



THE KING'S LYNN AND WEST NORFOLK SITE
ALLOCATIONS AND DEVELOPMENT MANAGEMENT
POLICIES PLAN
MAIN MODIFICATIONS

INSPECTOR'S PRELIMINARY FINDINGS

This note is without prejudice to any final Report that I may prepare but based on the evidence that I have read and heard I consider there are a number of shortcomings in the document, relating to soundness, which the Council should address through the agreement of Main Modifications (MMs). They all relate to issues that were discussed at the Hearings and are summarised in the table below. In circumstances where new supporting text is proposed (as part of an MM) I will leave it to the Council to decide precisely where within the relevant section it should be located. Some MMs will result in amendments having to be made to the Policies Map/Inset Maps and these changes should be included in any consultation documents.

During the course of the Examination, including in response to the Council's Further Work, a number of suggestions have been made with regard to amending the supporting text. Unless they are listed below I consider such changes to be minor in nature (i.e. not required in the interests of soundness) and it will be up to the Council to decide whether or not to incorporate them in the version of the Plan to be adopted.

	Policy/Para	Modification	To Meet at least these Soundness Criteria:
MM1	New policy and supporting text	Commitment to an early Review of the Local Plan.	Justified
MM2	New paragraph	Refer to windfall as a source of future housing.	Justified
MM3	All Allocation policies	Add 'at least' before the number of proposed dwellings in all allocations.	Justified
MM4	DM2	Revision of policy and text on development boundaries.	Justified
MM5	DM3	Revision of policy and text on development in smaller villages and hamlets.	Justified

MM6	DM9	Community Facilities: clarification re: retention of existing facilities.	Justified
MM7	DM10	Clarification re: location of new retail development.	Justified
MM8	DM11	Strengthen protection of AONB and its setting re: holiday sites.	Justified and consistent with national policy
MM9	DM12	Clarification of policy on Strategic Road Network. Update maps of SRN.	Justified
MM10	DM13	Protection of part of former railway line from King's Lynn to Fakenham and reference to alternative 'route' scenario.	Justified
MM11	DM14	Clarification of Council's approach, particularly with regard to enabling development, at CITB and RAF Marham.	Justified and consistent with national policy
MM12	DM15	Refer to considering the heritage impact of any development (in the environment, design and amenity policy).	Justified and consistent with national policy
MM13	DM16	Modify dwelling numbers referred to.	Justified and consistent with national policy
MM14	DM17	Parking – clarify where reductions in car parking provision may be considered favourably.	Justified
MM15	DM18	Correct the map of the Coastal Flood Risk Hazard Zone.	Justified
MM16	DM19	Up-date Green Infrastructure policy and supporting text to refer to Habitats Monitoring and Mitigation.	Justified and consistent with national policy
MM17	DM20	Update renewable energy policy to reflect current Government advice.	Justified and consistent with national policy
MM18	DM21	Up-date para C.21.2 re: SUDs. Add requirement to policy referring to Flood Risk Design Guidance.	Justified and consistent with national policy
MM19	D.1.17	Include text on Council's approach to development on brownfield sites.	Justified and consistent with national policy
MM20	After E1.12	New policy and text on King's Lynn Port. Include reference to new policy at end of policy E1.1.	Justified and consistent with national policy
MM21	E1.14	Add condition regarding Flood Risk Assessment.	Justified
MM22	E1.15	Reduce allocation at Bankside West Lynn from 200 to 120.	Justified and consistent with national policy
MM23	E2	Enlarge West Winch Development Area.	Justified
MM24	E2.1	Add references in policy to enabling the routing of public	Justified

		transport through the wider site and to the provision of a flood risk assessment.	
MM25	E2.2	Amend 1a and 2 of policy regarding traffic issues and the countryside buffer.	Justified
MM26	E.4.1	Refer to Transport Assessment and Areas of Conservation (Knights Hill).	Justified
MM27	F1.2	Add reference in policy to road access requirements (St Johns Way Downham Market).	Justified
MM28	F2.3	Provide more detail in policy F2.3 and supporting text; Hunstanton e.g. on housing for care.	Justified
MM29	F2.4	Add conditions to the policy (north of Hunstanton Road) regarding highway improvements and Flood Risk Assessment.	Justified
MM30	F3.1 and F.3.7	Add 'or not' to policy (Wisbech fringe) and a condition requiring a Flood Risk Assessment. Clarify approach to orchard protection.	Justified
MM31	F.3.8	Refer to provision of a Neighbourhood Centre (Wisbech fringe).	Justified
MM32	G17.1	Amend site boundary (Burnham Market).	Justified
MM33	G.25/Boundary	Clenchwarton boundary change to include site referred to as 'Objection 129'.	Justified
MM34	G.28: New policy and supporting text	Denver – new allocation south of Sluice Road.	Justified
MM35	G29.2	Dersingham – replace clause 1 of G29.2 (re: provision of access); add requirement for a Habitats Regulation Assessment and amend boundary.	Justified
MM36	G34.1	Emneth – refer to the integration of the public foot-path that crosses part of the site into any development proposal.	Justified
MM37	G35.1	Feltwell – extend allocation boundary and increase the allocation from 15 to at least 50 dwellings.	Justified
MM38	G35.3	Amend development boundary to the north of the allocation to reflect development that has taken place (Lodge Lane/Skye Gardens, Feltwell).	Justified
MM39	G35.4	Hockwold cum Wilton – add clauses re: submission of a Heritage Asset Statement and the	Justified

		need to 'protect' the scheduled monument.	
MM40	G43.1	Gt Massingham – refer to the requirement to submit an Ecological Study.	Justified
MM41	G57.2	Amend boundary of allocated site to exclude adjacent dwelling (Marshland St James).	Justified
MM42	G59.1	Update requirement 3 (Methwold).	Justified
MM43	G59.4	Update requirement 3 and add requirement regarding highway improvements (amend paragraph G.59.30 accordingly).	Justified
MM44	G88	Amend development boundary at Stoke Ferry to reflect recent development.	Justified
MM45	G88.3	Add requirement to policy regarding design (Stoke Ferry).	Justified
MM46	G93.2	Add requirement for a Flood Risk Assessment (Terrington St Clement).	Justified
MM47	G94 New policy and supporting text	Tilney St Lawrence: new allocation for at least 40 dwellings at the KGB Transport site.	Justified
MM48	G104.1	Reduce allocation to 5 dwellings (Upwell).	Justified
MM49	G104.3	Add requirement regarding design (Upwell).	
MM50	G104.4	Amend requirement 4 regarding drainage (Upwell).	
MM51	G113.2	Add requirement regarding protection of nearby listed church (off Main Street, Welney).	Justified
MM52	G114.1	Wereham – replace existing allocation (land at the Springs, Flegg Green) with land to the rear of Natanya, Hollies Farm (for at least 8 dwellings).	Justified
MM53	Appendix 6	Strengthening of the Monitoring section.	Positively prepared, justified, effective and consistent with national policy

The Council has made me aware of two further MMs that it wishes to make. Firstly in respect of the deletion of requirement 1 of policy G85.1 Southery – land off Lions Close, the Council has been advised that Anglian Water would not require an odour assessment. Secondly the Council proposes to include an allocation for 5 dwellings at Wiggshall St Germans. Although these matters were not discussed at the hearing sessions (and are therefore not included in the list above) it would seem

appropriate to include the changes as MMs and consult on them accordingly.

Following consultation on the MMs (and any up-dates to the SA) the Council should send me a copy of the submissions received and a brief response to those submissions.

There are a small number of other changes being proposed by the Council (following the hearing sessions) but they are minor in nature and therefore not before me for consideration.



Inspector

5th February 2016