sources, including foul water discharges, to meet current standards and the Middle Level Commissioners' requirements;</u> 3. Subject to safe access to the site being achieved from Isle Road to the satisfaction of the local highway authority <u>in line with the requirements of Policy LP13;</u> 4. Provision of affordable housing in line with the current standards. <u>Policy LP28.</u> <p>Amend paragraphs 12.21.5.1 and 12.21.5.7 of the supporting text to Policy G104.6, move paragraphs 12.21.5.1-12.21.5.7 to precede Policy G104.6, and amend sub-heading, as follows:</p> <p>Site Description and Justification</p> <p>12.21.5.1 The allocated site is located in the heart of the village and within close proximity to the majority of village services and facilities. The Borough Council considers that, at a density consistent with that of the surrounding area, the site is suitable to accommodating at least 35 development <u>50 dwellings</u>. Larger scale development on this site is supported by the Parish Council.</p> <p>12.21.5.2 The site is well screened from public view by the existing settlement and will if design appropriately will form an extension off Isle Road. Norfolk County Council as local highways authority have no objection to this site providing safe access is achieved.</p> <p>12.21.5.3 The site is classified as grade 1 agricultural land containing no landscape features of importance. The Council considers that small scale development on this high-quality land is appropriate considering its location and wider benefits to the community.</p> <p>12.21.5.4 The majority of the views into the site are available from Isle Road (A1101), Isle Bridge Road and the adjacent properties. There are long distance views looking back at the site from the surrounding countryside, but from here the site is seen in the context of the existing settlement.</p> <p>12.21.5.5 The following constraints must be resolved prior to development in that a sewer crosses the site and therefore easement/ diversion may be required in consultation with Anglian Water. Further consultation with Anglian Water may be necessary regarding the pumping station on site. An odour assessment must be carried out to the satisfaction of Anglian Water to ensure any amenity issues relating to odour for are overcome.</p> <p>12.21.5.6 These sites are considered favourably by the Council as the preferred options for housing allocation in Upwell and Outwell. These sites are considered advantageous in comparison to the other submitted sites; it is felt that development on the other sites would have a greater impact on the character, Conservation Area and landscape of the locality.</p> <p>12.21.5.7 This site came forward with a planning proposal and now benefits from outline <u>outline</u> planning permission (18/00581/OM & <u>21/02308/RMM</u>) for 50 dwellings. <u>The consented scheme is anticipated to deliver homes from 2025/26.</u></p>	For clarity and effectiveness, and to ensure consistency with national policy, including not expecting compliance with supplementary planning documents or standards that have not been subject to examination.
MM266	New Plan	Insert a New Plan G104.6 Land Surrounding Isle Bridge, Outwell after Policy G104.6 Outwell - Land Surrounding Isle Bridge as shown in Appendix 3 to this MM schedule.	To reflect the introduction of individual site plans for the allocated sites.
MM267	Paragraph 12.22.4 (Page 455)	<p>Amend the supporting text in paragraph 12.22.4 of section 12.22 Walpole St. Peter/Walpole St. Andrew/ Walpole Marsh, as follows:</p> <p>12.22.4 The SADMP (2016) made two residential housing allocations for at least 20 new dwellings. The Local Plan review carries these forwards <u>Local Plan allocates a site for at least 9 dwellings at Walpole St Peter.</u></p>	For clarity and effectiveness, as the SADMP will not exist once the Plan has been adopted.
MM268	Walpole St Peter/ Walpole St Andrew/ Walpole Marsh Plan (page 456)	Delete the Walpole St Peter/ Walpole St Andrew/ Walpole Marsh Plan, as shown in Appendix 3 to this schedule.	To reflect the introduction of individual site plans for the allocated sites.

MM269	Policy G109.1 and paragraphs 12.22.1.1-12.22.1.9 (Pages 457-458)	<p>Amend the preamble to and criteria 3 and 5 of Policy G109.1 Walpole St. Peter - Land south of Walnut Road, as follows:</p> <p>Land amounting to 0.85 hectares south of Walnut Road as shown on the Policies Map is allocated for residential development of at least 10 <u>9</u> dwellings...</p> <p>3. Provision of affordable housing in line with the current standards <u>Policy LP28</u>.</p> <p>5. Submission of a Flood Risk Assessment (FRA) <u>in accordance with LP25</u> that should address all forms of flood risk (coastal inundation, fluvial, pluvial and groundwater). The FRA should explain how surface water drainage will be managed. The FRA must demonstrate how the development would provide wider sustainability benefits to the community that outweigh the risk associated with flooding and that the development would be safe for its lifetime without increasing flood risk elsewhere and, where possible, would reduce flood risk overall. The FRA should suggest appropriate mitigation (flood resilience measures).</p> <p>Amend paragraph 12.22.1.9 of the supporting text to Policy G109.1, move paragraphs 12.22.1.1-12.22.1.5 to precede Policy G109.1, and amend sub-heading, as follows:</p> <p>Site Description and Justification</p> <p>12.22.1.1 The allocated site is a linear site situated to the south of Walpole St. Peter immediately outside the development boundary. The site fronts onto Walnut Road and currently comprises of Grade 2 (good quality) agricultural land. Whilst development would result in the loss of productive agricultural land, this applies to every site in the settlement and the proposed development sought is not of a scale to have a detrimental impact to the availability of productive agricultural land.</p> <p>12.22.1.2 Landscape features within the site includes boundary hedgerows and trees. Other than this there are no landscape features of significance within the site.</p> <p>12.22.1.3 The surrounding area comprises of both agricultural land and residential development; the site is bordered on the east and west by residential development, and on the north and south by agricultural land. Near distance views are available from adjacent roads and properties, wider views are possible from the north and south but in these views, development would be seen in the context of the existing village. The site is well integrated with its surroundings and the scale of development proposed is likely to have minimal impact on the visual amenity of the surrounding landscape.</p> <p>12.22.1.4 Development on the site would provide a natural continuation to existing housing development to the west of the site. The village is mostly characterised by frontage ribbon development and the linear form of the site allows for a continuation of this form of development at a density that is consistent with its surrounding area. Compared to other considered sites in the settlement, development on this site is likely to have less impact on the form and character of the village. Development either side of the site, particularly to the east, is one plot in depth with large gardens to the front and rear of the dwelling, this site could potentially be developed in this same way.</p> <p>12.22.1.5 The services in Walpole St. Peter and Walpole St Andrew are largely scattered throughout the settlements, and whilst the allocated site does not score among the highest in terms of proximity to services, it is reasonably close to some services including a bus stop and shop.</p> <p>12.22.1.6 Norfolk County Council as the local highway authority raised concerns regarding adequacy of footpath links to the school and local services but recommends that development would be subject to improved pedestrian facilities along the front of the site.</p> <p>12.22.1.7 Whilst there are no designated heritage assets on this site, a Grade II listed building lies to the north of the site (Townsend House). Any development of the site has the potential to affect the setting of this listed building. Therefore, a clause is provided within the policy which references to the need to preserve the setting of this listed building.</p> <p>12.22.1.8 The site is located within Flood Zone 3a, as indicated by the BCKLWN SFRA 2019. This shows that this is a consistent upon the vast majority of the settlement. There are a few isolated small pockets of land within Flood Zone 1 however these are classed as dry islands. Given this there is no land within the settlement that is at less of a risk to flooding than this site. Accordingly, the policy contains the requirement for a site-specific flood risk assessment.</p>	For clarity and effectiveness, and to ensure consistency with national policy, including not expecting compliance with supplementary planning documents or standards that have not been subject to examination.
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		12.22.1.9 The site has come forward and benefits from outline-planning permission (16/01867/O, 16/01705/O & 17/012174/O) and reversed matters (18/01573/RM) for a total of 9 dwellings. Most recently the entire site has come forward under one development proposal which details a total of 19 new dwellings (20/00068/FM). This is currently being considered.	
MM270	New Plan	Insert a New Plan G109.1 Land south of Walnut Road, Walpole St. Peter after Policy G109.1 Walpole St. Peter - Land south of Walnut Road as shown in Appendix 3 to this MM schedule.	To reflect the introduction of individual site plans for the allocated sites.
MM271	Policy G109.2 and paragraphs 12.22.2.1-12.22.2.7 (Pages 459-460)	<p>Delete Policy G109.2 Walpole St. Peter - Land south of Church Road, as follows:</p> <p>12.22.2 G109.2 Walpole St. Peter Land south of Church Road Policy Site Allocation</p> <p>Policy G109.2 Walpole St. Peter Land south of Church Road</p> <p>Land amounting to 1.44 hectares south of Church Road as shown on the policies map is allocated for residential development of at least 10 dwellings.</p> <p>Development will be subject to compliance with all of the following:</p> <ol style="list-style-type: none"> 1. Submission of details showing how sustainable drainage measures will integrate with the design of the new development and how the drainage system will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the Sustainable Drainage System (SuDS) should be included with the submission; 2. Submission of a Flood Risk Assessment (FRA) that should address all forms of flood risk (coastal inundation, fluvial, pluvial and groundwater). The FRA should explain how surface water drainage will be managed. The FRA must demonstrate how the development would provide wider sustainability benefits to the community that outweigh the risk associated with flooding and that the development would be safe for its lifetime without increasing flood risk elsewhere and, where possible, would reduce flood risk overall. The FRA should suggest appropriate mitigation (flood resilience measures); 3. Provision of affordable housing in line with the current standards. <p>Delete the supporting text to Policy G109.2 in paragraphs 12.22.2.1-12.22.2.7, as follows:</p> <p>Site Description and Justification</p> <p>12.22.2.1 The allocated site is situated north of Walpole St. Peter, fronting onto Church Road with its northern boundary immediately abutting the development boundary. The site is linear in form and comprises of Grade 1 (excellent quality) agricultural land currently in arable use. Although development on the site would result in the loss of productive agricultural land, all of the sites in the settlement fall within a similar category and the number of dwellings proposed is not of a scale to have an adverse impact on the availability of productive agricultural land. Landscape features on the site includes mature boundary hedgerows and a drainage ditch along the northern boundary of the site.</p> <p>12.22.2.2 There is existing housing development on three sides of the site (north, east and west) and agricultural land to the south. Views are limited to near distance from adjacent roads and properties. Long distance views into the site are possible from the south but in these views, development would be seen in context of the existing settlement.</p> <p>12.22.2.3 The location of the site within a built up area minimises the impact of new development on the landscape and provides an opportunity for development to take place without placing pressure on much more significant sensitive areas around the village.</p> <p>12.22.2.4 Development on the site would constitute infill development. The established residential developments adjacent the site all have the form and character of linear development. The site could potentially be developed in this same way to reflect the existing form and character of the village.</p> <p>12.22.2.5 There is a scattered distribution of services in the village, and as in the case above the site scores averagely in terms of proximity to services. However, the site is relatively close to some services including a bus route. Norfolk County Council as the local highway authority raised no objections to the allocation in terms of adequacy of the road network and site access.</p> <p>12.22.2.6 The site is located within Flood Zone 3a, as indicated by the BCKLWN SFRA 2019. This shows that this is a consistent upon the vast majority of the settlement. There are a few isolated small pockets of land within Flood Zone 1 however these are classed as dry islands. Given this there is no land within the settlement that is at less of a risk to flooding than this site. Accordingly, the policy contains the requirement for a site specific flood risk assessment.</p> <p>12.22.2.7 The site has come forward and benefits from outline planning permission (15/01520/OM) and reversed matters (18/01472/RMM) for 10 dwellings. The development has commenced and 6 of the dwellings have completed (19/02/2020).</p>	For clarity and effectiveness, as site G109.2 has been completed.

MM272	Paragraphs 12.23.1-12.23.2 (Page 461)	Delete section 12.23 West Walton, as follows: 12.23 West Walton Key Rural Service Centre Description 12.23.1 West Walton is a marshland village three miles to the north of Wisbech and approximately 13 miles south west of King's Lynn. The Parish population, which includes both West Walton and Walton Highway, is recorded as 1,731 (63). West Walton village was originally centred around St Mary's Church and the crossroads, but has expanded towards the east in a linear form along Salts Road and School Road. The village has both a primary and secondary school, a commutable bus route, public house, as well as other retail and employment. 12.23.2 West Walton is classed as Key Rural Service Centre. This is due to the services and facilities mentioned above, and therefore the ability for the settlement to support the wider community. The SADMP (2016) made no allocation for West Walton. This was because at that time West Walton and Walton Highway together formed a Key Rural Service Centre and two allocations were made that provided at least 20 new dwellings.	For clarity and effectiveness, as there are not proposals in the Plan for West Walton and Walton Highway as a joint KRSC.
MM273	West Walton Plan (page 462)	Delete the West Walton Plan, as shown in Appendix 3 to this schedule.	To reflect that no sites are allocated within this settlement.
13 RURAL WEST NORFOLK			

MM274	Policy LP41 and paragraphs 13.1.1-13.1.3 (Page 463-464)	<p>Delete supporting text to Policy LP41 in paragraphs 13.1.1-13.1.3, as follows:</p> <p>13 Rural West Norfolk 13.1 LP41 – Development in Rural Areas Policy 13.1.1 Introduction 13.1.2 The Council will continue to encourage a strong hierarchy of rural settlements by developing competitive, diverse and thriving rural enterprise that supports a range of jobs. Rural settlements provide essential services and facilities to serve visitors to the borough as well as the local communities. 13.1.3 The Borough Council's approach to housing in rural areas will seek to sustain rural communities, identifying a need for both affordable and market housing. Rural exception sites can be used to enable the Council to deliver affordable housing in rural communities on sites not otherwise available for residential development</p> <p>Delete Policy LP41- Development in Rural Areas, as follows:</p> <p>13.1.4 Strategic Policy Policy LP41 – Development in Rural Areas The strategy for rural areas is to:</p> <ol style="list-style-type: none"> 1. promote sustainable communities and sustainable patterns of development to ensure strong, diverse, economic activity, including farm/agricultural diversification (see also Policy LP07); 2. maintain local character and strive for a high quality environment; 3. the focus of most new development in the rural areas will be at Growth Key Rural Centres and Key Rural Service Centres selected from the Settlement Hierarchy Policy LP02; 4. ensure employment, housing (including affordable housing), services and other facilities are provided in close proximity to settlements; 5. focus on improving accessibility between towns and villages so helping to reduce social exclusion, isolation and rural deprivation; 6. in the Rural Villages and Smaller Villages and Hamlets, more modest levels of development, as detailed in Policy LP28, will be permitted to meet local needs and maintain the vitality of these communities where this can be achieved in a sustainable manner, particularly with regard to accessibility to housing, employment and services and without detriment to the character of the surrounding area; 7. housing development could take place within inside settlement development boundaries if judged to be in accordance with LP04. It may also take place outside of these development boundaries if judged to be in accordance with LP31; 8. within all centres and villages priority will be given to retaining local business sites unless it can be demonstrated that any proposal for change accords with Policy LP07; 9. sites may be allocated for affordable housing or exception housing to support the housing strategy; 10. support may also be given for entry level exception sites; 11. beyond the villages and in the countryside the strategy will be to conserve and enhance the countryside recognising its intrinsic character and beauty, the diversity of its landscapes, heritage and wildlife, and its natural resources to be enjoyed by all. <p>Policy LP41 contributes to Objectives 6, 7, 9 Society, 14, 15 Environment, 28, 29, 30, 31 Rural Areas 34 Coast, Norfolk Coast AONB Policy LP16</p>	For effectiveness, as Policy LP41 is being replaced by a New Policy on Windfall Development, which will deal with development outside of rural settlements.
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14 RURAL VILLAGES

MM275	Rural Villages/ Paragraphs 14.1.1- 14.1.4 (Pages 465-466)	<p>Delete Rural Villages table, as follows:</p> <p>Rural Villages-</p> <table border="1" data-bbox="507 195 1991 621"> <tr> <td colspan="4">6. Rural Villages (31)</td> </tr> <tr> <td>Burnham Overy Staithe</td> <td>Harpley</td> <td>Stow Bridge</td> <td>Walton Highway</td> </tr> <tr> <td>Castle Rising</td> <td>Hilgay</td> <td>Syderstone</td> <td>Welney</td> </tr> <tr> <td>Denver</td> <td>Hillington</td> <td>Ten Mile Bank</td> <td>Wereham</td> </tr> <tr> <td>East Winch</td> <td>Ingoldisthorpe</td> <td>Thornham</td> <td>West Newton</td> </tr> <tr> <td>Fincham</td> <td>Old Hunstanton</td> <td>Three Holes</td> <td>Wiggenhall St Germans</td> </tr> <tr> <td>Fitcham</td> <td>Runcton Holme</td> <td>Tilney All Saints</td> <td>Wiggenhall St Mary Magdalen</td> </tr> <tr> <td>Great Bircham/ Bircham Tofts</td> <td>Sedgeford</td> <td>Walpole Cross Keys</td> <td>Wimbotsham</td> </tr> <tr> <td></td> <td>Shouldham</td> <td>Walpole Highway</td> <td>Wormegay</td> </tr> </table> <p>Delete section 14.1 Burnham Overy Staithe, as follows:</p> <p>14.1 Burnham Overy Staithe Rural Village Description 14.1.1 The small nucleated village of Burnham Overy Staithe in the Norfolk Coast AONB nestles at the edge of Overy Creek and Marshes. The village lacks convenience facilities and a school but does have a pub, a small harbour and facilities related to recreational sailing. 14.1.2 The diverse mixture of orange brick and pantile traditional buildings, with contrasting chalk clunch, flint and pebble facings are distinctive characteristics of buildings in the village which is designated a Conservation Area. Burnham Overy Parish has a population of 134 (64) 14.1.3 Burnham Overy Staithe has the smallest parish population of all designated ‘Rural Villages’ in the settlement hierarchy. It is in a particularly sensitive location, within the Area of Outstanding Natural Beauty, on the edge of the undeveloped coastline subject to a number of national and international designations for its environmental and heritage significance. 14.1.4 The SADMP (2016) method of distributing new development indicated that an allocation of one new house would be sought. Due to the minimal level of housing sought in the settlement and the level of constraints to development identified, the Borough Council did not allocate any new houses in Burnham Overy Staithe. This decision was supported by Burnham Overy Parish Council and the Norfolk Coast Partnership. The Local Plan review doesn’t alter this, and no further housing allocations are sought here.</p>	6. Rural Villages (31)				Burnham Overy Staithe	Harpley	Stow Bridge	Walton Highway	Castle Rising	Hilgay	Syderstone	Welney	Denver	Hillington	Ten Mile Bank	Wereham	East Winch	Ingoldisthorpe	Thornham	West Newton	Fincham	Old Hunstanton	Three Holes	Wiggenhall St Germans	Fitcham	Runcton Holme	Tilney All Saints	Wiggenhall St Mary Magdalen	Great Bircham/ Bircham Tofts	Sedgeford	Walpole Cross Keys	Wimbotsham		Shouldham	Walpole Highway	Wormegay	For clarity and effectiveness, as the list of Rural Villages is set out in the New Policy – Spatial Strategy and Settlement Hierarchy, and there are no proposals for Burnham Overy Staithe in the Plan.
6. Rural Villages (31)																																							
Burnham Overy Staithe	Harpley	Stow Bridge	Walton Highway																																				
Castle Rising	Hilgay	Syderstone	Welney																																				
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	Shouldham	Walpole Highway	Wormegay																																				
MM276	Burnham Overy Staithe Plan (page 467)	Delete the Burnham Overy Staithe Plan, as shown in Appendix 4 to this schedule.	To reflect that no sites are allocated within this settlement.																																				
MM277	Paragraphs 14.2.1-14.2.2 (Page 468)	<p>Delete section 14.2 Castle Rising, as follows:</p> <p>14.2 Castle Rising Rural Village Description 14.2.1 Castle Rising is a small, historic village with a population of just 216(65) and is approximately five miles northeast of King’s Lynn. The settlement contains a small number of services including tea rooms, a furniture shop, a pub and the Church of St. Lawrence. A greater number of services are located nearby in North Wootton and South Wootton. Older buildings in the village have been constructed using local materials including local bricks, Carrstone and Silver Carr. Castle Rising contains a significant 12th Century Castle which is a Scheduled Ancient Monument and is a visitor attraction in the village. 14.2.2 Castle Rising has a small population size and an average level of services for its designation as a Rural Village, except for a lack of a primary school.</p>	For clarity and effectiveness, as there are no proposals for Castle Rising in the Plan.																																				
MM278	Castle Rising Plan (page 469)	Delete the Castle Rising Plan, as shown in Appendix 4 to this schedule.	To reflect that no sites are allocated within this settlement.																																				

MM279	Paragraph 14.3.2 (Page 470)	<p>Amend paragraph 14.3.2 of the supporting text in section 14.3 Denver, as follows:</p> <p>14.3.2 Denver is designated as a Rural Village and is considered to have a good range of services and facilities. The Site Allocation and Development Management Plan 2016 <u>Local Plan makes</u> an allocation of at least 8 new dwellings. The Local Plan review carries this forward with some minor amendments to area of the allocated site to reflect the current situation with regards to the site.</p>	For clarity and effectiveness, to remove reference to the SADMP, which will not exist following the adoption of the Plan.
MM280	Denver Plan (page 471)	Delete the Denver Plan, as shown in Appendix 4 to this schedule.	To reflect the introduction of individual site plans for the allocated sites.
MM281	Policy G28.1 and paragraphs 14.3.1.1-14.3.1.7 (Pages 472-473)	<p>Amend criterion 1 and 6 of Policy G28.1 Denver - Land to South of Sluice Road, as follows:</p> <p>Development will be subject to compliance with all of the following:</p> <p>1. Provision of safe access and visibility to the satisfaction of the local highway authority <u>in line with the requirements of Policy LP13;</u></p> <p>6. Provision of affordable housing in line with the current standards <u>Policy LP28.</u></p> <p>Amend paragraph 14.3.1.7 of the supporting text to Policy G28.1, move paragraphs 14.3.1.1 to 14.3.1.7 to proceed Policy G28.1, and amend sub-headings, as follows:</p> <p>Site Description and Justification</p> <p>14.3.1.1 The allocated site is situated in the southern area of the settlement immediately south of Sluice Road. Between the site and Sluice Road there is a thin strip of common land, the site owner has provided information that an agreement with the common land owner in relation to rights across this land has been agreed in principle and the local highways authority state the site is considered appropriate for inclusion within the plan with this access point. The site is considered capable of accommodating at least 8 residential at a density reflecting that of the surrounding area.</p> <p>14.3.1.2 The site lies immediately adjacent to the development boundary. The site is located a short distance from a bus stop and relatively close to other village services including the school. The site is classified as Grade 3 agricultural land but is currently uncultivated. Whilst development would result in the loss of undeveloped land, this applies to all potential development options.</p> <p>14.3.1.3 There are some protected trees located towards north east of the site, the site will need to consider how to respond to this in the design of the development. A pond occupies a relatively central position within the site and there is documentary evidence of Great Crested Newts, the policy includes a clause to ensure that an ecological survey report and mitigation plan is submitted. The survey needs to show whether protected species are present in the area or nearby, and how they use the site. The mitigation plan needs to show how the development will avoid, reduce or manage any negative effects to protected species.</p> <p>Justification</p> <p>14.3.1.4 The site is well integrated with the village and development will be well screened on the west by the existing development at Brady Gardens. The majority of the views into the site are limited to near distance from School Road and adjacent properties. There are few opportunities for long distance views due to the site being located within a developed area. In the limited views that are available the site is seen in the context of the existing settlement.</p> <p>14.3.1.5 In close proximity to the eastern boundary of the site there is a Grade II Listed building, Manor Farm House. The sensitivity of its location requires careful design to ensure that the site makes a positive contribution to the setting of the nearby Listed Building. Standard housing designs are unlikely to achieve this. The design and layout of the scheme must be sympathetic to the historic character of the area.</p> <p>14.3.1.6 Submission of details showing how sustainable drainage measures will integrate with the design of the development, and how drainage will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission.</p> <p>14.3.1.7 The allocated site is identified in the SADMP (2016) Sustainability Appraisal as the least constrained of all the other options to accommodate growth in the village. It is of a scale to allow flexibility in the layout and respond to the specific characteristics of the locality.</p>	For clarity and effectiveness, and to ensure consistency with national policy, including not expecting compliance with supplementary planning documents or standards that have not been subject to examination.

MM282	New Plan	Insert a New Plan G28.1 Land to South of Sluice Road, Denver after Policy G28.1 Denver - Land to South of Sluice Road as shown in Appendix 4 to this MM schedule.	To reflect the introduction of individual site plans for the allocated sites.
MM283	Paragraphs 14.4.1-14.4.3 (page 474)	<p>Delete paragraphs 14.4.1-14.4.3 of supporting text in section 14.4 East Winch, as follows:</p> <p>14.4 East Winch Rural Village Description</p> <p>14.4.1 The village of East Winch is situated to the east of the Borough on the A47, seven miles east of King's Lynn and eleven miles west of Swaffham. The village consists of three parts; East Winch Hall to the east, development around the junction of the A47 and stretching along Church Lane in a linear pattern; and the largest part of the village is around the junction of the A47 and then follows Gayton Road north and east containing estate development.</p> <p>14.4.2 The Parish of East Winch has a population of 779(67). The village benefits from services including a regular bus service, Post Office, pub and local employment.</p> <p>14.4.3 East Winch is designated a Rural Village. East Winch received an allocation of at least 10 dwellings in the Site Allocation and Development Management Policies 2016 (SADMP).</p>	For clarity and effectiveness, as site G33.1 is complete and there are no other proposals for East Winch in the Plan.
MM284	East Winch Plan (page 475)	Delete the East Winch Plan, as shown in Appendix 4 to this schedule.	For clarity and effectiveness, as site G33.1 is complete and there are no other proposals for East Winch in the Plan.
MM285	14.4.1.1-14.4.1.5 and Policy G33.1 (Pages 476-477)	<p>Delete Policy G33.1 East Winch – Land south of Gayton Road, as follows:</p> <p>14.4.1 G33.1 East Winch – Land South of Gayton Road Site Allocation</p> <p>Policy G33.1 East Winch – Land south of Gayton Road</p> <p>Land south of Gayton Road amounting to 0.8 hectares, as identified on the Policies Map, is allocated for residential development of at least 10 dwellings.</p> <p>Development will be subject to compliance with all of the following:</p> <ol style="list-style-type: none"> 1. Submission of details relating to the sewer that crosses the site together with mitigation (easement/ diversion) to the satisfaction of Anglian Water; 2. Provision of affordable housing in line with the current standards. <p>Delete the supporting text to Policy G33.1 in paragraphs 14.4.1.1-14.4.1.5, as follows:</p> <p>Site Description and Justification</p> <p>14.4.1.1 The allocated site is centrally located in the village, surrounded by existing housing on the north, east and west. The site comprises of Grade 4 (poor quality) agricultural land and other than boundary hedgerows there are no landscape features of note within the site.</p> <p>14.4.1.2 The site is well integrated with built development and does not encroach into surrounding countryside in comparison to other considered site options. The site is well screened by existing housing and boundary planting, as such it is considered that development on the site is likely to have minimal impacts on the visual amenity of the area but would be mainly viewed in the context of the existing settlement. Its central position in the village means that is well located to the available local services, providing some opportunity for residents to walk and cycle to these services. The site fronts directly onto Gayton Road. The local Highway Authority indicates that the road network can adequately accommodate the proposed development.</p> <p>14.4.1.3 Development on the site would constitute a continuation of housing along Gayton Road, infilling the gap between existing housing rather than extending the settlement further. In addition the site is considered favourable by the Council as it lends itself to development that is consistent with the existing form and character of the surrounding area. The allocated site is also supported by the local Parish Council.</p> <p>14.4.1.4 Whilst the site is identified as a mineral safeguarded area for silica sand and gravel, this is not considered a constraint as the proposed scale of development is less than 1 hectare. The developer is however encouraged to explore the potential to extract the minerals and utilise them on site in the development.</p> <p>14.4.1.5 This site benefits from full planning permission (15/01793/OM, 18/0897/RM, 19/00863/RM, 20/00834/F) for 10 dwellings and development of the site has started.</p>	For clarity and effectiveness, as site G33.1 is complete and there are no other proposals for East Winch in the Plan.

MM286	Paragraph 14.5.2 (Page 478)	Amend paragraph 14.5.2 of the supporting text in section 14.5 Fincham, as follows: 14.5.2 Fincham is designated a Rural Village. The SADMP 2016 did make an allocation of <u>Land is allocated for</u> at least 5 dwellings.	For clarity and effectiveness, as the SADMP will not exist following the adoption of the Plan.
MM287	Fincham Plan (page 479)	Delete the Fincham Plan, as shown in Appendix 4 to this schedule.	To reflect the introduction of individual site plans for the allocated sites.
MM288	Policy G36.1 and paragraphs 14.5.1.1-14.5.1.8 (Pages 480-481)	<p>Amend criteria 1 and 4 of Policy G36.1, as follows:</p> <p>1. Demonstration of safe highways access that meets the satisfaction of Norfolk County Council as the local highway authority <u>is in line with the requirements of Policy LP13;</u></p> <p>4. Provision of affordable housing in line with the current standards. <u>Policy LP28.</u></p> <p>Amend paragraph 14.5.1.8 of the supporting text to Policy G36.1, move paragraphs 14.5.1.1 to 14.5.1.8 to precede Policy G36.1, and amend sub-heading, as follows:</p> <p>Site Description and Justification</p> <p>14.5.1.1 The allocated site is situated towards the north east edge of the settlement. The current proposed development boundary immediately abuts the site's southern and western boundaries. The Council considers the site is capable of providing 5 dwellings at a density appropriate to its location. The Highway Authority has no objection to small scale development on this site.</p> <p>14.5.1.2 The site runs parallel to frontage development on the western side of Marham Road, it is considered that development could take place without detriment to the form and character of the settlement by reflecting this linear frontage development. The site would form a natural extension to the settlement and is ideally located, being within walking distance to village services and facilities.</p> <p>14.5.1.3 The Conservation Area is a short distance from the site; therefore, any development should protect and enhance the character and appearance of Fincham Conservation Area.</p> <p>14.5.1.4 The site is classified as grade 3 agricultural land.</p> <p>14.5.1.5 The majority of the views into the site are limited to near distance from adjacent roads and properties. Medium and long distance views from the wider landscape are possible from the north and there are limited views from the east. However, in these views the site is seen in the context of the existing settlement.</p> <p>14.5.1.6 Most of the village is within a cordon sanitaire for a sewage treatment works. This indicates there may be an amenity issue relating to odour for new residents. Any application for development would need to provide an odour assessment to demonstrate this will not be a problem.</p> <p>14.5.1.7 The Surface Water Network has been identified as being at capacity meaning a sustainable drainage system (SUDS) would be sought to serve new development.</p> <p>14.5.1.8 The site benefits from outline planning permission (19/01756/F) for 5 dwellings. <u>It is anticipated that this will be completed by 2025/26.</u></p>	For clarity and effectiveness, and to ensure consistency with national policy, in not expecting compliance with supplementary planning documents or standards that have not been subject to examination.
MM289	New Plan	Insert a New Plan G36.1 Land east of Marham Road, Fincham after Policy G36.1 Fincham - Land east of Marham Road as shown in Appendix 4 to this MM schedule.	To reflect the introduction of individual site plans for the allocated sites.

MM290	Paragraphs 14.6.1-14.6.2 (Page 482)	<p>Delete section 14.6 Flitcham, as follows:</p> <p>14.6 Flitcham Rural Village Description</p> <p>14.6.1 Flitcham is a small linear settlement which spreads from the Church of St. Mary towards Flitcham Abbey and is situated seven miles northeast of King's Lynn. Flitcham is low in overall service provision, but the village does support a small school. The main access road from Flitcham is the B1153 but the village is not served by public transport links. Flitcham with Appleton parish has a population of 276(69).</p> <p>14.6.2 The SADMP (2016) suggested that Flitcham would receive an allocation for new houses. However, no sites were identified which were acceptable in terms of heritage, landscape and highways issues. Therefore, no sites were allocated in Flitcham, and the Local Plan review retains this position.</p>	For clarity and effectiveness, as there are no proposals for Flitcham in the Plan.
MM291	Flitcham Plan (page 483)	Delete the Flitcham Plan, as shown in Appendix 4 to this schedule.	To reflect that no sites are allocated within this settlement.
MM292	Paragraph 14.7.7 (Page 485)	<p>Amend paragraph 14.7.7 of the supporting text in section 14.7 Great Bircham/Bircham Tofts, as follows:</p> <p>14.7.7 In considering the right level of development, through the SADMP (2016) Great Bircham and Bircham Tofts would have received a modest housing allocation. However, in response to Bircham Parish Council's request for a greater level of new housing, and to optimise the use of land on the allocated site, the Borough Council did The Local Plan makes make an allocation of at least ten new homes. This position is carried forward within the Local Plan review. Please see Allocation/Policy G42.1.</p>	For clarity and effectiveness, as the SADMP will not exist following the adoption of the Plan.
MM293	Great Bircham and Bircham Tofts Plan (page 486)	Delete the Great Bircham and Bircham Tofts Plan, as shown in Appendix 4 to this schedule.	To reflect the introduction of individual site plans for the allocated sites.

MM294	Policy G42.1 and paragraphs 14.7.1.1-14.7.1.5 (Pages 487-488)	<p>Amend criterion 4 of Policy G42.1 Great Bircham and Bircham Tofts – Land adjacent to 16 Lynn Road, as follows:</p> <p>4. Provision of affordable housing in line with the current standards Policy LP28.</p> <p>Amend paragraph 14.7.1.5 of the supporting text to Policy G42.1, move paragraphs 14.7.1.1 to 14.7.1.5 to precede Policy G42.1, and amend the sub-heading, as follows::</p> <p>Site Description and Justification</p> <p>14.7.1.1 The allocated site is relatively free of constraints. The site is not within the cordon sanitaire relating to odour issues, it has received no objection from the Highways Authority and development would not compromise the landscape separation between Great Bircham and Bircham Tofts.</p> <p>14.7.1.2 In comparison to alternative options, the majority of views of the site are limited to the near distance from adjacent properties; however there are wider views when entering the village from the south. New development will be partially screened by existing vegetation and hedgerows to the south of the site which will help to reduce the visual impact on the wider countryside. The Council considers that development on this site would have the lowest visual impact on the wider countryside in comparison to other alternative site options.</p> <p>14.7.1.3 The site lies to the south of the village, largely adjacent to the proposed settlement boundary with a small portion of the site to the north within it. The site is currently heavily vegetated, with a number of mature trees and hedgerows within the site itself as well as on the boundaries. An Ecological Appraisal has been undertaken by the developer which has identified mitigation strategies to minimise the impact of development on local species and native habitats. The policy wording requires the developer to implement the identified mitigation strategies.</p> <p>14.7.1.4 It is considered that the site is of a sufficient scale to accommodate the 10 dwellings sought in the village at a density consistent with the surrounding area and without detriment to the form and character of the locality.</p> <p>14.7.1.5 This site benefits from outline planning permission (16/00888/O) for 10 dwellings. An application for development of the site was submitted in May 2023 (23/00768/FM). This would need to fulfil Natural England’s Nutrient Neutrality requirements by providing suitable mitigation, with reference to the potential impact of development upon the Wensum catchment.</p>	For clarity and effectiveness, and to ensure consistency with national policy, including not requiring compliance with supplementary planning documents or standards that have not been subject to examination.
MM295	New Plan	Insert a New Plan G42.1 Land adjacent to 16 Lynn Road, Great Bircham after Policy G42.1 Great Bircham and Bircham Tofts - Land adjacent to 16 Lynn Road as shown in Appendix 4 to this MM schedule.	To reflect the introduction of individual site plans for the allocated sites.
MM296	Paragraphs 14.8.1-14.8.3 (page 489)	<p>Delete paragraphs 14.8.1-14.8.3 of the supporting text in section 14.8 Harpley, as follows</p> <p>14.8 Harpley Rural Village Description</p> <p>14.8.1 Harpley is a small rural village consisting of three distinct parts, two of which are grouped around farms. The settlement pattern is generally linear, and development is surrounded by mature trees and the wider countryside. The parish of Harpley has a population of 338(70). The level of services has declined in recent years but still has a village hall, primary school, church and pub. Harpley is in a relatively elevated position in comparison to most rural villages within the Borough, which affords good views.</p> <p>14.8.2 Harpley is adjacent to the A148, a well used road link between the larger settlements of King’s Lynn and Fakenham. The village is served by a bus stop although services are infrequent.</p> <p>14.8.3 Harpley is one of the smaller designated Rural Villages in population size and is very rural in nature. Therefore, the Council sought limited growth to support essential services. The SADMP (2016) did make an allocation of at least five houses, and this is carried forward within the Local Plan review.</p>	For clarity and effectiveness, as site G45.1 is undeliverable (due to withdrawn landowner interest) and there are no other proposals for Harpley in the Plan.
MM297	Harpley Plan (page 490)	Delete the Harpley Plan, as shown in Appendix 4 to this schedule.	For clarity and effectiveness, as site G45.1 is undeliverable (due to withdrawn landowner interest) and there are no other proposals for Harpley in the Plan.

MM298	Policy G45.1 and 14.8.1.1-14.8.1.5 and (Pages 491-492)	<p>Delete Policy G45.1 Harpley - Land at Nethergate Street/School Lane, as follows:</p> <p>14.8.1 G45.1 Harpley – Land at Nethergate Street/School Lane Site Allocation Policy G45.1 Harpley – Land at Nethergate Street/School Lane Land amounting to 0.35 hectare, as shown on the Policies Map, is allocated for residential development of at least 5 dwellings. Development is subject to compliance with all of the following:</p> <ol style="list-style-type: none"> 1. Suitable provision / improvements to pedestrian links to Nethergate Street; 2. Retention of the existing pond adjacent to the access point at the north east corner of the site and retention of the hedgerow which bound the site; 3. Submission of an Archaeological Field Evaluation based on the potential for findings in relation to medieval findings which should be used to inform the planning application; 4. Provision of affordable housing in line with the current standards. <p>Delete the supporting text to Policy G45.1 in paragraphs 14.8.1.1-14.8.1.5, as follows:</p> <p>Site Description and Justification 14.8.1.1 The allocated site is ideally located close to the school and offers a number of options for development. Whilst a grain store occupies the site, evidence has satisfied the Borough Council that it cannot be used for this purpose due to its proximity to the school and the amenity issues when using the dryer. It is considered that an appropriate scheme of development could result in an improvement on the visual amenity of the site that is currently dominated by the grain store. 14.8.1.2 The site lies to the west of the settlement just north of the village school. The area currently comprises a non-operational grain store, a small area of uncultivated arable land (grade 3), a redundant barn, a pond, and an access onto Nethergate Street. A mature and established hedgerow bounds the site to the south. Other than the pond and hedgerow there are no other landscape features of importance within the site boundary. 14.8.1.3 Views of the site consist of medium distance views from the A148 to the north of the site and near distance views from adjacent roads, properties and public rights of way. Medium and long distance views from the wider landscape are possible from across the valley to the south and south east. 14.8.1.4 The Historic Environment Service have indicated that the site is within a deserted section of Harpley. They recommend any development in this location be informed by an archaeological field evaluation by trial trenching, and that any development takes into account the result of the field evaluation. A large undeveloped area adjacent to the north and west boundaries of the site have been found to contain earthworks of a former medieval settlement within parkland belonging to Harpley Hall. Norfolk Wildlife Trust have indicated the applicant should seek retention of or mitigate against the loss of hedge and pond. The Council seek to retain these features on the site. 14.8.1.5 The site benefits from full planning permission (19/00301/F) for 6 dwellings.</p>	For clarity and effectiveness, as site G45.1 is undeliverable (due to withdrawn landowner interest) and there are no other proposals for Harpley in the Plan.
MM299	Paragraph 14.9.2 (Page 493)	<p>Amend paragraph 14.9.2 of the supporting text to section 14.9 Hilgay, as follows:</p> <p>14.9.2 Hilgay is designated as a Rural Village. The SADMP (2016) made Local Plan makes an allocation for at least 12 16 dwellings in Hilgay, and the Local Plan review carries this forward.</p>	For clarity and effectiveness, as the SADMP will not exist following the adoption of the Plan.
MM300	Hilgay Plan (page 494)	Delete the Hilgay Plan, as shown in Appendix 4 to this schedule.	To reflect the introduction of individual site plans for the allocated sites.

MM301	Policy G48.1 and paragraphs 14.9.1.1-14.9.1.6 (Pages 495-496)	<p>Amend the preamble to and criteria 2 and 4 of Policy G48.1 Hilgay - Land south of Foresters Avenue, as follows:</p> <p>Land amounting to 0.6 hectares, as identified on the Policies Map, is allocated for residential development of at least 12 16 dwellings.</p> <p>2. Improvements to the footway network and safe access to the site from Foresters Avenue, to the satisfaction of the local highway authority in line with the requirements of Policy LP13;</p> <p>4. Provision of affordable housing in line with the current standards Policy LP28.</p> <p>Amend paragraph 14.9.1.6 of the supporting text to Policy G48.1, move paragraphs 14.9.1.1 to 14.9.1.6 to precede Policy G48.1, and amend the sub-heading as follows:</p> <p>Site Description and Justification</p> <p>14.9.1.1 The allocated site is situated towards the south west of the settlement, south of Forester's Avenue. The development boundary immediately abuts the northern and eastern site boundaries. The site is located close to a bus stop and within a relatively short distance of the local school. The Council considers the site capable of accommodating the 12 16 residential units required in the settlement at a density reflecting that of the surrounding area. Development on this site is supported by Hilgay Parish Council.</p> <p>14.9.1.2 The site is currently agricultural land (grade 3) and there is a water tower located towards the north east corner of the site. There are no important landscape features on the site (e.g. hedgerows or trees) and development would be well screened in the context of the existing settlement.</p> <p>14.9.1.3 Norfolk County Council as the local highway authority have no objection to this site being developed providing local improvements to the footway network are made. Access would be achieved from Forester's Avenue.</p> <p>14.9.1.4 The Historic Environment Service have identified the site as an area of archaeological interest and therefore the allocation policy requires a desk based archaeological assessment prior to development.</p> <p>14.9.1.5 The following constraints must be resolved prior to development, a sewer and water mains crosses the site and therefore easement/ diversion may be required in consultation with Anglian Water.</p> <p>14.9.1.6 The site benefits from outline planning permission (16/00718/OM) for 17 dwellings, and a reserved matters application has been submitted for consideration (20/00119/RM). An application for 16 dwelling is currently under consideration (23/00834/FM). It is anticipated that this will deliver from 2025/26.</p>	For clarity and effectiveness, and to ensure consistency with national policy, including not requiring compliance with supplementary planning documents or standards that have not been subject to examination.
MM302	New Plan	Insert a New Plan G48.1 Land South of Foresters Avenue, Hilgay after Policy G48.1 Hilgay - Land south of Foresters Avenue as shown in Appendix 4 to this MM schedule.	To reflect the introduction of individual site plans for the allocated sites.
MM303	Paragraphs 14.10.1-14.10.3 (Page 497)	<p>Delete section 14.10 Hillington, as follows:</p> <p>14.10 Hillington Rural Village Description</p> <p>14.10.1 Hillington is essentially a linear village straddling the A148 King's Lynn to Cromer road. Aside from this road, the village is very rural in character and is centred around the historic entrance to Hillington Hall, on the edge of the Sandringham Estate. Development also stretches along the B1153 near to St. Mary's Church. Hillington has a shop/service station, bus services, The Ffolkes public house which has recently been re-developed and now provides accommodation, banqueting facilities as well as being a pub and restaurant. The village also plays home to The Norfolk Hospice, which is located off Wheatfields, this is a significant Borough/County wide resource for both in and out patients. The Hospice generates traffic to and from the site on a daily basis from clients, volunteers, employees and fund-raising events.</p> <p>14.10.2 The level of services generally relate to the position of the settlement on the A148, as the parish has a population of only 400(72) making it one of the smaller rural villages. It lies seven miles north east of King's Lynn.</p> <p>14.10.3 Hillington is designated as a Rural Village. The SADMP (2016) did make an allocation for at least 5 dwellings. However, since adoption the SADMP the landowner has expressed a desire not to develop the site and therefore it has been removed from the Local Plan review.</p>	For clarity and effectiveness, as there are no proposals for Hillington in the Plan.

MM304	Hillington Plan (page 498)	Delete the Hillington Plan, as shown in Appendix 4 to this schedule.	For clarity and effectiveness, as there are no proposals for Hillington in the Plan.
MM305	Paragraphs 14.11.1-14.11.3 (page 499)	<p>Delete paragraphs 14.11.1-14.11.3 of the supporting text to section 14.11 Ingoldisthorpe, as follows:</p> <p>14.11 Ingoldisthorpe Rural Village Description</p> <p>14.11.1 Ingoldisthorpe Parish has a population of 849(73). The central part of the village contains a convenience store and school. The village is served by good public transport links and is well connected to King's Lynn, Hunstanton and the nearby larger villages of Heacham and Dersingham via the Lynn Road (B1440). Ingoldisthorpe village currently consists of three distinct parts, the largest being centered around the junction of Hill Road with Lynn Road.</p> <p>14.11.2 Ingoldisthorpe has a medium population in comparison to other settlements designated as Rural Villages but has a limited range of facilities in the village itself. However, the village lies between the Key Rural Service Centres of Dersingham and Snettisham, meaning residents can access a greater range of services in these settlements, which are at a distance of around one mile. The SADMP (2016) accordingly made an allocation of at least 10 dwellings.</p> <p>Ingoldisthorpe Neighbourhood Plan</p> <p>14.11.3 The Borough Council supports those Town/Parish Councils and local communities who wish to prepare a Neighbourhood Plan for their Area. Ingoldisthorpe Parish Council are in the process of preparing a Neighbourhood Pan for their Area. The Ingoldisthorpe Neighbourhood Plan Area was formally designated by the Borough Council in February 2020.</p>	For clarity and effectiveness, as site G52.1 is complete and there are no other proposals for Ingoldisthorpe in the Plan.
MM306	Ingoldisthorpe Plan (page 500)	Delete the Ingoldisthorpe Plan, as shown in Appendix 4 to this schedule.	For clarity and effectiveness, as site G52.1 is complete and there are no other proposals for Ingoldisthorpe in the Plan.

MM307	Paragraphs 14.11.1.1-14.11.1.6, and Policy G52.1 (Pages 501-502)	<p>Delete Policy G52.1 Ingoldisthorpe - Land opposite 143-161 Lynn Road, as follows:</p> <p>14.11.1 G52.1 Ingoldisthorpe – Land opposite 143 – 161 Lynn Road Site Allocation Policy G52.1 Ingoldisthorpe – Land opposite 143-161 Lynn Road Land amounting to 0.7 hectare, as shown on the Policies Map, is allocated for residential development of at least 10 dwellings. Development will be subject to compliance with all of the following:</p> <ol style="list-style-type: none"> 1. Provision of a new footway which would join the site with the village services and the existing footway on Lynn Road; 2. Submission of details showing how sustainable drainage measures will integrate with the design of the development and how drainage will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the Sustainable Drainage System (SuDS) should be included with the submission; 3. Provision of affordable housing in line with current standards. <p>Delete the supporting text to Policy G52.1 in paragraphs 14.11.1.1-14.11.1.6, as follows:</p> <p>Site Description and Justification</p> <p>14.11.1.1 The allocated site lies to the north of the village adjacent the proposed development boundary on its south and west sides. The site is situated in a fairly built up part of the settlement with the surrounding area consisting of road frontage residential developments to the west and south, and undeveloped agricultural land on the remaining two sides to the north and east.</p> <p>14.11.1.2 The site itself is currently flat, undeveloped agricultural land (grade 3), bordered by trees and hedgerows on all sides. Whilst development would result in the loss of undeveloped land, the limited land required for the development of ten houses would enable the remainder of the field to continue to be used for arable farming.</p> <p>14.11.1.3 Views of the site from the existing properties and the rest of the village are fairly near distance, as it is largely screened by the vegetation surrounding the site. Wider views exist when entering the village from the north, however the site is again hidden somewhat by trees and hedgerows.</p> <p>14.11.1.4 The site presents the opportunity to develop 10 dwellings fronting onto the B1440 road, mirroring existing housing on the opposite (western) side of the road. The site is well located to some local amenities; it is directly opposite the village hairdressers, and a local bus stop which goes in between Hunstanton and King’s Lynn. Norfolk County Council, as the local highway authority, have expressed concern about pedestrian access to the school from the proposed site. To address this issue, the Council would require a new footway from the proposed site to be joined up with the village services and the existing footway on Lynn Road.</p> <p>14.11.1.5 The Borough Council considers that development on the site would have limited negative impact on form, character, visual amenity and accessibility.</p> <p>14.11.1.6 The site has come forward and benefits from outline planning permission (15/02135/OM). This details 15 dwellings. Subsequently a reserved matters application has been granted and work has commenced on site (17/00088/RMM).</p>	For clarity and effectiveness, as site G52.1 is complete and there are no other proposals for Ingoldisthorpe in the Plan.
MM308	Paragraphs 14.12.1-14.12.4 (page 503)	<p>Delete section 14.12 Old Hunstanton, as follows:</p> <p>14.12 Old Hunstanton Rural Village Description</p> <p>14.12.1 Old Hunstanton is a small coastal village located just to the north of the seaside resort of Hunstanton. It lies adjacent to the Norfolk Coast Area of Outstanding Natural Beauty. (A small part of the eastern end of the development boundary lies within it). The village has a tranquil setting and contains mainly residential development. The village can become very busy in the summer with day trippers and weekenders due to its location with good access to the beach and the Norfolk Coast Path. The village features some traditional beach huts, hotels, the RNLI lifeboat station and is close to the Hunstanton Golf Course</p> <p>14.12.2 Old Hunstanton has no school but contains a broader range of facilities and is close to the larger service resort centre of Hunstanton. The village is connected to other coastal villages via the Coasthopper bus route along the A149 which interchanges in Hunstanton and Wells next the Sea. Old Hunstanton parish has a population of 628 according to the 2011 Census.</p> <p>14.12.3 Old Hunstanton has an average population size and a slightly lower than average level of services compared to the other settlements designation as a Rural Village.</p> <p>Old Hunstanton Neighbourhood Plan</p> <p>14.12.4 The Borough Council supports those Town/Parish Councils and local communities who wish to prepare a Neighbourhood Plan for their Area. The Old Hunstanton Neighbourhood Plan Area was formally designated by the Borough Council 25/07/2018 and corresponds with the boundaries of Old Hunstanton Parish. A draft version of the Neighbourhood Plan has been prepared and went out to consultation at the Regulation 14 stage between the months April to June 2021.</p>	For clarity and effectiveness, as there are no proposals for Old Hunstanton in the Plan.

MM309	Old Hunstanton Plan (page 504)	Delete the Old Hunstanton Plan, as shown in Appendix 4 to this schedule.	For clarity and effectiveness, as there are no proposals for Old Hunstanton in the Plan.
MM310	Paragraphs 14.13.1-14.13.2 (page 505)	Delete paragraphs 14.13.1-14.13.2 of the supporting text to section 14.13 Runcton Holme, as follows: 14.13 Runcton Holme Rural Village Description 14.13.1 Runcton Holme is situated approximately nine miles south of King's Lynn, four miles north of Downham Market, and to the west of the A10. The village has developed around the crossroads between the Watlington to Downham Market Road, School Road and Common Road. The village is basically linear in form and has a rural setting and a good relationship with the surrounding open countryside. This rural character is strengthened by hedgerows and garden planting. 14.13.2 The Parish of Runcton Holme has a population of 657(74). The village has very few services and limited employment uses. Runcton Holme is designated as a Rural Village. The SADMP (2016) made an allocation for at least 10 dwellings. The Local Plan review seeks to take this forward.	For clarity and effectiveness, as site G72.1 is virtually complete, and there are no other proposals for Runcton Holme in the Plan.
MM311	Runcton Holme Plan (page 506)	Delete the Runcton Holme Plan, as shown in Appendix 4 to this schedule.	For clarity and effectiveness, as site G72.1 is virtually complete, and there are no other proposals for Runcton Holme in the Plan.
MM312	14.13.1.1-14.13.1.8 and Policy G72.1 (pages 507-508)	Delete Policy G72.1 Runcton Holme – Land at School Road, as follows: 14.13.1 G72.1 Runcton Holme – Land at School Road Site Allocation Policy G72.1 Runcton Holme – Land at School Road Land at School Road amounting to 0.9 hectares, as identified on the Policies Map, is allocated for residential development of at least 10 dwellings. Development will be subject to compliance with all of the following: 4. Provision of safe and appropriate access with good visibility, and improvements to the local footpath network, to the satisfaction of the local highway authority; 5. Submission of details showing how sustainable drainage measures will integrate with the design of the development and how drainage will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the Sustainable Drainage System (SuDS) should be included with the submission; 6. Provision of affordable housing in line with the current standards. Delete the supporting text to Policy G72.1 in paragraphs 14.13.1.1-14.13.1.8, as follows: Site Description and Justification 14.13.1.1 The site is situated to the eastern edge of the settlement. The development boundary immediately abuts the site's western boundary. The Council considers that the site is capable of accommodating 10 residential units in the settlement at a density which reflects that of the surrounding area. 14.13.1.2 Scoring highly in terms of sustainability, the site is located close to the local primary school and adjacent to detached dwellings. New housing would form an extension of this residential linear frontage style development along School Road towards the east of the settlement. 14.13.1.3 The site is high quality agricultural land (Grade 2) and bounded to the west by hedgerows, however the Council considers due to modest amount of land required for development and proximity to services it is appropriate to develop on this agricultural land. 14.13.1.4 The majority of the views in to the site are limited to near distance from School Road and adjacent properties. There are few opportunities for long distance views due to the site being located within a developed area. The site is completely screened by housing on the west boundary. In the limited views that are available the site is seen in the context of the existing settlement. 14.13.1.5 Access to the site is gained via School Road, which is supported by the local highway authority provided that safe and deliverable access can be achieved, and improvements are made to the local footpath network. The number of driveways directly linked to School Road should be limited through either the use of shared driveways as seen with existing development along School Road, or an access road. 14.13.1.6 The Surface Water Network has been identified as being at capacity meaning a sustainable drainage system (SuDS) would be required to serve new development. 14.13.1.7 This site is considered favourably by the Borough Council as the allocation for housing in Runcton Holme due to its proximity to the school and as it is considered to have a less negative impact on the landscape in comparison to the potential alternatives. 14.13.1.8 This site benefits from full planning permission (16/01186/OM & 19/01491/RMM) for 10 dwellings.	For clarity and effectiveness, as site G72.1 is virtually complete, and there are no other proposals for Runcton Holme in the Plan.

MM313	Paragraphs 14.14.3 and 14.14.5 (Page 509)	Amend paragraphs 14.14.13 and 14.14.15 of the supporting to section 14.14 Sedgeford, as follows: 14.14.3 The SADMP (2016) did make an allocation of at least 10 dwellings. 14.14.5 The Sedgeford Neighbourhood Plan was formally made and came into force September 2019 and can be viewed in full via the link below. The Sedgeford Neighbourhood Plan sits alongside the Local Plan and forms part of the Local Development Plan. Its policies will be used to guide development and assist in the determination of planning applications within the Area. It also provides additional housing allocations, as well as altering the SADMP allocation. https://www.west-norfolk.gov.uk/info/20127/neighbourhood_plans/117/completed_plans	For clarity and effectiveness, as the SADMP will not exist once the Plan is adopted.
MM314	Sedgeford Plan (page 510)	Delete the Sedgeford Plan, as shown in Appendix 4 to this schedule.	To reflect the introduction of individual site plans for the allocated sites.
MM315	Policy G78.1 (Page 511)	Amend the preamble to and criteria 2 and 7 of Policy G78.1 Sedgeford - Land off Jarvie Close, as follows: Land amounting to 0.6 hectare, as shown on the Policies Map, is allocated for residential development of at least 10 11 dwellings. 2. Delivery of a safe access that meets the satisfaction of the local highway authority is in line with Policy LP13 ; 7. Provision of affordable housing in line with the current standards. Policy LP28.	For clarity and effectiveness, and to ensure consistency with national policy, in not requiring compliance with supplementary planning documents or standards that have not been subject to examination.
MM316	New Plan	Insert a New Plan G78.1 Land off Jarvie Close, Sedgeford after Policy G78.1 Sedgeford - Land off Jarvie Close as shown in Appendix 4 to this MM schedule.	To reflect the introduction of individual site plans for the allocated sites.
MM317	Policy H1 and paragraphs 14.14.1.1-14.14.2 (Pages 512-513)	Delete Policy H1: Development of site allocated at Jarvie Close and its supporting text in paragraphs 14.14.1.1-14.14.2, as follows: 14.14.1.1 In addition to Policy G78.1 the Sedgeford Neighbourhood Plan contains the following policy (Policy H1) which relates to G78.1. To find further supporting text and to read over the Sedgeford Neighbourhood plan please follow this link: 14.14.1.2 https://www.west-norfolk.gov.uk/info/20127/neighbourhood_plans/117/completed_plans 14.14.2 H1 Development of site allocated at Jarvie Close Policy H1: Development of site allocated at Jarvie Close The development of the site allocated under Policy G78.1 of the Site Allocations and Development Management Policies DPD will be supported where it would meet the following criteria: a. The development shall be for a minimum of 11 dwellings or 1000sq m; b. The development respects the density, form and layout of houses in the immediate locality; c. The layout of the development will provide for the maintenance of access from Jarvie Close to the footpath that runs along the western boundary of the site; d. The rooflines and spacing of the development should be designed to minimise the obstruction of views across the river valley from public places on Jarvie Close and should not appear higher than those in the existing Jarvie Close development in views across the valley from the south.	For consistency with national policy in avoiding the duplication of non-strategic policies in the Sedgeford Neighbourhood Plan.

MM318	<p>Paragraphs 14.14.2.1-14.14.2.9 (Pages 512-513)</p>	<p>Delete paragraph 14.14.2.4, amend paragraphs 14.14.2.3, 14.14.2.5, 14.14.2.8 and 14.14.2.9, move paragraphs 14.14.2.1 to 14.14.2.9 to precede Policy G78.1, and amend the sub-heading, as follows:</p> <p>Site Description and Justification</p> <p>14.14.2.1 The site lies in a relatively central location in the village, with existing housing on three sides. The site currently comprises uncultivated Grade 3 agricultural land. There are no available opportunities to utilise previously developed land for new housing in Sedgeford. In this context, the site provides the opportunity to develop land which has no identified use.</p> <p>14.14.2.2 The area in the immediate vicinity slopes in a north south direction with the site sitting in a central position between Jarvie Close (on higher ground to the north) and Mill View (on lower ground to the south). The natural topography of the site, being on a slope with development on both higher and lower ground, would lessen the impact of development on the surrounding area, limiting the impact on the local visual amenity and the scenic beauty of the Area of Outstanding Natural Beauty and other countryside. Long views are afforded of the site from the west, but any development would be read in the context of the existing village and not be of detriment to the character of the settlement. The policy includes a clause to give emphasis to the importance of addressing landscape impacts in the design of the proposed housing.</p> <p>14.14.2.3 Apart from the hedgerows on the western boundary, there are no important landscape features on the site although the site itself is within the Area of Outstanding Natural Beauty <u>Norfolk Coast National Landscape Area</u>. The Conservation Area sits a good distance from the site (approximately 100 metres to the south). Due to the distances involved and the built form in the immediate vicinity of the site, it is not considered that development of the site would be of detriment to the character and appearance of Sedgeford's Conservation Area. There are no Listed Buildings in the vicinity of the site.</p> <p>14.14.2.4 A development of six dwellings on the site would either result in a very low density development or create left over space which would likely come forward for housing in the near future. By allocating ten dwellings on the site the Council can increase the level of affordable housing to two dwellings and ensure the site is development comprehensively, with a design and layout that fits in with the surrounding area.</p> <p>14.14.2.5⁴ Norfolk County Council as the local highway authority consider the site well located and appropriate for development subject to the delivery of safe access. They have also expressed preference for minor development of this site over the alternative development option. Sedgeford Parish Council and the Norfolk Coast (ACNB) Partnership have both expressed a preference for minor development of this site due to the lesser visual impact on the landscape and Area of Outstanding Natural Beauty <u>National Landscape Area</u>. Sedgeford Parish Council have also identified potential ownership constraints in accessing the alternative site and would strongly resist development of that site.</p> <p>14.14.2.6⁵ The Surface Water Network has been identified as being at capacity meaning a sustainable drainage system (SUDS) would be sought to serve new development.</p> <p>14.14.2.7⁶ One constraint which must be resolved prior to development is that a water main(s) cross the site and therefore easement / diversion may be required in consultation with Anglian Water.</p> <p>14.14.2.8⁷ Housing affordability is a key issue for local people within settlements in the Area of Outstanding Natural Beauty <u>National Landscape Area</u>. Cumulatively, new allocations will increase choice in the market and enable some new affordable housing to benefit local residents. An allocation of ten houses on the preferred site would enable the delivery of two affordable homes.</p> <p>14.14.2.9⁸ The Borough Council is the current landowner, previous planning permission was granted for 9 dwelling on the site (16/01414/O). However, the Borough Council <u>and</u> is now seeking to bring forward the land as a Custom and Self-Build site, <u>for at least 11 dwellings</u>.</p>	<p>For clarity and effectiveness, and to ensure the Plan is consistent with national policy in respect of landscape designations.</p>
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MM319	Paragraphs 14.15.1-14.15.2 (page 514)	<p>Delete paragraphs 14.15.1-14.15.2 of the supporting text to section 14.15 Shouldham, as follows:</p> <p>14.15 Shouldham Rural Village Description 14.15.1 Shouldham is situated approximately ten miles south east of King's Lynn and approximately six miles north east of Downham Market. The village is based on a circuit form and the high quality character has been recognised through designation as a Conservation Area towards the south east of the settlement. The village has an adequate range of services including a school, a bus route, shop, Post Office and there are some employment opportunities. The Parish of Shouldham has a population of 605(76). 14.15.2 Shouldham is designated as a Rural Village and is considered to have an adequate range of services and facilities. The SADMP 2016 did make two allocations providing at least 10 dwellings across the sites. Due to no progress the decision has been made to deallocate policy G81.1 from the local plan review.</p>	For clarity and effectiveness, as site G81.2 has been completed and there are no other proposals for Shouldham in the Plan.
MM320	Shouldham Plan (page 515)	Delete the Shouldham Plan, as shown in Appendix 4 to this schedule.	For clarity and effectiveness, as site G81.2 has been completed and there are no other proposals for Shouldham in the Plan.
MM321	Paragraphs 14.15.1.1-14.15.1.5 and Policy G81.2 (Pages 516-517)	<p>Delete Policy G81.2 Shouldham - Land accessed from Rye's Close, as follows:</p> <p>14.15.1 G81.2 Shouldham – Land accessed from Rye's Close Site Allocation Policy G81.2 Shouldham – Land accessed from Rye's Close Land accessed from Rye's Close, amounting to 0.3 hectares, as identified on the Policies Map, is identified for residential development of at least 5 dwellings. Development will be subject to compliance with all of the following:</p> <ol style="list-style-type: none"> 1. Submission of details showing how the water mains crossing can be accommodated within the development (including any easements/diversions) to the satisfaction of Anglian Water; 2. Achievement of suitable safe access to the site through Rye's Close to the satisfaction of the local highway's authority; 3. Retain trees according to the conditions of the Tree Preservation Order 4. Provision of affordable housing in line with the current standards. <p>Delete the supporting text to Policy G81.2 in paragraphs 14.15.1.1-14.15.1.5, as follows:</p> <p>Site Description and Justification 14.15.1.1 The allocated site is situated towards the south west of the settlement. The current development boundary immediately abuts the sites south and east boundary. The Council considers the site is suitable to accommodate 5 residential units at a density reflecting that of the surrounding area. 14.15.1.2 The site is located a short distance from the school and is of a distance from the Conservation Area such that development would not impact to any significant degree on this heritage asset. The site is well screened from the settlement by existing development. The site is bounded by trees which could be incorporated into the design. It is currently used as agricultural land (grade 4), and therefore is not a constraint on development due to its low quality. 14.15.1.3 Norfolk County Council, as local highways authority have advised the only suitable access point is on to Rye's Close. 14.15.1.4 A water main crosses the site and therefore easement/ diversion may be required in consultation with Anglian Water. 14.15.1.5 This site benefits from full planning permission (18/00604/F) for 5 dwellings. Construction is under way with a number of homes having been completed.</p>	For clarity and effectiveness, as site G81.2 has been completed and there are no other proposals for Shouldham in the Plan.
MM322	Paragraphs 14.16.1-14.16.2 (Page 518)	<p>Delete section 14.16 Stow Bridge, as follows:</p> <p>14.16 Stow Bridge Rural Village Description 14.16.1 Stow Bridge is situated approximately 4 miles north of Downham Market. The village is relatively small and takes a mainly linear form. There are a number of local facilities including the Heron Public House, two farm shops with tea rooms (Bearts of Stow Bridge and Landymore's), a butchers (Sergeants), village hall and the Church of St. Peter. 14.16.2 The settlement is within the Parish of Stow Bardolph, along with the villages of Stow Bardolph and Barroway Drove. The Great Ouse and the Relief Channel run through the village.</p>	For clarity and effectiveness, as there are no proposals for Stow Bridge in the Plan.

MM323	Stow Bridge Plan (page 519)	Delete the Stow Bridge Plan, as shown in Appendix 4 to this schedule.	For clarity and effectiveness, as there are no proposals for Stow Bridge in the Plan.
MM324	Paragraphs 14.17.1-14.17.2 (page 520)	Delete paragraphs 14.17.1-14.17.2 of the supporting text to section 14.17 Syderstone, as follows: 14.17 Syderstone Rural Village Description 14.17.1 Set on a rising site above an extensive common, Syderstone is a small linear village situated in the north-eastern area of the borough. The village contains many traditional character buildings of flint and red brick and contains a landmark feature: the round tower church of St. Mary's. The village contains very few facilities. The school is located in nearby Blenheim Park. The settlement is not served by public transport links. Syderstone Parish has a population of 445(77). 14.17.2 Syderstone Common is a Norfolk Wildlife Trust nature reserve and designated as an SSSI (Site of Special Scientific Interest). Syderstone has an average population size and is very limited in services in comparison to other settlements designated as Rural Villages. The village is about 7 miles west of the town of Fakenham (in bordering North Norfolk District) which provides a good range of services and facilities. The SADMP 2016 did make an allocation of at least 5 dwellings.	For clarity and effectiveness, as site G91.1 has been completed and there are no other proposals for Syderstone in the Plan.
MM325	Syderstone Plan (page 521)	Delete the Syderstone Plan, as shown in Appendix 4 to this schedule.	For clarity and effectiveness, as site G91.1 has been completed and there are no other proposals for Syderstone in the Plan.

MM326	14.17.1.1-14.17.1.8 and Policy G91.1 (Pages 522-523)	<p>Delete Policy G91.1 Syderstone - Land west of no. 26 The Street, as follows:</p> <p>14.17.1 G91.1 Syderstone—Land West of No.26 The Street Site Allocation Policy G91.1 Syderstone—Land west of no. 26 The Street Land amounting to 0.3 hectares, as shown on the Policies Map, is allocated for residential development of at least 5 dwellings. Development will be subject to compliance with all of the following:</p> <ol style="list-style-type: none"> 1. Provision of safe vehicular and pedestrian access onto The Street, to the satisfaction of the local highway authority; 2. Incorporation of a high quality landscaping scheme to the north and western boundaries of the site in order to minimise the impact of development on the wide countryside; 3. Evidence demonstrating a safe and deliverable access and improvements being made to the footway network, to the satisfaction of the local highway authority; 4. Submission of details showing how sustainable drainage measures will integrate with the design of the development and how drainage will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the Sustainable Drainage System (SuDS) should be included with the submission; 5. Provision of affordable housing in line with current standards. <p>Delete the supporting text to Policy G91.1 in paragraphs 14.17.1.1-14.17.1.8, as follows:</p> <p>Site Description and Justification 14.17.1.1 The site is of a size that could accommodate five dwellings taking full regard of the form, character and density of development in the locality of the site. The site is situated on the western edge of village and is within walking distance to central village services. 14.17.1.2 The site is classed as agricultural grade 3 and therefore any development would result in a loss of productive agricultural land. However, only a small amount of land would be required due to the nominal amount of housing sought. 14.17.1.3 Norfolk County Council as local highway authority have no objections to site subject to evidence demonstrating a safe and deliverable access and improvements being made to the footway network. 14.17.1.4 The site is adjacent to frontage development on the northern side of The Street and opposite to development along the southern side of Docking Road, it is considered that development could take place without detriment to the form and character of the settlement by reflecting the existing frontage development. 14.17.1.5 The site is screened by existing development to the south and east meaning that short distance views into the site are afforded from the local highway and these properties, these would be read in the context of development of the adjacent and opposite local built up environment. There are some opportunities for medium and long distance views from the wider countryside to the north and west of the site, however the policy contains a clause for the incorporation of a high quality landscaping scheme in order to minimise the impact of development on the countryside. 14.17.1.6 The Surface Water Network has been identified as being at capacity meaning a sustainable drainage system (SUDS) would be sought to serve new development. 14.17.1.7 The Council considers the site to offer the best combination of advantages in the settlement as it would form a natural extension to the western edge of the village, and is favoured by Syderstone Parish Council. 14.17.1.8 The site benefits from full planning permission for 5 new homes (18/01917/F).</p>	For clarity and effectiveness, as site G91.1 has been completed and there are no other proposals for Syderstone in the Plan.
MM327	Paragraphs 14.18.1-14.18.2 (Page 524)	<p>Delete section 14.18 Ten Mile Bank, as follows:</p> <p>14.18 Ten Mile Bank Rural Village Description 14.18.1 Ten Mile Bank is located approximately five miles south of Downham Market and eighteen miles south of Kings Lynn. It is situated on the west bank of the River Great Ouse between Denver and Littleport and has the only road crossing of the river between these two points. The river road between Denver and Littleport runs parallel to the main A10 London—Cambridge—King’s Lynn road on the opposite side of the river. The village is part of Hilgay Parish with a population of 277 (78) and contains a school and bus service. 14.18.2 Ten Mile Bank is designated as a Rural Village. A site known as Policy G92.1 Land off Church Road was allocated by the SADMP (2016) and has since come forward for planning permission (15/00222/O and 17/01646/RM) for 3 dwellings and has been completed. Accordingly, the allocation has been removed from the plan and has been included within the development boundary.</p>	For clarity and effectiveness, as there are no proposals for Ten Mile Bank in the Plan.
MM328	Ten Mile Bank Plan (page 525)	Delete the Ten Mile Bank Plan, as shown in Appendix 4 to this schedule.	For clarity and effectiveness, as there are no proposals for Ten Mile Bank in the Plan.

MM329	Paragraphs 14.19.1-14.19.5 (Page 526)	<p>Delete section 14.19 Thornham, as follows:</p> <p>14.19 Thornham Rural Village Description 14.19.1 Thornham is a linear coastal settlement located approximately four miles from the town of Hunstanton. The village contains a village hall, deli, restaurant, gift and clothing outlet, as well as three pubs. Thornham parish has a population of 496(79). Thornham is linked to other coastal villages via the Coasthopper bus route along the A149 between Hunstanton and Wells-next-the-Sea. Thornham attracts tourists due to its accessibility on the main coastal route (A149) and due to its position within Norfolk Coast AONB and directly on the Norfolk Coast Path.</p> <p>14.19.2 Thornham has an average population size and number of services in comparison to other settlements designated as Rural Villages, although it has no primary school. The settlement is in a sensitive location within the Area of Outstanding Natural Beauty and adjacent to the coastline which has many international designations to protect its environmental, biodiversity and heritage significance. As such, development must be particularly sensitive both in terms of visual impact and the impact new residents could have on the immediate surroundings. Based on the Council's preferred method of distributing new development (as outlined earlier in the plan), Thornham would receive a total allocation of five new houses including one affordable home.</p> <p>14.19.3 The environmental, heritage and highways constraints limit the potential for development in this village. All sites previously considered received objections from Norfolk County Council (highways authority), Natural England, Historic England and the Norfolk Coast (AONB) Partnership. Therefore, no allocations for development have been made in Thornham.</p> <p>Neighbourhood Plan 14.19.4 The Borough Council supports those Town/Parish Councils and local communities who wish to prepare a Neighbourhood Plan for their Area. Thornham Parish Council is in the process of preparing a Neighbourhood Plan for their Area. The Thornham Neighbourhood Plan Area was formally designated by the Borough Council 17/03/2017 and corresponds with the boundaries of Thornham Parish.</p> <p>14.19.5 The Thornham neighbourhood plan has reached the stage where a decision statement has been signed by the Borough Council and is now awaiting a referendum. To find out further detail on the Thornham Neighbourhood plan please follow the link provided: Thornham Neighbourhood Plan Thornham Neighbourhood Plan Borough Council of King's Lynn & West Norfolk (west-norfolk.gov.uk)</p>	For clarity and effectiveness, as there are no proposals for Thornham in the Plan.
MM330	Thornham Plan (page 527)	Delete the Thornham Plan, as shown in Appendix 4 to this schedule.	For clarity and effectiveness, as there are no proposals for Thornham in the Plan.
MM331	Paragraphs 14.20.1-14.20.6 (Page 528)	<p>Delete section 14.20 Three Holes, as follows:</p> <p>14.20 Three Holes Rural Village Description 14.20.1 Three Holes is situated to the south of Upwell, where the A1101 bridges the Middle Level Main Drain. The settlement is linear and sprawling in form along the A1101 Main Road and is located eight miles south of Wisbech. The village is part of Upwell Parish and contains a shop, commutable bus route and employment uses.</p> <p>14.20.2 Three Holes is designated as a Rural Village. A site known as Policy G96.1 Land adjacent to 'The Bungalow', Main Road was allocated by the SADMP (2016) and has since come forward for planning permission (15/01399/O & 15/01402/O, 17/01371/RM & 17/01372/RM) for 4 dwellings and has been built out. Accordingly, the allocation has been removed from the plan and has been included within the development boundary.</p> <p>Neighbourhood Plan 14.20.3 The Borough Council supports those Town/Parish Councils and local communities who wish to prepare a Neighbourhood Plan for their Area. Three Holes lies within the Parish of Upwell.</p> <p>14.20.4 Upwell Parish Council neighbourhood plan has reached the stage where the decision statement has been signed and it is now awaiting a referendum.</p> <p>14.20.5 The Upwell Neighbourhood Plan makes 5 allocations (A1, A2, A3, A4 and A5). These can be seen on the policies map. Allocation A1 reflects the same site allocation as G104.3, however, the allocation size has been extended in the neighbourhood plan to cater for at least 20 dwellings instead of at least 5 dwellings at present in the adopted SADMP 2016. Allocations A2, A3, A4 and A5 have allocations which add up to 27 new dwellings. Allocation Policy A5: Adjacent to Three Holes Village Hall can be viewed in the Three Holes map below:</p> <p>14.20.6 https://www.west-norfolk.gov.uk/info/20127/neighbourhood-plans/775/upwell-neighbourhood-plan</p>	For clarity and effectiveness, as there are no proposals for Three Holes in the Plan.
MM332	Three Holes Plan (page 529)	Delete the Three Holes Plan, as shown in Appendix 4 to this schedule.	For clarity and effectiveness, as there are no proposals for Three Holes in the Plan.

MM333	Paragraphs 14.21.1-14.21.5 (page 530)	<p>Delete paragraphs 14.21.1-14.21.5, as follows:</p> <p>14.21 Tilney All Saints Rural Village Description 14.21.1 Tilney All Saints is a small village situated approximately three miles southwest of King's Lynn, between the A17 and A47. The village is made up of two parts; Tilney All Saints itself and Tilney High End. The village is located in the Fens. The population of the settlement was recorded as 573 in the 2011 Census(80). 14.21.2 There are limited employment opportunities in the village and the few services include a school, church and bus route. 14.21.3 Tilney All Saints is designated a Rural Village, identified as being capable of accommodating modest growth to support essential rural services. The SADMP 2016 did make an allocation of at least 5 dwellings. Neighbourhood Plan 14.21.4 The Borough Council supports those Town/Parish Councils and local communities who wish to prepare a Neighbourhood Plan for their Area. Tilney All Saints Parish Council is in the process of preparing a Neighbourhood Plan for their Area. The Tilney All Saints Neighbourhood Plan Area was formally designated by the Borough Council 14/06/2016 and corresponds with the boundaries of Tilney All Saints Parish. The Tilney All Saints neighbourhood plan has reached the staged where the decision statement has signed and is now awaiting a referendum. To find further information on this plan please follow the link below: 14.21.5 Tilney All Saints Neighbourhood Plan Tilney All Saints Neighbourhood Plan Borough Council of King's Lynn & West Norfolk (west-norfolk.gov.uk)</p>	For clarity and effectiveness, as site G97.1 has been completed, and there are no other proposals for Tilney All Saints in the Plan.
MM334	Tilney All Saints Plan (page 531)	Delete the Tilney All Saints Plan, as shown in Appendix 4 to this schedule.	For clarity and effectiveness, as site G97.1 has been completed, and there are no other proposals for Tilney All Saints in the Plan.

MM335	Paragraphs 14.21.1.1-14.21.1.5 and Policy G97.1 (Pages 532-533)	<p>Delete Policy G97.1 Tilney All Saints - Land between School Road and Lynn Road, as follows:</p> <p>14.21.1 G97.1 Tilney All Saints—Land between School Road and Lynn Road Site Allocation Policy G97.1 Tilney All Saints—Land between School Road and Lynn Road Land amounting to 0.25 hectares east of School Road, as shown on the Policies Map is allocated for residential development of at least 5 dwellings.— Development will be subject to compliance with all of the following:</p> <ol style="list-style-type: none"> 1.—Submission of a Flood Risk Assessment (FRA) that should address all forms of flood risk (coastal inundation, fluvial, pluvial and groundwater). The FRA should explain how surface water drainage will be managed. The FRA must demonstrate how the development would provide wider sustainability benefits to the community that outweigh the risk associated with flooding and that the development would be safe for its lifetime without increasing flood risk elsewhere and, where possible, would reduce flood risk overall. The FRA should also suggest appropriate mitigation (flood resiliency measures); 2.—Submission of details showing how sustainable drainage measures will be incorporated into the development to avoid discharge to the public surface water network, and also to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission; 3.—Provision of affordable housing in line with the current standards. <p>Delete the supporting text to Policy G97.1 in paragraphs 14.21.1.1-14.21.1.5, as follows:</p> <p>Site Description and Justification 14.21.1.1 The allocated site lies south of Tilney High End, Tilney All Saints, on the edge of a built-up area, immediately abutting the development boundary. The site currently comprises of an area of uncultivated flat scrub land designated as Grade 2 (good quality) agricultural land. Although development would result in the loss of good quality agricultural land, all sites within the settlement fall within this category and the scale of development proposed is not likely to have a detrimental impact on the availability of productive agricultural land. The site has defined boundaries in the form of mature hedges and planting. Other than this, there are no landscape features of note within the site. 14.21.1.2 The surrounding area is predominantly residential in character with housing to the north and west and some housing to the east. The site is well screened in terms of views from the wider landscape and it is considered that development is not likely to be visually intrusive in the landscape but would rather be seen in the context of the existing settlement. 14.21.1.3 The site relates well with the existing form and character of the area. Development would form a natural extension of existing residential dwellings along School Road. The site could potentially be developed as frontage development which would be consistent with the form of the adjacent existing development. In addition, the site is significantly closer to the main facilities the settlement has to offer in particular the school and a bus route. The local highway authority has no objections to this allocation. The site is also supported by the local parish council. 14.21.1.4 With regards to flood risk, the sequential test is applied in line with the National Planning Policy Framework. The allocated site is in a lower flood risk area (tidal flood zone 2) compared to other higher flood risk sites in the settlement. Development is subject to the appropriate flood mitigation measures as outlined in the allocation policy above. 14.21.1.5 This site benefits from outline planning permission for 5 dwellings (17/00027/O). A reserved matters application is currently being considered (18/01627/OM).</p>	For clarity and effectiveness, as site G97.1 has been completed, and there are no other proposals for Tilney All Saints in the Plan.
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MM336	Paragraphs 14.22.1-14.22.4 (Page 534)	<p>Delete section 14.22 Walpole Cross Keys, as follows:</p> <p>14.22 Walpole Cross Keys Rural Village Description 14.22.1 Walpole Cross Keys is a comparatively small village that lies to the north of the A17 approximately six miles west of King's Lynn and six miles northeast of Wisbech. The village is positioned in the Fens and is mainly linear in form with an area which contains the few services in the settlement. The topography is flat, and this gives the settlement an open feel. 14.22.2 There are limited employment opportunities in the village and few services aside from the school and bus route. The population was recorded as 518 (81). 14.22.3 Walpole Cross Keys is designated a Rural Village, capable of accommodating modest growth to support essential rural services. On a population pro-rotas basis (see Distribution of Development section) Walpole Cross Keys would receive an allocation of 5 new dwellings. However, no suitable site has been identified in the settlement due to constraints in terms of form, character, highway and access. As such Walpole Cross Keys will not receive an allocation. Neighbourhood Plan 14.22.4 The Borough Council supports those Town/Parish Councils and local communities who wish to prepare a Neighbourhood Plan for their Area. The Walpole Cross Keys Neighborhood Plan was made and brought into force September 2017 and covers the Parish. The map shown comprises those elements from the Neighborhood Plan, however it is condemned that the Neighborhood Plan is consulted for further details: Completed plans Completed plans Borough Council of King's Lynn & West Norfolk (west-norfolk.gov.uk)</p>	For clarity and effectiveness, as there are no proposals for Walpole Cross Keys in the Plan.
MM337	Walpole Cross Keys Plan (page 535)	Delete the Walpole Cross Keys Plan, as shown in Appendix 4 to this schedule.	For clarity and effectiveness, as there are no proposals for Walpole Cross Keys in the Plan.
MM338	Paragraph 14.23.3 (Page 536)	<p>Amend paragraph 14.23.3 of the supporting text to section 14.23 Walpole Highway, as follows:</p> <p>14.23.3 Walpole Highway is designated a Rural Village capable of accommodating modest growth to support essential rural services. The SADMP 2016 did make <u>Local Plan makes</u> an allocation for at least 10 dwellings.</p>	For clarity and effectiveness, as the SADMP will not exist once the Plan is adopted.
MM339	Walpole Highway Plan (page 537)	Delete the Walpole Highway Plan, as shown in Appendix 4 to this schedule.	To reflect the introduction of individual site plans for the allocated sites.

MM340	Policy G106.1 and paragraphs 14.23.1.1-14.23.1.6 (Pages 538-539)	<p>Amend the preamble to and criteria 3 and 4 of Policy G106.1 Walpole Highway - Land East of Hall Road, as follows:</p> <p>Land amounting to 0.8 hectares east of Hall Road as shown on the policies map, is allocated for residential development of at least 10 8 dwellings.</p> <ol style="list-style-type: none"> 3. Development is subject to evidence demonstrating a safe and deliverable access and provision of adequate footpath links to the satisfaction of the local Highway Authority in line with Policy LP13; 4. Provision of affordable housing in line with the current standards. Policy LP28. <p>Amend paragraph 14.23.1.6 of the supporting text to Policy G106.1, move paragraphs 14.23.1.1 to 14.23.1.6 to precede Policy G106.1, and amend sub-heading, as follows:</p> <p>Site Description and Justification</p> <p>14.23.1.1 The allocated site is situated in a relatively central position on the eastern part of the village. The site comprises of an area of uncultivated scrubland classed as Grade 2 (good quality) agricultural land. Whilst development would result in the loss of good quality agricultural land, this applies to all potential development options in the settlement and on balance it is considered that the benefits of selecting the site outweighs this constraint.</p> <p>14.23.1.2 Landscape features on the site includes boundary hedgerows and trees. The site is located in a fairly built up area, the surrounding area comprises of open fields to the east, residential development to the north and south-west and green houses to the west. The site is considered to be well related to the existing form of development without encroaching into surrounding countryside. It is screened on the north and south by existing housing and boundary planting. In the medium and long distance views that are available particularly from the east, development would be seen in the context of the existing village.</p> <p>14.23.1.3 Walpole Highway is largely characterised by ribbon development along the main routes of the village, and the development of the allocated site would represent a natural continuation of this along Hall Road. The Council considers that the development of 10 8 dwellings on the site along the road frontage would likely have little impact on the form and landscape character of the locality.</p> <p>14.23.1.4 In terms of proximity to services, the site is reasonably close to Main Road where the majority of village services are located. Norfolk County Council as the local highway authority made no objection to the allocation of the site for small scale frontage development onto Hall Road, subject to provision of safe access and local improvements to the footway links.</p> <p>14.23.1.5 The site is identified to be partly within Flood Zone 2 (medium flood risk). However, the site is considered to be more suitable in comparison to other sites at lower degrees of flood risk in terms of form and highway constraints. Development on the site is subject to the appropriate flood mitigation measures as set out in the policy above.</p> <p>14.23.1.6 The site benefits from full planning permission for 4 dwellings and outline permission for a further 4 dwellings. (15/01412/O & 16/00113/O & 16/01036/RM & 19/00541/RM). Currently four As at April 2024, 6 of the 8 dwellings have been completed. It is anticipated that the remaining units will be completed during 2024/25.</p>	For clarity and effectiveness, and to ensure consistency with national policy, in not requiring compliance with supplementary planning documents or standards that have not been subject to examination.
MM341	New Plan	Insert a New Plan G106.1 Land East of Hall Road, Walpole Highway after Policy G106.1 Walpole Highway - Land East of Hall Road as shown in Appendix 4 to this MM schedule.	To reflect the introduction of individual site plans for the allocated sites.

MM342	Paragraphs 14.24.1-14.24.4 (page 540)	<p>Delete section 14.24, including Policy G120.1 and the supporting text, as follows:</p> <p>14.24 Walton Highway Rural Village Description 14.24.1 Walton Highway is a marshland village three miles to the north of Wisbech and approximately 13 miles south west of King's Lynn. The Parish population, which includes both West Walton and Walton Highway, is recorded as 1,731(83) 14.24.2 Walton Highway lies to the west of the A47 and is focused around the intersection at Lynn Road (the former route of the A47). The settlement was originally linear in pattern along this road, but more recent developments have seen the village grow along Salts Road, School Road, St. Paul's Road North and Common Road. While most buildings in the older part of the village are two storey nearly all new developments are single storey construction. 14.24.3 Previously West Walton and Walton Highway were grouped together to jointly form a Key Rural Service Centre. This is due to the services and facilities shared between the settlements, and the close functional relationship between the two. Accordingly the SADMP (2016) made two allocations for at least 20 dwellings. Due to flood constraints at that time both were located within Walton Highway. 14.24.4 Policy G120.2 Walton Highway Land north of School Road was allocated by the SADMP (2016) and has since benefitted from full planning permission 16/00482/OM & 17/01360/RMM)) for 10 dwellings. The site has been built out, so therefore, the allocation has been removed from the plan and has been included within the development boundary.</p>	For clarity and effectiveness, as site G120.1 has been completed, and there are no other proposals for Walton Highway in the Plan.
MM343	Walton Highway Plan (page 541)	Delete the Walton Highway Plan, as shown in Appendix 4 to this schedule.	For clarity and effectiveness, as site G120.1 has been completed, and there are no other proposals for Walton Highway in the Plan.

MM344	Paragraphs 14.24.1.1-14.24.1.7 and Policy G120.1 (Pages 542-543)	<p>Delete Policy G120.1 Walton Highway - Land adjacent Common Road, as follows:</p> <p>14.24.1 G120.1 Walton Highway – Land adjacent to Common Road Site Allocation Policy G120.1 Walton Highway – Land adjacent Common Road Land amounting to 0.83 hectares as shown on the Policies Map is allocated for residential development of at least 10 dwellings. Development will be subject to compliance with all of the following:</p> <ol style="list-style-type: none"> 1. Submission of a Flood Risk Assessment (FRA) that should address all forms of flood risk (coastal inundation, fluvial, pluvial and groundwater). The FRA should explain how surface water drainage will be managed. The FRA must demonstrate how the development would provide wider sustainability benefits to the community that outweigh the risk associated with flooding and that the development would be safe for its lifetime without increasing flood risk elsewhere and, where possible, would reduce flood risk overall. The FRA should also suggest appropriate mitigation (flood resiliency measures); 2. Submission of details showing how sustainable drainage measures will integrate with the design of the development and how drainage will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the Sustainable Drainage System (SuDS) should be included with the submission; 3. Demonstration of safe access and visibility to the satisfaction of Norfolk County Council Highways Authority; 4. Provision of affordable housing in line with the current standards. <p>Delete the supporting text to Policy G120.1 in paragraphs 14.24.1.1-14.24.1.7, as follows:</p> <p>Site Description and Justification 14.24.1.1 The allocated site is situated south east of Walton Highway, on the edge of the built extent of the village facing onto detached bungalows on Common Road. The site comprises of Grade 2 (good quality) agricultural land currently in marginal arable use. Although development would result in the loss of productive agricultural land, the entire settlement consists of either excellent or good quality agricultural land but the need for additional housing to sustain existing village services outweighs this constraint. 14.24.1.2 Landscape features on the site includes boundary hedgerows and a number of small trees within the site. Other than this, there are no significant landscape features. 14.24.1.3 The surrounding area is predominantly residential in character with existing housing on the north, east and partly to the west and open fields to the south. It is considered that development in this location would be well related to the character of the surrounding area with minimal landscape and visual impacts in comparison to other considered sites. Views are mostly restricted to near distance from adjacent roads and properties. In the wider views that are available from the south, development would be seen against the backdrop of the existing settlement. 14.24.1.4 Development of the site would form a continuation of housing along Common Road. Immediately opposite the site, on the other side of Common Road is existing linear frontage development. Walton Highway is largely characterised by this pattern of development and the site lends itself to this form of development. In addition, the site is within reasonable walking distance to some services in the village although there is a general scattered distribution of services in the village. The local Highway Authority identified no constraints in terms of access or adequacy of the road network provided safe access and visibility can be demonstrated. 14.24.1.5 In line with the principles of the sequential test, the allocated site is in a lower flood risk area (tidal flood zone 2) compared to other higher risk areas in the settlement (tidal flood zone 3). A flood risk assessment is required prior to development as set in the allocation policy above. 14.24.1.6 In summary, it is considered that the site is of sufficient scale to accommodate 10 dwellings at a density consistent with its surrounding and without detriment to the form and character of the locality. 14.24.1.7 This site benefits from full planning permission (16/00023/OM & 19/01130/RMM, 20/00687/F) for 10 dwellings.</p>	For clarity and effectiveness, as site G120.1 has been completed, and there are no other proposals for Walton Highway in the Plan.
MM345	Paragraph 14.25.2 and 14.25.3 (Page 544)	<p>Add new paragraph to the supporting text of section 14.25 Welney and amend paragraph 14.25.3, as follows:</p> <p><u>[New paragraph] Welney village faces particular issues with flood water management and drainage. It is partly served by an Anglian Water Services Ltd. (AWSL) foul water sewer system that discharges treated effluent into Upwell IDB pumped system. Developments within the village need to sufficiently address concerns about significant increased 'loads' on the receiving IDB managed systems during flood events, to prevent any detrimental impacts from non-adopted systems, including the increased risk of pollution and odours as a result of 'spills'.</u></p> <p>14.25.34 The allocated sites are considered by the Council to have the least impact on the form and character of the settlement and its setting within the countryside. The SADMP 2016 did make <u>Local Plan makes</u> 2 allocations for at least 20 <u>21</u> dwellings across the 2 sites.</p>	To ensure the Plan is effective in the management of drainage and flood risk associated with new development in Welney, and to remove reference to the SADMP, which will not exist after the Plan is adopted.

MM346	Welney Plan (page 545)	Delete the Welney Plan, as shown in Appendix 4 to this schedule.	To reflect the introduction of individual site plans for the allocated sites.
MM347	Policy G113.1 and paragraphs 14.25.1.1-14.25.1.6 (Pages 546-547)	<p>Amend preamble to and criteria 1, 2 and 3 of Policy G113.1 Welney - Former Three Tuns/Village Hall, as follows:</p> <p>Land amounting to 0.25 hectares at the Former Three Tuns/Village Hall, as identified on the Policies Map, is allocated for residential development of at least 7 4 dwellings.</p> <p>Development will be subject to compliance with the following:</p> <ol style="list-style-type: none"> 1. Submission of a Flood Risk Assessment (FRA) that should address all forms of flood risk (coastal inundation, fluvial, pluvial and groundwater). The FRA should explain how surface water drainage will be managed, <u>including potential implications for the Upwell IDB and Old Croft River systems, managed by the Middle Level Commissioners</u>. The FRA must demonstrate how the development would provide wider sustainability benefits to the community that outweigh the risk associated with flooding and that the development would be safe for its lifetime without increasing flood risk elsewhere and, where possible, would reduce flood risk overall. The FRA should suggest appropriate mitigation (flood resiliency measures); 2. Provision of affordable housing in line with the current standards <u>Policy LP28</u>; 3. Any proposal should be accompanied by sufficient information, including drainage arrangements <u>and a project level Habitat Regulations Assessment</u>, to demonstrate that there will be no adverse effect on the Ouse Washes Special Area of Conservation, Special Protection Area, and Ramsar site; <p>Amend supporting text in paragraphs 14.25.1.1 to 14.23.1.6, as follows, and move them to precede Policy G113.1:</p> <p>Site Description and Justification</p> <p>14.25.1.1 The allocated site is situated towards the south east of the village. The site is adjacent to the Old Bedford River and a Special Area of Conservation, which in turn adjoins the Ouse Washes Sites of Specific Scientific Interest, Ramsar and Special Protection Area. The site is well located in terms of proximity to the school and access to services and will form a natural extension to the village in keeping the existing character and form.</p> <p>14.25.1.2 The site is brownfield land and development is linked to the relocation and replacement of the existing village hall. There was a previous planning permission for seven houses on the site, but this has now expired. The Council considers the site is capable of accommodating the 7 residential units required in the settlement at a density reflecting that of the surrounding area. The local highways authority has no objection to this site providing safe access is achieved from Main Street.</p> <p>14.25.1.3 The whole of the settlement is within Flood Zone 3 and most of the settlement is within the hazard zone. <u>The site is at the upstream end of water level management system (maintained by the Middle Level Commissioners) and is approximately 2.9km (approximately 1.6 miles) from the Upwell IDB pumped system which outfalls into the Ouse Washes system. It is in close proximity to the Board's piped protected watercourse, part of the Old Croft River (OCR) system and is beside a flood defence embankment and the Ouse Washes SPA/ Ramsar site.</u> A small area of the allocated site falls partially within a hazard zone however the Council considers due to the brownfield nature of this site and the location within the settlement it is appropriate to develop on this land.</p> <p>14.25.1.4 The Plan's Habitats Regulations Assessment Report identified the need for checks to ensure no adverse impact on the nearby designated nature conservation areas, and these are included in the policy. <u>To ensure compliance with the Habitat Regulations, consideration should be given to disturbance during construction and potential water quality impacts in undertaking a project level appropriate assessment.</u></p> <p>14.25.1.5 The majority of views of the site are limited to the near distance from adjacent roads, properties and public rights of way. Medium and long distance views from the wider landscape are possible from across the field to the east. In these views the site is seen in the context of the existing village.</p> <p>14.25.1.6 The Council considers this site to be favourable in Welney due to its accessibility and brownfield nature. <u>Outline planning permission has recently been granted for 4 dwellings (23/00179/O).</u></p>	To ensure the Plan is effective and consistent with national policy, in respect of flood risk management, HRA, and not requiring compliance with supplementary planning documents or standards that have not been subject to examination.
MM348	New Plan	Insert a New Plan G113.1 Former Three Tuns/ Village Hall, Welney after Policy G113.1 Welney - Former Three Tuns/Village Hall as shown in Appendix 4 to this MM schedule.	To reflect the introduction of individual site plans for the allocated sites.

MM349	Policy G113.2 and paragraphs 14.25.2.1 to 14.25.2.6 (Pages 547-548)	<p>Amend preamble to and criteria 1 to 5 of Policy G113.2 Welney - Land off Main Street, as follows:</p> <p>Land amounting to 1.25 hectares off Main Street, as identified on the Policies Map, is allocated for residential development of at least 13 17 dwellings.</p> <p>Development will be subject to compliance with the following:</p> <ol style="list-style-type: none"> 1. Submission of a Flood Risk Assessment (FRA) that should address all forms of flood risk (coastal inundation, fluvial, pluvial and groundwater). The FRA should explain how surface water drainage will be managed, <u>including potential implications for the Manea and Welney District Drainage Commissioners (DDC) watercourses, and Old Croft River systems, managed by the DDC</u>. The FRA must demonstrate how the development would provide wider sustainability benefits to the community that outweigh the risk associated with flooding and that the development would be safe for its lifetime without increasing flood risk elsewhere and, where possible, would reduce flood risk overall. The FRA should suggest appropriate mitigation (flood resiliency measures) ;. 2. Improvements to the footway network and safe access to the site Main Street to the satisfaction of the highway authority <u>in line with the requirements of Policy LP13 ;.</u> 3. Provision of affordable housing in line with the current standards <u>Policy LP28;</u> 4. Any proposal should be accompanied by sufficient information, including drainage arrangements <u>and a project level Habitat Regulations Assessment</u>, to demonstrate that there will be no adverse effect on the Ouse Washes Special Area of Conservation, Special Protection Area, and Ramsar site;. <p>Amend the supporting text in paragraphs 14.25.2.1 to 14.25.2.6, as follows, and them to precede Policy G113.2:</p> <p>Site Description and Justification</p> <p>14.25.2.1 The allocated site is situated towards the south west <u>near the centre</u> of the village, <u>to the west of Main Street</u>. The site is adjacent to the Old Bedford River and a Special Area of Conservation, which in turn adjoins the Ouse Washes Sites of Specific Scientific Interest, Ramsar and Special Protection Area. The site is well located in terms of the overall position within the village, proximity to the school and access to services. The development of the site would be facilitated by its open character and the lack of mature trees within the field itself.</p> <p>14.25.2.2 The site is currently low grade agricultural land. The Council considers the site is capable of accommodating the 13 17 residential units required in the settlement at a density reflecting that of the surrounding area. The local highways authority has no objection to this site providing safe access is achieved accompanied by improvements to the footpath network.</p> <p>14.25.2.3 The whole of the settlement is within Flood Zone 3 and most of the settlement is within the hazard zone. The Parish Council in their response to the Preferred Options Consultation would like to see an additional allocation up to 20 dwellings in order maintain the vitality of the village. <u>Drainage is managed by the Manea and Welney DDC, whose watercourses are served by outfalls into the Ouse Washes system. Drainage implications of development proposals should be assessed in consultation with the DDC/ Middle Level Commissioners at the application stage.</u></p> <p>14.25.2.4 The Plan's Habitats Regulations Assessment Report identified the need for checks to ensure no adverse impact on the nearby designated nature conservation areas, and these are included in the policy. <u>To ensure compliance with the Habitat Regulations, consideration should be given to disturbance during construction and potential water quality impacts in undertaking a project level appropriate assessment.</u></p> <p>14.25.2.5 The majority of views of the site are limited to the near distance from adjacent roads, properties and public rights of way. Medium and long distance views from the wider landscape are possible from across the field to the west. In these views the site is seen in the context of the existing village.</p> <p>14.25.2.6 The site has come forward with a full planning proposal and this details 17 dwellings- (18/00195/FM). <u>Construction has recently started and it is anticipated that the site will be completed by 2025/26.</u></p>	To ensure the Plan is effective and consistent with national policy, in respect of flood risk management, HRA, and not requiring compliance with supplementary planning documents or standards that have not been subject to examination.
MM350	New Plan	Insert a New Plan G113.2 Land off Main Street, Welney after Policy G113.2 Welney - Land off Main Street as shown in Appendix 4 to this MM schedule.	To reflect the introduction of individual site plans for the allocated sites.

MM351	Paragraphs 14.26.1-14.26.3 (page 549)	<p>Delete section 14.26 Wereham, including Policy G114.1 and supporting text as follows:</p> <p>14.26 Wereham Rural Village Description 14.26.1 The village of Wereham is situated six miles southeast of Downham Market. The older part of the village is focused around the church and village pond, with more recent development forming a linear pattern along Stoke Road and Flegg Green. 14.26.2 The Parish of Wereham has a population 859(85). The village has a limited range of services and facilities which include a pub, a bus route and other employment uses. 14.26.3 Wereham is designated a Rural Village capable of accommodating modest growth to support essential rural services. The SADMP 2016 did make an allocation of at least 8 dwellings.</p>	For clarity and effectiveness, as site G114.1 has been completed, and there are no other proposals for Wereham in the Plan.
MM352	Wereham Plan (page 550)	Delete the Wereham Plan, as shown in Appendix 4 to this schedule.	For clarity and effectiveness, as site G114.1 has been completed, and there are no other proposals for Wereham in the Plan.
MM353	Paragraphs 14.26.1.1-14.26.1.5 and Policy G114.1 (Pages 551-552)	<p>Delete Policy G114.1 Wereham - Land to the rear of 'Natanya', Hollies Farm, Flegg Green, as follows:</p> <p>14.26.1 G114.1 Wereham – Land to the rear of 'Natanya', Hollies Farm, Flegg Green Site Allocation Policy G114.1 Wereham – Land to the rear of 'Natanya', Hollies Farm, Flegg Green Land amounting to 0.77 hectares, as identified on the Policies Map, is allocated for residential development of at least 8 dwellings. Development will be subject to compliance with the following:</p> <ol style="list-style-type: none"> 1.— Provision of safe access being achieved from Flegg Green to the satisfaction of the local highways authority; 2.— Submission of details showing how sustainable drainage measures will be incorporated into the development to avoid discharge to the public surface water network, and also to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission; 3.— Provision of affordable housing in line with the current standards. <p>Delete the supporting text to Policy G114.1 in paragraphs 14.26.1.1-14.26.1.5, as follows:</p> <p>Site Description and Justification 14.26.1.1 The allocated site is located to the south of the settlement and is a brownfield site, this previously developed land has not been in employment uses for some time, it is currently contains a number of dilapidated storage structures, and is unlikely to be used for employment purposes going forward. The surrounding area consists of residential housing development along Flegg Green. The site is adjacent to the development boundary with open fields to the south. 14.26.1.2 It is considered that development on the site would not be visually intrusive in the landscape. Views of the site are limited to near distance from adjacent roads and properties. Redevelopment of the site has the potential to positively contribute to the street scene and local area. There are few opportunities for medium and long distance views, in these limited views, development would be seen in the context of the existing built form. 14.26.1.3 Development of the site would form an extension onto the rear of existing housing development along Flegg Green. The site is located relatively close to services and facilities within the village. Access is obtainable from Flegg green, as supported by Norfolk County Council as the local highway authority; this is subject to demonstration of safe access. 14.26.1.4 The site is identified in the Sustainability Appraisal as a suitable option for development in comparison to other options. It is of sufficient scale to accommodate 8 dwellings at a density consistent with its surrounding without detriment to the form and character of the locality. The Parish Council made no objections to the allocation. The site is situated away from the Wereham Conservation Area and development would not have an impact on the intrinsic beauty and distinctive character of this heritage asset. 14.26.1.5 The site benefits from full planning permission for 10 dwellings. (16/01378/FM).</p>	For clarity and effectiveness, as site G114.1 has been completed, and there are no other proposals for Wereham in the Plan.

MM354	Paragraphs 14.27.1-14.27.4 (Page 553)	<p>Delete section 14.27 West Newton, as follows:</p> <p>14.27 West Newton Rural Village Description 14.27.1 West Newton is a small village located about eight miles northeast of King's Lynn. The village has strong links with Sandringham Estate, encompassing a series of estate cottages within a woodland setting located next to a church. The settlement is partly within Norfolk Coast AONB. 14.27.2 West Newton is located in the Parish of Sandringham, which has a population of 176(86). West Newton supports a primary school, social club, village shop and local bus service, but is otherwise limited in service provision. 14.27.3 West Newton has a small population size and an average level of services for its designation as a Rural Village. 14.27.4 The SADMP (2016) did not make an allocation for West Newton as no sites were available.</p>	For clarity and effectiveness, as there are no proposals for West Newton in the Plan.
MM355	West Newton Plan (page 554)	Delete the West Newton Plan, as shown in Appendix 4 to this schedule.	For clarity and effectiveness, as there are no proposals for West Newton in the Plan.
MM356	Paragraph 14.28.2 (Page 555)	<p>Amend paragraph 14.28.2 of the supporting text to section 14.28 Wiggshall St. Germans, as follows:</p> <p>14.28.2 Wiggshall St. Germans is designated a Rural Village, capable of accommodating modest growth to sustain essential rural services. The SADMP 2016 did make Local Plan makes an allocation of at least 5 4 dwellings.</p>	For clarity and effectiveness, as the SADMP will not exist once the Plan is adopted.
MM357	Wiggshall St. Germans Plan (page 556)	Delete the Wiggshall St. Germans Plan, as shown in Appendix 4 to this schedule.	To reflect the introduction of individual site plans for the allocated sites.

MM358	Policy G123.1 and paragraphs 14.28.1.1-14.28.1.5 (Pages 557-558)	<p>Amend the preamble to and criteria 3 and 4 of Policy G123.1 Wiggshall St. Germans - Land north of Mill Road, as follows:</p> <p>Land amounting to 0.4 hectares north of Mill Road as shown on the policies map is allocated for residential development of at least 5 4 dwellings.</p> <ol style="list-style-type: none"> 3. Visibility splays on the road access appropriate for approach speeds of 30mph and offsite highway works to the lay-by, being achieved to the satisfaction of the local highway authority, in line with the requirements of Policy LP13; 4. Provision of affordable housing in line with the current standards. Policy LP28. <p>Amend paragraphs 14.28.1.4 and 14.28.1.5 of the supporting text to Policy G123.1, move paragraphs 14.28.1.1 to 14.28.1.5 to precede Policy G123.1, and amend the sub-heading, as follows:</p> <p>Site Description and Justification</p> <p>14.28.1.1 The allocated site is situated north of Mill Road, Wiggshall St. Germans. The site is situated at the edge of the settlement but is adjacent to the settlement with its south-east boundary immediately abutting the development boundary. Open fields border the site on the northern boundary with dwellings neighbouring the site to the east and west of the site. The site comprises of greenfield, grade 2 (good quality) land and development would have an impact on food production as the site in agricultural use.</p> <p>14.28.1.2 There are no significant landscape features within the site other than boundary drain and existing Public Right of Way to the east of the site. The site is subject to high flood risk (FZ3) and is located in a Hazard Zone. The site is not screened from the wider landscape on the northern side but in this view development will be viewed against the backdrop of the existing village. As such it is considered development on the site is not likely to harm the landscape character and visual amenity of the locality. Directly opposite the site there is a local facility with a football field being located there.</p> <p>14.28.1.3 Development would form a continuation of existing housing on Mill Road without detriment to the form and character of the locality. In terms of visual and landscape impacts development would mostly be seen in the backdrop of the existing settlement and would not cause significant harm to the visual amenity of the area. The site access is obtainable from Mill Road as supported by the Local Highway Authority subject to the design and layout.</p> <p>14.28.1.4 The site is identified to be the least constrained site over other considered sites in the settlement, and is of a sufficient scale to accommodate the 5 4 dwellings sought in the village at a density that is consistent with its surrounding area.</p> <p>14.28.1.5 The site benefits from outline has planning permission for 4 dwellings (18/02190/O & 22/01549/RM). It is anticipated this will be delivered by 2025/26.</p>	For clarity and effectiveness, and to ensure consistency with national policy, in not requiring compliance with supplementary planning documents or standards that have not been subject to examination.
MM359	New Plan	Insert a New Plan G123.1 Land North of Mill Road, Wiggshall St. Germans after Policy G123.1 Wiggshall St. Germans - Land north of Mill Road as shown in Appendix 4 to this MM schedule.	To reflect the introduction of individual site plans for the allocated sites.
MM360	Paragraphs 14.29.1-14.29.2 (Page 559)	<p>Delete section 14.29 Wiggshall St Mary Magdalen, as follows:</p> <p>14.29 Wiggshall St. Mary Magdalen Rural Village Description 14.29.1 The village of Wiggshall St. Mary Magdalen is situated on the west bank of the River Great Ouse; seven miles south of King's Lynn. The river clearly defines its eastern edge. In other directions, however, the village is less clearly defined. The area of the village is flat with few trees of significance and there is no obvious focal point; the church and pub being at the northern end of the village near to the bridge in the older part of the village. Most of the older buildings are two-storey, some having small front gardens. There are, however, a considerable number of bungalows and much newer development has been of this type. Wiggshall St. Mary Magdalen has a few services including a school, shop and a pub. The Parish of Wiggshall St. Mary Magdalen has a population of 729 . (88) 14.29.2 Wiggshall St. Mary Magdalen is designated as a Rural Village. The SADMP 2016 did make an allocation for at least 10 dwellings under Policy G124.1 Wiggshall St. Mary Magdalen Land on Mill Road. However, due to review and the site unable to be delivered within the local plan period the site has been deallocated.</p>	For clarity and effectiveness, as there are no proposals for Wiggshall St Mary Magdalen in the Plan.
MM361	Wiggshall St. Mary Magdalen Plan (page 560)	Delete the Wiggshall St. Mary Magdalen Plan, as shown in Appendix 4 to this schedule.	For clarity and effectiveness, as there are no proposals for Wiggshall St. Mary Magdalen in the Plan.

MM362	Paragraphs 14.30.1-14.30.4 (Page 561)	<p>Delete section 14.30 Wimbotsham, as follows:</p> <p>14.30 Wimbotsham Rural Village Description</p> <p>14.30.1 The village of Wimbotsham lies just over a mile to the north of Downham Market. The basic village form is linear, with some growth extending out from the main route through the village. The village centre has an attractive feel which is designated a Conservation Area around Church Road, The Street and the village green which form the centre of the village. The Parish of Wimbotsham has a population of 664(89). The village retains a church and chapel, a primary school, pub and shop as well as a number of independent businesses.</p> <p>14.30.2 Wimbotsham is designated a Rural Village. The SADMP sought to make an allocation for approximately 6 new dwellings. Of the sites put forward for consideration, those within the village and to the northern edge were not considered suitable because of their potential adverse impact on the character of the settlement and its Conservation Area, a view that was supported by Historic England. The sites were also considered not accessible by the local highways authority. Submitted sites on the southern edge of the village are generally not accessible.</p> <p>14.30.3 The sites to the south of the village are also parts of larger parcels straddling the gap between Wimbotsham and Downham Market. These have are considered in terms of their potential to provide expansion northward of Downham Market, while maintaining a significant gap between the town and Wimbotsham. Therefore, have been considered as part of the Downham Market section (see earlier section in this document).</p> <p>14.30.4 The Borough Council considers that the sites which remain as options in the settlement are large sites which abut Wimbotsham and Downham Market. Therefore, no sites have been identified that, in terms of the form, character and servicing constraints of the village, are considered suitable to allocate for residential development.</p>	For clarity and effectiveness, as there are no proposals for Wimbotsham in the Plan.
MM363	Wimbotsham Plan (page 562)	Delete the Wimbotsham Plan, as shown in Appendix 4 to this schedule.	For clarity and effectiveness, as there are no proposals for Wimbotsham in the Plan.
MM364	Paragraphs 14.31.1-14.31.3 (Page 563)	<p>Delete section 14.31 Wormegay, as follows:</p> <p>14.31 Wormegay Rural Village Description</p> <p>14.31.1 Wormegay is a small village that lies six miles south of King's Lynn and eight miles north of Downham Market, a short distance from the A134. The village has a population of 359(90). The village is linear in form with development along Castle Road, and more recently Bardolph's Way. There is an abrupt transition from the built extent of the village into open countryside, and it is important to recognise the significant trees around the castle.</p> <p>14.31.2 The limited local services in the village include a school, a commutable bus route and employment uses.</p> <p>14.31.3 Wormegay is designated a Rural Village, capable of accommodating modest growth to support essential rural services. The SADMP sought to make an allocation in the region of 3 new dwellings. However, no sites have been identified that are suitable for residential development in terms of form, character, access and servicing constraints of the village. Therefore the Council has not allocated land for housing in Wormegay.</p>	For clarity and effectiveness, as there are no proposals for Wormegay in the Plan.
MM365	Wormegay Plan (page 564)	Delete the Wormegay Plan, as shown in Appendix 4 to this schedule.	For clarity and effectiveness, as there are no proposals for Wormegay in the Plan.
15 SMALLER VILLAGES AND HAMLETS			

MM366	Paragraphs 15.0.1-15.0.7 (Pages 565-566)	<p>Delete Section 15 on Small Villages and Hamlets, as follows:</p> <p>15 Smaller Villages and Hamlets Introduction 15.0.1 The following settlements are classed as Smaller Village and Hamlets (SVAH's) within the Settlement Hierarchy. 15.0.2 These settlement do not have any specific site allocations. However, modest levels of development can still take place as each of the Smaller Villages and Hamlets has a development boundary. 15.0.3 Overall development proposals would be judged against the range of polices within the Local Plan. In particular development will need to be consistent with Local Plan Policy LP04 Development Boundaries. Development outside of these Boundaries could potentially take place, providing it is consistent with Local Plan Policy LP31 Residential Development Reasonably Related to Existing Settlements.</p> <table border="1" data-bbox="507 443 2071 892"> <thead> <tr> <th colspan="4">Smaller Villages and Hamlets (38)</th> </tr> </thead> <tbody> <tr> <td>Ashwicken</td> <td>Crimplisham</td> <td>Pentney</td> <td>Tottenhill</td> </tr> <tr> <td>Barroway Drove</td> <td>Gayton Thorpe</td> <td>Ringstead</td> <td>West Acre</td> </tr> <tr> <td>Barton Bendish</td> <td>Hay Green</td> <td>Roydon</td> <td>West Dereham</td> </tr> <tr> <td>Bawsey</td> <td>Holme next the Sea</td> <td>Saddlebow</td> <td>West Rudham</td> </tr> <tr> <td>Blackborough End</td> <td>Lakesend</td> <td>Salter's Lode</td> <td>Whittington</td> </tr> <tr> <td>Boughton</td> <td>Leziate</td> <td>Shouldham Thorpe</td> <td>Wiggenhall St Mary the Virgin</td> </tr> <tr> <td>Brookville</td> <td>Methwold Hythe</td> <td>South Creake</td> <td>Wretton</td> </tr> <tr> <td>Burnham Norton</td> <td>Nordelph</td> <td>Stanhoe</td> <td></td> </tr> <tr> <td>Burnham Overy Town</td> <td>North Creake</td> <td>Tilney cum Islington</td> <td></td> </tr> <tr> <td>Burnham Thorpe</td> <td>North Runcton</td> <td>Titchwell</td> <td></td> </tr> <tr> <td>Congham</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>15.0.4 Neighbourhood Plans 15.0.5 Holme Next The Sea 15.0.6 The Borough Council supports those Town/Parish Councils and local communities who wish to prepare a Neighbourhood Plan for their Area. Holme Next The Sea Parish Council neighbourhood plan has reached the stage where the decision statement has been signed and it is now awaiting a referendum. The Holme Next The Sea Neighbourhood Plan has made 1 allocation (Policy HNTS 15: Site Allocation at Eastgate Barn). 15.0.7 For further details on the neighbourhood plan's maps and policies please see the Holme Next The Sea Neighbourhood Plan, link below: https://www.west-norfolk.gov.uk/info/20127/neighbourhood_plans/760/holme-next-the-sea-neighbourhood-plan</p>	Smaller Villages and Hamlets (38)				Ashwicken	Crimplisham	Pentney	Tottenhill	Barroway Drove	Gayton Thorpe	Ringstead	West Acre	Barton Bendish	Hay Green	Roydon	West Dereham	Bawsey	Holme next the Sea	Saddlebow	West Rudham	Blackborough End	Lakesend	Salter's Lode	Whittington	Boughton	Leziate	Shouldham Thorpe	Wiggenhall St Mary the Virgin	Brookville	Methwold Hythe	South Creake	Wretton	Burnham Norton	Nordelph	Stanhoe		Burnham Overy Town	North Creake	Tilney cum Islington		Burnham Thorpe	North Runcton	Titchwell		Congham				For clarity and effectiveness and to avoid duplication, as the text will be replaced by the proposed new policies on the Spatial Strategy and Settlement Hierarchy, on Windfall Development and Neighbourhood Plan Housing Requirements.
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MM367	Smaller Villages and Hamlets Plans (pages 567-603)	Delete the Smaller Villages and Hamlets Plans, as shown in Appendix 5 to this schedule.	For clarity and effectiveness, as there are no proposals for Smaller Villages and Hamlets in the Plan.																																																
16 MONITORING AND DELIVERY FRAMEWORK																																																			

MM368	Paragraphs 16.0.10 (Pages 605-621)	Delete Monitoring and Delivery Framework at paragraph 16.0.10				For clarity and effectiveness, to allow for the monitoring framework to be updated in accordance with Main Modifications to the Plan.
16.0.10 ⁽⁹²⁾		Local Plan review Policy	Sustainability Category	Indicator/ Aims/Purpose	Further monitoring information	
LP01: Spatial Strategy Policy		All	The overarching strategic policy for the Local Plan review. Through the monitoring framework set out within this table an overall strategic conclusion could be reached each year as to the achievement of the Local Plan review		See left	
LP02: Settlement Hierarchy Policy		All, however mainly social	The settlement hierarchy aims to direct development to higher order and therefore the most sustainable places within the borough. Whilst this relates to a number of factors it mainly concentrates on housing and its distribution		LP02: Settlement Hierarchy All, however mainly social The settlement hierarchy aims to direct development to higher order and therefore the most sustainable places within the borough. Whilst this relates to a number of factors it mainly concentrates on housing and its distribution Report on the percentage of housing development which has taken place in each category of the Settlement Hierarchy each year and when relevant since the policy was adopted as part of the Local Plan review AMR	
LP03: Presumption if Favour of Sustainable Development Policy		All	This is similar to LP01 in that is an over aching strategic policy. This emanates from National Planning Policy. This should be reported in similar way and incorporated with LP01		See LP01	
LP04: Development Boundaries Policy		Social	Seeks to direct the majority of housing development to areas within settlement development boundaries. Although a variety of other policies within the Local Plan review provide exceptions to this, such as housing allocations for example		LP04: Development Boundaries Social Seeks to direct the majority of housing development to areas within settlement development boundaries. Although a variety of other policies within the Local Plan review provide exceptions to this, such as housing allocations for example Provide the number and percentage of housing that has taken place each year and sine the policy was adopted outside of the	

				development — boundary which is not classed as an exception within the policy AMR		
		LP05: Implementation Policy		This chiefly relates to planning obligations including S106 contributions and the Community Infrastructure Levy (CIL)	The BC provides monitoring information on CIL each year. NCC provide planning obligation monitoring each year	BC CIL reporting NCC — planning — obligation reporting AMR — links to the above and a summary if needed
		LP06: Climate Change Policy	Environment	The policy not only aims to ensure that development which comes forwards is sustainable, but also complies with the climate change mitigation and adaption requirements of the Local Plan review.	For any proposals where this policy would apply, are granted planning permissions and contrary to this policy, should be reported and the reasons why provided.	AMR
		LP07: The Economy Policy	Economic	This policy is the strategic over-arching policy which relates to economic land-use planning. Other elements of the policy are covered in more detail with specific policies and these will be monitored as indicated through this table. In addition, economic data relating to employment, skills and other such indicators are reported by the office of national statistics and this should be included within the Borough Council's AMR, as it currently is. A link to this data is provided for ease: (92)	Progress of planning permission and completions of the three main sites allocated for employment purpose through the Plan should be monitored	AMR
		LP09: Touring & Permanent Holiday Sites Policy	Economic	The policy seeks to establish when and where to a certain extent such development will or will not be appropriate. Whilst it may be interesting to record permissions granted and their geographic locations in accordance with the policy it will be equally important to assess if any permission have been granted contrary to the policy and the reasons for this	New permissions and their location could be recorded. Permissions contrary to the policy and reasons for the consent should be recorded	AMR
		LP10: Development associated with the former National Construction College site, Bircham Newton (CITB), British Sugar Factory, Wissington and RAF Marham	Economic	This policy ensures that the Plan recognises and supports the role of the identified key larger employers which operate within the Borough, so these are able to strengthen and grow	Provide a schedule of planning permission granted associated with the identified Business's operations	AMR
		LP11: Strategic Road and Major Road Network Policy	Economic	The policy seeks to protect the strategic and major road network	Any permissions grated and the reason for this contrary to the policy should be reported	AMR
		LP12: Disused Railway Trackways Policy	Economy	The policy aims to protect a number of identified disused railway track beds from development, thereby protecting them for the use of pathways, cycleways etc..	Any permissions grated and the reason for this contrary to the policy should be reported	AMR
		LP13: Transportation Policy	Economy / Environment	This is the Plan's strategic policy for transportation. It covers a wide variety area within this and the following	See left	AMR/ KLTSS

				<p>is proposed to be monitored to assess the effectiveness of the policy:</p> <ul style="list-style-type: none"> Any significant improvements to the strategic road network should be reported, especially those priority projects which have been identified within the policy Ongoing duty to cooperate activities relating to the policy Updates on the two Air Quality Management Areas within King's Lynn King's Lynn Transport Study & Strategy (KLTSS) is a related yet separate project that will contain its own monitoring and review mechanisms <p>Any permissions granted contrary to the policy and the reasons for this</p>			
		LP14: Parking Provision in New Development Policy	Economy	<p>The policy looks to ensure that a certain standard within regarding to parking provision in new developments is adhered to. The policy is flexible for urban areas and those well connected in terms of sustainable transport. It is also the case that many Neighbourhood Plans either in place (adopted) or emerging have their own standards.</p>	Given the information provided to the left, it seems particle to simply monitor any permission which have been granted contrary to the policy and reasons for this	AMR	
		LP15: Coastal Areas Policy	Environment	<p>The policy seeks to strike an appropriate balance between the environment, economy and social matters in the coastal areas of the Borough. The proposed monitoring measures are:</p> <ul style="list-style-type: none"> Reporting of duty to cooperate activities in relation to the environment here including with the Norfolk Coast Partnership, Natural England, the Environment Agency and Town/Parish Councils for example Climate change, and habitat monitoring and mitigation is covered elsewhere within this proposed monitoring framework Provide details of any permission granted which are not consistent with the policy and the reason for the grant of planning permission 	See left	AMR	
		LP16: Norfolk Coast AONB Policy	Environment	<p>The policy seeks to ensure that the integrity of the Norfolk Coast Area of Outstanding Natural Beauty (AONB) is protected. The following measures are proposed:</p> <ul style="list-style-type: none"> As above duty to cooperate activities recorded in relation to the Norfolk Coast Partnership Any planning permission granted contrary to the policy and the reason for this 	In addition, it would be useful to record the number of new homes granted planning permission and completed each year within the AONB	AMR	
		LP17: Coastal Change Management Area	Environment	<p>he policy strives to minimise development in this area at risk from flooding. Given the serious nature of this policy and this risk posed it is key that any development which is granted planning permission within this area is recoded and the reasons for this provided. Further monitoring detail is provided in relation to flood risk as part of LP24: Sites in Area of Flood Risk</p>	See left	AMR	

		LP18: Design & Sustainable Development	Environment	<p>he policy aims to ensure that all development which comes forward is of a high quality and is sustainable. Accordingly:</p> <ul style="list-style-type: none"> Any emersions granted contrary to this policy should be reported and reasons given Any development which is granted permission that is believed to be an exemplar should be highlight as best practice and achievements recognised 	<p>It would useful to report on the density of new major development which have been granted planning permission each year</p>	AMR
		LP19: Environmental Assets Green Infrastructure, Landscape Character, Biodiversity and Geodiversity Policy	Environment	<p>This strategic policy is chiefly concerned with ensuring that development coming forward within the Borough conserves, enhances and has respect for the natural environment. Monitoring proposals include:</p> <ul style="list-style-type: none"> Reporting duty to cooperative actives in relation to GI and any projects/works undertaken/ completed Reporting of any permission granted which are not considered to be consistent with the policy, and the reason for the permission (this would include the Breckland SPA criteria within the policy) 		AMR
		LP20: Environmental Assets Historic Environment Policy	Environment	<p>This policy is similar to that above, albeit this concentrates solely on the historic environment. To monitor this policy area, the following is proposed:</p> <ul style="list-style-type: none"> The current AMR contains a section on the picture of the historic environment across the Borough, this should be retained. This covers designations, changes and progress with specific projects such as the King' Lynn Heritage Action Zone Reporting of any permission granted which are not considered to be consistent with the policy, and the reason for the permission 	<p>Additional any permissions/ completions that could be considered as exemplars should be highlights as bets practice and an example or others to be inspired by</p>	AMR
		LP21: Environment, Design & Amenity Policy	Environment	<p>This is an overarching development management policy. It highlights the key standards the Borough Council will be using when considering planning proposals</p> <p>It is unlikely that a permission would be granted that is not considered to be consistent with the policy and therefore if this was the case this should be reported and the reasons for the departure</p>		AMR
		LP22: Provision of Recreational Open Space for Residential Developments Policy	Environment	<p>The policy seeks to ensure that new open space is being provided within new major new developments, and whether this is in line with policy standards. It is proposed to monitor this policy in the following ways:</p> <ul style="list-style-type: none"> Schedule which provides details of permissions granted that have adhered to these standards, or indeed gone above the requirements A schedule of those which have been granted permission which do not and the reason for this. 		AMR
		LP23: Green Infrastructure Policy	Environment	<p>This policy is related to others and is chiefly concerned with the protection and provision of green infrastructure. In line with other requirements the reporting of duty to cooperative actives in relation to GI and any projects/works undertaken/completed will take place within the AMR</p>		AMR

		LP24: Renewable Energy Policy	Environment	The policy sets out the criteria for the support of renewable energy. It should be noted that some forms of renewable energy are permitted development and therefore do not require planning permission. Renewable Energy has an important role to play in sustainable development now and going forward any major contributions towards this through the grant of new consents for renewable energy generation within the borough should be reported through the AMR.		AMR
		LP25: Sites in Area of Flood Risk Policy	Environment	The policy aims to minimise new development taking place in areas at an unacceptable risk to flooding. The vast majority of permission granted will be in accordance with this policy and not raise objection from the Environment Agency. Should any permissions be granted contrary to these, they should be reported and the reasons for this made available. Information with regards to progress and updating of key studies which underpin the policy approach such as a new Strategic Flood Risk Assessment should be provided within the AMR.		AMR
		LP26: Protection of Local Open Space Policy	Environment	The policy is relatively self-explanatory. It should be reported any permission which have not be granted because of this policy and any granted which are not consistent with the policy. This should therefore measure the success of the policy.		AMR
		LP27: Habitats Regulations Assessment (HRA) Policy	Environment	The policy is related to the monitoring and mitigation strategy that the Borough Council has implemented through the HRA Monitoring & Mitigation and GI Coordination Panel. This has a separate monitoring process, a link within the AMR to this would be useful for completeness.		HRA M&M & GI Coordination Panel
		LP28: Affordable Housing	Social	The policy sets out the Borough Council's approach to affordable housing and gypsy and traveller pitch provision. Whilst the Borough Council's Housing Strategy department will have their own monitoring mechanisms in place, it is proposed to report the following within the AMR: Number of affordable homes delivered and granted each year, and in total since the policy was adopted <ul style="list-style-type: none"> • The type/tenure etc of units provided • And the location • The number each year and in total, as well as location of new pitches granted planning permission • Any permissions granted which do not meet the standards required and the reasons for this This should therefore enable a clear picture of the success of the policy, and provide detail in relation to if the need is being met.		Housing Strategy and AMR
		LP29: Housing for The Elderly & Specialist Care	Social	The policy sets out the criteria for the provision of housing for the elderly and specialist care. In order to monitor the success of this policy the details relating the number of new permissions granted each year and		AMR

			in total since the policy was adopted should be recorded through the AMR process-			
		LP30: Adaptable & Accessible Homes	Social	This policy outlines the requirements for the provision of new homes which are adaptable and accessible. The number of homes granted and completed each year and since the implementation of the policy should be provided. This will enable an assessment of the how successful the policy is and if the need is actually being met		AMR
		LP31: Residential Development Reasonably Related to Existing Settlements Policy	Social	This policy aims to increase the number of sustainable homes being delivered in the Borough at appropriate locations in a sensitive way. The number of new homes granted planning permission and completed each year and since the policy was adopted should be reported. This will assist with assessing how the framework for housing provision within the Borough is working.		AMR
		LP32: Houses in Multiple Occupation Policy	Social	Monitor the number and location of planning consents for HMOs		AMR
		LP33: Enlargement or Replacement of Dwellings in the Countryside Policy	Social	Monitor any notable changes in locations/ numbers of enlargements/ replacements in the countryside.		AMR
		LP34: Housing Needs of Rural Workers Policy	Social	Monitor the number and location of new planning consents for agricultural occupancy dwellings, and for the removal/ relaxation of agricultural occupancy conditions.		AMR
		LP35: Residential Annexes Policy	Social	Monitor any notable changes in patterns/ numbers of annexes.		AMR
		LP36: Community and Culture Policy	Social	This strategic policy seeks to ensure the delivery of development that creates a sustainable community and focuses upon the protection and enhancement of the cultural facilities. The following is proposed to monitored through the AMR: <ul style="list-style-type: none"> • Provision of new community and cultural developments • Highlight best practice examples 		AMR
		LP37: Community Facilities	Social	Please see left LP36		AMR
		LP38: King's Lynn	Economic / Environment / • Social	Number of housing completions within the area, each year and since the policy was adopted <ul style="list-style-type: none"> • Where these are within the area • New jobs provided as per the policy • Progress on the specific projects listed within the policy • Report on the regeneration of the town The policy covers a multitude of matters and projects. No doubt these will have individual monitoring mechanics in place. Links within the AMR could be provided 		AMR
		LP39: Downham Market	Economic / Environment / Social	Number of housing completions within the area, each year and since the policy was adopted		AMR

				<ul style="list-style-type: none"> Where these are within the area Progress on the specific elements listed within the policy 			
		LP40: Hunstanton	Economic / Environment / Social	Number of housing completions within the area, each year and since the policy was adopted <ul style="list-style-type: none"> Where these are within the area Progress on the specific elements listed within the policy 			AMR
		LP41: Development in Rural Areas	Economic / Environment / Social	As per the settlement hierarchy the number of homes completed in these areas will be reported <ul style="list-style-type: none"> Report on any permission granted which are contrary/ not considered to be consistent with the policy 			AMR

MM369	New Monitoring and Delivery Framework	Replace Monitoring and Delivery Framework at paragraph 16.0.10 with the following:				For clarity and effectiveness, to allow for the monitoring framework to be updated in accordance with Main Modifications to the Plan.	
		<u>Policy</u>	<u>Indicator</u>	<u>Target</u>	<u>Source, and how information will be collated</u>		<u>Analysis</u>
		<u>Section 3 (Strategic Objectives)</u>	<u>Economy – sustainable economic growth</u>	<u>Delivery of LP01/ LP07 employment land allocations</u>	<u>Reference to planning permissions – system for reporting information already in place (Monitoring team)</u>		<u>Outcomes linked to strategic policy targets re employment, housing, or green infrastructure delivery</u>
			<u>Society – housing to meet current needs and that of future generations</u>	<u>Minimum 554 dwellings per year (mean) over Plan period</u>	<u>Reference to planning permissions – system for reporting information already in place (Monitoring team)</u>		
			<u>Environment – protect and enhance natural and historic environment</u>	<u>Delivery of housing land allocations</u>	<u>Planning decisions (Monitoring team)</u>		
			<u>Environment – protect and enhance natural and historic environment</u>	<u>0 permissions granted contrary to policy LP16-LP21</u>	<u>Planning decisions (Uniform reporting)/ GIS</u>		<u>Reference to committee reports (re decision making)</u>
		<u>LP01 (New) Spatial Strategy and Settlement Hierarchy</u>	<u>Number of dwellings granted planning permission & net residential completions.</u>	<u>Minimum 554 dwellings per year (mean) over Plan period</u>	<u>Reference to planning permissions – system for reporting information already in place (Monitoring team)</u>		<u>Review of process may need to be considered and documented.</u>
<u>Number of residential permissions that have lapsed without implementation.</u>	<u>No more than 7% of lapsed permissions (Action 103 Note)</u>		<u>Planning permissions -annual reporting (Monitoring team)</u>	<u>Historically challenging, due to the lack of clarity of whether a site has been started or not</u>			
<u>Percentage of new homes within each settlement hierarchy tier</u>	<u>General accordance with % growth for each tier</u>		<u>% New homes can be achieved by using the GIS.</u>	<u>Hierarchy data will need to be captured as polygon data and a process written up</u>			
<u>New Policy – Residential development on windfall sites</u>	<u>Number of permissions granted outside development boundaries that do not fulfil policy criteria</u>	<u>No permissions granted contrary to policy criteria</u>	<u>Planning permissions/ GIS enquiry (Monitoring team)</u>	<u>Resolution through combined planning permissions reporting and GIS filter</u>			
<u>New Policy – Neighbourhood Plans</u>	<u>Net Housing Requirements delivered in designated Neighbourhood Areas</u>	<u>Minimum Net Housing Requirements delivered over the Plan Period for designated Neighbour-hood areas</u>	<u>Planning permissions/ GIS enquiry (Monitoring team)</u>	<u>Monitoring framework straightforward, through established Monitoring team processes</u>			
<u>LP03 Presumption in Favour of Sustainable Development</u>	<u>No. of permissions granted, in accordance with officer advice</u>	<u>0 decisions overturned on appeal, contrary to officer recommendation(s)</u>	<u>Planning decisions (Uniform reporting)</u>	<u>Straightforward; established processes/ system</u>			

		LP05 Implementation	Delivery of schemes identified in Infrastructure Delivery Schedule (IDS) Financial Contributions received/ on-site facilities provided for community services and infrastructure through development	Delivery in line with IDS indicative phasing	CIL Monitoring Report	Information via CIL team; also infrastructure providers (Norfolk CC; utilities companies etc) Information re S106 triggers/ monitoring	
		LP06 Climate Change	No. of permissions granted in accordance with policy criteria	0 decisions overturned on appeal, contrary to officer recommendation(s)	Planning decisions (Uniform reporting)		
		LP07 The Economy	Number of planning permissions granted on allocated employment sites Amount of employment land lost Number of permissions for tourism accommodation Number of permissions for Rural Exception Sites (non-residential/ rural diversification)	Delivery of allocated sites during Plan period (by 2040) No net loss of employment land No specific Borough-wide target No specific target	Planning decisions (Uniform reporting) – No. of permissions granted or No. of units/ floorspace granted Planning decisions (Uniform reporting) Planning decisions (Uniform reporting) – record as Non-Domestic Planning decisions (Uniform reporting) – record as Non-Domestic	Employment Applications are recorded and processed in the same formats as dwellings GIS data could also be used to set a base line Targets may be set for individual Neighbourhood areas with principal residences policies Inappropriate to set targets, as rural exceptions projects are (by their nature) reactive	
		LP08 Retail Development	Number of permissions for out-of-town retail uses. Number of permissions for retail use in King’s Lynn, Downham Market and Hunstanton	No net gain (Class E retail floorspace) 0 permissions granted unless supported by sequential test	Planning decisions (Uniform reporting) – No. of permissions granted or No. of units/ floorspace granted Planning decisions (Uniform reporting)	Need to record (or check) using GIS, with reference to town centre boundaries – King’s Lynn; Downham Market; Hunstanton; Gaywood Need to record (or check) using GIS, with reference to town centre boundaries	
		LP09 Touring and Permanent Holiday Sites	Number of permissions for holiday uses/ intensification of holiday uses within	No specific target	Planning decisions (Uniform reporting)/ Spatial query via GIS	Monitor with reference to No. of permissions granted or No. of dwellings granted	

		<u>AONB & Coastal Hazard Zone</u>				
		<u>LP10 Development associated with National Construction College site, British Sugar Factory and RAF Marham</u>	<u>Number of permissions which seek to improve these businesses/ operations</u>	<u>No specific target</u>	<u>Planning decisions (Uniform reporting)</u>	
		<u>LP11 Strategic Road and Major Road Network</u>	<u>Number of planning permissions granted that reference policy in decision</u>	<u>No specific target</u>	<u>Planning decisions (Uniform reporting)/ GIS</u>	<u>Also reference to committee reports (re decision making) re whether proposal(s) would result in a significant adverse effect on the network</u>
		<u>LP12 Disused Railway Trackways</u>	<u>Number of planning permissions granted that would prejudice potential future use of disused railway tracks</u>	<u>0 permissions that would prejudice potential future use of disused railway tracks</u>	<u>Planning decisions (Uniform reporting)/ GIS</u>	<u>With some criteria, reporting could be done via spatial query in GIS</u>
		<u>LP13 Transportation</u>	<u>Delivery of transport/ bus schemes identified in IDS</u>	<u>Delivery in line with IDS indicative phasing</u>	<u>CIL Monitoring Report</u>	<u>Information via CIL team; also transport bodies (Norfolk CC; National Highways etc)</u>
		<u>LP14 Parking Provision in New Development</u>	<u>Percentage of new developments granted planning permission with policy-compliant car parking provision</u>	<u>0 permissions granted that do not include policy compliant car parking</u>	<u>Planning decisions (Uniform reporting)</u>	<u>Proposals unlikely to gain planning consent if not compliant unless officer recommendation to refuse is overturned.</u>
			<u>Percentage of new developments granted planning permission with policy-compliant cycle parking provision</u>	<u>0 permissions granted that do not include policy compliant cycle parking</u>	<u>Planning decisions (Uniform reporting)</u>	<u>Proposals unlikely to gain planning consent if not compliant unless officer recommendation to refuse is overturned.</u>
		<u>LP15 Coastal Areas Policy</u>	<u>Number of planning permissions granted for replacement/ extensive alterations/ relaxation of occupancy limitations</u>	<u>No specific target</u>	<u>Planning decisions (Uniform reporting)</u> <u>Spatial query via GIS - AONB/ National Landscape area</u>	<u>Specific spatial areas - could therefore monitor applications granted in that area/ check to see if the permission relates to occupancy limitation</u>
		<u>LP16 Norfolk Coast AONB</u>	<u>Number of planning permissions granted contrary to policy in the National Landscape area (AONB)</u>	<u>0 permissions granted contrary to policy criteria</u>	<u>Planning decisions (Uniform reporting)/ spatial query via GIS</u>	

		<p>LP17 Coastal Change Management Area (Hunstanton to Dersingham)</p>	<p>Number of new dwellings/new or additional park homes/caravans granted planning permissions within the Coastal Change Management Area</p> <p>Planning permissions granted for replacement dwellings in the Coastal Change Management Zone either directly or as a result of a breach in coastal defences</p> <p>Planning permissions granted for additional habitable rooms in the Coastal Change Management Area</p> <p>Planning permissions granted for seasonal occupancy outside of 1 April and 30 September</p>	<p>0 permissions granted contrary to policy criteria</p> <p>0 permissions granted contrary to policy criteria</p> <p>0 permissions granted contrary to policy criteria</p> <p>0 permissions granted contrary to policy criteria</p>	<p>Planning decisions (Uniform reporting)/ spatial query via GIS</p> <p>Planning decisions (Uniform reporting)/ spatial query via GIS</p> <p>Planning decisions (Uniform reporting)/ spatial query via GIS</p> <p>Planning decisions (Uniform reporting)/ spatial query via GIS</p>			
		<p>LP18 Design & Sustainable Development</p>	<p>Number of permissions refused on design grounds (i.e. poor/ inadequate quality design)</p>	<p>0 permissions granted contrary to policy criteria</p>	<p>Planning decisions (Uniform reporting)/ GIS</p>	<p>Reference to committee reports (re decision making) re whether proposal(s) would result in inadequate design – condition should be clear and therefore reportable</p>		
		<p>LP19 Environmental Assets - Green Infrastructure, Landscape Character, Biodiversity and Geodiversity</p>	<p>Gains and losses to the areas of designated green infrastructure</p>	<p>No net loss of designated green infra-structure areas</p>	<p>Planning decisions (Uniform reporting)/ GIS</p>	<p>GIS data required – County Wildlife Sites; Ancient Woodlands/ County Geodiversity Sites</p>		
		<p>LP20 Environmental Assets- Historic Environment</p>	<p>Development proposals that would adversely affect Listed Buildings (designated heritage assets)</p>	<p>0 planning permissions granted where a significant adverse impact upon a listed building is identified</p>	<p>Planning decisions (Uniform reporting)/ reference to Planning Committee reports.</p> <p>Conservation team to advise/ provide necessary data/ information</p>	<p>Previous suggested monitoring indicator: “Demolition of Listed Buildings” is an extremely rare occurrence and would need to be approved by the Secretary of State.</p>		

					Therefore, a more appropriate approach could be developed through monitoring LB consents	
		Development proposals that would adversely affect Listed Buildings (designated heritage assets)	0 planning permissions granted where a significant adverse impact upon a listed building is identified	Planning decisions (Uniform reporting)/ reference to Planning Committee reports.	Non-designated heritage assets within Conservation Areas have statutory protection.	
		Number of Listed Buildings at Risk	No increase to number of buildings on Building at Risk (BAR) Register	Conservation team to advise/ provide necessary data/ information		
		Number of Listed Buildings at Risk	No increase to number of buildings on Building at Risk (BAR) Register	Conservation team to advise/ provide necessary data/ information re BAR Register		
		LP21 Environment, Design and Amenity	Number of permissions refused on design grounds (i.e. poor/ inadequate quality design)	0 permissions granted contrary to policy criteria	Planning decisions (Uniform reporting)/ GIS	Reference to committee reports (re decision making) re whether proposal(s) would result in inadequate design – condition should be clear and therefore reportable
		LP22 Provision of Recreational Open Space for Residential Developments	Delivery of public open spaces to serve new developments in association with policy criteria	New open space delivered in accordance with policy requirements	S106 agreements	Previous indicator (gains and losses to the areas of open space) proposed to be replaced by reference to delivery of open space to serve new developments
		LP23 Green Infrastructure	Gains and losses to the areas of green infrastructure	No net loss of designated green infra-structure sites	Planning decisions (Uniform reporting)/ GIS	Specific green infrastructure sites proposed to be shown on the Policies Map, in line with Inspectors' recommendations
		LP24 Renewable Energy	No of schemes for renewable energy projects delivered	No specific target	Planning decisions (Uniform reporting)	Some questions as to how far these could be monitored; e.g. single/ small wind turbines. May be better to consider other possibilities where data is available; e.g. generating capacity.
		LP25 Sites in Areas of Flood Risk	Planning permissions granted contrary to Environment Agency advice on flooding	0 permissions granted contrary to Environment Agency advice	Planning decisions (Uniform reporting)/ reference to Planning Committee reports	Questions raised as to source – reference officer reports in individual cases
		LP26 Protection of Local Open Space	Gains and losses to areas of open space	No net loss to public or designated areas of open space	Planning decisions (Uniform reporting)/ reference to Planning Committee reports	Use of GIS data to collate information
		LP27 Habitats Regulation	Number of planning permissions with	All permissions judged to create net	Planning decisions (Uniform reporting)	Income for GIRAMS is recorded in Uniform.

		<u>GI-RAMS contributions</u>	<u>increase to recreational pressure</u>		<u>No. of planning permission granted or No. of dwellings</u>	
		<u>Number of developments permitted within 1500m of the Breckland SPA not related to the re-use of existing building</u>	<u>0 permissions granted within 1500m of Breckland SPA</u>	<u>Planning decisions (Uniform reporting)/ Use of GIS data to collate information</u>		
	<u>LP28 Affordable Housing</u>	<u>Percentage of new residential units that are classed as affordable housing</u>	<u>15% Kings Lynn</u> <u>20% all other areas</u> <u>On all sites that meet threshold</u>	<u>Planning decisions (Uniform reporting)</u>	<u>Developments over a certain size will be required to provide affordable housing or a contribution to be policy compliant. Affordable housing contributions normally secured through S106 agreements.</u>	
	<u>LP29 Housing for the elderly & Specialist Care</u>	<u>Number of specialist care and supported living bed spaces completed</u>	<u>No net loss</u>	<u>Strategic Housing team</u>	<u>Need to set in place new monitoring process going forward</u>	
	<u>LP30 Adaptable & Accessible Homes</u>	<u>Percentage of affordable housing on major development that are M4(3) – Building Regulations</u>	<u>5% of new units to M4(3) standard on major developments</u>	<u>Planning decisions (Uniform reporting)/ Strategic Housing team</u>		
	<u>New “Custom and Self-Build Housing” Policy</u>	<u>No of permissions granted for Custom and Self-Build Housing</u>	<u>Meeting identified need – Custom and Self-Build (C&SB) Register</u>	<u>Planning decisions (Uniform reporting)/ Strategic Housing team</u>		
	<u>New “Gypsies, Travellers and Travelling Showpeople” policies</u>	<u>[Targets to be set separately, through Gypsies, Travellers and Travelling Showpeople Main Modifications]</u>				
	<u>LP32 Houses in Multiple Occupation</u>	<u>No. of conversions of existing dwellings/new development for HMOs</u>	<u>No specific target</u>	<u>Planning decisions (Uniform reporting)/ Housing Services team</u>	<u>Need to put in place process/ system for monitoring, going forward</u>	
	<u>LP33 Enlargement or Replacement of Dwellings in the Countryside</u>	<u>Number of planning applications refused on design grounds in the Countryside</u>	<u>No specific target</u>	<u>Planning decisions (Uniform reporting)/ officer reports</u>	<u>Inappropriate to set target, as policy is solely reactive, relating to matters of development management</u>	

		LP34 Housing Needs of Rural Workers	Number of permanent occupational dwellings Number of temporary occupational dwellings	No specific target No specific target	Planning decisions (Uniform reporting)/ officer reports Planning decisions (Uniform reporting)/ officer reports	Inappropriate to set target, as policy is solely reactive. Inappropriate to set target, as policy is solely reactive.	
		LP35 Residential Annexes	Number of permissions granted for residential annexes	No specific target	Planning decisions (Uniform reporting)/ officer reports (conditions)	Inappropriate to set target, as policy is solely reactive, relating to matters of development management	
		LP36 Community and Culture	Number of new community facilities Gains and losses of community facilities	Delivery of new community facilities in accordance with IDP No net loss to facilities	Planning decisions (Uniform reporting)/ CIL reporting Planning decisions (Uniform reporting)/ officer reports	New facilities recorded as non-residential uses May be able to reference GIS spatial data to establish existing range of services/ facilities. Also reference 2023 services survey data [F47a]	
		LP37 Community Facilities	Number of new community facilities Gains and losses of community facilities	No specific target No net loss to facilities	Planning decisions (Uniform reporting)/ CIL reporting Planning decisions (Uniform reporting)/ officer reports	New facilities recorded as non-residential uses May be able to reference GIS spatial data to establish existing range of services/ facilities. Also reference 2023 services survey data [F47a]	
		LP38 King's Lynn Area	Housing Nos. and employment land areas (ha)/ non-residential floorspace	Delivery of allocated housing and employment land (in accordance with Policy LP01)	Reference to planning permissions – system for reporting information already in place (Monitoring team)	Targets linked to overall strategic targets (LP01)	
		LP39- Downham Market	Housing Nos. and employment land areas (ha)/ non-residential floorspace	Delivery of allocated housing and employment land (in accordance with Policy LP01)	Reference to planning permissions – system for reporting information already in place (Monitoring team)	Targets linked to overall strategic targets (LP01)	
		LP40- Hunstanton Policy	Housing Nos. and employment land areas (ha)/ non-residential floorspace	Delivery of allocated housing and employment land (in accordance with Policy LP01)	Reference to planning permissions – system for reporting information already in place (Monitoring team)	Targets linked to overall strategic targets (LP01)	

APPENDICES

MM370	Appendix A Glossary (pages 622-645)	<p>Add reference to “Designated Rural Areas” to Appendix A, as follows:</p> <table border="1" data-bbox="507 159 2080 394"> <tr> <td data-bbox="507 159 1294 394"><u>Designated Rural Areas</u></td> <td data-bbox="1294 159 2080 394"><u>Rural parishes that are exempt from the normal “right to buy” provisions, as set out in the Housing Act 1985. This covers nearly all parishes within the Borough (https://www.local.gov.uk/sites/default/files/documents/rural-designated-areas-735.pdf), with the exception of King’s Lynn, Downham Market, Hunstanton, Dersingham, Heacham, South Wootton, and Terrington St Clement.</u></td> </tr> </table>	<u>Designated Rural Areas</u>	<u>Rural parishes that are exempt from the normal “right to buy” provisions, as set out in the Housing Act 1985. This covers nearly all parishes within the Borough (https://www.local.gov.uk/sites/default/files/documents/rural-designated-areas-735.pdf), with the exception of King’s Lynn, Downham Market, Hunstanton, Dersingham, Heacham, South Wootton, and Terrington St Clement.</u>	For clarity and effectiveness
<u>Designated Rural Areas</u>	<u>Rural parishes that are exempt from the normal “right to buy” provisions, as set out in the Housing Act 1985. This covers nearly all parishes within the Borough (https://www.local.gov.uk/sites/default/files/documents/rural-designated-areas-735.pdf), with the exception of King’s Lynn, Downham Market, Hunstanton, Dersingham, Heacham, South Wootton, and Terrington St Clement.</u>				
MM371	Appendix B Flood Risk Design (Page 646)	<p>Amend paragraph B.0.3 of Appendix B, as follows:</p> <p>The range and type of resiliency measures required depend on the flood depths predicted and should take into account site specific issues. Flood depths can be identified by using:</p> <ul style="list-style-type: none"> • the SFRA • the Tidal Hazard Mapping available from the Environment Agency and • the site specific Flood Risk Assessment (FRA) <u>undertaken in accordance with LP25</u> 	For clarity and effectiveness and consistency with national policy on flood risk.		

MM372 Appendix D List of Policies (Pages 651-662)

Policy Number	Policy Title	Previously known as
Spatial Strategy		
LP01	Spatial Strategy Policy (Strategic Policy)	CS1
LP02	Settlement Hierarchy Policy (Strategic Policy)	CS2
LP03	Presumption in Favour of Sustainable Development Policy (Strategic Policy)	DM1
LP04	Development Boundaries Policy (Strategic Policy)	DM2
LP05	Implementation Policy (Strategic Policy)	CS14
LP06	Climate Change (Strategic Policy)	New Policy
Policy Number	Policy Title	Previously known as
Economy & Transport		
LP07	The Economy Policy (Strategic Policy)	CS10
LP08	Retail Development Policy (Strategic Policy)	DM10
LP09	Touring and Permanent Holiday Sites Policy	DM11
LP10	Development associated with the former National Construction College site, Bircham Newton (CITB), British Sugar Factory, Wisington and RAF Marham	DM14
Policy Number	Policy Title	Previously known as
LP11	Strategic Road and Major Road Network Policy (Strategic Policy)	DM12
LP12	Disused Railway Trackways Policy (Strategic Policy)	DM13
LP13	Transportation Policy (Strategic Policy)	CS11
LP14	Parking Provision in New Development Policy	DM17
Policy Number	Policy Title	Previously known as
Environment		

To clarify which policies in the adopted development plan are to be superseded by policies in the new Local Plan. The change is required here as the policies in the new local plan have evolved through the examination process and there are some differences to the submission version of the plan

LP15	Coastal Areas Policy (Strategic Policy)	CS07
LP16	Norfolk Coast AONB Policy (Strategic Policy)	New Policy
LP17	Coastal Change Management Area (Hunstanton to Dersingham) Policy (Strategic Policy)	DM18
LP18	Design and Sustainable Development Policy (Strategic Policy)	CS08
LP19	Environmental Assets – Green Infrastructure, Landscape Character, Biodiversity and Geodiversity Policy (Strategic Policy)	CS12
LP20	Environmental Assets– Historic Environment Policy (Strategic Policy)	CS12

Policy Number	Policy Title	Previously known as
LP21	Environment, Design and Amenity Policy (Strategic Policy)	DM15
LP22	Provision of Recreational Open Space for Residential Developments Policy (Strategic Policy)	DM16
LP23	Green Infrastructure Policy (Strategic Policy)	DM19
LP24	Renewable Energy Policy (Strategic Policy)	DM20
LP25	Sites in Areas of Flood Risk Policy (Strategic Policy)	DM21
LP26	Protection of Local Open Space Policy	DM22
LP27	Habitats Regulations Assessment (HRA) Policy (Strategic Policy)	Formerly part of DM19

Policy Number	Policy Title	Previously known as
Social & Community		
LP28	Affordable Housing Policy (Strategic Policy)	CS09
LP29	Housing for the elderly and specialist care Policy (Strategic Policy)	New Policy
LP30	Adaptable & Accessible Homes Policy (Strategic Policy)	New Policy

LP34	Residential Development Reasonably Related to Existing Settlements Policy	DM3
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Policy Number	Policy Title	Previously known as
LP32	Houses in Multiple Occupation Policy	DM4
LP33	Enlargement or Replacement of Dwellings in the Countryside Policy	DM5
LP34	Housing Needs of Rural Workers Policy	DM6
LP35	Residential Annexes Policy	DM7
LP36	Community and Culture Policy <i>(Strategic Policy)</i>	CS13
LP37	Community Facilities Policy <i>(Strategic Policy)</i>	DM9

Settlements & Sites- Allocations and Policies		
LP38	King's Lynn Policy <i>(Strategic Policy)</i>	CS03
LP39	Downham Market Policy <i>(Strategic Policy)</i>	CS04
LP40	Hunstanton Policy <i>(Strategic Policy)</i>	CS05
LP41	Development in Rural Areas Policy <i>(Strategic Policy)</i>	CS06

Site Allocation Policies

Settlement	Policy Number	Policy Title	Local Plan Review Allocated Housing Numbers
“At least”			
King's Lynn and Surrounding Area			
9.1 'King's Lynn'	E1.1	King's Lynn Town Centre <i>(Strategic Policy)</i>	
Settlement	Policy Number	Policy Title	Local Plan Review Allocated Housing Numbers
“At least”			
King's Lynn and Surrounding Area			
	E1.2	Port	

		E1.3	Gaywood Cloak			
		E1.KLR	Riverfront Regeneration Area Policy (Strategic Policy)			
		E1.5	Boal Quay (Strategic Policy)	50		
		E1.6	South of Parkway (Strategic Policy)	260		
		E1.7	Land at Lynnsport (Strategic Policy)	297		
		E1.8	South Quay	50		
		E1.9	Land West of Columbia Way (Strategic Policy)	100		
		E1.10	North of Wisbech Road	50		
		E1.11	Southgates	20		
		E1.12	King's Lynn Employment Land (Strategic Policy)			
		E1.13	King's Lynn Green Infrastructure			
	9.2 'West Lynn'	E1.14	Land West of St Peters Road	49		
	Settlement	Policy Number	Policy Title	Local Plan Allocated	Review Housing Numbers	"At least"
King's Lynn and Surrounding Area						
		E1.15	Land at Bankside (Strategic Policy)	120		
	9.3 'West Winch'	E2.1	West Winch Growth Area Strategic (Strategic Policy)	3200		
		E2.2	Development within existing built up areas of West Winch			
	9.4 'South Wootton'	E3.1	Hall Lane (Strategic Policy)	300		
Main Towns						
	10.1 'Downham Market'	F1.1	Downham Market Town Centre Area and Retailing Policy			
		F1.2	Land off St Johns Way			
		F1.3	North East Land East of Lynn Road in vicinity of Bridle Lane (Strategic Policy)	250		

	F1.4	South-East – Land North of Southern bypass in vicinity of Nightingale Lane <i>(Strategic Policy)</i>	140
10.2 'Hunstanton'	F2.1	Hunstanton Town Centre Area and Retailing	

Settlement	Policy Number	Policy Title	Local Plan Review Allocated Housing Numbers
			"At least"

King's Lynn and Surrounding Area

	F2.2	Land to East of Cromer Road <i>(Strategic Policy)</i>	120
	F2.3	Land South of Hunstanton Commercial Park	50 (+ 60 care units)
	F2.4	Land North of Hunstanton Road <i>(Strategic Policy)</i>	163
	F2.5	Employment Land South of Hunstanton Commercial Park	
10.3 'Wisbech Fringes (inc. Walsoken)'	F3.1	Land East of Wisbech/West of Burrettgate Road <i>(Strategic Policy)</i>	550

Growth Key Rural Service Areas

11.1 'Marham'	G56.1	Land at The Street	50
	MAR1	Land off School Lane	35
11.2 'Watlington'	G112.1	Land South of Thieves Bridge Road	32

Key Rural Service Areas

12.1 'Brancaster with Brancaster Staithe/Burnham Deepdale'	G13.1	Brancaster, Land to East of Mill Road	5
	G13.2	Brancaster Staithe and Burnham Deepdale, Land off the Close	10

Settlement	Policy Number	Policy Title	Local Plan Review Allocated Housing Numbers
			"At least"

King's Lynn and Surrounding Area

12.3 'Castle Acre'	G22.1	Land West of Massingham Road	15
12.4 'Clenchwarton'	G25.1	Land between Wildfields Road and Hall Road	10
	G25.2	Land North of Main Road	20
	G25.3	Land South of Main Road	20
12.5 'Dersingham'	G29.1	Land North of Doddshill Road	20
	G29.2	Land at Manor Road	10
12.6 'Decking'	G30.1	Land situated off Pound Lane	20
12.7 'East Rudham'	G31.1	Land off Fakenham Road	10
12.8 'Emneth'	G34.1	Land on South of The Wree	36
12.9 'Feltwell with Hockwold cum Wilton'	G35.1	Feltwell, Land to rear of Chocolate Cottage, 24 Oak Street	50
	G35.3	Feltwell, Land at 40 Lodge Lane/Skye Gardens	10
12.10 'Great Massingham'	G43.1	Land South of Walcups Lane	12
12.11 'Grimston/Pott Row with Gayton'	G41.1	Gayton, Land North of Back Street	23

Settlement	Policy Number	Policy Title	Local Plan Review Allocated Housing Numbers
			"At least"

King's Lynn and Surrounding Area

	G41.2	Grimston and Pott Row, Land adjacent to Stave Farm/West of Ashwicken Road	23
12.12 'Heacham'	G47.1	Land off Cheney Hill	60
	G47.2	Land to South of St Mary's Close	6
12.13 'Marshland St James/ St John's Fen End with Tilney Fen End'	G57.1	Land adjacent to Marshland St James Primary School	15
	G57.2	Land adjacent to 145 Smeeth Road	10
12.14 'Methwold with Northwold'	G59.1	Methwold, Land at Crown Street	5

	G59.2	Methwold, Land at Herbert Drive	25		
	G59.3	Methwold, Land at Hythe Road	10		
	G59.4	Methwold, Land off Globe Street/St George's Court	5		
12.16 'Snettisham'	G83.1	Land South of Common Road and behind Teal Close	34		
12.17 'Southery'	G85.1	Land off Lions Close	15		
12.18 'Stoke Ferry'	G88.1	Land South of Lark Road/Wretton Road	5		
Settlement	Policy Number	Policy Title	Local Plan Review Allocated Housing Numbers		
			"At least"		
King's Lynn and Surrounding Area					
	G88.2	Land at Bradfield Place	10		
	G88.3	Land at Indigo Road/Lynn Road	12		
12.19 'Terrington St Clement'	G93.1	Land at Church Bank/Chapel Road	10		
	G93.2	Land adjacent to King William Close	17		
	G93.3	Land West of Benn's Lane	35		
	TSC1	Land South of Northgate Way and West of Benn's Lane	76		
12.20 'Terrington St John with St Johns Highway/Tilney St Lawrence'	G94.1	Terrington St John, Land East of School Road	35		
12.21 'Upwell/Outwell'	G104.1	Upwell, Land North West of Townley Close	5		
	G104.2	Upwell, Land South/East of Townley Close	5		
	G104.4	Upwell, Land off St Peters Road	15		
	G104.5	Outwell, Land at Wisbech Road	5		
	G104.6	Outwell, Land surrounding Isle Bridge	35		

Settlement	Policy Number	Policy Title	Local Plan Review Allocated Housing Numbers "At least"
King's Lynn and Surrounding Area			
12.22 'Walpole St Peter/Walpole St Andrew/Walpole Marsh'	G109.1	Walpole St Peter, Land South of Walnut Road	35
	G109.2	Walpole St Peter, Land South of Church Road	40
Rural Villages			
14.3 'Denver'	G28.1	Land South of Sluice Road	8
14.4 'East Winch'	G33.1	Land South of Gayton Road	10
14.5 'Fincham'	G36.1	Land East of Marham Road	5
14.7 'Great Bircham/Bircham Tofts'	G42.1	Land Adjacent to 16 Lynn Road	10
14.8 'Harpley'	G45.1	Land at Nethergate Street/School Lane	5
14.9 'Hilgay'	G48.1	Land South of Foresters Avenue	12
14.11 'Ingoldisthorpe'	G52.1	Land opposite 143 – 161 Lynn Road	10
14.13 'Runcton Holme'	G72.1	Land at School Road	10
14.14 'Sedgeford'	G78.1	Land off Jarvie Close	10
14.15 'Shouldham'	G81.2	Land accessed from Rye's Close	5
Settlement			
Policy Number			
Policy Title			
Local Plan Review Allocated Housing Numbers "At least"			
King's Lynn and Surrounding Area			
14.17 'Syderstone'	G91.1	Land West of No.26 The Street	5
14.21 'Tilney All Saints'	G97.1	Land between School Road and Lynn Road	5
14.23 'Walpole Highway'	G106.1	Land East of Hall Road	10
14.24 'Walton Highway'	G120.1	Land adjacent to Common Road	40

		14.25 'Welney'	G113.1	Former Three Tuns/Village Hall	7		
			G113.2	Land off Main Street	13		
		14.26 'Wereham'	G114.4	Land to the rear of 'Natanya', Hollies Farm, Flegg Green	8		
		14.28 'Wiggenhall St. Germans'	G123.4	Land North of Mill Road			

D List of Superseded Policies

Adopted Core Strategy Policies to be replaced		Local Plan Policies that will replace them	
Policy	Subject	Policy	Subject
CS01	Spatial Strategy Policy	LP01	Spatial Strategy Policy (<i>Strategic Policy</i>)
CS02	Settlement Hierarchy	LP01	Spatial Strategy Policy (<i>Strategic Policy</i>)
CS03	King's Lynn	LP38	King's Lynn (<i>Strategic Policy</i>)
CS04	Downham Market	LP39	Downham Market (<i>Strategic Policy</i>)
CS05	Hunstanton	LP40	Hunstanton Policy (<i>Strategic Policy</i>)
CS06	Rural Areas	NEW POLICY	Residential development on windfall sites (<i>Strategic Policy</i>)
CS07	Coastal Areas	LP15	Coastal Areas (<i>Strategic Policy</i>)
CS08	Sustainable Development	LP18	Design & Sustainable Development (<i>Strategic Policy</i>)
CS09	Housing	LP28	Affordable Housing Policy (<i>Strategic Policy</i>)
		LP29	Housing for the elderly & Specialist Care (<i>Strategic Policy</i>)
		LP30	Adaptable & Accessible Homes (<i>Strategic Policy</i>)
		NEW POLICY	Custom and Self-Build Housing (<i>Strategic Policy</i>)
CS10	The Economy	LP07	The Economy (<i>Strategic Policy</i>)
CS11	Transportation	LP13	Transportation (<i>Strategic Policy</i>)
CS12	Environmental Assets	LP19	Environmental Assets - Green Infrastructure, Landscape Character, Biodiversity and Geodiversity (<i>Strategic Policy</i>)
		LP20	Environmental Assets- Historic Environment (<i>Strategic Policy</i>)
CS13	Community and Culture	LP36	Community and Culture (<i>Strategic Policy</i>)
CS14	Infrastructure Provision	LP05	Implementation (<i>Strategic Policy</i>)
Site Allocations & Development Management Policies Plan (2016) policies to be replaced		Local Plan Policies that will replace them	
Development Management Policies			
Policy	Subject	Policy	Subject
DM1	Presumption in Favour of Sustainable Development	LP03	Presumption in Favour of Sustainable Development Policy (<i>Strategic Policy</i>)
DM2	Development Boundaries	NEW POLICY	Residential development on windfall sites (<i>Strategic Policy</i>)
DM2A	Early Review of the Plan		Not being replaced
DM3	Development in the Smaller Villages and Hamlets	LP31	Residential Development Reasonably Related to Existing Settlements
DM4	Houses in Multiple Occupation	LP32	Houses in Multiple Occupation
DM5	Enlargement or Replacement of Dwellings in the Countryside	LP33	Enlargement or Replacement of Dwellings in the Countryside
DM6	Housing Needs of Rural Workers	LP34	Housing Needs of Rural Workers
DM7	Residential Annexes	LP35	Residential Annexes
DM8	Delivering Affordable Housing on Phased Development	LP28	Affordable Housing Policy (<i>Strategic Policy</i>)

DM9	Community Facilities	LP37	Community Facilities
DM10	Retail Development	LP08	Retail Development (<i>Strategic Policy</i>)
DM11	Touring and Permanent Holiday Sites	LP09	Touring and Permanent Holiday Sites
DM12	Strategic Road Network	LP11	Strategic Road and Major Road Network (<i>Strategic Policy</i>)
DM13	Railway Trackways	LP12	Disused Railway Trackways (<i>Strategic Policy</i>)
DM14	Development associated with the National Construction College, Bircham Newton and RAF Marham	LP10	Development associated with the former National Construction College site, Bircham Newton (CITB), British Sugar Factory, Wissington and RAF Marham
DM15	Environment, Design and Amenity	LP21	Environment, Design and Amenity (<i>Strategic Policy</i>)
DM16	Provision of Recreational Open Space for Residential Developments	LP22	Provision of Recreational Open Space for Residential Developments (<i>Strategic Policy</i>)
DM17	Parking Provision in New Development	LP14	Parking Provision in New Development
DM18	Coastal Flood Risk Hazard Zone (Hunstanton to Dersingham)	LP17	Coastal Change DM18 Management Area (Hunstanton to Dersingham) (<i>Strategic Policy</i>)
DM19	Green Infrastructure/Habitats Monitoring and Mitigation	LP23	Green Infrastructure (<i>Strategic Policy</i>)
		LP27	Habitats Regulations Assessment (HRA) (<i>Strategic Policy</i>)
DM20	Renewable Energy	LP24	Renewable Energy (<i>Strategic Policy</i>)
DM21	Sites in Areas of Flood Risk	LP25	Sites in Areas of Flood Risk (<i>Strategic Policy</i>)
DM22	Protection of Local Open Space	LP26	Protection of Local Open Space
Site Allocations & Development Management Policies Plan (2016) policies to be replaced		Local Plan Policies that will replace them	
Site Allocations Policies			
E1.1	King's Lynn – Town Centre	E1.1	King's Lynn – Town Centre
E1.2A	King's Lynn – Port	E1.2	King's Lynn – Port
E1.3	King's Lynn – Gaywood Clock	E1.3	King's Lynn – Gaywood Clock
E1.5	King's Lynn – Boal Quay	E1.KLR	King's Lynn Riverfront Regeneration Area
		E1.5	King's Lynn - Boal Quay
E1.6	King's Lynn – South of Parkway	E1.6	King's Lynn – South of Parkway
E1.7	King's Lynn – Land at Lynnsport	E1.7	King's Lynn – Land at Lynnsport
E1.8	King's Lynn – South Quay	E1.KLR	King's Lynn Riverfront Regeneration Area
		E1.8	King's Lynn - South Quay
E1.9	King's Lynn – Land West of Columbia Way	E1.9	King's Lynn – Land West of Columbia Way
E1.10	King's Lynn – North of Wisbech Road	E1.KLR	King's Lynn Riverfront Regeneration Area
		E1.10	King's Lynn - North of Wisbech Road
E1.12	King's Lynn – Employment Land	E1.12	King's Lynn – Employment Land
E1.13	King's Lynn – King's Lynn Green Infrastructure	E1.13	King's Lynn Green Infrastructure
E1.14	West Lynn – West of St Peter's Road	E1.14	West Lynn – West of Dt Peter's Road

E2.1	West Winch Growth Area Strategic Policy	E2.1	West Winch Growth Area Strategic Policy
E2.2	Development within existing built-up areas of West Winch	E2.2	Development within existing built-up areas of West Winch
E3.1	Hall Lane, South Wootton	E3.1	Hall Lane, South Wootton
F1.1	Downham Market Town Centre Area and Retailing	F1.1	Downham Market Town Centre Area and Retailing
F1.2	Land off St.John's Way, Downham Market	F1.2	Land off St.John's Way, Downham Market
F1.3	Downham Market North-East: Land east of Lynn Road in vicinity of Bridle Lane	F1.3	Downham Market North-East: Land east of Lynn Road in vicinity of Bridle Lane
F1.4	Downham Market South-East: Land north of southern bypass in vicinity of Nightingale Lane	F1.4	Downham Market South-East: Land north of southern bypass in vicinity of Nightingale Lane
F2.1	Hunstanton – Town Centre Area and Retailing	F2.1	Hunstanton – Town Centre Area and Retailing
F2.2	Hunstanton – Land to the east of Cromer Road	F2.2	Hunstanton- Land to the east of Cromer Road
F2.3	Hunstanton – Land South of Hunstanton Commercial Park (Housing uses)	F2.3	Land South of Hunstanton Commercial Park
F2.5	Hunstanton - Land south of Hunstanton Commercial Park (Employment uses)	F2.5	Hunstanton - Land south of Hunstanton Commercial Park
F3.1	Wisbech Fringe - Land east of Wisbech (west of Burrowgate Road)	F3.1	Wisbech Fringe - Land east of Wisbech (west of Burrowgate Road)
G25.2	Clenchwarton – Land north of Main Road	G25.2	Clenchwarton – Land north of Main Road
G28.1	Denver – Land to the south of Sluice Road	G28.1	Denver – Land to the south of Sluice Road
G29.1	Dersingham – Land north of Doddshill Road	G29.1	Dersingham – Land north of Doddshill Road
G31.1	East Rudham – Land off Fakenham Road	G31.1	East Rudham – Land off Fakenham Road
G35.1	Feltwell – Land to the rear of Chocolate Cottage, 24 Oak Street	G35.1	Feltwell – Land to the rear of Chocolate Cottage, 24 Oak Street
G36.1	Fincham – Land east of Marham Road	G36.1	Fincham – Land east of Marham Road
G41.1	Gayton – Land north of Back Street	G41.1	Gayton – Land north of Back Street
G42.1	Great Bircham and Bircham Tofts – Land adjacent to 16 Lynn Road	G42.1	Great Bircham and Bircham Tofts – Land adjacent to 16 Lynn Road
G43.1	Great Massingham – Land south of Walcup's Lane	G43.1	Great Massingham – Land south of Walcup's Lane
G47.1	Heacham – Land off Cheney Hill	G47.1	Heacham – Land off Cheney Hill
G48.1	Hilgay – Land south of Foresters Avenue	G48.1	Hilgay – Land south of Foresters Avenue
G56.1	Marham – Land at The Street	G56.1	Marham – Land at The Street

G57.2	Marshland Saint James – Land adjacent 145 Smeeth Road, Marshland Saint James	G57.2	Marshland Saint James – Land adjacent 145 Smeeth Road, Marshland Saint James
G78.1	Sedgeford – Land off Jarvie Close	G78.1	Sedgeford – Land off Jarvie Close
		G85.1	Southery – Land off Lions Close
G88.1	Stoke Ferry – Land South of Lark Road/ Wretton Road	G88.1	Stoke Ferry – Land South of Lark Road/ Wretton Road
G88.2	Stoke Ferry – Land at Bradfield Place	G88.2	Stoke Ferry – Land at Bradfield Place
G88.3	Stoke Ferry – Land at Indigo Road / Lynn Road	G88.3	Stoke Ferry – Land at Indigo Road / Lynn Road
G93.3	Terrington St. Clement – Land West of Benn’s Lane	G93.3	Terrington St. Clement – Land West of Benn’s Lane
G94.1	Terrington St John, St John’s Highway and Tilney St Lawrence – Land east of School Road	G94.1	Terrington St John, St John’s Highway and Tilney St Lawrence – Land east of School Road
G104.5	Outwell – Land at Wisbech Road	G104.5	Outwell – Land at Wisbech Road
G104.6	Outwell – Land Surrounding Isle Bridge	G104.6	Outwell – Land Surrounding Isle Bridge
G106.1	Walpole Highway – Land East of Hall Road	G106.1	Walpole Highway – Land East of Hall Road
G109.1	Walpole St. Peter – Land south of Walnut Road	G109.1	Walpole St. Peter – Land south of Walnut Road
G112.1	Watlington – Land south of Thieves Bridge Road	G112.1	Watlington – Land south of Thieves Bridge Road
G113.1	Welney, Former Three Tuns/Village Hall	G113.1	Welney, Former Three Tuns/Village Hall
G113.2	Welney land off Main Street	G113.2	Welney land off Main Street
G123.1	Wiggenhall St. Germans – Land north of Mill Road	G123.1	Wiggenhall St. Germans – Land north of Mill Road
Site Allocations & Development Management Policies Plan (2016) Policies Not being replaced			
E1.2	King’s Lynn – Town Centre Retail Expansion Area	G59.2	Methwold – Land at Herbert Drive
E1.4	King’s Lynn – Marsh Lane	G59.3	Methwold – Land at Hythe Road
E1.11	King’s Lynn – Southgates	G59.4	Methwold – Land off Globe Street/St George’s Court
E1.15	West Lynn – Land at Bankside	G60.1	Middleton – Land south of Walter Howes Crescent
E4.1	Knight’s Hill	G72.1	Runcton Holme – Land at School Road
F2.4	Hunstanton – Land north of Hunstanton Road	G81.1	Shouldham – Land South of no.1 New Road
G13.1	Brancaster - Land to the east of Mill Road	G81.2	Shouldham – Land accessed from Rye’s Close
G13.2	Brancaster Staithe and Burnham Deepdale - Land off The Close	G83.1	Snettisham – Land south of Common Road and behind Teal Close
G17.1	Burnham Market – Land at Foundry Field	G85.1	Southery – Land off Lions Close
G22.1	Castle Acre – Land west of Massingham Road	G91.1	Syderstone – Land west of no. 26 The Street

G25.1	Clenchwarton – Land between Wildfields Road and Hall Road	G92.1	Ten Mile Bank – Land off Church Road
G25.3	Clenchwarton – Land south of Main Road	G93.1	Terrington St. Clement – Land at Church Bank, Chapel Road
G29.2	Dersingham – Land at Manor Road	G93.2	Terrington St. Clement – Land Adjacent King William Close
G30.1	Docking – Land situated off Pound Lane (Manor Pasture)	G94.2	Terrington St John, St John’s Highway and Tilney St Lawrence – Land north of St John’s Road
G33.1	East Winch – Land south of Gayton Road	G96.1	Three Holes – Land adjacent to The Bungalow, Main Road
G34.1	Emneth – Land on south of The Wroe	G97.1	Tilney All Saints – Land between School Road and Lynn Road
G35.2	Feltwell – Land north of Munson’s Lane	G104.1	Upwell – Land north west of Townley Close
G35.3	Feltwell – Land at 40 Lodge Lane / Skye Gardens	G104.2	Upwell – Land south/ east of Townley Close
G35.4	Hockwold cum Wilton – Land south of South Street	G104.3	Upwell – Land at Low Side
G41.2	Grimston and Pott Row – Land adjacent Stave Farm, west of Ashwicken Road	G104.4	Upwell – Land off St Peter’s Road
G45.1	Harpley – Land at Nethergate Street/School Lane	G109.2	Walpole St. Peter – Land south of Church Road
G47.2	Heacham – Land to the south of St. Mary’s Close	G114.1	Wereham – Land to the rear of ‘Natanya’, Hollies Farm, Flegg Green, Wereham
G49.1	Hillington – Land to the south of Pasture Close	G120.1	Walton Highway – Land adjacent Common Road
G52.1	Ingoldisthorpe – Land opposite 143-161 Lynn Road	G120.2	Walton Highway – Land north of School Road
G57.1	Marshland Saint James – Land adjacent to Marshland Saint James Primary School	G124.1	Wiggenhall St. Mary Magdalen – Land on Mill Road
G59.1	Methwold – Land at Crown Street		

MM375	I.0.1-I.0.3 (pages 667-680)	<p>Delete Appendix I, as follows:</p> <p>I-Neighbourhood Plans -Neighbourhood Plans-</p> <p>I.0.1 Neighbourhood development plans were introduced via the Localism Act 2011 and allows communities to prepare their own plan which can specifically meet the visions, aims, objectives and needs of that neighbourhood. The plans are prepared by town and parish councils, or neighbourhood forums. Neighbourhood plans are a great way for communities to focus on planning policies and proposals for improving their area as long as it conforms with the basic conditions which are:</p> <p style="margin-left: 20px;">a. having regard to national policy, b. contribute to sustainable development, c. be in general conformity with the strategic policies in the development plan of the local area (the local plan) and d. be compatible with EU obligations.</p> <p>I.0.2 Further information regarding neighbourhood plans can be found on the Borough Council website in the below footnote.</p> <p>I.0.3 ⁽⁹⁶⁾</p> <table border="0" style="width: 100%;"> <tr> <td style="width: 50%;">Typical Stages of the Neighbourhood Plan Process</td> <td style="width: 50%;">Regulation-</td> </tr> <tr> <td>Area Designated</td> <td>Regulation 7</td> </tr> <tr> <td>Draft & BC Comments Provided</td> <td></td> </tr> <tr> <td>SEA / HRA Screening Report Issued</td> <td></td> </tr> <tr> <td>Pre-submission Consultation conducted by the qualifying body</td> <td>Regulation 14</td> </tr> <tr> <td>Health Check (Optional Mock Examination)</td> <td></td> </tr> <tr> <td>Neighbourhood Plan documents submitted to LPA</td> <td>Regulation 15</td> </tr> <tr> <td>Submission Consultation conducted by the LPA</td> <td>Regulation 16</td> </tr> <tr> <td>Examination Stage</td> <td>Regulation 17</td> </tr> <tr> <td>Examiners report recorded</td> <td>Regulation 18</td> </tr> <tr> <td>BCKLWN decision on the neighbourhood plan</td> <td>Regulation 18A</td> </tr> <tr> <td>Referendum</td> <td>Regulation 19</td> </tr> <tr> <td>Plan Adopted (Made)</td> <td>Regulation 20</td> </tr> </table> <table border="0" style="width: 100%;"> <tr> <td style="width: 30%;"></td> <td style="width: 30%;">Neighbourhood Plan Housing</td> <td style="width: 40%;"></td> </tr> <tr> <td>Designated Parish-</td> <td>Current Stage of the Neighbourhood Plan</td> <td>Allocations (If any in Adopted/ Plans passed Reg.18)</td> </tr> <tr> <td>Brancaster (Under review)</td> <td>NP Adopted Nov 2015 (Reg 20) Review underway : Decision Making Stage Feb 2021 (Reg.18A)</td> <td></td> </tr> <tr> <td>Burnham Market</td> <td>Talks of designating the area</td> <td></td> </tr> <tr> <td>Castle Acre</td> <td>Examination Stage (Reg.17)</td> <td>CA.3 Glebe Land at South Acre 4 Road/Chimney Street</td> </tr> <tr> <td>Dersingham</td> <td>Area Designated (Reg.7)</td> <td></td> </tr> <tr> <td>Downham Market</td> <td>Area Designated (Reg.7)</td> <td></td> </tr> <tr> <td>Gayton</td> <td>Area Designated (Reg.7)</td> <td></td> </tr> <tr> <td>Grimston, Roydon & Congham</td> <td>Area Designated (Reg.7)</td> <td></td> </tr> <tr> <td>Heacham</td> <td>Submitted Documents (Reg.15)</td> <td></td> </tr> <tr> <td>Holme next the sea</td> <td>Passed the Decision Stage Awaiting Referendum (Reg.18A)</td> <td>HNTS15: Site Allocation at Eastgate Barn 5</td> </tr> <tr> <td>Hunstanton</td> <td>Submitted Documents (Reg.15)</td> <td></td> </tr> <tr> <td>Ingoldisthorpe</td> <td>Area Designated (Reg.7)</td> <td></td> </tr> <tr> <td>Marshland St James</td> <td>Area Designated (Reg.7)</td> <td></td> </tr> </table>	Typical Stages of the Neighbourhood Plan Process	Regulation-	Area Designated	Regulation 7	Draft & BC Comments Provided		SEA / HRA Screening Report Issued		Pre-submission Consultation conducted by the qualifying body	Regulation 14	Health Check (Optional Mock Examination)		Neighbourhood Plan documents submitted to LPA	Regulation 15	Submission Consultation conducted by the LPA	Regulation 16	Examination Stage	Regulation 17	Examiners report recorded	Regulation 18	BCKLWN decision on the neighbourhood plan	Regulation 18A	Referendum	Regulation 19	Plan Adopted (Made)	Regulation 20		Neighbourhood Plan Housing		Designated Parish-	Current Stage of the Neighbourhood Plan	Allocations (If any in Adopted/ Plans passed Reg.18)	Brancaster (Under review)	NP Adopted Nov 2015 (Reg 20) Review underway : Decision Making Stage Feb 2021 (Reg.18A)		Burnham Market	Talks of designating the area		Castle Acre	Examination Stage (Reg.17)	CA.3 Glebe Land at South Acre 4 Road/Chimney Street	Dersingham	Area Designated (Reg.7)		Downham Market	Area Designated (Reg.7)		Gayton	Area Designated (Reg.7)		Grimston, Roydon & Congham	Area Designated (Reg.7)		Heacham	Submitted Documents (Reg.15)		Holme next the sea	Passed the Decision Stage Awaiting Referendum (Reg.18A)	HNTS15: Site Allocation at Eastgate Barn 5	Hunstanton	Submitted Documents (Reg.15)		Ingoldisthorpe	Area Designated (Reg.7)		Marshland St James	Area Designated (Reg.7)		For clarity and effectiveness, remove outdated material and/ or information that is available elsewhere.
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	Old Hunstanton	Undergoing SEA/HRA for draft neighbourhood plan		
	Outwell	Area Designated (Reg.7)		
	Leziate	Talks of designating the area		
	Northwold	Talks of designating the area		
	Pentney	Area Designated (Reg.7)		
	Ringstead	Applied to designate the area		
	Sedgeford	Adopted Sept 2019 (Reg.20)	H2 Site 1 Land to the East of Ringstead Road and to the North of the School H2 Site 2 Land East of Ringstead Road opposite Jarvis Close	No set numbers
	Snettisham	Adopted Nov 2018 (Reg.20)	SNP1	40
	South Wootton	Adopted Nov 2015 (Reg.20)		
	South Lynn Forum	Talks of designating the area		
	St Nicholas & St Margarets Ward forum	Talks of designating the area		
	Stoke Ferry	Area Designated (Reg.7)		
	Terrington St John	Submitted Documents (Reg.15)		
	Thornham	Decision Making Stage Feb 2021 (Reg.18A)		
	Tilney All Saints	Examination Stage (Reg.17)		
	96. https://www.west-norfolk.gov.uk/info/20127/neighbourhood_plans/43/neighbourhood_planning			

MM376 New Appendix:
Neighbourhood Plan
Housing Requirement
Methodology, to
replace Appendix I

- New Appendix [Appendix I] Neighbourhood Plan Housing Requirement Methodology**
1. There is no set method for setting housing requirements for designated neighbourhood areas in the NPPF or the PPG. The NPPF states that this housing requirement should reflect the overall strategy for the pattern and scale of development and any relevant allocations.
 2. To reflect the overall strategy for the pattern and scale of development set out in the Plan it is proposed that the housing requirement for neighbourhood areas for the period (2021 – 2040) is distributed according to the overall strategy for the pattern of development in the Plan, any relevant allocations in the Plan, any extant planning permissions and a proportion of the development expected from ‘windfall’⁵ over the Plan period, taking account the population of the neighbourhood area.
 3. Therefore, the housing requirement for designated neighbourhood areas (and parished and non-parished areas that may become designated neighbourhood areas in the future), will need to consider the scale of housing expected to take place in the neighbourhood area over the Plan period. Therefore, consideration is given to the following:
 - the number of dwellings from allocated sites and extant planning permissions in the submitted Plan period within each parished/non-parished area (as set out in the Housing Trajectory (April 2023))
 - a proportion of development expected from ‘windfall’ sites over the Plan period distributed according to the spatial strategy and household numbers:
 4. The number of dwellings from allocated sites and extant planning permissions are set out in the Housing Trajectory (April 2023).
 5. Development from windfall sites over the Plan period has been determined to be 3,081 dwellings (Policy LP01(1)). The windfall of 3,081 dwellings is distributed amongst the tiers of the Settlement Hierarchy according to the proportion of growth expected over the Plan period from housing allocations. Table 1 below sets out the proportion of the windfalls for each Settlement Tier and the number of Parished and Non-parished areas in each. It should be noted that there is a slight discrepancy between figures, due to the rounding of data through the calculations (the total rounded figure equating to 3,084).
 6. The windfall requirement for each Parished/Non-parished area is then adjusted based on the number of households they contain to ensure that the requirement is reflective of the differences in scale amongst areas in the same Tier. This is achieved by totalling the number of households in all of the areas in a Tier and then calculating the proportion of the total households that are located within each area. Finally, the area’s proportion of households is multiplied by the Tier’s windfall requirement (third column in Table 1) to provide an adjusted windfall requirement.
 7. As an example, the total number of households across the 27 Parished Key Rural Service Centres, is 27,950. The windfall requirement for the entire Tier is 428 dwellings (see Table below).

<u>Tier</u>	<u>Parish Name</u>	<u>Settlements within each Parish</u>	<u>Household Nos (as at April 2024)</u>	<u>% Total Planned Growth (5,044) within each tier</u>	<u>Total No of households in each tier (parish areas)</u>	<u>% household s within each tier</u>	<u>% windfall figure (3,081) for each tier</u>	<u>TOTAL WINDFALL REQUIREMENT @ 3081</u>	<u>Capacity adjustment (@3081)</u>
<u>1</u>	<u>King's Lynn (un-parished)</u>	<u>King's Lynn; West Lynn</u>	<u>19,225</u>	<u>48.8%</u>	<u>19,225</u>	<u>100.00%</u>	<u>1,504</u>	<u>1,504</u>	<u>1,504</u>
<u>2</u>	<u>Downham Market</u>	<u>Downham Market</u>	<u>5,559</u>	<u>24.1%</u>	<u>8,743</u>	<u>63.58%</u>	<u>743</u>	<u>472</u>	<u>472</u>
<u>2</u>	<u>Hunstanton</u>	<u>Hunstanton</u>	<u>3,184</u>	<u>24.1%</u>	<u>8,743</u>	<u>36.42%</u>	<u>743</u>	<u>270</u>	<u>100</u>
<u>3</u>	<u>North Wootton</u>	<u>North Wootton</u>	<u>1,015</u>	<u>11.4%</u>	<u>4,868</u>	<u>20.85%</u>	<u>351</u>	<u>73</u>	<u>73</u>
<u>3</u>	<u>South Wootton</u>	<u>South Wootton; part of King's Lynn urban area</u>	<u>1,855</u>	<u>11.4%</u>	<u>4,868</u>	<u>38.11%</u>	<u>351</u>	<u>134</u>	<u>134</u>

To ensure the Plan is effective and consistent with national policy in providing housing requirements for designated neighbourhood areas.

⁵ 'Windfall sites' is used to refer to those sites not specifically identified in the development plan expected to come forward based on historic windfall delivery rates.

		<u>3</u>	<u>Walsoken</u>	<u>Walsoken</u>	<u>728</u>	<u>11.4%</u>	<u>4,868</u>	<u>14.95%</u>	<u>351</u>	<u>53</u>	<u>53</u>
		<u>3</u>	<u>West Winch</u>	<u>West Winch</u>	<u>1,270</u>	<u>11.4%</u>	<u>4,868</u>	<u>26.09%</u>	<u>351</u>	<u>92</u>	<u>92</u>
		<u>4</u>	<u>Brancaster</u>	<u>Brancaster; Brancaster Staithe/ Burnham Deepdale</u>	<u>785</u>	<u>14.0%</u>	<u>27,950</u>	<u>2.81%</u>	<u>431</u>	<u>12</u>	<u>12</u>
		<u>4</u>	<u>Burnham Market</u>	<u>Burnham Market</u>	<u>692</u>	<u>14.0%</u>	<u>27,950</u>	<u>2.48%</u>	<u>431</u>	<u>11</u>	<u>11</u>
		<u>4</u>	<u>Castleacre</u>	<u>Castleacre</u>	<u>487</u>	<u>14.0%</u>	<u>27,950</u>	<u>1.74%</u>	<u>431</u>	<u>8</u>	<u>8</u>
		<u>4</u>	<u>Clenchwarton</u>	<u>Clenchwarton</u>	<u>1,016</u>	<u>14.0%</u>	<u>27,950</u>	<u>3.64%</u>	<u>431</u>	<u>16</u>	<u>16</u>
		<u>4</u>	<u>Dersingham</u>	<u>Dersingham</u>	<u>2,438</u>	<u>14.0%</u>	<u>27,950</u>	<u>8.72%</u>	<u>431</u>	<u>38</u>	<u>38</u>
		<u>4</u>	<u>Docking</u>	<u>Docking</u>	<u>741</u>	<u>14.0%</u>	<u>27,950</u>	<u>2.65%</u>	<u>431</u>	<u>11</u>	<u>11</u>
		<u>4</u>	<u>Emneth</u>	<u>Emneth</u>	<u>1,253</u>	<u>14.0%</u>	<u>27,950</u>	<u>4.48%</u>	<u>431</u>	<u>19</u>	<u>19</u>
		<u>4</u>	<u>Feltwell</u>	<u>Feltwell</u>	<u>1,356</u>	<u>14.0%</u>	<u>27,950</u>	<u>4.85%</u>	<u>431</u>	<u>21</u>	<u>21</u>
		<u>4</u>	<u>Gayton</u>	<u>Gayton; Gayton Thorpe</u>	<u>768</u>	<u>14.0%</u>	<u>27,950</u>	<u>2.75%</u>	<u>431</u>	<u>12</u>	<u>12</u>
		<u>4</u>	<u>Great Massingham</u>	<u>Great Massingham</u>	<u>485</u>	<u>14.0%</u>	<u>27,950</u>	<u>1.74%</u>	<u>431</u>	<u>7</u>	<u>7</u>
		<u>4</u>	<u>Grimston</u>	<u>Grimston; Pott Row</u>	<u>959</u>	<u>14.0%</u>	<u>27,950</u>	<u>3.43%</u>	<u>431</u>	<u>15</u>	<u>15</u>
		<u>4</u>	<u>Heacham</u>	<u>Heacham</u>	<u>2,770</u>	<u>14.0%</u>	<u>27,950</u>	<u>9.91%</u>	<u>431</u>	<u>43</u>	<u>43</u>
		<u>4</u>	<u>Hockwold</u>	<u>Hockwold</u>	<u>599</u>	<u>14.0%</u>	<u>27,950</u>	<u>2.14%</u>	<u>431</u>	<u>9</u>	<u>9</u>
		<u>4</u>	<u>Marham</u>	<u>Marham; Upper (RAF) Marham</u>	<u>1,081</u>	<u>14.0%</u>	<u>27,950</u>	<u>3.87%</u>	<u>431</u>	<u>17</u>	<u>17</u>
		<u>4</u>	<u>Methwold</u>	<u>Methwold; Brookville; Methwold Hythe</u>	<u>798</u>	<u>14.0%</u>	<u>27,950</u>	<u>2.86%</u>	<u>431</u>	<u>12</u>	<u>12</u>
		<u>4</u>	<u>Middleton</u>	<u>Middleton; Blackborough End</u>	<u>686</u>	<u>14.0%</u>	<u>27,950</u>	<u>2.45%</u>	<u>431</u>	<u>11</u>	<u>11</u>
		<u>4</u>	<u>Northwold</u>	<u>Northwold; Whittington</u>	<u>573</u>	<u>14.0%</u>	<u>27,950</u>	<u>2.05%</u>	<u>431</u>	<u>9</u>	<u>9</u>
		<u>4</u>	<u>Outwell</u>	<u>Outwell</u>	<u>1,055</u>	<u>14.0%</u>	<u>27,950</u>	<u>3.77%</u>	<u>431</u>	<u>16</u>	<u>16</u>
		<u>4</u>	<u>Snettisham</u>	<u>Snettisham</u>	<u>1,620</u>	<u>14.0%</u>	<u>27,950</u>	<u>5.80%</u>	<u>431</u>	<u>25</u>	<u>25</u>
		<u>4</u>	<u>Stoke Ferry</u>	<u>Stoke Ferry</u>	<u>540</u>	<u>14.0%</u>	<u>27,950</u>	<u>1.93%</u>	<u>431</u>	<u>8</u>	<u>8</u>
		<u>4</u>	<u>Terrington St Clement</u>	<u>Terrington St Clement; Hay Green</u>	<u>1,969</u>	<u>14.0%</u>	<u>27,950</u>	<u>7.04%</u>	<u>431</u>	<u>30</u>	<u>30</u>
		<u>4</u>	<u>Terrington St John</u>	<u>Terrington St John; St John's Highway; St John's Fen End</u>	<u>408</u>	<u>14.0%</u>	<u>27,950</u>	<u>1.46%</u>	<u>431</u>	<u>6</u>	<u>6</u>

4	Tilney St Lawrence	Tilney St Lawrence; Tilney cum Islington; Tilney Fen End	744	14.0%	27,950	2.66%	431	11	11
4	Upwell	Upwell; Lakes End; Three Holes	1,335	14.0%	27,950	4.78%	431	21	21
4	Walpole	Walpole St Peter; Walpole St Andrew; Walpole Marsh	820	14.0%	27,950	2.93%	431	13	13
4	Watlington	Watlington	1,164	14.0%	27,950	4.16%	431	18	18
4	West Walton	West Walton; Walton Highway	808	14.0%	27,950	2.89%	431	12	12
5	Bircham	Great Bircham; Bircham Tofts	260	1.6%	11,100	2.34%	49	1	1
5	Castle Rising	Castle Rising; part of King's Lynn urban area	112	1.6%	11,100	1.01%	49	0	0
5	Denver	Denver	432	1.6%	11,100	3.89%	49	2	2
5	East Rudham	East Rudham	298	1.6%	11,100	2.68%	49	1	1
5	East Winch	East Winch	390	1.6%	11,100	3.51%	49	2	2
5	Fincham	Fincham	253	1.6%	11,100	2.28%	49	1	1
5	Flitcham	Flitcham	98	1.6%	11,100	0.88%	49	0	0
5	Harpley	Harpley	176	1.6%	11,100	1.59%	49	1	1
5	Hilgay	Hilgay; Ten Mile Bank	629	1.6%	11,100	5.67%	49	3	3
5	Hillington	Hillington	149	1.6%	11,100	1.34%	49	1	1
5	Ingoldisthorpe	Ingoldisthorpe	422	1.6%	11,100	3.80%	49	2	2
5	Marshland St James	Marshland St James	621	1.6%	11,100	5.59%	49	3	3
5	North Creake	North Creake	224	1.6%	11,100	2.02%	49	1	1
5	Old Hunstanton	Old Hunstanton	355	1.6%	11,100	3.20%	49	2	2
5	Pentney	Pentney	310	1.6%	11,100	2.79%	49	1	1
5	Runcton Holme	Runcton Holme	307	1.6%	11,100	2.77%	49	1	1
5	Sandringham	West Newton	215	1.6%	11,100	1.94%	49	1	1
5	Sedgeford	Sedgeford	315	1.6%	11,100	2.84%	49	1	1
5	Shouldham	Shouldham	296	1.6%	11,100	2.67%	49	1	1
5	South Creake	South Creake	349	1.6%	11,100	3.14%	49	2	2
5	Southery	Southery	627	1.6%	11,100	5.65%	49	3	3
5	Stanhoe	Stanhoe	141	1.6%	11,100	1.27%	49	1	1

5	Stow Bardolph	Stow Bridge; Barroway Drove	578	1.6%	11,100	5.21%	49	3	3
5	Syderstone	Syderstone	279	1.6%	11,100	2.51%	49	1	1
5	Thornham	Thornham	380	1.6%	11,100	3.42%	49	2	2
5	Tilney All Saints	Tilney All Saints; Tilney High End	268	1.6%	11,100	2.41%	49	1	1
5	Tottenham	Tottenham	105	1.6%	11,100	0.95%	49	0	0
5	Walpole Highway	Walpole Highway	349	1.6%	11,100	3.14%	49	2	2
5	Welney	Welney	270	1.6%	11,100	2.43%	49	1	1
5	Wereham	Wereham	329	1.6%	11,100	2.96%	49	1	1
5	Wiggenhall St Germans	Wiggenhall St Germans; Wiggenhall St Mary the Virgin	626	1.6%	11,100	5.64%	49	3	3
5	Wiggenhall St Mary Magdalen	Wiggenhall St Mary Magdalen	329	1.6%	11,100	2.96%	49	1	1
5	Wimbotsham	Wimbotsham; part of Downham Market urban area	331	1.6%	11,100	2.98%	49	1	1
5	Wormegay	Wormegay	174	1.6%	11,100	1.57%	49	1	1
6	Barton Bendish	Barton Bendish	103	0.0%	3,427	3.01%	0	0	0
6	Bawsey	Bawsey	123	0.0%	3,427	3.59%	0	0	0
6	Boughton	Boughton	114	0.0%	3,427	3.33%	0	0	0
6	Burnham Norton	Burnham Norton	69	0.0%	3,427	2.01%	0	0	0
6	Burnham Overy	Burnham Overy Staithe; Burnham Overy Town	243	0.0%	3,427	7.09%	0	0	0
6	Burnham Thorpe	Burnham Thorpe	102	0.0%	3,427	2.98%	0	0	0
6	Congham	Congham; part of Grimston	121	0.0%	3,427	3.53%	0	0	0
6	Crimplesham	Crimplesham	122	0.0%	3,427	3.56%	0	0	0
6	Downham West	Salters Lode; part of Downham Market urban area	142	0.0%	3,427	4.14%	0	0	0
6	Holme-next-Sea	Holme-next-Sea	222	0.0%	3,427	6.48%	0	0	0

6	<u>Leziate</u>	<u>Leziate; Ashwicken</u>	<u>267</u>	<u>0.0%</u>	<u>3,427</u>	<u>7.79%</u>	<u>0</u>	<u>0</u>	<u>0</u>
6	<u>Nordelph</u>	<u>Nordelph</u>	<u>205</u>	<u>0.0%</u>	<u>3,427</u>	<u>5.98%</u>	<u>0</u>	<u>0</u>	<u>0</u>
6	<u>North Runcton</u>	<u>North Runcton; part of King's Lynn urban area</u>	<u>265</u>	<u>0.0%</u>	<u>3,427</u>	<u>7.73%</u>	<u>0</u>	<u>0</u>	<u>0</u>
6	<u>Ringstead</u>	<u>Ringstead</u>	<u>190</u>	<u>0.0%</u>	<u>3,427</u>	<u>5.54%</u>	<u>0</u>	<u>0</u>	<u>0</u>
6	<u>Roydon</u>	<u>Roydon</u>	<u>154</u>	<u>0.0%</u>	<u>3,427</u>	<u>4.49%</u>	<u>0</u>	<u>0</u>	<u>0</u>
6	<u>Shouldham Thorpe</u>	<u>Shouldham Thorpe</u>	<u>74</u>	<u>0.0%</u>	<u>3,427</u>	<u>2.16%</u>	<u>0</u>	<u>0</u>	<u>0</u>
6	<u>Titchwell</u>	<u>Titchwell</u>	<u>62</u>	<u>0.0%</u>	<u>3,427</u>	<u>1.81%</u>	<u>0</u>	<u>0</u>	<u>0</u>
6	<u>Walpole Cross Keys</u>	<u>Walpole Cross Keys</u>	<u>243</u>	<u>0.0%</u>	<u>3,427</u>	<u>7.09%</u>	<u>0</u>	<u>0</u>	<u>0</u>
6	<u>West Dereham</u>	<u>West Dereham</u>	<u>202</u>	<u>0.0%</u>	<u>3,427</u>	<u>5.89%</u>	<u>0</u>	<u>0</u>	<u>0</u>
6	<u>West Rudham</u>	<u>West Rudham</u>	<u>120</u>	<u>0.0%</u>	<u>3,427</u>	<u>3.50%</u>	<u>0</u>	<u>0</u>	<u>0</u>
6	<u>Westacre</u>	<u>Westacre</u>	<u>97</u>	<u>0.0%</u>	<u>3,427</u>	<u>2.83%</u>	<u>0</u>	<u>0</u>	<u>0</u>
6	<u>Wretton</u>	<u>Wretton</u>	<u>187</u>	<u>0.0%</u>	<u>3,427</u>	<u>5.46%</u>	<u>0</u>	<u>0</u>	<u>0</u>
C	<u>Amner</u>	<u>Countryside</u>	<u>31</u>	<u>0.0%</u>	<u>410</u>	<u>7.56%</u>	<u>0</u>	<u>0</u>	<u>0</u>
C	<u>Bagthorpe (with Barmer)</u>	<u>Countryside</u>	<u>30</u>	<u>0.0%</u>	<u>410</u>	<u>7.32%</u>	<u>0</u>	<u>0</u>	<u>0</u>
C	<u>Barwick</u>	<u>Countryside</u>	<u>24</u>	<u>0.0%</u>	<u>410</u>	<u>5.85%</u>	<u>0</u>	<u>0</u>	<u>0</u>
C	<u>Choseley</u>	<u>Countryside</u>	<u>13</u>	<u>0.0%</u>	<u>410</u>	<u>3.17%</u>	<u>0</u>	<u>0</u>	<u>0</u>
C	<u>East Walton</u>	<u>Countryside</u>	<u>38</u>	<u>0.0%</u>	<u>410</u>	<u>9.27%</u>	<u>0</u>	<u>0</u>	<u>0</u>
C	<u>Fordham</u>	<u>Countryside</u>	<u>32</u>	<u>0.0%</u>	<u>410</u>	<u>7.80%</u>	<u>0</u>	<u>0</u>	<u>0</u>
C	<u>Fring</u>	<u>Countryside</u>	<u>44</u>	<u>0.0%</u>	<u>410</u>	<u>10.73%</u>	<u>0</u>	<u>0</u>	<u>0</u>
C	<u>Houghton</u>	<u>Countryside</u>	<u>41</u>	<u>0.0%</u>	<u>410</u>	<u>10.00%</u>	<u>0</u>	<u>0</u>	<u>0</u>
C	<u>Little Massingham</u>	<u>Countryside</u>	<u>50</u>	<u>0.0%</u>	<u>410</u>	<u>12.20%</u>	<u>0</u>	<u>0</u>	<u>0</u>
C	<u>Ryston</u>	<u>Countryside; Bexwell (part of Downham Market urban area)</u>	<u>49</u>	<u>0.0%</u>	<u>410</u>	<u>11.95%</u>	<u>0</u>	<u>0</u>	<u>0</u>
C	<u>Sherborne</u>	<u>Countryside</u>	<u>27</u>	<u>0.0%</u>	<u>410</u>	<u>6.59%</u>	<u>0</u>	<u>0</u>	<u>0</u>
C	<u>Stradsett</u>	<u>Countryside</u>	<u>31</u>	<u>0.0%</u>	<u>410</u>	<u>7.56%</u>	<u>0</u>	<u>0</u>	<u>0</u>
-	-	-	<u>75,620</u>					<u>3,077</u>	<u>2,907</u>

Capacity sense check

8. The right-hand column in the table above provides a "capacity sense check". It is noted that some settlements in tiers 2 and 3 are restricted in terms of available land for development. This check has found that Hunstanton has greatly limited capacity to accommodate the required level of growth, such that the requirement has been reduced, from 279 to 100.

Case studies: Heacham and Watlington

9. Heacham and Watlington are Parished areas in which the main settlement in the Parish is classified as Key Rural Service Centre.

10. The Parish of Heacham contains 2,770 households, which is 9.91% of the total number of households in the Tier. The Parish of Watlington contains 1,164 households, which is 4.16% of total number of households in the Tier. Heacham is, therefore, just over twice

the size of Watlington, in terms of household numbers.

11. When making the adjustment, the Tier requirement is multiplied by the proportion of households in the Area:

- For Heacham, this is 431 dwellings multiplied by 9.91% which produces a windfall requirement of 43 dwellings.
- For Watlington, this is 431 dwellings multiplied by 4.16% which produces a windfall requirement of 18 dwellings.

12. The adjusted windfall requirement for Heacham is just over two and a half times larger than the adjusted requirement for Watlington to reflect the disparity in scale identified in paragraph 10 (above).

Example Calculation of Housing Requirement

13. As stated in the Planning Practice Guidance (see paragraph 4) Neighbourhood Planning Bodies do not have to make specific provision for housing or seek to allocate sites to accommodate the requirement recognising that strategic policies in a local plan may already do this.

14. In practice, a neighbourhood plan would not need to allocate a site that has already been allocated in a Local Plan, nor would they need to allocate sites where planning permission has already been granted as the principle of development has been established.

15. Therefore, where a neighbourhood planning body seeks to plan for housing growth, the Housing Requirement will be the expected housing growth in the neighbourhood area over the Plan period less the number of dwellings from allocations (delivered through the strategic policies in the submitted Plan) and extant planning permissions.

16. In the example for Heacham, the expected housing growth for the neighbourhood area over the Plan period is 204 dwellings, 12 of which are completions (2021-24), 133 of which are from allocated sites (delivered through strategic policies in the submitted Plan), 16 dwellings from extant planning permissions and 43 dwellings from windfall. The Housing Requirement for Heacham would be 43 dwellings:

- 204 minus 12 minus 16 minus 133 = 43 dwellings

17. Sedgeford and Upwell Neighbourhood Plans already allocate land, for 25 and 46 dwellings respectively. In these cases, there is more than sufficient land to meet the windfall figure/ Neighbourhood Plan requirement for each. Therefore, there is no need to allocate further land through a future review of either of these plans.

18. It is recognised that there may be constraints in a neighbourhood area that would mean that meeting the Housing Requirement would not be achievable (e.g. Hunstanton). Where this is the case, it is expected that this is explained in the Neighbourhood Plan.

19. The Table below sets out the Housing Requirement for each of the Designated Neighbourhood Areas.

	(a)	(b)	(c)		(d)	(e)	(f)	
<u>Designated Neighbourhood Area (Parish) - As at April 2024</u>	<u>Completions (2021-24)</u>	<u>Commitments (1 April 2024)</u>	<u>Local Plan allocations</u>	<u>% households in each tier</u>	<u>Tier windfall requirement</u>	<u>Total expected growth over the Plan Period (Total a to d)</u>	<u>Neighbourhood Plan allocations</u>	<u>Housing requirement (e minus a - b - c - f)</u>
<u>Brancaster</u>	<u>13</u>	<u>26</u>	<u>0</u>	<u>2.81%</u>	<u>12</u>	<u>51</u>	<u>0</u>	<u>12</u>
<u>Burnham Market</u>	<u>26</u>	<u>28</u>	<u>0</u>	<u>2.48%</u>	<u>11</u>	<u>65</u>	<u>0</u>	<u>11</u>
<u>Burnham Overy</u>	<u>2</u>	<u>0</u>	<u>0</u>	<u>7.09%</u>	<u>0</u>	<u>2</u>	<u>0</u>	<u>0</u>
<u>Castle Acre</u>	<u>16</u>	<u>5</u>	<u>0</u>	<u>1.74%</u>	<u>8</u>	<u>29</u>	<u>4</u>	<u>4</u>
<u>Congham</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>3.53%</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>Dersingham</u>	<u>5</u>	<u>4</u>	<u>20</u>	<u>8.72%</u>	<u>38</u>	<u>67</u>	<u>0</u>	<u>38</u>

<u>Docking</u>	<u>102</u>	<u>47</u>	<u>0</u>	<u>2.65%</u>	<u>11</u>	<u>160</u>	<u>0</u>	<u>11</u>
<u>Downham Market</u>	<u>31</u>	<u>89</u>	<u>596</u>	<u>63.58%</u>	<u>472</u>	<u>1,189</u>	<u>0</u>	<u>473</u>
<u>Gayton</u>	<u>54</u>	<u>47</u>	<u>37</u>	<u>2.75%</u>	<u>12</u>	<u>150</u>	<u>0</u>	<u>12</u>
<u>Great Massingham</u>	<u>2</u>	<u>1</u>	<u>16</u>	<u>1.74%</u>	<u>7</u>	<u>26</u>	<u>0</u>	<u>7</u>
<u>Grimston</u>	<u>27</u>	<u>27</u>	<u>0</u>	<u>3.43%</u>	<u>15</u>	<u>69</u>	<u>0</u>	<u>15</u>
<u>Heacham</u>	<u>12</u>	<u>16</u>	<u>133</u>	<u>9.91%</u>	<u>43</u>	<u>204</u>	<u>0</u>	<u>43</u>
<u>Holme Next the Sea</u>	<u>0</u>	<u>6</u>	<u>0</u>	<u>6.48%</u>	<u>0</u>	<u>6</u>	<u>0</u>	<u>0</u>
<u>Hunstanton</u>	<u>184</u>	<u>202</u>	<u>122</u>	<u>36.42%</u>	<u>100</u>	<u>608</u>	<u>0</u>	<u>100</u>
<u>Ingoldisthorpe</u>	<u>26</u>	<u>6</u>	<u>0</u>	<u>3.80%</u>	<u>2</u>	<u>34</u>	<u>0</u>	<u>2</u>
<u>Marshland St James</u>	<u>29</u>	<u>23</u>	<u>6</u>	<u>5.59%</u>	<u>3</u>	<u>61</u>	<u>0</u>	<u>3</u>
<u>North Runcton</u>	<u>1</u>	<u>2</u>	<u>0</u>	<u>7.73%</u>	<u>0</u>	<u>3</u>	<u>0</u>	<u>0</u>
<u>Old Hunstanton</u>	<u>2</u>	<u>2</u>	<u>0</u>	<u>3.20%</u>	<u>2</u>	<u>6</u>	<u>0</u>	<u>2</u>
<u>Outwell</u>	<u>17</u>	<u>45</u>	<u>90</u>	<u>3.77%</u>	<u>16</u>	<u>168</u>	<u>0</u>	<u>16</u>
<u>North Wootton</u>	<u>3</u>	<u>8</u>	<u>0</u>	<u>20.85%</u>	<u>73</u>	<u>84</u>	<u>0</u>	<u>73</u>
<u>Pentney</u>	<u>9</u>	<u>12</u>	<u>0</u>	<u>2.79%</u>	<u>1</u>	<u>22</u>	<u>0</u>	<u>1</u>
<u>Ringstead</u>	<u>0</u>	<u>13</u>	<u>0</u>	<u>5.54%</u>	<u>0</u>	<u>13</u>	<u>0</u>	<u>0</u>
<u>Roydon</u>	<u>0</u>	<u>3</u>	<u>0</u>	<u>4.49%</u>	<u>0</u>	<u>3</u>	<u>0</u>	<u>0</u>
<u>Sedgeford</u>	<u>5</u>	<u>11</u>	<u>11</u>	<u>2.84%</u>	<u>1</u>	<u>28</u>	<u>25</u>	<u>-24</u>
<u>Shouldham</u>	<u>2</u>	<u>11</u>	<u>0</u>	<u>2.67%</u>	<u>1</u>	<u>14</u>	<u>0</u>	<u>1</u>
<u>Snettisham</u>	<u>29</u>	<u>86</u>	<u>0</u>	<u>5.80%</u>	<u>25</u>	<u>140</u>	<u>0</u>	<u>25</u>
<u>South Wootton</u>	<u>48</u>	<u>18</u>	<u>538</u>	<u>38.11%</u>	<u>134</u>	<u>738</u>	<u>0</u>	<u>134</u>
<u>Stoke Ferry</u>	<u>1</u>	<u>117</u>	<u>52</u>	<u>1.93%</u>	<u>8</u>	<u>178</u>	<u>0</u>	<u>8</u>
<u>Syderstone</u>	<u>6</u>	<u>2</u>	<u>0</u>	<u>2.51%</u>	<u>1</u>	<u>9</u>	<u>0</u>	<u>1</u>
<u>Terrington St John</u>	<u>15</u>	<u>48</u>	<u>40</u>	<u>1.46%</u>	<u>6</u>	<u>109</u>	<u>0</u>	<u>6</u>
<u>Thornham</u>	<u>20</u>	<u>11</u>	<u>0</u>	<u>3.42%</u>	<u>2</u>	<u>33</u>	<u>0</u>	<u>2</u>
<u>Tilney All Saints</u>	<u>0</u>	<u>2</u>	<u>0</u>	<u>2.41%</u>	<u>1</u>	<u>3</u>	<u>0</u>	<u>1</u>
<u>Tilney St Lawrence</u>	<u>10</u>	<u>17</u>	<u>0</u>	<u>13.90%</u>	<u>11</u>	<u>38</u>	<u>0</u>	<u>11</u>
<u>Upwell</u>	<u>22</u>	<u>30</u>	<u>0</u>	<u>4.78%</u>	<u>21</u>	<u>73</u>	<u>46</u>	<u>-25</u>
<u>Walpole</u>	<u>17</u>	<u>18</u>	<u>6</u>	<u>2.93%</u>	<u>13</u>	<u>54</u>	<u>0</u>	<u>13</u>
<u>Walpole Cross Keys</u>	<u>9</u>	<u>20</u>	<u>0</u>	<u>7.09%</u>	<u>0</u>	<u>29</u>	<u>0</u>	<u>0</u>
<u>Watlington</u>	<u>3</u>	<u>24</u>	<u>40</u>	<u>4.16%</u>	<u>18</u>	<u>85</u>	<u>0</u>	<u>18</u>
<u>West Dereham</u>	<u>1</u>	<u>2</u>	<u>0</u>	<u>5.89%</u>	<u>0</u>	<u>3</u>	<u>0</u>	<u>0</u>
<u>West Winch</u>	<u>8</u>	<u>10</u>	<u>0</u>	<u>26.09%</u>	<u>92</u>	<u>110</u>	<u>0</u>	<u>92</u>

Parishes which are not designated Neighbourhood Areas

20. In accordance with Paragraph 68 of the NPPF (see paragraph 3), where it is not possible to provide a requirement figure (because a neighbourhood area is designated at a late stage in the strategic policy-making process, or after strategic policies have been adopted), the Council will provide an indicative housing requirement figure if requested to do so by the neighbourhood planning body.

21. The Planning Practice guidance for Neighbourhood Planning⁶ states:

	<p><u>Where an indicative housing requirement figure is requested by a neighbourhood planning body, the local planning authority can follow a similar process to that for providing a housing requirement figure. They can use the authority's local housing need as a starting point, taking into consideration relevant policies such as an existing or emerging spatial strategy, alongside the characteristics of the neighbourhood plan area.</u></p> <p>22. <u>The indicative housing requirement will be based on the same methodology as set out for Designated Neighbourhood Areas using the most up to date Housing Land Supply and evidence of local housing need available at the time of the request.</u></p>	
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⁶ Paragraph: [102](#) Reference ID: 41-102-20190509 Revision date: 09 05 2019