

## Glossary 1

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## Appendix 1 - Glossary

TERM (abbreviation)	MEANING
<b>Above Ordnance Datum</b> (AOD)	A measure of the elevation of a point, relating to the elevational datum defined by the Ordnance Survey.
<b>Adoption</b>	The stage at which a plan is formally declared a part of the Local Plan (and hence Development Plan) for an area by the local planning authority.
<b>Affordable Housing</b>	Housing provided at a cost lower than market housing. Specific definitions of what constitutes affordable housing are set by Government, and can change from time to time. The current definition is contained in the Glossary to the National Planning Policy Guidance.
<b>Air Quality Management Area</b> (AQMA)	An area designated as requiring special measures to achieve acceptable air quality.
<b>Allocation</b>	A proposal for land for housing, employment or other uses within a Local Plan that identifies a specific area of land
<b>Annual Monitoring Report</b> (AMR)	See 'Monitoring Report'
<b>Ancient woodland</b>	Woodland dating back to 1600 or before

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<b>Appropriate Assessment</b>	The term strictly applies only to a particular stage of a habitats assessment (see below), but is also sometimes used in place of habitats assessment as a whole.
<b>Area of Outstanding Natural Beauty (AONB)</b>	A nationally designated area with the highest degree of protection (along with national parks) for its landscape and scenic beauty. In West Norfolk the only such area is part of the Norfolk Coast Area of Outstanding Natural Beauty.
<b>Article 4 Direction</b>	A measure which may be adopted by a local planning authority requiring planning applications to be made for specified types of development that would otherwise be automatically allowed as 'permitted development' (see definition for 'permitted development').
<b>Assets of community value</b>	Part 5 Chapter 3 of the Localism Act 2011 provides for a scheme called 'assets of community value'. Part of the Government's community empowerment agenda, it requires a local council to maintain a list of 'community assets'.
<b>Biodiversity</b>	Specifically, the degree of variation of life forms within a given area, species, ecosystem, etc. More generally used to refer to the well-being and sustainability of flora and fauna within an area.
<b>Biodiversity Action Plan (BAP)</b>	A plan to conserve and enhance biodiversity in an area. <a href="http://www.norfolkbiodiversity.org/countywildlife/Map%20of%20Designated_wildlifesites2011_reduced.pdf">http://www.norfolkbiodiversity.org/countywildlife/Map%20of%20Designated_wildlifesites2011_reduced.pdf</a>
<b>Borough Council of King's Lynn and West Norfolk (BCKLWN)</b>	The local planning authority for King's Lynn and West Norfolk (alongside its other responsibilities as a 'district' local authority).

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<b>BRE Environmental Assessment (BREEAM)</b>	A voluntary measurement rating for green buildings established in the UK by the Buildings Research Establishment (BRE).
<b>Brownfield Land or Sites</b>	Previously developed land
<b>Common Land</b>	Most common land is privately owned. Owners of commons (often the lord of the manor) enjoy largely the same rights as other landowners, except that common land is subject to 'rights of common' held by other individuals over the common, and to the special statutory controls that apply under commons legislation. Many commons are still used for agriculture and serve the economic interest of farming communities. They are also valued for their landscape, wildlife and archaeological interests, and for public enjoyment. Over half of common land in England has been designated as Sites of Special Scientific Interest ('SSSIs'). There is a public right of access to nearly all common land, either under the Countryside and Rights of Way Act 2000 or under earlier legislation
<b>Community Infrastructure Levy (CIL)</b>	A charge which may be levied on individual developments to fund infrastructure needed to support development in general. A Council may adopt CIL for zones and/or uses across a district after consultation and scrutiny of the evidence relating to economic viability at an Examination.
<b>Community Land Trust (CLT)</b>	A community land trust is a non-profit organisation that develops and stewards affordable housing, community gardens, civic buildings, commercial spaces and other community assets on behalf of a community.

<p><b>Conservation Area</b> (CA)</p>	<p>An area designated to preserve or enhance its special architectural or historic interest.</p> <p>Local Authorities are required by SS2 of the Planning (Listed Building and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas when drawing up plans or considering development proposals both within the designated area and outside it if they would affect the setting or views into or out of it.</p>
<p><b>Constraint</b></p>	<p>A limiting factor that affects development, such as an environmental designation or a technical issue e.g. access.</p>
<p><b>Core Strategy</b></p>	<p>The overall strategy for the use and development of land in the Borough, and a key part of the Local Plan. The current Core Strategy was adopted by the Council in 2011 and sets the overall level of growth and the general locations for development for the period until 2026.</p>
<p><b>Contaminated land</b></p>	<p>Land that has been polluted or harmed in some way making it unfit for safe development and use without remediation.</p>
<p><b>Density</b></p>	<p>In the case of housing and residential development, usually expressed as dwellings per hectare (dph) or habitable rooms per hectare.</p>
<p><b>Development</b></p>	<p>Development is defined in law, for planning purposes, as ‘the carrying out of building, engineering, mining or other operations in, on over or under land, or the making of any material change in the use of any building or other land’. Most forms of development require planning permission, unless it is ‘permitted development’ (see definition for ‘permitted development’).</p>
<p><b>Development Plan</b></p>	<p>The official ‘plan’ for an area, with a special status under the law. This will often comprise a number of separate documents, and includes the Local Plan (see below) the Minerals and Waste Development Plan Documents and any neighbourhood plans.</p>

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<b>Development Plan Document (DPD)</b>	A plan, or planning policy document forming part of the Local Plan and the Development Plan for the area. The Core Strategy is a development plan document, and once adopted the Site Allocations and Development Management Policies Plan will also be a development plan document.
<b>Duty to Co-operate</b>	A statutory duty for public bodies or local authorities introduced by the 2011 Localism Act to address strategic planning matters.
<b>Edge of centre</b>	For retail purposes, a location that is well connected and up to 300 metres of the primary shopping area. For all other main town centre uses, a location within 300 metres of a town centre boundary. For office development, this includes locations outside the town centre but within 500 metres of a public transport interchange. In determining whether a site falls within the definition of edge of centre, account should be taken of local circumstances.(as defined by the NPPF)
<b>Employment Land Study</b>	An assessment of the suitability of sites for employment development, to safeguard the best sites in the face of competition from other, higher value, uses and help identify those which are no longer suitable for other uses.
<b>Environmental Assessment</b>	See Screening
<b>European Sites (also known as Natura 2000 Sites)</b>	<p>These sites are designated under a European Directive and include Special Protection Areas (SPAs) and Special Area of Conservation (SCAs). Ramsar Sites have an international designation.</p> <p>A Special Area of Conservation (SAC) is an area which has been given special protection under the European Union's Habitats Directive. SACs provide increased protection to a variety of wild animals, plants and habitats and are a vital part of global efforts to conserve the world's biodiversity.</p> <p>A Special Protection Area (SPA) is an area of land, water or sea which has been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds classified under the European Wild Birds Directive which affords them enhanced protection.</p>

<p><b>Flood Risk Assessment</b> (FRA)</p>	<p>An assessment of the likelihood and potential impact of flooding in an area. May relate to a wide area, or be limited to a specific site.</p>
<p><b>Functional Economic Market Area</b> (FEMA)</p>	<p>Economic flows often overlap local authority boundaries. This means that the functional area over which the local economy and its key markets operate will not necessarily adhere to administrative boundaries. Key economic markets broadly correspond to sub-regions or city regions - known as functional economic market areas (FEMAs).</p>
<p><b>Green Infrastructure</b></p>	<p>Green Infrastructure (GI) is a network of high quality green and blue spaces and other environmental features. It is planned and delivered at all spatial scales from national to neighbourhood levels. The greatest benefits will be gained when it is designed and managed as a multifunctional resource capable of delivering a wide range of environmental and quality of life benefits (ecosystem services) for local communities. Green Infrastructure includes parks, open spaces, playing fields, woodlands, wetlands, grasslands, river and canal corridors allotments and private gardens. GI can contribute to biodiversity, health and well-being and also act as a catalyst for economic growth.</p>
<p><b>Greenfield land or site</b></p>	<p>Land which has not been previously built on, or where the remains of any structure or activity have blended back into the wider landscape over time.</p>
<p><b>Habitats Assessment</b> (HRA)</p>	<p>An assessment, required under an European Directive, of the potential impact of a plan or programme on certain designated nature conservation sites.</p>



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<b>Health &amp; Wellbeing</b>	Local planning authorities work with public health leads and health organisations to understand and take account of the health status and needs of the local population (such as for sports, recreation and places of worship), including expected future changes, and any information about relevant barriers to improving health and well-being
<b>Heritage Assets</b>	Buildings, places or flora identified as having a degree of heritage significance meriting consideration in planning decisions. This includes the archaeology, listed buildings, registered parks and gardens, scheduled ancient monuments, conservation areas and their settings.
<b>Heritage Coast</b>	Non-statutory designation afforded to protected parts of the coastline.
<b>Historic Environment Record (HER)</b>	Norfolk County Council's record of heritage assets in the County. Including designated and non-designated monuments, shipwrecks, conservation areas.
<b>Inclusive Design</b>	Designing the built environment, including buildings and their surrounding spaces, to ensure that they can be accessed and used by everyone.
<b>Impact Assessment</b>	Local planning authorities require an impact assessment if proposals for retail, leisure and office development outside town centres exceed a locally set floorspace threshold set out within the Local Plan or the default figure of 2500m <sup>2</sup> in the absence of local threshold .



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<p><b>Key Rural Service Centre</b> (KRSC)</p>	<p>A rural settlement (or group of settlements) designated under the Core Strategy (based on size and available local services) to receive some limited development to secure its growth in a planned and sustainable manner over the life of the plan.</p>
<p><b>Landscape Character and Landscape Character Assessments</b></p>	<p>The distinct and recognisable pattern of elements that occur in a particular type of landscape. It derives from particular combinations of geology, landform, soils, vegetation, land use and settlement. To be considered alongside historic landscape character assessments where development options are in sensitive areas.</p>
<p><b>Listed Building</b></p>	<p>A building nationally designated (by English Heritage) as being of special architectural or historic interest. Such buildings are graded I (highest quality), II*, II.</p>
<p><b>Local Centre</b></p>	<p>Includes a range of small shops and perhaps limited local services of a local nature, and serving a small catchment. Sometimes also referred to as a local neighbourhood centre.</p>
<p><b>Local Development Framework</b> (LDF)</p>	<p>A now obsolete term (replaced by 'Local Plan') meaning the collection of development plan documents prepared by the local planning authority and forming part of the development plan for an area.</p>
<p><b>Local Development Order (LDO)</b></p>	<p>Local planning authorities can use Local Development Orders to relax planning controls for particular areas or categories of development, where the impacts would be acceptable, and in particular where this would promote economic, social or environmental gains for the area.</p>

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<b>Local Plan</b>	A local planning authority's adopted plan(s) for the area (forming the main part of the development plan for the area). It may contain more than one plan. This was, until recent Government changes, known as the local development framework. Prior to the 2004 reforms of the plan making system, the term 'local plan' meant a single plan. The Borough's 1998 Local Plan (a small part of which remains in effect) is an example of this older type of 'single' local plan.)
<b>Local Planning Authority (LPA)</b>	The public authority responsible for planning an area, producing plans and deciding planning applications. In the case of King's Lynn and West Norfolk this is the Borough Council. (Note that responsibility for minerals planning and waste planning in the Borough is the responsibility of Norfolk County Council.)
<b>Local Transport Plan</b>	A local planning will have regard to additional matters in preparing a local plans and supplementary planning documents: these include policies developed by a local transport authority in accordance with section 108 of the Transport Act 2000(a) and found within the Local Transport Plan
<b>Major Development</b>	<p>The current categories of major development are :</p> <ul style="list-style-type: none"> <li>• Residential development where the number of dwelling houses proposed is 10 or more</li> <li>• The development would be carried out on a site having an area of 0.5 hectares or more and the number of dwellings is not known</li> <li>• The provision of a building or buildings is 1,000m<sup>2</sup> or more</li> <li>• Development carried out on a site having an area of 1 hectare or more. (This also applies to Minerals and Waste applications to County Planning Authorities)</li> </ul>
<b>Marine Conservation Zone</b>	A type of Marine Protection Area.
<b>Marine Plan</b>	Statutory marine plans apply the Government's Marine Policy Statement and implement tailored and locally specific marine policy objectives and targets for each of the English marine plan areas. Local planning authorities work with the Marine Management Organisation to ensure that policies adequately address the land/sea interface.

<b>Monitoring</b>	The process of checking whether a plan is being implemented as intended and having the desired effects.
<b>Monitoring Report</b>	A report, at least annually, by a local planning authority to the public, of the implementation and effectiveness of its plans, and its progress in preparing new plans. This was previously known as the 'Annual Monitoring Report', but Government has recently changed the name and relaxed the choice of period covered. The Borough Council plans to continue to publish its Monitoring Report annually.
<b>National Planning Policy Framework (NPPF)</b>	This sets out the Government planning policies for England. There are separate policy statements for nationally significant infrastructure projects, for waste and for traveller sites.
<b>National Planning Practice Guidance</b>	The Government published National Planning Policy Guidance (NPPG) on 6th March 2014. This replaces a number of older guidance notes and complements the National Planning Policy Framework (NPPF). The new guidance is not intended to provide further policy but instead is meant to help clarify issues relevant to the planning regime.
<b>National Policy Statements</b>	These relate to energy, water, waste water, waste and transport for infrastructure projects submitted under the 2008 Planning Act.
<b>Neighbourhood Plan</b>	A Neighbourhood Plan focuses on very local areas, and is produced by local communities typically Parish and Town councils. When adopted, they form part of the development plan for the district and will be used to guide consider all planning applications in that area.
<b>Objectively assessed need</b>	Local planning authorities assess and provide evidence for development needs for housing (both market and affordable); and economic development (which includes main town centre uses). The assessment of housing and economic development needs includes a Strategic Housing Market Assessment as required by the National Planning Policy Framework.

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<b>Open Space</b>	Spaces of public value (including bodies of water as well as land). The public value of an open space may be for recreation, for visual amenity, or both. Note that the visual amenity public value of a site does not necessarily depend on public access to it, but views of and across the land, or the space it creates between buildings and places, may suffice. (Thus identification of a site as valuable visual open space does not imply a proposal to create public access where there is none.)
<b>Out of centre</b>	A location which is not in or on the edge of centre, but not outside of the centre.
<b>Out of town</b>	A location out of centre that is outside the existing urban area
<b>Permitted Development</b>	Certain minor changes can be made to land or buildings without the need to apply for planning permission. These are called " <b>permitted development rights</b> ". There are different requirements if the property is a listed building. In 'designated areas', permitted development rights are more restricted. Designated areas include Conservation Areas and Areas of Outstanding Natural Beauty. Planning permission would need to be sought for certain types of work which do not need an application in other areas.
<b>Policies Map</b>	The Policies Map of a Local Plan defines geographically the extent of the policies and proposals for a given area. N The adopted Policies Map may include insets to show certain areas in more detail.
<b>Ramsar Site</b>	A wetland area designated for nature conservation under the international Ramsar Convention. These are normally treated similarly to 'European Sites'.
<b>Register of Historic Parks and Gardens</b>	A national register of parks and gardens designated by English Heritage as being of special historic interest.

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<b>Registered Social Landlord</b> (RSL)	Registered Social Landlords are housing associations and similar organisations; these are independent, not-for-profit organisations that provide homes for people in housing need.
<b>Rural Village</b> (RV)	A rural settlement (or small group of settlements) designated by the Core Strategy (based on size and available local services) to receive minor development to meet its needs and sustain existing services, facilitated by development boundaries and allocations of a small amount of housing.
<b>Screening</b>	Screening' is a procedure used to determine whether a proposed project is likely to have significant effects on the environment. It should establish whether a fully detailed assessment of such effects is required.
<b>Service providers</b>	Public sector agencies and private sector organisations which provide services to the public such as water, drainage, electricity and gas.
<b>Soundness (of plan)</b>	A plan must be found sound by an Inspector before it can be adopted by a local planning authority and come into force. The NPPF defines a sound plan as being positively prepared, justified, effective and consistent with national policy.
<b>Sequential test/ sequential approach</b>	A planning policy or procedure which seeks to develop certain types of location before the consideration of others. Specific examples include the sequential test for flood risk, which seeks to locate vulnerable uses in the areas at least risk of flooding; and the sequential retail test, which seeks to locate such uses in town centres in preference to edge of centre or out of town locations.
<b>Shoreline Management Plan</b> (SMP)	A plan providing a large-scale assessment of the risk to people and the developed, historic and natural environment associated with natural processes along the coastline
<b>Site of Special Scientific Interest</b> (SSSI)	A nationally designated area for wildlife or geological conservation, designed to maintain and enhance our natural heritage.

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<p><b>Site Specific Allocations and Policies Development Plan Document</b></p>	<p>The name previously used for the document now called the Site Allocations and Development Management Policies Document'.</p>
<p><b>Smaller Villages and Hamlets (SVAH)</b></p>	<p>Small rural settlements (or groups of settlements) designated by the Core Strategy (based on small size and scarcity of local services) as being locations where development will be limited to specific identified needs only.</p>
<p><b>Special Area of Conservation (SAC)</b></p>	<p>An area designated, under an European Directive, for conserving identified wildlife habitats or species. Also referred to as a 'European Site'</p>
<p><b>Special Protection Area (SPA)</b></p>	<p>An area designated, under an European Directive, for the protection of identified rare and vulnerable birds, and for regularly occurring migratory species. Also referred to as a 'European Site'</p>
<p><b>Statement of Community Involvement (SCI)</b></p>	<p>A formal document specifying the measures a local planning authority intends to take to involve the public in its plan-making and consideration of planning applications. The Borough Council's Statement of Community Involvement was adopted in 2007 and is available on the Council's website.</p>
<p><b>Strategic Environmental Assessment (SEA)</b></p>	<p>An assessment of the type required by EC Directive and UK regulations to assess the environmental impact of plans or programmes. In practice this is often incorporated into the sustainability appraisal, and this is the case with this Plan.</p>



<p><b>Strategic Flood Risk Assessment</b> (SFRA)</p>	<p>A flood risk assessment of a wide area. More specifically the Assessment a local planning authority is expected to prepare to inform its plan-making. The Borough Council's Strategic Flood Risk Assessment was most recently revised in 2008.</p>
<p><b>Strategic Housing Land Availability Assessment</b> (SHLAA)</p>	<p>An assessment by a local planning authority of the current supply of land available, and that expected to become available in the following years, for housing development within its area. This helps inform plan-making and monitoring. Preparation and updating of such assessments is expected by the National Planning Policy Framework.</p>
<p><b>Strategic Housing Market Assessment</b> (SHMA)</p>	<p>A detailed assessment of the demand / need for housing of different types of tenures and the mix within an area in relation to the availability, supply and cost of such housing. Such assessments are required by national policy to inform plan-making or to ensure a deliverable supply of sites. The assessments are linked to the economic assessments within a Travel to Work Area/functional economic area.</p>
<p><b>Supplementary Planning Document</b> (SPD)</p>	<p>A formal planning document, usually providing guidance, and having a lower status, and a simpler preparation process, than development plan documents.</p>
<p><b>Sustainability Appraisal</b> (SA)</p>	<p>An assessment of the sustainability of a plan or programme, and/or the individual potential components of that plan or programme.</p>
<p><b>Sustainability or Sustainable Development</b></p>	<p>Development which seeks economic, social and environmental gains simultaneously and jointly through the planning system.</p>



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<b>Transport Assessment</b>	Where a new development is likely to have significant transport implications, a Transport Assessment (TA) should be submitted with the planning application
<b>Travel Plan</b>	All developments which generate significant amounts of movement should normally be required to provide a Travel Plan.
<b>Viability</b>	Plans should be deliverable; sites and scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened. Local Plans present visions for an area based upon an understanding of local economic and market conditions.
<b>Windfall Allowance</b>	A provision in a plan for an amount of development (usually housing) estimated to be likely to occur during the plan period on sites which have not been specifically allocated for development. Local planning authorities have the ability to identify broad locations in years 6-15, which could include a windfall allowance based on a geographical area (using the same criteria as set out in paragraph 48 of the National Planning Policy Framework).
<b>Windfall Site</b>	A site not specifically allocated but which comes forward for development during the course of a plan. These are most often previously developed sites being redeveloped or more intensively developed. The term is most often used in relation to the supply of housing.

## List of Local Plan Policies to be Replaced 2

## 2 List of Local Plan Policies to be Replaced

### Appendix 2: List of 1998 Local Plan policies to be replaced - TO FOLLOW

**2.1** The following 'saved' policies from the 1998 King's Lynn and West Norfolk currently remain in force. These will all be superseded, and no longer form part of the development plan for the Borough, once the Site Allocations and Development Management Policies Plan is adopted (currently anticipated 2015).

- **Policy 4/20** Built Environment Areas Type A & B
- **Policy 4/21** Built Environment Areas Type C & D
- **Policy 4/25** Disused Railway Trackbeds and Routes
- **Policy 5/20** King's Lynn Park & Ride
- **Policy 5/33** Lynn East, South Fairstead – Housing
- **Policy 5/37** Lynn North, Employment
- **Policy 5/38** Lynn North, Housing
- **Policy 6/6** Downham Market, South East – Housing
- **Policy 6/8** Downham Market, Riverside – Employment
- **Policy 7/4** Eastern Hunstanton – Employment
- **Policy 7/5** Hunstanton, Seafront Area – Holiday Zone
- **Policy 8/1** Villages – Housing (Built Environment Types C & D)
- **Policy 8/10** Removal of Agricultural Occupancy Conditions
- **Policy 8/15** Protection of East and West Rudham By-pass
- **Policy 9/6** Residential Mobile Homes
- **Policy 9/11** Protection of Primary Corridors of Traffic Movement

## Approach to Flood Risk 3

## 3 Approach to Flood Risk

### Appendix 3: Approach to Flood Risk

#### Approach to Flood Risk

**3.1** Large parts of the Borough are at serious risk of flooding, and this requires careful consideration in the identification of sites and areas for development.

**3.2** The Core Strategy Policy CS01 seeks to avoid development in areas at risk of flooding. The National Planning Policy Framework (NPPF) states that 'inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere'. The National Planning Practice Guidance supporting the NPPF categorises different types of development as more or less sensitive to flooding, and hence their appropriateness at different levels of flood risk. This Guidance also prescribes 'sequential' and 'exceptions' tests to test the acceptability of development proposals in areas at risk of flooding.

**3.3** The risks of flooding from both fluvial (rivers) and tidal (sea) factors are mapped in the Borough's Strategic Flood Risk Assessment (SFRA). (Note that the SFRA does not map potential surface water and groundwater flooding, etc.)

**3.4** The SFRA also maps a zone of 'Hazard' (also sometimes known as 'Rapid Inundation'), which is the area behind a flood defence line within which people could be at risk of drowning (due to the depth and/or speed of water) following a breach in that defence line; i.e. within the area indicated there is a this is a potential immediate hazard to life.

**3.5** This SFRA 'Hazard' mapping is supplemented by the later Environment Agency '2012 Tidal Hazard Mapping' of the potential risks associated with a breach of the defences on the Rivers Nene and Great Ouse. This provides a more detailed modelling of this particularly significant risk within the Borough, but only covers the areas/defences in part of the Borough. (The Environment Agency is understood to be in the process of updated and more comprehensive flood defence breach hazard mapping, but this was not available at the time of drafting of this Draft Plan.)

**3.6** The Hazard Mapping and SFRA have together informed the draft policies in this document (note, however, that because of the scale at which these are modelled, a site specific flood risk assessment will usually be needed where it is necessary to establish the precise degree of risk.)

**3.7** Site allocated for development in this plan have therefore been assessed in relation to the level of flood risk identified in the Borough's Strategic Flood Risk Assessment and the Environment Agency's Tidal Hazard Mapping, using the tests and considerations set out in the NPPF and its supporting Guidance.

**3.8** Detailed accounts of how flood risk has been addressed are included in the relevant settlement sections, but the following provides an overview of how the issues have been approached for the different types of policies.

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### Development Management Policies and Flood Risk

**3.9** In the case of Development Management Policies, reference is only made to flood risk where this has been identified as an issue relevant to the type or location of development under consideration.

### Settlements and Growth Areas

**3.10** In deciding whether, and if so, how much development should be promoted in the settlements and areas identified by the Core Strategy, flood risk has been a key consideration. All other considerations being equal, development would be steered to settlements and areas with the lowest risk of flooding (e.g. Zone 1). However, the NPPF, and the Borough Council's 'Position Statement' agreed with the Environment Agency, both recognise that there can be situations in which other sustainability considerations may outweigh those of flood risk in all but the highest flood risk areas.

### Site Allocations

**3.11** In the case of site allocations within settlements within identified flood risk zones, the level of risk is one of the issues which informed decisions as to whether sites should be allocated for development, with a preference for sites with a lower risk of flooding. Generally sites within flood risk zones 2 and 3 and hazard zones were not considered as reasonable options.

**3.12** However, where the Borough Council has identified a need for development in a specific settlement, and there are no sites available which are not in flood zones 2 and 3 they have been considered and in some cases, where the sequential and exceptions tests can be met, allocated for development.

**3.13** This is in accordance with the National Planning Policy Framework, and both the 'Strategic Flood Risk Assessment and Tidal River Hazard Mapping Protocol 2012' and the 'Position Statement: Site Allocation and Flood Risk' between the Borough Council and Environment Agency.

**3.14** The 2012 Protocol states - 'Where entire areas and villages are within a high risk flood zone, clearly it would be unreasonable to prevent all development in those areas. Paragraph 11 of the Practice Guide states that "*where there are large areas in Flood Zone 2 & 3, and development is needed in those areas to sustain the existing community, sites outside them would not be reasonable alternatives*". It would also be unreasonable at this stage to put on a general limit on development in these areas, although issues such as scale and the nature of any development in relation to flood risk will of course be relevant. Each case will therefore have to be assessed on its own individual merits.'

**3.15** The 2013 Position Statement explains that - '... some additional housing is needed to support the facilities and services in the [designated] Key Rural Service Centres and Rural Villages. Furthermore it was agreed that this need should not be left to chance (e.g. windfall) and that some strategic allocation is therefore required. This will enable the principles of the sequential test... to be applied... The Environment Agency is supportive of the Borough Council's approach and

### 3 Approach to Flood Risk

understands the need to allocate development in [these settlements]. This will need to: 1. Be of a scale commensurate to the settlement, in line with the method of distribution... 2. Use the most up to date flood risk information to... apply the principles of the sequential test.'

**3.16** The NPPF (paragraphs 100-102) states - 'Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing risk elsewhere... Local Plans should apply a sequential risk based approach to development to avoid where possible flood risk... to steer new development to areas with the lowest risk... If by application of the sequential test it is not possible, consistent with wider sustainability objectives, the Exception Test can be applied... it must be demonstrated that the development provides wider sustainability benefits that outweigh flood risk,... and a site specific food risk assessment must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users.'

**3.17** Similarly, sites within the mapped 'Hazard' areas have only been allocated where there is a specific need which cannot be met outside them. In such cases, allocation is subject to the incorporation of design measures to mitigate the residual risk. These design measures will be judged in relation to Development Management DM15, which incorporates the advice of the Environment Agency on this matter.

**3.18** The steps undertaken to address the tests required by the NPPF, and Protocol, and to determine whether to allocate a site at risk of flooding is summarised in the following chart.

Consolidated Staged Approach to Flood Risk and Allocations					
Stage 1	Stage 2	Stage 3	Stage 4	Stage 5	Stage 6
<b>Hazard</b>	<b>Sequential Test</b>			<b>Exceptions test</b>	
Is the site in the Hazard Zone?	Check which flood zone the site is in	If no Zone 1 sites	If no Zone 2 sites	Can wider sustainability benefits that outweigh the flood risk be demonstrated?	Is there a site specific flood risk assessment that meets the tests <sup>(104)</sup> ?
No – continue to next stage.	<b>Flood Zone 1 (low probability):</b> OK – allocate (subject to site				

104 Demonstrates that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk elsewhere



Approach to Flood Risk 3

Yes – Can the obtain advice from EA before proceeding to next stage.	specific flood risk assessment if over 1 ha) <sup>(105)</sup>				
	<b><u>Flood Zones 2 or 3a (medium or probability):</u></b> Look for sites in Zone 1	<b><u>Flood Zone 2 (medium probability):</u></b> OK – allocate (subject to site specific flood risk assessment)			
		<b><u>Flood Zone 3a (high probability):</u></b> Look for sites in Zone 2	Go to 4 to start <del>can</del> test	Yes – go to 5. No – Not acceptable.	No – make allocation subject to such an assessment (& DM21).
	<b><u>Flood Zone 3b (functional flood plain):</u></b> Not acceptable. Cannot be allocated for housing use.	<b><u>Flood Zone 3b (functional flood plain):</u></b> Not acceptable. Cannot be allocated for housing use.			

105 Likely to be short and simple

## 3 Approach to Flood Risk

## Flood Risk Protocol 4

## 4 Flood Risk Protocol

### Appendix 4: Flood Risk Protocol

#### Strategic Flood Risk Assessment and Tidal River Hazard Mapping Protocol 2012

- 4.1** This is a joint protocol, between King's Lynn and West Norfolk Borough Council (BCKLWN) and the Environment Agency, for how the Borough Council's [Strategic Flood Risk Assessment](#) (SFRA) and Environment Agency [Tidal River Hazard Mapping](#) for the River Great Ouse and River Nene will be used.
- 4.2** This protocol is effective immediately and the previous Strategic Flood Risk Assessment Protocol (February 2009) is now revoked.
- 4.3** Should any future changes to the protocol be proposed we will endeavour to update Agents through our circulation list and publish any changes on our website.
- 4.4** In December 2009 the BCKLWN SFRA was adopted for use. Since that time the Environment Agency has undertaken detailed Tidal River Hazard Mapping for the River Great Ouse and River Nene.
- 4.5** The Environment Agency's [Tidal River Hazard Mapping](#) illustrates in greater detail the flood risk from the Rivers Nene and Great Ouse in the event of an overtopping and/or breach of the defences ( in a 1 in 200 year event, both now and in the future, taking into account the impacts of climate change up to the year 2115). The information available includes depth, velocity and a hazard rating.
- 4.6** For the purposes of assessing development proposals, both the EA and Borough Council will assess them against the SFRA Climate Change maps, in accordance with the National Planning Policy Framework.
- 4.7** In addition to considering proposals against the SFRA Climate Change maps, for those areas covered by the Tidal Hazard Mapping, this flood risk information is considered to be the most up-to-date and accurate and should be used to inform Flood Risk Assessments for planning applications and development plan documents.
- 4.8** Please be aware that whilst the [Strategic Flood Risk Assessment](#) provides information on different types of flood risk (both fluvial and tidal) and different events up to the 1 in 1000 year return period, the Tidal River Hazard maps shown here only look at the risk of the 1 in 200 year event. Both maps look at the flood risk for the present day and future risk inclusive of predicted allowances for climate change.
- 4.9** Accordingly, both sets of flood mapping (SFRA and Tidal River Hazard Mapping) should be checked to get a thorough understanding of the flood risk to a site and, where applicable, both the SFRA mapping and the Tidal River Hazard Mapping should be used to inform Flood Risk Assessments.
- 4.10** **Should an applicant not agree with the mapping they will need to undertake their own modelling.**

## Flood Risk Protocol 4

### Tidal River Hazard Mapping

**4.11** For those areas covered by the Tidal Hazard Mapping, this flood risk information is considered to be the most up-to-date and accurate. This information, in addition to the SFRA, should be used to inform [Flood Risk Assessments](#) for both planning applications and development plans.

**4.12** The [Tidal Hazard Mapping for the River Nene and River Great Ouse](#) map indicates the combined extent.

### Strategic Flood Risk Assessment

**4.13** For sites outside the area covered by the Tidal Hazard Mapping the SFRA remains the most up-to-date information source and should be used to identify flood risk to sites and to inform [Flood Risk Assessments](#) for both planning applications and development plans.

**4.14** The SFRA maps refer to Flood Categories 1, 2 and 3. These are to be used and treated in the same way as the Environment Agency's Flood Zones 1, 2 and 3.

### Environment Agency's Interactive Online Flood Zone Map

**4.15** For development and planning purposes the SFRA maps and Tidal River Hazard mapping should be used to identify flood risk to your property / site. This is because these sources of flood mapping provide the most suitable information for assessing flood risk to sites located in tidal flood risk areas. These maps also take into account the presence of flood defences and consider the impacts of climate change. This mapping should be used rather than the Environment Agency's interactive online flood zone map.

### Sequential Test

**4.16** As detailed within [National Planning Policy Framework](#) and the [Technical Guidance](#) (*now NPPG*), all applications in areas at risk of flooding (except for sites allocated in development plans, applications for minor development and changes of use) should be accompanied by appropriate evidence to allow the Local Authority to carry out the Sequential Test and, where appropriate, the Exception Test.

**4.17** Both sets of flood mapping (SFRA and Tidal River Hazard Mapping) should be checked to get a thorough understanding of the flood risk to a site and, where applicable, both the SFRA mapping and the Tidal River Hazard Mapping should be used to inform the application of the Sequential Test.

**4.18** Advice on defining the geographical area when looking for reasonably available sites at a lower flood risk, is provided within the [PPS25 - Practice Guide](#) (*now NPPG*). This may be as simple as the village where the development is proposed. If the development is close to the local authority boundary we would not expect differing flood zones in a neighbouring district to be included in an assessment of alternative sites. If you are in any doubt you should speak to the relevant Planning Officer at the Local Authority for further advice.

## 4 Flood Risk Protocol

**4.19** Where entire areas and villages are within a high risk flood zone, clearly it would be unreasonable to prevent all development in those areas. Paragraph 11 of the Practice Guide states that “*where there are large areas in Flood Zone 2 & 3, and development is needed in those areas to sustain the existing community, sites outside them would not be reasonable alternatives*”. It would also be unreasonable at this stage to put on a general limit on development in these areas, although issues such as scale and the nature of any development in relation to flood risk will of course be relevant. Each case will therefore have to be assessed on its own individual merits.

**4.20** Further guidance on the application of the sequential Test is available from the [Environment Agency 's webpages](#) (now GOV.UK) regarding the NPPF and the latest Practice Guide.

## The Distribution of Housing between settlements in the Rural Area 5



## 5 The Distribution of Housing between settlements in the Rural Area

### Appendix 5

#### The distribution of housing between settlements in the rural area

**5.1** The following explains the content of the individual columns in the table:

- a. The number of dwellings allocated to the settlement (i.e. the number of dwellings actually proposed on identified sites).
- b. The population of the settlement is taken in most cases to be the population recorded for the parish (note this usually includes a more extensive area than the settlement itself). Figures marked with an asterix (\*) are estimates for settlements where there is more than one settlement in a parish.
- c. This is the population of the settlement from column 'a', as a percentage of that for all the Key Rural Service Centres.
- d. The guide number of dwellings sought in the settlement – i.e. the same proportion of the 660 dwellings allocated to Key Rural Service Centres as the settlement's population from column 'b'.
- e. How much the allocated number of dwellings varies from the initial target (as a percentage of that initial target).
- f. Particular factors considered by the Council to justify a significant variation from the guide number in column 'd'.

## The Distribution of Housing between settlements in the Rural Area 5

	<b>a</b> Provisionally allocated no. of dwellings	<b>b</b> 2011 Population (* estimated)	<b>c</b> Population as a proportion of all Key Rural Service Centres'	<b>d</b> Guide number of Dwellings Based on population	<b>e</b> Allocated number of dwellings as a percentage of guide number (d)	<b>f</b> Particular reason for marked difference between allocations and from guide number (d)
KEY RURAL SERVICE CENTRE						
Brancaster with Brancaster Staithe & Burnham Deepdale	15	797	2%	11	136%	In order to provide two sites and optimise their development potential
Burnham Market	32	877	2%	12	250%	Provides car parking for the village
Castle Acre	15	848	2%	11	100%	-
Clenchwarton	50	2,171	4%	29	172%	To optimise the development potential of sites
Dersingham	30	4,640	9%	62	48%	Insufficient suitable sites put forward
Docking	20	1,200	2%	16	125%	In order to optimise development potential of site

## 5 The Distribution of Housing between settlements in the Rural Area

East Rudham	<b>10</b>	541	1%	7	143%	In order to optimise development potential of site and affordable housing delivery
Emneth	<b>36</b>	—	—	—	—	Emneth has been re-categorised as a KRSC (was formerly classed as Wisbech Fringe)
Feltwell with Hockwold	<b>70</b>	4,020	8%	54	130%	To optimise the development potential of sites and maximise the provision of affordable housing
Gayton with Grimston & Pott Row	<b>46</b>	3,412	7%	46	100%	-
Great Massingham	<b>12</b>	902	2%	12	100%	-
Heacham	<b>66</b>	4,750	10%	63	105%	-
Marham	<b>50</b>	3,531	7%	47	106%	-
Methwold & Northwold	<b>45</b>	2,587	5%	35	129%	To optimise the development potential of sites
Snettisham	<b>34</b>	2,570	5%	34	100%	-

## The Distribution of Housing between settlements in the Rural Area 5

Stoke Ferry	<b>27</b>	1,020	2%	14	193%	To optimise the potential of sites and maximise affordable housing delivery
Terrington St Clement	<b>62</b>	4,125	8%	55	113%	To optimise the potential of sites and maximise affordable housing delivery
Terrington St John with St John Highway & Tilney St Lawrence	<b>35</b>	2,467	5%	33	106%	-
Upwell with Outwell	<b>80</b>	4,833	10%	64	125%	To optimise the potential of sites
Watlington	<b>32</b>	2,455	5%	33	97%	-
West Walton with Walton Highway	<b>20</b>	1,731	3%	23	87%	-
<b>TOTAL</b>	<b>787</b>	<b>49,477</b>	<b>100%</b>	<b>660</b>	<b>113%</b>	

## 5 The Distribution of Housing between settlements in the Rural Area

RURAL VILLAGE	a	b	c	d	e	f
	Allocated Dwellings	2011 Population <sup>(106)</sup>	Population as a proportion of all Rural Villages	Guide number of dwellings based on population	Allocated number of dwellings as a percentage of guide number (d)	Particular reason for marked difference between allocations and from guide number (d)
Ashwicken	0	592	3%	5	0%	No suitable sites put forward
Burnham Overy Staithe	0	134	1%	1	0%	No suitable sites put forward
Castle Rising	0	216	1%	2	0%	No suitable sites put forward
Denver	0	890	4%	8	0%	No suitable sites identified
East Winch	10	779	3%	8	125%	The chosen site could satisfactorily accommodate a little more
Fincham	5	496	2%	5	100%	-
Flitcham	0	276	1%	3	0%	No suitable sites put forward
Great Bircham & Bircham Tofts	10	448	2%	4	250%	Parish Council preference for greater level of new housing
Harpley	5	338	1%	3	167%	In order to deliver affordable housing on site
Hilgay	12	1,341	6%	12	100%	-

106 2011 Census, Parish population figures, except where indicated \* which are estimates of the village population where settlements do not relate closely to parish areas.

## The Distribution of Housing between settlements in the Rural Area 5

Hillington	<b>5</b>	400	2%	4	125%	In order to deliver affordable housing on site
Ingoldisthorpe	<b>10</b>	849	4%	8	125%	-
Marshland St James & St Johns Fen End	<b>25</b>	1,336	6%	12	208%	To maximise development potential of allocated sites
Middleton	<b>15</b>	1450	6%	13	115%	-
Old Hunstanton	<b>0</b>	628	3%	6	0%	No suitable sites put forward
Runcton Holme	<b>10</b>	657	3%	6	167%	Provisionally chosen site could accommodate a little more and deliver an additional affordable dwelling
Sedgeford	<b>10</b>	613	3%	6	167%	Provisionally chosen site could accommodate a little more and deliver an additional affordable dwelling
Shouldham	<b>10</b>	605	3%	5	200%	An appropriate level of housing without having a significant impact on character
Southery	<b>15</b>	1,324	6%	12	125%	Provisionally chosen site could accommodate a little more and deliver an additional affordable dwelling
Syderstone	<b>5</b>	445	2%	4	125%	In order to deliver affordable housing on site

## 5 The Distribution of Housing between settlements in the Rural Area

Ten Mile Bank	<b>5</b>	382*	2%	3	167%	To optimise the development potential of the selected site and deliver affordable housing on site
Three Holes	<b>5</b>	390*	2%	4	125%	To optimise the development potential of the selected site and deliver affordable housing on site
Thornham	<b>0</b>	496	2%	5	0%	No suitable sites identified
Tilney All Saints	<b>5</b>	573	2%	5	100%	-
Walpole Cross Keys	<b>0</b>	518	2%	5	0%	No suitable sites identified
Walpole Highway	<b>10</b>	701	3%	6	167%	To optimise the development potential of the selected site
Walpole St Peter with Walpole St Andrew & Walpole Marsh	<b>20</b>	1804	8%	16	125%	To optimise the development potential of the selected site
Welney	<b>20</b>	542	2%	5	140%	Parish Council preference for additional development and site can accommodate more
Wereham	<b>8</b>	859	4%	8	100%	-
West Newton	<b>0</b>	228*	1%	2	0%	No suitable sites put forward
Wiggenhall St Germans	<b>0</b>	1373	6%	12	0%	No suitable sites put forward
Wiggenhall St Mary Magdalen	<b>10</b>	729	3%	7	143%	To optimise the development potential of the selected site
Wimbotsham	<b>0</b>	664	3%	6	0%	No suitable sites put forward



## The Distribution of Housing between settlements in the Rural Area 5

Wormegay	0	359	2%	3	0%	No suitable sites put forward
<b>TOTAL</b>	<b>230</b>	<b>23435</b>	<b>100%</b>	<b>213</b>	<b>102%</b>	

## 5 The Distribution of Housing between settlements in the Rural Area

### Smaller Villages and Hamlets

These are the settlements defined by Core Strategy Policy CS02 as places where development will be 'limited to specific identified needs only', while avoiding conflict with environmental protection and nature conservation policies. There are 55 of these settlements and they are listed below.

In line with the Core Strategy, no allocations are proposed for these settlements. However, a limited amount of development may be facilitated. The Smaller Villages and Hamlets will be subject to Policy DM3 (see Development Management Policies section of this document). The intention of the policy is to permit modest levels of development which deliver against the identified local needs, while avoiding scales of development which are either inappropriate to the scale and character of the settlement, or could cumulatively lead to a higher level of housing being developed in the rural areas than planned by the Core Strategy, or undermine the delivery of the major strategic growth planned around the towns.

#### *List of Smaller Villages and Hamlets*

- Anmer
- Bagthorpe with Barmer
- Barroway Drove
- Barton Bendish
- Barwick
- Bawsey
- Bircham Newton
- Blackborough End
- Boughton
- Brookville
- Burnham Norton
- Burnham Overy Town
- Burnham Thorpe
- Choseley
- Congham
- Crimplesham
- East Walton
- Fordham
- Fring
- Gayton Thorpe
- Hay Green
- Holme next the Sea
- Lakesend
- Leziate
- Little Massingham
- Methwold Hythe
- New Houghton
- Nordelph

## The Distribution of Housing between settlements in the Rural Area 5

- North Creake
- North Runcton
- Pentney
- Ringstead
- Roydon
- Ryston
- Saddlebow
- Salters Lode
- Setchey
- Shernborne
- Shouldham Thorpe
- South Creake
- Stanhoe
- Stow Bardolph
- Stow Bridge
- Tilney cum Islington
- Titchwell
- Tottenhill
- Tottenhill Row
- West Acre
- West Bilney
- West Dereham
- West Rudham
- Whittington
- Wiggshall St Mary the Virgin
- Wolferton
- Wretton

## 5 The Distribution of Housing between settlements in the Rural Area

## Monitoring Framework 6

## 6 Monitoring Framework

### **Monitoring Framework**

## Monitoring Framework 6

**6.1** The table below shows the link between the Core Strategy objectives, the Core Strategy policies and the Site Allocation and Development Management policies. The purpose of the monitoring framework is to clarify how we will be able to regularly monitor the effectiveness of our site allocations and our policies against the wider borough visions and objectives set out in the Core Strategy. This table illustrates the linkages between the policies and provides the indicators we could use to monitor performance. We have used the table from the Core Strategy, with an amendment to the table being the inclusion of the column for the Site Allocations & DM Policies.

Core Strategy Objectives (in line with the SCS)	Core Strategy Policies	Site Allocations & DM Policies	Scope Includes....
<p><b>Economy</b></p> <ol style="list-style-type: none"> <li>King's Lynn's reputation as a great place to live and work has spread across the country and reflects its <b>regional importance</b>.</li> <li>West Norfolk has a <b>thriving economy</b> with local employment opportunities.</li> <li>All young people access schools that motivate and <b>raise aspirations</b> to succeed in a prospering local economy.</li> <li>All <b>adults</b> have the opportunity to <b>develop their skills</b> or learn new ones throughout their lives.</li> <li>West Norfolk is among the premier <b>visitor destinations</b> in the country with tourism based on its historical, cultural and environmental offer.</li> </ol>	<p>CS02, CS03, CS04, CS05, CS07, CS08, CS09, CS10, CS12, CS13, CS14</p>	<p>DM1, DM2, DM9, DM10, DM11, DM12, DM13, E1.1, E1.2, E1.3, E1.12, F1.1, F1.2, F2.1, F2.5</p>	<p>Business growth / formation; employment rates; occupations; occupancy rates – town centre &amp; industrial units; performance of different sectors (eg manufacturing, retail, tourism); supply of land &amp; buildings; planning applications. Job creation; job vacancy levels; skills &amp; qualifications; lifelong learning; worklessness; average earnings; deprivation &amp; inequality.</p>
<p><b>Society</b></p> <ol style="list-style-type: none"> <li>All communities are <b>strong, cohesive and safe</b></li> <li>Everyone receives <b>quality services</b> that meet their needs</li> </ol>	<p>CS02, CS03, CS04, CS05, CS06, CS07, CS09, CS12, CS13, CS14</p>	<p>DM1, DM2, DM3, DM4, DM5, DM6, DM7, DM8, DM15, DM21, DM22, E1.4 -</p>	<p>Diversity/ethnicity; participation rates; voter turnout; sense of identity &amp; belonging; engagement; migration; hate crime; independent living; internet provision; cultural amenities; access to services; rural issues / isolation.</p>

## 6 Monitoring Framework

Core Strategy Objectives (in line with the SCS)	Core Strategy Policies	Site Allocations & DM Policies	Scope Includes...
<p>3. Residents are <b>active and engaged</b> in their communities, helping to identify and respond to local needs, with cross boundary working as appropriate</p> <p>4. <b>Housing</b> is focused in sustainable towns; in the rural areas local demand is targeted towards sustainable villages</p> <p>5. All people are <b>active and healthy</b></p>		<p>E1.11, E1.13 - E1.15, E2.1 - E4.1, F1.3, F1.4, F2.2, F2.3, F2.4, F3.1, G12.1 - G122.1 (Rural housing allocations)</p>	<p>Education attainment; NEET; exclusions from schools; school performance.</p> <p>Crime &amp; disorder; repeat offending; fear of crime; ASB; emergency planning / public safety.</p> <p>Health – general; life expectancy; ageing population; older people; drugs &amp; alcohol; mental health; obesity; smoking; mortality rates.</p> <p>Housing growth; supply / completions against planned residential development (Local Development Framework); average prices; diversity &amp; affordability; homelessness; housing register; population growth; HMOs; standards.</p>
<p><b>Environment</b></p> <p>1. West Norfolk has undergone regeneration and growth that is well planned and complements its high quality <b>historical and natural inheritance</b></p> <p>2. Communities benefit from <b>quality public spaces</b> and parks with access to the coast and countryside that make the area special</p>	<p>CS02, CS03, CS04, CS05, CS06, CS07, CS08, CS09, CS11, CS12, CS13, CS14</p>	<p>DM1, DM2, DM14, DM15, DM16, DM17, DM18, DM19, DM20, DM22, E1.13</p>	<p>Cleanliness; green / public space - provision &amp; quality; waste &amp; refuse; bio-diversity; climate change; historic environment; use of natural resources; Area of Outstanding Natural Beauty (AONB); coastal issues; flooding; energy efficiency; completions of renewable energy applications; air / water quality; transport provision &amp; access; cycling / walking &amp; reducing reliance on car; green corridors; car parking; access to countryside; road system / repairs.</p>



Monitoring Framework 6

Core Strategy Objectives (in line with the SCS)	Core Strategy Policies	Site Allocations & DM Policies	Scope Includes...
<p>3. West Norfolk is meeting the challenges of <b>climate change</b> and reducing or mitigating carbon emissions</p> <p>4. <b>Public transport</b> has improved and people are less reliant on the motor car to access places and services<sup>(107)</sup></p> <p>5. West Norfolk is still considered to be somewhere unique retaining its own <b>local distinctiveness</b>.</p>			
<p>The Towns and Places objectives will be measured by the criteria detailed above for each locality. Where possible this will be place specific, for example, housing affordability or the supply of employment land will identify rates for each of our towns and our rural areas. However, in some cases the information will only be provided at a district wide level.</p> <p>In particular places within the Borough there may be greater significance attached to particular indicators, one example could be the importance of monitoring flooding in areas of high risk. Similarly monitoring the development of new retail floorspace in King's Lynn would help to indicate the success of the town as a Sub-Regional centre.</p>			
<p><b>Towns and places</b></p> <p><b>King's Lynn</b></p> <p>1. <b>Population</b> of the town <b>has grown</b> to 50,000 by 2021 reflecting the Growth Point status.</p> <p>2. There has been emphasis on <b>brownfield redevelopment</b> and renewal within the town, together <b>with urban extension</b></p>	<p>CS02, CS03, CS08, CS11, CS14</p>	<p>DM1, DM2, DM4, DM7, DM8, DM11, DM12, DM14, DM15, DM16, DM18, DM19, DM20, DM21, DM22, E1.1, E1.2, E1.3, E1.4, E1.5, E1.6, E1.7, E1.8, E1.9, E1.10, E1.11, E1.12, E1.13, E1.14, E1.15, E2.1, E3.1, E4.1</p>	<p>Census data; population size; planning applications; flooding; Business growth / formation; employment rates; labour market; occupations; occupancy rates – town centre &amp; industrial units; performance of different sectors (eg. manufacturing, retail, tourism); supply of land &amp; buildings.</p>

107 recognising that given the rural nature of the borough many people rely on the car as the main mode of transport.

## 6 Monitoring Framework

Core Strategy Objectives (in line with the SCS)	Core Strategy Policies	Site Allocations & DM Policies	Scope Includes...
<p>3. The risk of both <b>tidal and fluvial flooding</b> has been reduced or mitigated through the provision of effective defences and the design of new developments in lower lying areas</p> <p>4. The central areas of the town have been revitalised to provide a <b>sub-regional shopping, cultural and leisure destination</b> with high quality public realm befitting a major heritage asset.</p> <p>5. The town is a <b>major employment centre</b> with good communications and a diverse economy attractive to new employers and investors</p>			
<p><b>Downham Market</b></p> <p>1. Provides <b>employment land and premises</b> within, or adjacent to, the urban area to meet the needs of existing and potential new businesses and has capitalised on the role as a retail centre and also as a service base for the local tourism economy.</p> <p>2. Inadequacies in <b>local service provision</b> have been resolved as part of the development strategy which recognised the benefits of the town's key location, particularly on the King's Lynn – Cambridge – London main rail line, and consequent contribution</p>	<p>CS02, CS04, CS11, CS14</p>	<p>DM1, DM2, DM4, DM7, DM8, DM9, DM11, DM14, DM15, DM16, DM18, DM19, DM21, DM22, F1.1, F1.2, F1.3, F1.4</p>	<p>Planning applications; business growth / formation; regeneration; employment rates; labour market; occupations; occupancy rates – town centre &amp; industrial units; performance of different sectors (eg. manufacturing, retail, tourism); supply of land &amp; buildings; transport provision &amp; access; car parking; road system / repairs; Quality of Life Survey results.</p>

Monitoring Framework 6

Core Strategy Objectives (in line with the SCS)	Core Strategy Policies	Site Allocations & DM Policies	Scope Includes...
<p>towards optimising opportunities for sustainable public transport.</p> <p><b>Hunstanton</b></p> <ol style="list-style-type: none"> <li>1. The town meets the <b>needs of residents</b> with an expanded and improved retail core offering year round services.</li> <li>2. A town that <b>respects its heritage</b> whilst continuing to look to the future.</li> <li>3. A more attractive <b>seaside destination</b> where visitors stay longer and spend more.</li> <li>4. An <b>active town</b> with all year round tourism potential and expanded water sports offer.</li> <li>5. An environmental resort making the most of the <b>coast's natural assets</b>.</li> </ol>	<p>CS02, CS05, CS14</p>	<p>DM1, DM2, DM4, DM7, DM8, DM9, DM11, DM12, DM14, DM15, DM16, DM17, DM18, DM19, DM20, DM21, DM22, F2.1, F2.2, F2.3, F2.4, F2.5</p>	<p>Planning applications; business growth / formation; regeneration; employment rates; labour market; occupations; occupancy rates – town centre &amp; industrial units; performance of different sectors (eg manufacturing, retail, tourism); supply of land &amp; buildings; transport provision &amp; access; car parking; road system / repairs; sports, leisure and recreation; visitors; length of stay; cleanliness; green / public space - provision &amp; quality; bio-diversity; climate change; energy use; historic environment.</p>
<p><b>Rural areas</b></p> <ol style="list-style-type: none"> <li>1. Beyond the villages, the locally <b>distinctive countryside</b> has been protected in its many attributes and continues to provide for the social and economic needs of those who live and work there.</li> <li>2. Elsewhere the <b>local economy</b> has been bolstered by guiding new development (including market housing) to the most sustainable locations, recognising the needs of the agricultural sector and the potential for</li> </ol>	<p>CS02, CS06, CS09, CS11, CS14</p>	<p>DM1, DM2, DM3, DM5, DM6, DM9, DM10, DM11, DM13, DM14, DM15, DM16, DM17, DM18, DM19, DM20, DM21, DM22, G12.1 - G122.1</p>	<p>Employment rates; occupations; occupancy rates; performance of different sectors (eg. manufacturing, retail, tourism); supply of land &amp; buildings; planning applications; green / public space - provision &amp; quality; waste &amp; refuse; bio-diversity; climate change; energy use; historic environment; use of natural resources; AONB; coastal issues; flooding; transport provision &amp; access; cycling / walking &amp; reducing reliance on car; green corridors; car parking; access to countryside; road system / repairs; housing growth; supply / completions</p>

## 6 Monitoring Framework

Core Strategy Objectives (in line with the SCS)	Core Strategy Policies	Site Allocations & DM Policies	Scope Includes...
<p>diversification into other activities, and by retaining where possible, current employment sites.</p> <p>3. Local <b>housing needs</b> have been secured in a sustainable manner.</p> <p>4. There is improved <b>accessibility to essential services</b>.</p>			<p>against planned (LDF); average prices; diversity &amp; affordability; homelessness; housing register; population growth; HMOs; standards.</p>
<p><b>Coast</b></p> <p>1. The threats of <b>coastal erosion and flooding</b> have been reduced or mitigated in a sensitive and sustainable manner.</p> <p>2. There is a good <b>balance between improved accessibility</b> to the coast and retention of the distinctiveness of this natural landscape and <b>protection</b> of its ecology.</p>	<p>CS02, CS06, CS07, CS08, CS11, CS12, CS14</p>	<p>DM1, DM14, DM17, F2.1 - F2.5, G46.1, G46.2, G82.1</p>	<p>Bio-diversity; climate change; AONB; coastal issues; flooding; energy efficiency; air / water quality; transport provision &amp; access; cycling / walking &amp; reducing reliance on car; green corridors; car parking; access to countryside; road system / repairs; coastal erosion; flooding; transport provision &amp; access; car parking; road system / repairs.</p>

## List of Policies 7

## 7 List of Policies

- DM1 - Presumption in favour of sustainable development**
- DM2 - Development Boundaries**
- DM3 - Infill Development in the Smaller Villages and Hamlets**
- DM4 - Houses in Multiple Occupation**
- DM5 - Enlargement or Replacement of Dwellings in The Countryside**
- DM6 - Housing needs of rural workers**
- DM7 - Residential annexes**
- DM8 - Delivering Affordable Housing on phased development**
- DM9 - Community Facilities**
- DM10 - Retail development outside town centres**
- DM11 - Touring and permanent holiday sites**
- DM12 - Strategic road network**
- DM13 - Disused railway track ways**
- DM14 - Development associated with CITB Bircham Newton and RAF Marham**
- DM15 - Environment, Design and Amenity**
- DM16 - Provision of recreational open space for residential developments**
- DM17 - Parking Provision in New Development**
- DM18 - Coastal Flood Risk Hazard Zone (South Hunstanton to Dersingham)**
- DM19 - Green Infrastructure**
- DM20 - Renewable Energy**
- DM21 - Sites in Areas of Flood Risk**
- DM22 - Protection of local open space**

## List of Policies 7

- E1.1 - King's Lynn – Town Centre
- E1.2 - King's Lynn – Town Centre Retail Expansion Area
- E1.3 - King's Lynn – Gaywood Clock Area
- E1.4 - King's Lynn – Marsh Lane
- E1.5 - King's Lynn – Boal Quay
- E1.6 - King's Lynn – South of Parkway
- E1.7 - King's Lynn – Land at Lynnsport
- E1.8 - King's Lynn – South Quay
- E1.9 - King's Lynn – Land west of Columbia Way
- E1.10 - King's Lynn – North of Wisbech Road
- E1.11 - King's Lynn - Southgates
- E1.12 - King's Lynn – Employment Land
- E1.13 - King's Lynn – King's Lynn Green Infrastructure
- E1.14 - West Lynn – West of St Peter's Road
- E1.15 - West Lynn – Land at Bankside
- E2.1 - West Winch Growth Area Strategic Policy
- E2.2 - Development within existing built-up areas of West Winch
- E3.1 - Hall Lane, South Wootton
- E4.1 - Knights Hill
- F1.1 - Downham Market Town Centre Area and Retailing
- F1.2 - Land off St John's Way, Downham Market
- F1.3 - Land North-East of Downham Market
- F1.4 - Land South East of Downham Market
- F2.1 - Hunstanton – Town Centre and Retailing
- F2.2 - Hunstanton – Land to the east of Cromer Road
- F2.3 - Hunstanton – Land east of King's Lynn Road
- F2.4 - Hunstanton – Land north of Hunstanton Road
- F2.5 - Land south of Hunstanton Commercial Park
- F3.1 - Wisbech Fringe Land east of Wisbech (west of Burrowgate Road)
- G13.1 - Brancaster - Land to the east of Mill Road
- G13.2 - Brancaster Staithe and Burnham Deepdale - Land off The Close
- G17.1 - Burnham Market - Land at Foundry Field
- G22.1 - Castle Acre - Land west of Massingham Road
- G25.1 - Clenchwarton - Land between Wildfields Road & Hall Road
- G25.2 - Clenchwarton - Land north of Main Road
- G25.3 - Clenchwarton - Land south of Main Road
- G29.1 - Dersingham - Land north of Doddshill Road
- G29.2 - Dersingham - Land at Manor Road
- G30.1 - Docking - Land situated off Pound Lane (Manor Pasture)
- G31.1 - East Rudham - Land off Fakenham Road
- G33.1 - East Winch - Land south of Gayton Road
- G34.1 - Emneth - Land on south of The Wroe
- G35.1 - Feltwell - Land to the rear of Chocolate Cottage, 24 Oak Street
- G35.2 - Feltwell - Land north of Munson's Lane
- G35.3 - Feltwell - Land at 40 Lodge Lane / Skye Gardens
- G35.4 - Hockwold cum Wilton - Land south of South Street



## 7 List of Policies

- G36.1 - Fincham - Land east of Marham Road
- G41.1 - Gayton - Land north of Back Street
- G41.2 - Grimston and Pott Row - Land adjacent Stave Farm, west of Ashwicken Road
- G42.1 - Great Bircham and Bircham Tofts - Land adjacent to 16 Lynn Road
- G43.1 - Great Massingham - Land south of Walcup's Lane
- G45.1 - Harpley - Land at Nethergate Street/School Lane
- G47.1 - Heacham - Land off Cheney Hill
- G47.2 - Heacham - Land to the south of St. Mary's Close
- G48.1 - Hilgay - Land south of Foresters Avenue
- G49.1 - Hillington - Land to the south of Pasture Close
- G52.1 - Ingoldisthorpe - Land opposite 143-161 Lynn Road
- G56.1 - Marham - Land at The Street
- G57.1 - Marshland Saint James - Land adjacent to Marshland Saint James Primary School
- G57.2 - Marshland Saint James - Land adjacent 145 Smeeth Road, Marshland Saint James
- G59.1 - Methwold - Land at Crown Street
- G59.2 - Methwold - Land at Herbert Drive
- G59.3 - Methwold - Land at Hythe Road
- G59.4 - Methwold - Land off Globe Street / St George's Court
- G60.1 - Middleton - Land south of Walter Howes Crescent
- G72.1 - Runcton Holme - Land at School Road
- G78.1 - Sedgford - Land off Jarvie Close
- G81.1 - Shouldham - Land South of no.1 New Road
- G81.2 - Shouldham - Land accessed from Rye's Close
- G83.1 - Snettisham - Land south of Common Road and behind Teal Close
- G85.1 - Southery - Land off Lions Close
- G88.1 - Stoke Ferry - Land South of Lark Road/ Wretton Road
- G88.2 - Stoke Ferry - Land at Bradfield Place
- G88.3 - Stoke Ferry - Land at Indigo Road / Lynn Road
- G91.1 - Syderstone - Land west of no. 26 The Street
- G92.1 - Ten Mile Bank - Land off Church Road
- G93.1 - Terrington St. Clement - Land at Church Bank, Chapel Road
- G93.2 - Terrington St. Clement - Land Adjacent King William Close
- 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
- G96.1 - Three Holes - Land adjacent to 'The Bungalow', Main Road
- G97.1 - Tilney All Saints - Land between School Road and Lynn Road
- G104.1 - Upwell - Land north/ west of Townley Close
- G104.2 - Upwell - Land south/ east of Townley Close
- G104.3 - Upwell - Land at Low Side
- G104.4 - Upwell - Land off St Peter's Road
- G104.5 - Outwell - Land at Wisbech Road
- G104.6 - Outwell - Land Surrounding Isle Bridge
- G106.1 - Walpole Highway - Land East of Hall Road
- G109.1 - Walpole Saint Peter - Land south of Walnut Road
- G109.2 - Walpole Saint Peter - Land south of Church Road



## List of Policies 7

- G112.1 - Watlington - Land south of Thieves Bridge Road**
- G113.1 - Welney - Former Three Tuns / Village Hall**
- G113.2 - Welney - land off Main Street**
- G114.1 - Wereham - Land at the Springs, Flegg Green**
- G120.1 - Walton Highway - Land adjacent Common Road**
- G120.2 - Walton Highway - Land north of School Road**
- G124.1 - Wiggshall St Mary Magdalen - Land on Mill Road**

## 7 List of Policies