

King's Lynn and West Norfolk Borough Council

**THE KING'S LYNN AND WEST NORFOLK
LOCAL PLAN: SITE ALLOCATIONS AND
DEVELOPMENT MANAGEMENT POLICIES**

**HEARING AGENDAS
FOR RESUMED HEARINGS**

September 2015

**INDEPENDENT EXAMINATION OF THE KING'S LYNN AND WEST NORFOLK LOCAL
PLAN: SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES
2011- 2026 (SADMP)**

Venues:	Week 1	30 th September	Committee Suite, King's Court
		1 st October	Wembley Room, Lynnsport
		2 nd October	Wembley Room, Lynnsport
	Week 2	3 rd November	South Lynn Community Centre
		4 th November	South Lynn Community Centre
		5 th November	South Lynn Community Centre
	Week 3	17 th November	Wembley Room, Lynnsport
		18 th November	Committee Suite, King's Court
		19 th November	Wembley Room, Lynnsport

Addresses: Committee Suite, Borough Council of King's Lynn & West Norfolk Offices,
King's Court, Chapel Street, King's Lynn PE30 1EX

Wembley Room, Lynnsport, Greenpark Avenue, King's Lynn PE30 2NB

South Lynn Community Centre, 10 St Michaels Road, King's Lynn PE30 5HE

Please note the earlier start time of **9.30am** for the weeks starting 3rd
November and 17th November – with the exception of Wednesday 18th
November.

If you have any queries – please contact the Programme Officer at:

programme.officer@west-norfolk.gov.uk

Wednesday 30th September - 10.00 (King's Court)

Introduction by the Inspector

Issue 1 : The Duty to Co-operate, Legal Requirements and the Council's Broad Strategy

Participants

King's Lynn and West Norfolk Borough Council

Sarah Evans (Lord Howard) (729)
John Maxey (278)
John Hiskett (Norfolk Wildlife Trust) (1278)
Mike Jones (RSPB) (1221)
Andrew Murray (Hunstanton & District Civic Society) (497)
Paul Belton (Camland) (564)
Richard Brown (Elmside) (1215)
Keith Ives (200)
David Maddox (Northern Trust) (465)
Andrew Campbell (936), (948) and (953)

Agenda (the duty to co-operate and the legal requirements were discussed at the earlier session)

- 1.1 The revised Strategy
 - The Council's objectives;
 - The Sustainability Appraisal and the site selection process (including the consideration of alternatives and a fall-back position);
 - The conservation and enhancement of the natural environment, including the HRA and monitoring and mitigation.
- 1.2 The relationship between the Core Strategy, the SADMP and Neighbourhood Plans.
- 1.3 The reflection in the plan of current national advice.
- 1.4 Any other related matters.

Wednesday 30th September - 14.00 (King's Court)

Issue 3: The Broad Distribution of Housing (Section D.1)

Participants

King's Lynn and West Norfolk Borough Council

Helen Russell-Johnson (King's Lynn Civic Society) (447)
Richard Brown (Elmside) (1217)
Richard Brown (Koto) (1219)
Rawdon Gascoigne (AW Dean) (851)
Sarah Evans (Lord Howard) (726)
John Maxey (279)
Andrew Murray (Hunstanton & District Civic Society) (490)
Paul Belton (Camland) (563)
Garth Hanlon (Holkham Estate) (1248)
Andrew Campbell (920), (925), (936), (948), and (953)

Agenda

- 3.1 The relationship between the SADMP and the requirements of the adopted Core Strategy, particularly in terms of meeting identified housing need.
- 3.2 The justification for the proposed distribution of development across the Borough, including the role of Parish Councils in the distribution process.
- 3.3 The density calculations for the allocated residential sites.
- 3.4 Any other related matters.

Thursday 1st October - 10.00

Issue 4: King's Lynn and West Lynn (E.1)

Participants

King's Lynn and West Norfolk Borough Council

Helen Russell-Johnson (King's Lynn Civic Society) (456)
Adrian Parker (213)
Andrew Murray (Hunstanton & District Civic Society) (485)
Paul Belton (Camland) (563)
William Davison (676)

Agenda

- 4.1 Evidence regarding the soundness of the following proposed residential development sites in King's Lynn and West Lynn:

- Marsh Lane (E1.4)
- Boal Quay (E1.5)
- Lynnsport (E1.7)
- South Quay (E1.8)
- West of St Peters Road, West Lynn (E1.14)
- Land at Bankside, West Lynn (E1.15)

- 4.2 The consideration by the Council of potential alternative or additional residential development sites.
- 4.3 The weight attached by the Council to matters of transport, heritage, green infrastructure provision and flood risk in King's Lynn and West Lynn.
- 4.4 The Council's approach to development in King's Lynn town centre (E1.1) and in the Gaywood Clock Area (E1.3), for example in terms of retail provision.
- 4.5 The Council's approach to the allocation of employment land in King's Lynn and West Lynn (E1.12).
- 4.6 The Council's approach to King's Lynn port.
- 4.7 Any other related matters.

Thursday 1st October - 14.00

Issue 5: West Winch (E.2)

Participants

King's Lynn and West Norfolk Borough Council

John Hiskett (Norfolk Wildlife Trust) (523)

Andrew Murray (Hunstanton & District Civic Society) (483)

Richard Morrish (North Runcton and West Winch Neighbourhood Plan Steering Group) (1209)

Graeme Warriner (Hopkins Homes) (1258)

Helen Russell-Johnson (King's Lynn Civic Society) (461)

David Maddox (Northern Trust) (465)

Caroline Jeffery (Norfolk CC) (210)

Agenda

- 5.1 Evidence regarding the soundness of all the elements of the proposed development in the West Winch Growth Area (E2.1).
- 5.2 The consideration by the Council of potential alternative or additional residential development sites.
- 5.3 The clarity of part B of policy E2.1.
- 5.4 The Council's attitude towards the potential silica sand deposits on the site and the implications of the Minerals Safeguarding Area.
- 5.5 The Council's approach to development within the existing built-up areas of West Winch (E2.2).
- 5.6 Any other related matters.

Friday 2nd October - 10.00

Issue 2: The Development Management Policies (DM.1 to DM.22)

Participants

King's Lynn and West Norfolk Borough Council

DM1: Presumption in favour of sustainable development

Helen Russell-Johnson (King's Lynn Civic Society) (431)

DM2: Development boundaries

Richard Morrish (North Runcton and West Winch Neighbourhood Plan Steering Group) (1181)

Keith Ives (200)

Helen Russell-Johnson (King's Lynn Civic Society) (432)

Adrian Parker (128)

DM3: Infill Devt in smaller villages and hamlets

Richard Morrish (North Runcton and West Winch Neighbourhood Plan Steering Group)
(1188)

Keith Ives (202)

Adrian Parker (524)

DM8: *Affordable housing on phased development*

Andrew Murray (Hunstanton & District Civic Society) (502)

Helen Russell-Johnson (King's Lynn Civic Society) (433)

DM9: *Community facilities*

Helen Russell-Johnson (King's Lynn Civic Society) (435)

DM11: *Touring and permanent holiday sites*

Andrew Murray (Hunstanton & District Civic Society) (501)

Andrew Brand (The Abbey Group) (193/194)

DM12: *Strategic road network*

Sarah Evans (Lord Howard) (726/7)

Richard Morrish (North Runcton and West Winch Neighbourhood Plan Steering Group)
(1183)

Helen Russell-Johnson (King's Lynn Civic Society) (437)

Sarah Evans (Castle Rising Parish Council) (723)

DM13: *Disused railway tracks*

Richard Morrish (North Runcton and West Winch Neighbourhood Plan Steering Group)
(1184)

Andrew Murray (Hunstanton & District Civic Society) (500)

Helen Russell-Johnson (King's Lynn Civic Society) (438)

DM14: *CITB Bircham and RAF Marham*

Keith Ives (203)

DM15: *Environment, design and amenity*

Richard Morrish (North Runcton and West Winch Neighbourhood Plan Steering Group)
(1185)

Helen Russell-Johnson (King's Lynn Civic Society) (440)

DM16: *Recreational open space provision*

Mike Jones (RSPB) (1223)

Richard Morrish (North Runcton and West Winch Neighbourhood Plan Steering Group) (1186)

Helen Russell-Johnson (King's Lynn Civic Society) (441)

Andrew Murray (Hunstanton & District Civic Society) (496)

DM17: *Parking provision*

Graeme Warriner (Hopkins Homes) (1257)

DM18 and DM21: *Coastal flood risk and sites in areas of flood risk*

Richard Morrish (North Runcton and West Winch Neighbourhood Plan Steering Group) (1188)

Andrew Murray (Hunstanton & District Civic Society) (494/493)

Richard Brown (Elmside) (1216)

Paul Belton (Camland) (564)

DM19: *Green infrastructure*

John Hiskett (Norfolk Wildlife Trust) (523)

Mike Jones (RSPB) (1224)

Richard Morrish (North Runcton and West Winch Neighbourhood Plan Steering Group) (1187)

Helen Russell-Johnson (King's Lynn Civic Society) (443)

DM20: *Renewable energy*

DM22: *Protection of local open space*

Richard Morrish (North Runcton and West Winch Neighbourhood Plan Steering Group) (1187)

Helen Russell-Johnson (King's Lynn Civic Society) (443)

Agenda

- 2.1 The contribution made to the sustainable growth of the Borough by the policies of the SADMP (policy DM 1).
- 2.2 The Council's approach towards the definition of development boundaries (policy DM 2).
- 2.3 The Council's approach to infill development in smaller villages and hamlets (policy DM 3).

- 2.4 The Council's approach to delivering affordable housing on phased development (policy DM 8).
- 2.5 The Council's approach to encouraging the retention of community facilities (policy DM 9).
- 2.6 The Council's approach towards the provision of touring and permanent holiday sites (policy DM 11), particularly with regard to protecting the AONB and its setting.
- 2.7 The transport evidence base and the Council's approach to protecting the function of the strategic road network (policy DM 12).
- 2.8 The safeguarding of the railway trackways (policy DM 13). The status of the King's Lynn dock branch.
- 2.9 The justification for policy DM 14 (RAF Marham and CITB Bircham Newton).
- 2.10 The assessment of the factors listed in the bullet points in policy DM 15 on Environment, Design and Amenity. The weight attached by the Council to conserving and enhancing the historic environment.
- 2.11 The justification for the open space standards in policy DM 16.
- 2.12 The justification for the proposed parking standards (policy DM 17).
- 2.13 The Council's approach to coastal flood risk and to other areas at risk from flooding (policies DM 18 and DM 21).
- 2.14 The identification and delivery of new green infrastructure enhancements (policy DM 19).
- 2.15 The weight attached by the Council to the provision of renewable energy, including in terms of the design and operation of buildings (policy DM 20).
- 2.16 The Council's approach to the protection of local open space (policy DM 22).

Tuesday 3rd November – 9.30 (South Lynn Community Centre)

Issue 6: South Wootton (E.3)

Participants

King's Lynn and West Norfolk Borough Council

John Maxey (278/280)
Caroline Jeffery (209/211)

Agenda

- 6.1 Evidence regarding the soundness of all the elements of the proposed development at South Wootton (E3.1).
- 6.2 The consideration by the Council of potential alternative or additional residential development sites.
- 6.3 The implications of the Minerals Safeguarding Area.
- 6.4 Any other related matters.

Issue 7: Knights Hill (E.4)

Participants

King's Lynn and West Norfolk Borough Council

Sarah Evans (Lord Howard) (728)
Adrian Parker (226)
Sarah Evans (Castle Rising Parish Council) (724)
Christopher Collett (Ashdale) (615)
Paul Belton (Camland) (563)
David Price (South Wootton Parish Council) (823/831)

Agenda

- 7.1 Evidence regarding the soundness of all the elements of the proposed development at Knights Hill (E4.1).
- 7.2 The consideration by the Council of potential alternative or additional residential development sites.
- 7.3 The weight given by the Council to the protection of sites of nature conservation importance and to the protection and enhancement of heritage assets.
- 7.4 Any other related matters.

Tuesday 3rd November – 14.00 (South Lynn Community Centre)

Issue 9 : Downham Market (F.1)

Participants

King's Lynn and West Norfolk Borough Council

Andrew Campbell (Mr & Mrs Riches) (962)
Arkell (Bennett plc) (586)
Neil Hall (Albanwise) (818)
Richard Brown (Koto) (1220)
Malcolm Starreveld (392)
Kelvin Loveday (796)
Jean Markwell (Downham Market Town Council) (224)
Janet Carter (989)

Agenda

- 9.1 Evidence regarding the soundness of any of the following proposed residential development sites in Downham Market:
 - Land off St John's Way (F1.2 – employment)
 - North-East – east of Lynn Road (F1.3)
 - South-East – north of the southern by-pass (F1.4)
- 9.2 The consideration by the Council of potential alternative or additional residential development sites.
- 9.3 The neighbourhood shops/ community facilities east of Lynn Road and/or north of the southern by-pass.
- 9.4 Any other related matters.

Issue 10: Hunstanton (F.2)

Participants

King's Lynn and West Norfolk Borough Council

Andrew Murray (Hunstanton & District Civic Society) (478)
Rob Snowling (Le Strange Estate) (1210)

David Coleby (Mr & Mrs S Wallace) (320)

Agenda

10.1 Evidence regarding the soundness of the following proposed development sites in Hunstanton:

- East of Cromer Road (F2.2)
- South of Hunstanton Commercial Park (F2.3)
- North of Hunstanton Road (F2.4)
- South of Hunstanton Commercial Park – employment site (F2.5).

10.2 The consideration by the Council of potential alternative or additional development sites.

10.3 Any other related matters.

Wednesday 4th November – 9.30 (South Lynn Community Centre)

Issue 11: Wisbech Fringe (F.3)

Participants

King's Lynn and West Norfolk Borough Council

Andrew Campbell (John Freeman) (939)

John Maxey (282)

Paul Sutton (College of West Anglia: Stephen Jones) (846)

Richard Brown (Elmside) (1215)

Agenda

11.1 Evidence regarding the soundness of all the elements of the proposed development west of Burrowgate Road (F3.1).

11.2 The consideration by the Council of alternative or additional residential development sites.

11.3 The compatibility between policy F3.1 and any policies adopted by Fenland District Council for the land to the west (within Fenland District).

11.4 Any other related matters.

Issue 12: Brancaster/Brancaster Staithe/Burnham Deepdale (G.13, G.14 and G.16)

Participants

King's Lynn and West Norfolk Borough Council

Janet Lake (Brancaster Parish Council) (394)

Nick Bullock (Warner Family) (835)

Agenda

12.1 Evidence regarding the soundness of the following proposed residential development sites in Brancaster/Burnham Deepdale:

- East of Mill Road (G13.1)
- Land off The Close (G13.2)

12.2 The consideration by the Council of potential alternative or additional residential development sites.

12.3 Any other related matters.

Wednesday 4th November - 14.00 (South Lynn Community Centre)

Issue 13: Burnham Market (G.17)

Participants

King's Lynn and West Norfolk Borough Council

Nicole La Ronde (Townfolk Ltd) (1157)

Garth Hanlon (Holkham Estate) (1248)

Jamie Bird (Fleur Hill) (849)

Agenda

- 13.1 Evidence regarding the soundness of all the elements of the proposed development at Foundry Field (G17.1).
- 13.2 The consideration by the Council of potential alternative or additional residential development sites.
- 13.3 The requirement for the submission of a plan for the future management and maintenance of the car park and public facilities (criterion 7).
- 13.4 The accuracy of plan G17 and the need for a reference in the policy to the provision of a retail use on the site.
- 13.5 Any other related matters.

Issue 14: Castle Acre (G.22)

Participants

King's Lynn and West Norfolk Borough Council

David Russell (Greene King plc) (744)
Bill Welch (46)
Darryl Watridge (50)
Garth Hanlon (Holkham Estate) (1249)

Agenda

- 14.1 Evidence regarding the soundness of all the elements of the proposed development west of Massingham Road (G22.1).
- 14.2 The consideration by the Council of potential alternative or additional residential development sites.

Thursday 5th November - 9.30 (South Lynn Community Centre)

Issue 15: Clenchwarton (G.25)

Participants

King's Lynn and West Norfolk Borough Council

Clenchwarton Parish Council (347)
Adrian Parker (129)
Ian Bix (Mr D Thorpe) (871)

Agenda

15.1 Evidence regarding the soundness of the following proposed residential development sites in Clenchwarton:

- Between Wildfields Road and Hall Road (G25.1)
- Land north of Main Road (G25.2)
- Land south of Main Road (G25.3)

15.2 The consideration by the Council of potential alternative or additional residential development sites.

Issue 16: Denver (G.28.4)

Participants

King's Lynn and West Norfolk Borough Council

Andrew Campbell (Mr & Mrs Riches) (958)
Richard Fletcher (272)

Agenda

16.1 The justification for Council's restrictive approach to development at Denver.

Thursday 5th November - 14.00 (South Lynn Community Centre)

Issue 18: Emneth (G.34)

Participants

King's Lynn and West Norfolk Borough Council

Andrew Campbell (Mr & Mrs Noone) (936)
Andrew Campbell (Mr & Mrs Plumridge) (948)
Chris Dawson (850)

Agenda

- 18.1 Evidence regarding the soundness of all the elements of the proposed development south of The Wroe (G34.1).
- 18.2 The consideration by the Council of potential alternative or additional residential development sites.

Issue 20: Gayton, Grimston and Pott Row (G.41)

Participants

King's Lynn and West Norfolk Borough Council

Andrew Campbell (Mr & Mrs Rudd) (925)
Greg Garland (464)
John Jowitt (New Hall Properties Ltd) (575)
Graham Wright (Louise Barber) (933)
Mike Pitcher (Grimston PC) (763)

Agenda

- 20.1 Evidence regarding the soundness of all the elements of the proposed developments north of Back Street, Gayton (G41.1) and adjacent to Stave Farm, Grimston and Pott Row (G41.2).
- 20.2 The consideration by the Council of potential alternative or additional residential development sites.

Tuesday 17th November - 9.30

Issue 21: Great Bircham and Bircham Tofts (G.42)

Participants

King's Lynn and West Norfolk Borough Council

Keith Ives (205)

Agenda

- 21.1 Evidence regarding the soundness of all the elements of the proposed development adjacent to 16 Lynn Road (G42.1).
- 21.2 The consideration by the Council of potential alternative or additional residential sites.

Issue 19: Feltwell and Hockwold cum Wilton (G.35)

Participants

King's Lynn and West Norfolk Borough Council

Edward Keymer (Miss N Fletcher (521)

Ann Hills (1282)

Agenda

- 19.1 Evidence regarding the soundness of the following proposed residential development sites in Feltwell:
 - Rear of 24, Oak Street (G35.1)
 - Land north of Munson's Lane (G35.2)
 - 40 Lodge Lane/Skye Gardens (G35.3)
 - Land south of South Street, Hockwold cum Wilton (G35.4)
- 19.2 The consideration by the Council of potential alternative or additional residential development sites.

Tuesday 17th November - 14.00

Issue 25: Heacham (G.47)

Participants

King's Lynn and West Norfolk Borough Council

Nicole La Ronde (Broadland Housing Group, Andrew Savage) (1277)

Agenda

- 25.1 Evidence regarding the soundness of all the elements of the proposed development off Cheney Hill (G47.1).
- 25.2 The consideration by the Council of alternative or additional residential development sites.
- 25.3 Evidence regarding the provision of a Care Home at Heacham.

Issue 34: Stoke Ferry (G.88)

Participants

King's Lynn and West Norfolk Borough Council

Ian Cable (Mr J Kirchen) (261)

William Lusty (J I Hill) (904)

Agenda

- 34.1 The Council's approach to the allocation of development at Stoke Ferry.
- 34.2 The consideration by the Council of potential alternative or additional residential development sites.

Issue 46: Thornham (G.95)

Participants

King's Lynn and West Norfolk Borough Council

Ian Reilly (906)

Agenda

46.1 Evidence regarding the Council's restrictive approach to development at Thornham.

Wednesday 18th November - 10.00 (At King's Court)

Issue 36: Terrington St Clement (G.93), Terrington St John (G.94) and Tilney St Lawrence

Participants

King's Lynn and West Norfolk Borough Council

Andrew Campbell (Dene Homes) (886)
Fergus Bootman (Sutton Partnership) (752)
Scott Brown (Mr & Mrs Dawson) (937)
Keith Hutchinson (Mr K G Brown) (561)

Agenda

36.1 Evidence regarding the soundness of the following proposed residential development sites in Terrington St Clement:

- Church Bank, Chapel Road (G93.1)
- Adjacent to King William Close (G93.2)
- West of Benn's Lane (G93.3)
- East of School Road (G94.1)

36.2 The consideration by the Council of potential alternative or additional residential development sites.

Issue 38: Upwell with Outwell (G.104)

Participants

King's Lynn and West Norfolk Borough Council

Andrew Campbell (Mr & Mrs Gooch (953)

Nigel Nelson (307)

Julie Jacques (Edwin Broad) (427)

John Maxey (283)

Agenda

38.1 The Council's approach to development at Upwell and Outwell.

38.2 The consideration by the Council of potential alternative or additional residential development sites.

Wednesday 18th November - 14.00 (at King's Court)

Issue 39: Walpole Crosskeys (G.105), Walpole Highway (G.106) and Walpole St Peter (G.109)

Participants

King's Lynn and West Norfolk Borough Council

Jeff Clarke (Freshpeel Produce Ltd)

Peter Lonsdale) (518)

Peter Humphrey (Peter Humphrey Associates) (505)

Frank Cahill (207)

Andrew Campbell (Trevor Pitcher) (926)

Emma Bateman (Walpole Parish Council) (292)

Chris Dawson (935)

Agenda

39.1 The Council's approach to development at Walpole Crosskeys; Walpole Highway; and Walpole St Peter.

39.2 The consideration by the Council of potential alternative or additional residential development sites.

Thursday 19th November - 9.30

Issue 40: Watlington (G.112)

Participants

King's Lynn and West Norfolk Borough Council

Rawdon Gascoigne (AW Dean) (848)

William Arkell (Bennett plc) (584)

Agenda

- 40.1 Evidence regarding the soundness of all the elements of the proposed development south of Thieves Bridge Road (G112.1).
- 40.2 The consideration by the Council of potential alternative or additional residential development sites.

Issue 42: Wereham (G.114)

Participants

King's Lynn and West Norfolk Borough Council

Dr Christopher Ward (387)

Mr & Mrs Paul Carter (640)

Brian Howard (311)

Tim Shackleford (288)

William Arkell (Bennett plc) (585)

Mr & Mrs Ivan Voutt (315)

Agenda

- 42.1 Evidence regarding the soundness of all the elements of the proposed development at the Springs, Flegg Green (G114.1).

- 42.2 The consideration by the Council of potential alternative or additional residential development sites.

Thursday 19th November - 14.00

Issue 43: West Walton/Walton Highway (G.120)

Participants

King's Lynn and West Norfolk Borough Council

Gillian Kirman (1104)
Andrew Campbell (Mr & Mrs Jewson) (920)
Jason Gage (769)
Emma Bateman (West Walton Parish Council) (271)
Peter Humphrey (Peter Humphrey Associates) (504)
Cllr Roy Groom (297)

Agenda

- 43.1 Evidence regarding the soundness of the following proposed residential development sites in West Walton and Walton Highway:
- Adjacent to Common Road (G120.1)
 - North of School Road (G120.2)
- 43.2 The consideration by the Council of potential alternative or additional residential development sites.

Issue 45: Wiggenhall St Germans (G.123)

Participants

King's Lynn and West Norfolk Borough Council

Andrew Campbell (821)
Mrs S Winter (1286)

Agenda

- 45.1 The justification for the Council's restrictive approach to development at Wiggenhall St Germans.

CLOSING STATEMENT BY COUNCIL

CLOSING REMARKS BY INSPECTOR