

**CORE STRATEGY PROPOSED  
SUBMISSION DOCUMENT**

**PROPOSALS MAPS AMENDMENTS**

**EXPLANATORY NOTE**

**(BASED ON THE BOROUGH WIDE LOCAL  
PLAN PROPOSALS MAPS)**

**November 2010**

## **Introduction**

This document sets out the changes to the proposals maps contained in the Borough of King's Lynn & West Norfolk (1998) as a result of the policies in the Core Strategy Proposed Submission Development Plan Document. It updates the material used at the Proposed Submission stage by the addition of the maps themselves.

The majority of changes are shown through a series of maps but tables and text are used where necessary and appropriate to make the extent of the proposed changes clearer.

The current Proposals Map needs to be amended because:

- Some policies as listed in the Local Plan now no longer exist, "not saved" in 2007.
- "Saved" Local Plan policies have been superseded by Core Strategy policies.
- New policies areas referred to in the Core Strategy.

In addition, a number of Local Plan policies are to be retained and shown on the proposals maps until they are replaced by policies in subsequent Development Plan Documents.

## **The Nature of the Changes**

### **Policies "not saved" 2007 (Table 1).**

These policies have already been lost following the Secretary of State's review published in September 2007. These changes have already occurred and do not result from changes emanating from the Core Strategy. The proposals maps have now been altered to take account of these changes. Table 1 shows a list of the policies "not saved" that have been removed from the proposals maps. The relevant annotation has been struck-out in the map legend as "Not saved 2007".

### **"Saved" Local Plan policies, "superseded" by the Core Strategy (Table 2).**

The Core Strategy Submission Document contains a number of policies that, if present in the Core Strategy that is ultimately adopted, will supersede some of the saved policies within the Local Plan.

### **"Saved" Local Plan Policies "Superseded" by the Core Strategy but still shown on the proposals map (Table 2).**

The annotation for these policies as shown on the Proposals Map (1998) will remain to indicate further study as part of, and pending adoption of, the Site Allocations and Policies Development Plan Document.

### **New Policies (Table 3)**

To be clear about the extent of coverage there will a new Proposals Map showing:

- areas at risk of flooding, and
- safeguarded areas and site allocations for minerals and waste
- Breckland Special Protection Area (SPA) buffer.

The new proposals map shows the extent of the areas at risk of flooding, the safeguarded areas for minerals consultation areas (from Norfolk County Council – Minerals and Waste Local Plans) and Breckland Special Protection Area (SPA) buffer in the area proposals map not the insets i.e. north, central & south. The extent of each of these subjects are currently published and available for inspection on the Borough Council or Norfolk County Council web-sites.

Also recent designations of protected areas e.g. extensions to Conservation Areas will also be identified within the final Proposals Map at the point of adoption.

The Southern Seafront Masterplan area has been added to clarify its location as a result of references made in the Core Strategy policy CS05.

### Settlement Hierarchy

If a village is not provided with an inset map in the Proposals Map then it has been given a “countryside” allocation within the Borough’s settlement hierarchy (Policy CS02 of the Core Strategy). Therefore these settlements have limited services and facilities and have been considered as unsustainable for additional development. As a result Built Environment type boundaries have been removed.

**Table 1****Local Plan Policies (previously shown on the proposals maps) “not saved” 2007.**

<b>Local Plan policies “not saved” by the Secretary of State in 2007 removed from the Proposals Map. Map legend annotation struck out “Not saved 2007.”</b>	
<b>Policy No.</b>	<b>Brief description</b>
4/1	Designated areas for conservation
4/3	River Corridors
4/5	Nationally designated landscapes
4/6	Locally important landscapes
4/8	Historic parks and gardens
5/1	King’s Lynn Retail Zone
5/5	King’s Lynn Mixed Use Zone
5/10	King’s Lynn Central Area Expansion Zone
5/21	Gaywood Clock District Centre
5/41	North Lynn link (Reid Way - Bryggen Road)
5/42	King’s Lynn Roadside Services/Lorry Park
6/1	Downham Market Town Centre
6/5	<ul style="list-style-type: none"><li>▪ Downham Market Housing</li><li>▪ Downham (north east)</li><li>▪ Rabbit Lane (east)</li></ul>
6/9	Downham Market Riverside Tourism Site
7/1	Hunstanton Town Centre
7/2	Hunstanton Urban Renewal Area

7/3	<ul style="list-style-type: none"><li>▪ Hunstanton Housing</li><li>▪ Downs Lane (north)</li></ul>
8/8	Defined Countryside
8/11	Countryside Sport and Recreation Zone

**Table 2****Saved Policies Effect on Proposals Maps**

A similar table is included in the Core Strategy submission document as appendix 2. For clarity this table shows the effect on the proposals maps in the right hand column.

The effect of the Core Strategy on policies 5/31 & 5/32 in the appendix 2 table have been revised in this table.

**Norfolk Structure Plan CS03, CS04, CS05**

<b>Saved Policy</b>	<b>Policy Description</b>	<b>Effect of the Core Strategy</b>	<b>Effect on Proposals Maps</b>
EC.10	Economy Tourism	Superseded by CS03, CS04, CS05, CS06, CS07 and CS10	No effect
T.2	Transport New Development	Superseded by CS11 and CS14	No effect
T.17	Transport General Aviation	Superseded by CS08, CS10, CS11 and CS12	No effect
RC.8	Non renewable Energy	Superseded by CS08	No effect

**King's Lynn and west Norfolk Local Plan**

<b>Saved Policy</b>	<b>Policy Description</b>	<b>Effect of the Core Strategy</b>	<b>Effect on Proposals Maps</b>
SS8	Major Development	Superseded by CS02, CS03, CS04 and CS05	No effect
SS9	Retail Development	Superseded by CS02, CS03, CS04 and CS05	No effect
SS10	Employment Land	Superseded by CS02, CS03, CS04, CS05 and CS10	No effect
4/6	Conserving locally	Superseded by CS12	Removed from Proposals Maps (Superseded 2010)

	important landscapes		
4/7	Conserving landscape features	Superseded by CS12	Removed from Proposals Maps (Superseded 2010)
4/14	Development adjacent Conservation Areas	Superseded by CS08	No effect
4/20	Built Environment Areas Type A & B	Retained for consideration within SSA&P DPD	Retained on Proposals Maps
4/21	Built Environment Areas Type C & D	Retained for consideration within SSA&P DPD	Retained on Proposals Maps
4/25	Disused Railway Trackbeds	Retained for consideration within SSA&P DPD	Retained on Proposals Maps
5/4	King's Lynn Retail Zone	Superseded by CS03	Removed from Proposals Maps (Superseded 2010)
5/14	King's Lynn Urban Renewal Areas – Comprehensive Development	Superseded by CS03	Removed from Proposals Maps (Superseded 2010)
5/15	King's Lynn Urban Renewal Areas – Housing	Superseded by CS03	Removed from Proposals Maps (Superseded 2010)
5/20	King's Lynn Park & Ride	Retained for consideration within SSA&P DPD	No effect
5/25	South Lynn Expansion Area - Employment	Superseded by CS03	Retained on Proposals Maps (see appendix 3 proposals maps document)
5/26	South Lynn Expansion Area - Housing	Superseded by CS03	Removed from Proposals Maps (Superseded 2010)
5/28	South Lynn	Superseded by CS03	Removed from Proposals Maps (Superseded 2010)

	Expansion Area - Retail		
5/29	South Lynn Expansion Area – Business Uses	Superseded by CS03	Removed from Proposals Maps (Superseded 2010)
5/30	South Lynn Expansion Area – Leisure	Superseded by CS03	Removed from Proposals Maps (Superseded 2010)
5/31	South Lynn Expansion Area – Railway Station	Superseded by CS12-CS11	Removed from Proposals Maps (Superseded 2010)
5/32	Lynn East, Hardwick Estate Extension	<del>Superseded by CS10</del> Retained for consideration within SSA&P DPD	Retained on Proposals Maps
5/33	Lynn East, South Fairstead - Housing	Retained for consideration within SSA&P DPD	Retained on Proposals Maps
5/35	Lynn East, Public Transport	Superseded by CS11	Retained on Proposals Maps (see appendix 3 proposals maps document)
5/36	Lynn East, Railway Station	Superseded by CS11	Removed from Proposals Maps (Superseded 2010)
5/37	Lynn North - Employment	Retained for consideration within SSA&P DPD	Retained on Proposals Maps
5/38	Lynn North - Housing	Retained for consideration within SSA&P DPD	Retained on Proposals Maps
5/43	South Wootton - Housing	Built-out	Removed from Proposals Maps
6/2	Downham Market Urban Renewal Area – Comprehensive Development	Superseded by CS04	Removed from Proposals Maps



6/3	Downham Market Urban Renewal Area - Housing	Superseded by CS04 (Outline Permission Granted)	Removed from Proposals Maps
6/4	Downham North West - Housing	Superseded by CS04 (Large part built-out)	Removed from Proposals Maps
6/6	Downham South East - Housing	Retained for consideration within SSA&P DPD	Retained on Proposals Maps
6/7	Downham South West - Housing	Superseded by CS04 (Large part built-out)	Partially removed from Proposals Maps
6/8	Downham Market - Employment	Retained for consideration within SSA&P DPD	Retained on Proposals Maps
7/4	Hunstanton - Employment	Retained for consideration within SSA&P DPD	Retained on Proposals Maps
7/5	Hunstanton Holiday Zone	Retained for consideration within SSA&P DPD	Retained on Proposals Maps
8/1	Villages – Housing (Built Environment Types C & D)	Retained for consideration within SSA&P DPD	Retained on Proposals Maps
8/10	Removal of Agricultural Occupancy Conditions	Retained for consideration within SSA&P DPD	No effect
8/13	North Coast Holiday Development (North Coast Plain)	Superseded by CS07, CS08 and CS10.  NB. Policy CS07 refers to coastal areas “coastal areas” therefore retained pending definition. Retained for consideration within SSA&P DPD	Retained on Proposals Maps (note on legend)
8/14	West Coast Holiday Development	Superseded by CS07, CS08 and CS10.  NB. Policy CS07 refers to coastal areas “coastal areas” therefore retained pending	Retained on Proposals Maps (note on legend)

		definition. Retained for consideration within SSA&P DPD	
8/15	Protection for East and West Rudham By-pass	Retained for consideration within SSA&P DPD	Retained on Proposals Maps
9/6	Residential Caravans	Retained for consideration within SSA&P DPD	No effect
9/11	Primary Corridors of Traffic Movement	Retained for consideration within SSA&P DPD	Retained on Proposals Maps
9/12	General Aviation Facilities	Superseded by CS08, CS10, CS11 and CS12	No effect
9/13	Cycleways and Footpaths	Superseded by CS11  NB. Policy CS11 refers to providing and improving safe routes for pedestrians and cyclists therefore retained pending definition. Retained for consideration within SSA&P DPD	Retained on Proposals Maps (note on legend)
9/14	Protection of Open Spaces	Superseded by CS12	No effect
9/15	Water-based Recreation	Superseded by CS08	No effect
9/16	Caravans – Tourism (Coastal Zone and AONB)	Superseded by CS06, CS07, CS08, CS10 and CS12  NB. Policy CS07 refers to coastal areas “coastal areas” therefore retained pending definition. Retained for consideration within SSA&P DPD	Retained on Proposals Maps (note on legend)
9/17	Caravans – Tourism (elsewhere)	Superseded by CS06, CS08, CS10 and CS12	No effect

9/18	Caravans – Tourism (Improvements to sites)	Superseded by CS06, CS07, CS08, CS10 and CS12	No effect
9/24	Infrastructure (Buildings and Facilities)	Superseded by CS14	No effect
9/25	Infrastructure (Utilities and Services)	Superseded by CS14	No effect
9/26	Infrastructure – Coordination	Superseded by CS14	No effect

**Table 3**

**New Policies shown on the proposals maps.**

<b>Areas referred to within Core Strategy policies</b>	
<b>Policy No.</b>	<b>Brief description</b>
CS02	Settlement Hierarchy. If a village is not provided with an inset map in the Proposals Map then it has been given a "countryside" allocation within the Borough's settlement hierarchy (Policy CS02 of the Core Strategy). Therefore these settlements have limited services and facilities and have been considered as unsustainable for additional development. As a result housing settlement boundaries have been removed.
-	Strategic Flood Risk Assessment (SFRA). This is shown on the Borough wide proposals map and not the insets. The insets will be updated to include the SFRA on the adopted maps.
-	Minerals & Waste consultation and safeguarding areas. This is shown on the Borough wide proposals map and not the insets (taken from Norfolk County Council Local Plan).
-	Recent and extended Conservation Areas, will added to the proposals maps prior adoption.
CS05	Hunstanton. The Southern Seafront Masterplan area has been added to clarify its location as a result of references made in the Core Strategy.