

Kings Lynn & West Norfolk Borough Council

Site Allocations and Development Policies Document

Statement of Consultation

October 2014

Statement produced in accordance with Regulation 22(1) (c) of the
Town and Country Planning (Local Planning) (England) Regulations
2012

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Introduction

The King's Lynn & West Norfolk Site Allocations and Development Management Policies document forms part of the Kings Lynn & West Norfolk Borough Council's Statutory Development Plan, or Local Plan. It identifies the sites required to deliver the planned growth outlined in the Core Strategy (July 2011), defines development boundaries and includes development management policies for specific topics/ locations to guide the determination of planning applications. As one of the submission documents to accompany the Site Allocations and Development Management Policies document, the Council is required to prepare a statement setting out the public consultation and participation throughout its preparation.

The Planning and Compulsory Purchase Act (2004) set out the approach to plan preparation including a strong emphasis on community engagement. Under regulation 22 (1) of the Town and Country Planning (Local Planning) (England) Regulations 2012 the Local Planning Authority has the duty to prepare a statement to submit to the Secretary of State alongside the Site Allocations and Development Management Policies document which sets out:

- which bodies and persons were invited to make representations
- how those bodies and persons were invited to make representations
- a summary of the main issues raised by those representations
- how the representations and main issues have been taken into account in the Site Allocations and Development Management Policies document.

Each local planning authority is also required to produce a Statement of Community Involvement (SCI) to set out how and at what stages the community can take part in, and influence, the plan making process. The Council's SCI was adopted in 2007, and is available on the website. The consultation has followed the methodology and techniques set out in the Statement of Community Involvement.

The preparation of the Site Allocations and Development Management Policies document has included evidence gathering, thorough research, and consultation. Public involvement has been a continuous process throughout all stages of the document and has been an important consideration in the site selection process. This Statement looks at the three main consultation stages to date, all within Regulation 18 (was Regulation 25(2) & (2a) of the Town and Country Planning (Local Planning) (England) Regulations 2012:

- Call for sites consultation - May 2009
- Issues and Options consultation - September 2011
- Preferred Options consultation - July 2013

There are reports available of all comments made at each stage of the consultation process, and these are on our website.

The next stages of consultation include the Pre-Submission consultation (in line with Regulation 19) which is the version of the Plan that the Council will submit to the Secretary of State for examination. The purpose of this consultation is to provide an opportunity for comment on the matters that will be considered by an Inspector conducting the examination. Comments are invited on whether the Plan has been prepared in accordance with the duty to co-operate, legal and procedural requirements, and that the Plan is 'sound'.

Following consideration of all the comments received on this Pre-Submission document the Council will publish the Local Plan for Submission to the Secretary of State for examination in 2015, in accordance with Regulation 22.

Overview of Consultation

This section provides an overview of how the Council has engaged with all sections of the community, including specific consultation bodies and general consultation bodies, as prescribed by the Regulations, throughout the preparation of the Site Allocations DPD. The Sections that follow explain in more detail how consultation took place and how comments were taken into account at each stage.

Following the Local Plan adoption in 1998, the Council received a significant number of letters and maps putting forward sites for consideration for when the Local Plan was reviewed. These were collated, the information recorded, so alongside the 'Call for Sites' consultation (see later) the Council wrote to all these landowners asking them to clarify the availability of their site.

In 2009 the Council published the 'Call for Sites' for the Site Specific Allocations and Policies Development Plan Document for consultation. The consultation document set out the principles proposed for allocating sites for development for the plan period up to 2026 and asked for sites to be brought to our attention. The document also set out our proposed criteria for assessing a site's suitability for allocation and our proposed sustainability appraisal methodology. The consultation ran from Friday 15 May to Friday 26 June 2009. From this 214 comments were received from 60 consultees.

The Council went on to publish an 'Issues and Options' Consultation Document in September 2011 and the consultation period lasted until 18 November 2011 (apart from the Addendum published in early November relating to Wereham, Stoke Ferry and other villages, which finished on the 16 December 2011). This document outlined all the options for development across the Borough (including all the sites put forward to us to date) and asked the community which was their preferred and why, and again asked for any new development sites. The development management policies were presented in a draft form with alternative options to the policy approach. Just fewer than 1,500 responses were received from approx. 450 contributing consultees.

The Detailed Policies and Sites Plan 'Preferred Options' Consultation provisionally identified sites across the Borough, which the Borough Council proposed for development. This was published for consultation from 29 July to 4 October 2013. The aim of this consultation was to ask about the community about the suitability of the sites chosen as 'preferred' allocations. The document also invited comment on suggested wording of development management policies which will guide future development and included Proposals Maps which show the areas covered by the policies, and the development boundaries for the larger settlements. The Council received 2,750 comments from over 1,500 respondents.

All the documents detailed above can be viewed on the Council's website at <http://www.west-norfolk.gov.uk/default.aspx?page=26543>

Appendix A includes the full list of all individuals and organisations registered with us as consultees in the plan preparation process. The consultees can be grouped into the following respondent categories:

- Individuals
- Internal Council groups
- Parish and Town Councils
- Businesses
- Housebuilders, Landowners and Agents
- National, Regional and Local Government
- Statutory Bodies and Groups
- Local Stakeholder Organisations
- Schools and Youth Groups
- Hard-to-Reach Groups
- Individuals/ organizations who participated in the Local Plan Review Issues Paper
- Members – through LDF Task Group, DCB and Cabinet, as well as sending copies to all Members.
- Developers/ Agents
- Interest and Voluntary Groups
- Public Sector Bodies
- Community facilities

The following tables summarise the main consultation stages, setting out the details of each stage.

Evidence Gathering and 'Call for Sites' consultation (2009-2010)

April/ May 2009	<p>Evidence gathering-</p> <ul style="list-style-type: none"> • Since the adoption of the Local Plan in 1998 the Council had received a considerable number of sites for consideration for development, in anticipation of the review of the Local Plan. Prior to the call for sites consultation process those landowners were contacted and asked to clarify whether they still wished their site to be included in this process. • Review of the existing Local Plan allocations • SHLAA – Used to assess sites to feed into process. • Any additional land / requirements from the Core Strategy and the evidence and studies from this.
May 2009	Call for Sites consultation
14-26 May 2009	<p>In line with this initial consultation we held briefing sessions for local stakeholders/ parish councils to attend, so that we could explain the role of the document and its implications for the Borough, as well as providing the opportunity to ask any questions.</p> <p>These sessions were held at 6.30-7.30pm on:</p> <p>Thursday 14 May 2009 – Downham Market Town Hall</p> <p>Tuesday 19 May 2009 – Hunstanton Town Hall</p> <p>Tuesday 26 May 2009 – King's Lynn Town Hall</p>
15 May 2009	<p>A consultation booklet, summary leaflet and response forms were published, and made available at Council offices, libraries throughout the borough, exhibitions and at various other Council Information Points.</p>
15 May – 26 Jun 2009	<p>An exhibition was set up within the King's Lynn Customer Information Centre, and a drop in session was held every Tuesday and Thursday afternoon throughout the consultation period.</p> <p>The exhibition comprised themed boards setting out the key issues and options. Consultation material and planning officers were available, and those attending the exhibitions were encouraged to discuss the issues and to give their immediate comments on the consultation. Copies of the document and response forms were given to attendees.</p>
15 May 2009	<p>Use of the council's website and West Norfolk Partnership website. All documents were available online.</p>

15 May 2009	Letter, leaflets and response forms sent to individuals and stakeholders already on the LDF mailing list, outlining the details of the consultation and where the document could be viewed and/or included a copy of the document and form.
22 May – 3 Jun 2009	Advertisements in local papers (Lynn News Friday – 22/5 and 29/5, Lynn News Tuesday – 26/5 and 2/6, Norfolk Citizen – 27/5 and 3/6, Fenland Citizen – 27/5 and 3/6)
20 May 2009	Press release
May 2009	Special edition of Internal Affairs (staff newsletter).

Main Issues arising from the consultation and next steps

The consultation was tailored to 6 specific questions these relate to:

- The proposed approach for measuring the sustainability of the site assessment criteria.
- The basic principles for development/allocation.
- Community & amenity needs in the reader's locality.
- The suitability if the site assessment criteria.
- The existing settlement boundaries.
- The proposed approach to infill development outside the development boundaries.

The issues raised in relation to the 6 questions can be broadly summarised as:

- The proposed approach for measuring the sustainability of the site assessment criteria is in general supported by the respondents.
- The basic principles for development/allocation, is supported.
- Community & amenity needs in the reader's locality, no comments made on this question.
- The suitability of the site assessment criteria. This issue raised the most comments, with general support for the proposed approach. There were a number of comments suggesting refinement; valid comments will feed in to a revised version of the assessment criteria.
- The existing settlement boundaries. There was a real mix of comments for this question with a number of individuals with particular interests wanting boundaries to be altered in specific locations and others suggesting no alteration in specific areas. A number of comments were received relating to the general principle of settlement boundaries and again this is mixed with some for and some against.
- The proposed approach to infill development outside the development boundaries. General support for some infill development outside the development boundaries.

The next stage was to assess the particular sites, then set out in a consultation document the main sites where development or other change is anticipated in the borough, where the Council has particular objectives or is supporting or promoting specific proposals. It would show development sites which will contribute to achieving the objectives of the Core Strategy and include sites identified in the Strategic Housing Land Availability Assessment (SHLAA), Employment Land Study, sites coming forward in the light of the emerging Core Strategy and sites put forward by site owners and developers themselves. The document will also list those sites that the Council does not see as suitable for allocation. In addition we will need to work up particular policies for sites, and also address detailed subjects which require a specific policy or further clarification when considering planning applications, e.g. Houses of Multiple Occupation.

Issues and Options Consultation (2011)

Sept 2011	Letter to Parish Councils and Councillors to notify them document is on its way and invite them to briefing sessions on the document. Also offer PCs that an officer can attend their meetings.
Sept 2011	<p>Over 1,000 letters and emails to addresses listed at Appendix A, including</p> <ul style="list-style-type: none"> • statutory consultees (general and specific), and • individuals and organisations who have previously expressed an interest in this or other plans for the area <p>In some cases this included a copy of the full document, or an electronic version and a link to the webpage. It also included details of where the document could be viewed, the series of consultation events arranged and the deadline for comments.</p>
Sept – Nov 2011	<p>Posters and copies of the consultation documents at</p> <ul style="list-style-type: none"> • Borough Council Information Centres <ul style="list-style-type: none"> ○ King's Court, Chapel Lane , King's Lynn ○ Valentine Road, Hunstanton ○ The Priory Centre, Priory Road, Downham Market • Fenland District Council Service Shop, 2-3 Bridge Street, Wisbech • Local public libraries throughout the borough (King's Lynn, Gay wood, Dersingham, Hunstanton, Downham Market, Wisbech)
Sept – Nov 2011	Webpage for document and consultation. Direct link from Council's homepage, so it is easy to locate.
21 Sept 2011	Press Release
Sept-Oct 2011	<p>Advertisements in local newspapers-</p> <ul style="list-style-type: none"> • Lynn News – Fri 23, Tues 27 Sept & Tues 11, Fri 14 Oct. • EDP – Fri 23 Sept • Norfolk Citizen – Wed 28 Sept & Wed 12 Oct • Fenland Citizen – Wed 28 Sept & Wed 12 Oct
9 Sept 2011	Publicised within the Borough Council's Members Bulletin distributed to all Councillors.
Oct 2011	Publicised within the Borough Council's Internal Affairs distributed to all employees.

20 – 26 Sept 2011	<p>Briefing Sessions for parish and town councils held</p> <ul style="list-style-type: none"> • Hunstanton Town Hall, 20 Sept 2011 (5pm to 7pm) • Downham Market Town Hall, 26 Sept 2011 (5pm to 7pm) • King's Lynn, King's Court, 22 Sept 2011 (5pm to 7pm) <p>These gave the Parish Councils an opportunity to see the document and ask officers any questions regarding the consultation. This will inform the Councillors so they can brief and discuss the document with their local community, and respond appropriately.</p>
	Briefing Session for all Borough Councillors
Sept – Oct 2011	<p>Exhibitions at various locations throughout borough. Public 'Drop-In' Sessions displaying the consultation materials and with Council officers available to explain and discuss the consultation at</p> <ul style="list-style-type: none"> • King's Lynn, Council Offices, and each Tuesday during consultation period. • South Wootton, parish office (next to village hall) - Tues 27 Sept 2011 at 4pm to 7pm • Hunstanton Community Centre - Wed 28 Sept 2011 at 4pm to 7pm • Upwell Village Hall - Mon 3 Oct 2011 at 4.30pm to 7.30pm • Downham Market Town Hall - Tues 4 Oct 2011 at 3pm to 7pm • South Wootton Village Hall - Thurs 6 Oct 2011 at 3.30pm to 8pm • Grimston Village Hall - Mon 10 Oct 2011 at 4pm to 7pm • Terrington St Clement Village Hall - Tues 11 Oct 2011 at 4pm to 7pm • Methwold, St. George's Hall - Wed 12 Oct 2011 at 4pm to 7pm • Docking, The Ripper Hall - Thurs 13 Oct 2011 at 4pm to 7pm • West Winch, William Burt Centre - Fri 14 Oct 2011 at 3.30pm to 8pm • Emneth Central Hall - Wed 19 Oct 2011 at 4pm to 7pm • King's Lynn, 14 Norfolk Street - Sat 22 Oct 2011 at 9am to 1pm <p>Exhibition Boards were produced to illustrate the main issues, and purposes of the consultation. Maps of each of the locations, highlighting proposed developments, will be included in the consultation alongside key questions. The events were well attended with approximately 1,000 visitors in total.</p>
	Attendance at West Norfolk Partnership Strategy Group meeting. This enables us to notify partner organisations such as the local health authority, County Council, education providers and 'hard to reach' groups etc.
Sept- Nov	News items in various local media (some resulting from Council press releases), including:

2011	<ul style="list-style-type: none"> • Lynn News 'Have your say on the future' Tues 27 Sept 2011 • Lynn News 'Getting to the nitty gritty' Tues October 2011 • Wisbech Standard 'Parish earmarks sites for home expansion' Friday 4th November 2011.
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Issues arising from the consultation and next steps

A full copy of all comments made at the Issue and Options consultation stage are available on the Council's website for information. Members were provided with a full copy of these comments.

It is not easy to quantify the support / objections as the comments received are often more complex. However, generally the issues below are the key messages.

Distribution of Development

Various comments / views on different methods. There is not a favoured option to date. Also concerns raised at links between housing numbers and jobs (where will all these people work?)

South Wootton / North East Kings Lynn

Significant number of responses.

Concerns raised regarding-

- Scale of development / Excessive numbers / Unfair, disproportionate numbers
- Impact on infrastructure
- Phasing of development
- Impact on character of village
- Landscape and biodiversity
- Density and appearance of new development

West Winch

Concerns raised regarding-

- Scale of new development proposed
- Need for better public transport
- Impact on infrastructure
- A10 congestion – need for a bypass
- Drainage issues
- Gas pipeline
- Landscape and biodiversity
- Density and appearance of new development

Rural Areas

- We have received a lot of additional information on both accepted and rejected sites.

- New sites have been submitted.
- Comments have been made on preferred locations, and where residents do not want to see development.
- Some villages would like more growth / others are resisting any.
- Comments raised on detailed issues such as sewerage / flood risk etc.
- Impact on infrastructure
- Local character
- Landscape and biodiversity.

Development Management Policies

A range of comments received on each proposed policy. Some of the main points are summarised below-

- Request that we make more reference to historic environment in line with PPS4 and PPS5 throughout the document.
- Comments for and against policies DM7 and DM8, with the Environment Agency supporting our policy approach.
- For policy DM9, further consideration should be given to the trackbed of Kings Lynn to Hunstanton line; Norfolk County Council provides comments on the likely future use of these.
- Support for policy approach to DM12.

Next steps

- Used additional information to review all the site options, and reassessed the sites accordingly.
- Considered any new sites submitted, carried out the appropriate level of assessment and compared these to the existing options available.
- For each settlement all sites were assessed and compared against set criteria (technical assessment and sustainability appraisal) and a preferred site selected by Members.
- For Development Management policies, all comments were considered and any amendments or clarifications required were agreed by Members.
- Member led process through the Local Development Framework Task Group. Officers presented the results of the consultation process, and this was used to inform Members decision making.
- Key consultation results were published in the Preferred Options document – most policies included a ‘Response to Issues & Options Consultation’ section.

Preferred Options consultation (2013)

Jul 2013	Letter to Parish Councils and Councillors to notify them document is on its way and invite them to briefing sessions on the document. Also offer PCs that an officer can attend their meetings.
Jul 2013	<p>Over 1,000 letters and emails to addresses listed at Appendix A, including</p> <ul style="list-style-type: none"> • statutory consultees (general and specific), and • individuals and organisations who have previously expressed an interest in this or other plans for the area <p>In some cases this included a copy of the full document, or an electronic version and a link to the webpage. It also included details of where the document could be viewed, the series of consultation events arranged and the deadline for comments.</p>
Jul 2013	Specific letter sent to Fenland District Council Members, and Wisbech Town Council
Jul - Nov 2013	<p>Posters and copies of the consultation documents at</p> <ul style="list-style-type: none"> • Borough Council Information Centres <ul style="list-style-type: none"> ○ King's Court, Chapel Lane , King's Lynn ○ Valentine Road, Hunstanton ○ The Priory Centre, Priory Road, Downham Market • Fenland District Council Service Shop, 2-3 Bridge Street, Wisbech • Local public libraries
Jul- Nov 2013	Webpage for document and consultation. Direct link from Council's homepage to ensure it is easy to locate.
Jul- Nov 2013	Regular announcements and updates on the Council's Twitter feed
23 Jul 2013	Press Release
Jul- Aug 2013	<p>Advertisements in local newspapers-</p> <ul style="list-style-type: none"> • Lynn News – Friday 2nd August 2013 • Wisbech Standard – Friday 2nd August 2013 • EDP (West & Fens Edition) - Friday 2nd August 2013 • Your Local Paper - Friday 2nd August 2013 • Fenland Citizen – Wednesday 31st July 2013

26 July 2013	Publicised within the Borough Council's Members Bulletin distributed to all Councillors.
Sept 2013	Publicised within the Borough Council's Internal Affairs distributed to all employees.
Jul 2013	<p>Briefing Sessions for parish and town councils held</p> <ul style="list-style-type: none"> ○ Hunstanton Town Hall, 22 July, 5.30pm ○ Downham Market Town Hall, 23 July, 5.30pm ○ King's Lynn, King's Court, 25 July 5.30pm <p>These gave the Parish Councils an opportunity to see the document and ask officers any questions regarding the consultation. This will inform the Councillors so they can brief and discuss the document with their local community, and respond appropriately.</p>
	Briefing Session for all Borough Councillors
Jul-Sept 2013	<p>Exhibitions at various locations throughout borough. Public 'Drop-In' Sessions displaying the consultation materials and with Council officers available to explain and discuss the consultation at</p> <ul style="list-style-type: none"> ○ King's Lynn, Council Offices, 30 Jul, 1-5.15pm ○ King's Lynn, Council Offices, 6 Aug, 1-5.15pm ○ Hunstanton, Town Hall, 12 Aug, 4-7pm ○ King's Lynn, Council Offices, 13 Aug, 1-5.15pm ○ West Winch, William Burt Centre, 13 Aug, 5-8pm ○ South Wootton, Village Hall, 14 Aug, 4-7pm ○ Emneth, Village Hall, 15 Aug, 4-7pm ○ King's Lynn, Vancouver Centre, 16 Aug, 11am-3pm ○ Upwell, Village Hall, 19 Aug, 4.30-7.30pm ○ King's Lynn, Council Offices, 20 Aug, 1-5.15pm ○ Downham Market, Town Hall 20 Aug, 4-7pm ○ Bircham, Village Hall, 21 Aug, 4-7pm ○ Grimston, Village Hall, 22 Aug, 4.30-7.30pm ○ King's Lynn, Council Offices, 27 Aug, 1-5.15pm ○ Methwold, Village Hall, 28 Aug, 4-7pm ○ Clenchwarton, Village Hall, 29 Aug, 4-7pm ○ King's Lynn, Council Offices, 3 Sep, 1-5.15pm ○ King's Lynn, Council Offices, 10 Sep, 1-5.15pm ○ King's Lynn, Council Offices, 17 Sep, 1-5.15pm ○ King's Lynn, Council Offices, 24 Sep, 1-5.15pm ○ King's Lynn, Council Offices, 30 Sep, 1-5.15pm <p>Exhibition Boards were produced to illustrate the main issues, and purposes of the consultation.</p>
	Attendance at West Norfolk Partnership Strategy Group meeting. This enables us to notify partner organisations such as the local health

	authority, County Council, education providers and 'hard to reach' groups etc.
Jul- Nov 2013	Site notices were displayed within the vicinity of each 'preferred' site to publicise the consultation.
Jul 2013	Posters sent to the Borough's 101 parish and town councils, so they could publicise the consultation in their local community.
Jul-Sept 2013	<p>News items in various local media (some resulting from Council press releases, some reporting on campaigns about various proposals), including</p> <ul style="list-style-type: none"> ○ Eastern Daily Press, <i>'Where do you think 6,000 new houses should be built'</i>, 25/07/2013 ○ Your Local Paper, <i>'West Norfolk set for 6,000 new homes'</i>, 26/07/2013 ○ Lynn News, <i>'Time to have your say on housing allocation'</i> 26/07/2013 ○ Your Local Paper, <i>'Homes plan sites named'</i>, 02/08/2013 ○ Lynn News, <i>'Drop in to have say on borough housing plans'</i> 09/08/2013 ○ Lynn News, <i>'Who are we building for?'</i> (letter) 16/08/2013 ○ Lynn News, <i>'We are not beneficiaries'</i> (letter) 23/08/2013 ○ Lynn News, <i>'Town has say on homes plan'</i> 23/08/2013 ○ Eastern Daily Press, <i>'In the dark over estate'</i> 02/09/2013 ○ Eastern Daily Press, <i>'Residents speak out against new homes in village'</i> 07/09/2013 ○ Downham News, <i>'Residents have their say on plans for new homes'</i> 08/09/2013 ○ Lynn News, <i>'Village to hold housing plan clinics'</i> 13/09/2013
Aug-Sept 2013	<p>Local meetings organised by parish councils and others about the consultation and local proposals, which Council officers attended to answer questions, including</p> <ul style="list-style-type: none"> ○ Wisbech - Town Council, 27 Aug evening ○ Southery - Parish Council, 2 Sep evening ○ Nelson Street (King's Lynn) - Residents Group, 5 Sep evening ○ Wereham - Parish Council, 10 Sep evening ○ Downham Market - Downham by Design and Downham University of the Third Age, 13 Sep afternoon ○ Marham - Parish Council, 16 Sep evening ○ Feltwell - Parish Council, 20 Sep evening ○ Stoke Ferry - Parish Council, 20 Sep evening
Jul-ongoing	Local people campaigning about particular proposals in the plan, for instance by distributing information (the Council provided 400 copies of

	the consultation documentation about Downham Market for use by campaigners against one of the preferred sites), circulating standard letters, or collecting signatures for petitions.
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Issues arising from the consultation and next steps

Development Management Policies

Most comments received were to DM policies POAW2 and POAW3. Comments on POAW2, relating to development boundaries, were requesting amendments to the boundary lines and suggesting that settlements within the 'smaller villages and hamlets' category are given development boundaries.

POAW3 on 'Infill development in the smaller villages and hamlets', received many comments supporting the policy approach. There were also some suggestions the policy could still be too restrictive.

POAW 4- POAW21 all received mixed comments. For each policy there were some support for our suggested policy but there were also amendments put forward in many cases.

The comments received on POAW20 and POAW7 ('Delivering Affordable Housing' and 'Provision of Recreational Open Space' respectively) were around the thresholds proposed and the levels of contribution.

Distribution of Development

Various comments / views also expressed within place / settlement policies. Also comments on the Core Strategy numbers and the settlement hierarchy. Small number wish to see a decreased number in particular settlements, and a few are requesting an increased number in rural areas.

King's Lynn (including West Lynn)

- Range of issues raised including – safeguarding of open space / Green Infrastructure and existing services and facilities.
- Air quality concerns
- Deliverability
- Comments / support for EMP1 and EMP2
- Sensitivity of the historic environment.

South Wootton / North East Kings Lynn

- Disagree with scale of growth proposed – it is excessive as a village
- An alternative strategy for growth is suggested for the borough, removing / reducing these allocations
- Reference to the Neighbourhood Plan underway

- Transport / congestion / access concerns
- Detailed comments on flood risk, ecology, archaeology etc.
- Inadequate infrastructure / impact on infrastructure
- Concern at the design / layout / density of proposed development
- A comment on the fact that there is insufficient growth proposed / Support and further information from landowners

West Winch

- Scale of growth – argue that this scale of growth is appropriate for this location
- Concerns over traffic impacts on A10, A47, Hardwick roundabout. Would a parallel road help? Questions around deliverability and timing.
- Infrastructure – can the development provide all that would be required?
- Neighbourhood Plan underway.
- Detailed comments – Form / design, cycleways, density / height, open space, rural setting, ecological and landscape impacts.
- Style of homes
- Links to employment
- Landowners / agents promote particular sites and provide additional information
- Residents seek protection / are resistant to proposals close to their properties.

Downham Market

- Petition received, in total 300 comments objecting primarily to site DW1 but also DW2.
- Town Council commented on the spread of development, and the separation between DM and Wimbotsham
- Infrastructure impact
- Impact on heritage and landscape
- Green infrastructure requirements

Hunstanton

- Nearly 100 comments received – almost all objections to the site south of the town (non-preferred site 603, 759, 834, 997 and 845)
- Landowners confirm availability and intention to deliver for all sites in the town
- Concerns raised over impact on infrastructure – traffic, healthcare, and residential amenity and landscape.
- English Heritage raise concerns to sites H1 and H2

Wisbech

- Objections / support from landowners in the Wisbech Fringe area.
- Fenland District Council and Cambridgeshire County Council support the policy but made comments on the specific policy wording, the relationship between authorities and linkages.

Rural Areas

- New sites were put forward
- Further information on sites both preferred and non-preferred
- Comments for and against sites from the public, organisation and Parish Councils
- Some villages would like more growth, others wanting a decrease in numbers
- Comments on detailed issues such as flood risk, landscape and biodiversity, local character etc.

Next steps

- Use additional information to review all the preferred site options, and reassess the sites accordingly.
- Consider any new sites submitted, carry out the appropriate level of assessment and compare these to the existing options available.
- For each settlement all sites were compared against a set criteria (sustainability appraisal) and the preferred site reconsidered by Members.
- For Development Management policies, all comments were considered and any amendments or clarifications required were agreed by Members.
- Member led process through the Local Development Framework Task Group. Officers presented the results of the consultation process, and this was used to inform Members decision making.

General Arrangements

In addition to the specific consultation methods outlined previously in the report, there are a number of general arrangements we operate throughout the Plan making process.

The process and the documents themselves are overseen by the LDF Task Group. This group of approximately 12 Members meets with officers on a (minimum) monthly basis to provide political support and guidance. In addition to the LDF Task Group wider Members bring sessions are held at consultation stages. Planning also holds regular training sessions for Parish Councils throughout the borough and these have been used to inform and consult with our parishes.

The team have used the internal e-magazine Internal Affairs to publicise and provide information on this process at the consultation stages. We also train our Customer Information Centre advisors at these times to ensure they are able to give the correct information and guidance.

Outside the organisation

- Officers attend the West Norfolk Partnership as and when appropriate so the Partnership has been involved throughout the process.
- Regular training sessions are held with planning agents again to inform and consult with local professionals on all aspects of planning.
- The Duty to Co-operate Statement includes information on how the Council works with neighbouring authorities and other relevant bodies throughout the Plan process. Please refer to this document for further information.