

What is the Site Specific Allocations & Policies Development Plan Document?

The Plan will be part of the Borough's Local Development Framework.

The Local Development Framework is a new suite of planning documents that the Council is producing to guide development decisions in the Borough in the period to 2026.

Within the Local Development Framework, the Plan will establish planning policies for specific sites including allocation of sites for development and protection of areas sensitive to change.

These policies will serve to deliver the aspirations of the most strategic of the Local Development Framework documents, the Core Strategy, and will therefore need to be consistent with the overall spatial strategy set out in this document.

A substantial amount of community engagement and consultation will contribute to production of the Core Strategy and the Plan. Both documents will also be tested using a tool called Sustainability Appraisal, and they will have to go through an independent examination before the council can adopt them.

What is the purpose of the consultation document?

There are two main elements to this initial consultation document:

1 - Supply of Land for Various Purposes Suggestions for Sites

- The consultation asks people to put forward their land if they wish it to be considered for future development.
- Although there have been a large number of possible development sites already put to the Council by landowners, agents etc. there may well be others that we have not yet been made aware of therefore we are asking for sites to come forward.
- If you would **like to suggest a site allocation proposal of your own**, a site proposal form (which can be found as an **Appendix 2** in the main consultation document) must be completed and returned with a map which clearly shows the extent of the site being proposed.
- However, it should be noted that the identification of a site does not automatically mean it will be considered suitable for development.
- Each site will be assessed for its suitability. The consultation document sets out the site assessment criteria and asks for comments as to the suitability of the criteria for determining whether a site should be allocated for development.

Examples of some of our site assessment criteria include questions such as:

- Is the site well related to public transport links?
- Will the development allocation have a detrimental impact on the landscape/townscape?
- Could the allocation for development be at risk from flooding or increase flood risk in the locality?
- Will the development allocation have an impact on amenity? (E.g. overlooking, noise and light pollution).
- Will the development impact upon the viability of agricultural activity?
- If you would **like to comment on issues and principles raised in the consultation** document please respond preferably by completing the online form (address below).

2 - Site Specific Policies & Allocations Issues

As part of the consultation process, we also ask you to consider:

- our general principles of development
- whether you agree with us that the criteria we will be using to consider new sites is appropriate
- whether the development boundaries should remain as they are or be altered to allow some development

The Council will take these views into account when drafting the next version of this document for consultation.

Preparation of the Plan

The preparation of the Plan will involve the following stages:

1. A). Consultation on the Scope of the Plan Document and a Call for Sites
B). Consultation (Development of Options)
2. Submission Process

Where are we now?

At the moment, we are in **Stage 1a**, this forms the first point in taking forward the discussions as to what the key issues are in allocating land for future development across the Borough.

The Borough Council of King's Lynn & West Norfolk has produced a consultation document which will be available for comment from the **15 May 2009 until midnight on 26 June 2009**.

The consultation document gives you the opportunity to comment on our approach to site selection and our general principles of development.

It will also explain to landowners how to put forward their own sites for consideration as a potential area of land for development, the call for sites.

When will the consultation take place?

The consultation runs from Friday 15th May to Friday 26th June 2009.

How to Respond

1. The fastest and easiest way to comment upon this document is to use the Council's online consultation system for the document where you will also be able to view comments already submitted and validated – this is available at <http://consult.west-norfolk.gov.uk>
2. Responses may also be submitted via email to LDF@west-norfolk.gov.uk attaching your document in **Word or plain text format**.
3. Should you wish to submit your comments via post then **comments must be made in accordance with the forms attached in Appendix 2** of the main consultation document and sent to:
The LDF Team, Borough Council of King's Lynn West Norfolk, Kings Court, Chapel Street, King's Lynn, Norfolk, PE30 1EX.
4. Should you wish to submit your comments by letter or email then it is **essential that these are structured and brief with the paragraph or issue to which they relate clearly indicated**. Any that are not clearly set out may be returned with a form or forms and

a request that the comments be resubmitted.

5. Or alternatively please hand to a member of staff at our Council Information Centre in our Council Offices or one of our LDF consultation events, the details of which can be found at www.west-norfolk.gov.uk.

What happens next?

What will happen to the information provided on sites?

- It will be mapped and entered into a database by the Council Local Development Framework Team.

How can I find out what sites have been suggested?

- We will publish a schedule of the sites put forward and the uses suggested for them.
- This is planned for Spring 2010.

How will suggested sites and uses be assessed?

- An objective assessment will be carried out to inform the council's decisions on which sites to include in the Plan.
- The assessment will score each of the sites against a number of criteria to determine whether or not it would be appropriate for allocation.
- The site assessment criteria will be based on sustainable development principles (i.e. social, economic and environmental issues). Examples of

some of our site assessment criteria can be found above on page 1.

- If you would like to comment on assessment criteria and principles raised in the consultation document please respond in writing or by completing an online form.

Will all sites that people suggest be included?

- All your proposals will be carefully considered but it is unlikely that all sites put forward will be included in the Plan.
- If sites and suggested uses are not included we will explain why.
- We will also set out how the aspirations for them could be achieved in other ways.

Will there be opportunities for future involvement?

Yes.

A key opportunity to have your say will be when we issue the Site Specific Allocations and Policies Regulation 25 Document for consultation (*we expect this to happen in January 2010*).

- This document will set out possible and preferred options for the use of sites.
- We will explain the reason for including sites and proposed uses.
- We will also explain the reason for not including any sites put forward during the Call for Sites.
- You will be able to comment on the approach taken by writing to us or sending an e-mail.
- We will provide forms to assist you in commenting.
- During the consultation period we will also be arranging a series of community

engagement events in different neighbourhoods across the Borough.

- Staff will be on hand to explain the site options and the process which we followed before deciding to include these sites and proposed uses.
- Comments received at these events, along with formal written comments, will help shape the subsequent versions of the Plan.

How will the Allocations be agreed by the council?

- The Allocations will need to be agreed by Full Council before Publication, and prior to Submission to the Secretary of State.

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

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