

Borough Council of
**King's Lynn &
West Norfolk**



**Borough Council of King's Lynn and West Norfolk
Response to
the Issues and Questions raised by Inspector David
Hogger
in relation to
the King's Lynn and West Norfolk Local Plan:
Site Allocations and Development Management
Policies**

**Examination
June 2015**

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

**Examination
June 2015**

Table of abbreviations used with the Council's Statements

Abbreviation	Full Wording
AONB	Area of Outstanding Natural Beauty
BCKLWN	Borough Council of King's Lynn and West Norfolk
BDC	Breckland District Council
CLG	Communities and Local Government
CITB	Construction Industry Training Board
CS	Core Strategy
DM	Development Management
DPD	Development Plan Document
EA	Environment Agency
FDC	Fenland District Council
FRA	Flood Risk Assessment
GI	Green Infrastructure
GTANA	Gypsy and Traveller Accommodation Needs Assessment
ha	Hectare
HELAA	Housing and Economic Land Availability Assessment
HLF	Heritage Lottery Fund
HRA	Habitats Regulation Assessment
HSE	Health and Safety Executive Hazard Areas
IDB	Internal Drainage Board
KRSC	Key Rural Service Centres
LDS	Local Development Scheme
LPSO	Local Plan Sustainability Objectives
NCC	Norfolk County Council
NP	Neighbourhood Plan
NPPF	National Planning Policy Framework
NORA	The Nar Ouse Regeneration Area
OAN	Objectively Assessed Need
PPG	Planning Practice Guidance
PPTS	Planning Policy for Traveller Sites
RV	Rural Village
RAF	Royal Air Force
RLA	Residential Land Assessment
SA	Sustainability Appraisal
SAC	Special Area of Conservation
SADMP	Site Allocation and Development Management Policies Plan
SCI	Statement of Community Involvement
SEA	Strategic Environmental Assessment
SFRA	Strategic Flood Risk Assessment
SHMA	Strategic Housing Market Assessment
SHLAA	Strategic Housing Land Availability Assessment
SPA	Special Protection Area
SSF	Site Sustainability Factors
SSSI	Site of Special Scientific Interest
SVAH	Smaller Villages and Hamlets
THI	Townscape Heritage Initiative
UPC	Un-attributable Population Change

Response to Questions:

3.1:

Does the SADMP accurately reflect the requirements of the adopted Core Strategy, particularly in terms of meeting identified housing need?

1. Introduction

1.1 The King's Lynn and West Norfolk Core Strategy (CS) was adopted in July 2011. This provides strategic level guidance as to growth and significant issues across the Borough in the period to 2026. The CS forms one part of the Local Plan. It is the main document setting out the long term strategy, including the vision and objectives for the Borough, and the broad policies that will steer and shape new development.

1.2 The SADMP has been prepared to give the spatial detail below higher level aspirations, within the CS and forms the second part of the Local Plan. Its policies will guide development in the Borough for the period up to 2026. The CS sets out the scale of growth and broad distribution for the Borough and the SADMP will allocate sites to help achieve this.

2. Core Strategy New Housing and Distribution Requirements

2.1 CS policy CS09 Housing Distribution sets out how many new dwellings will be identified across the Borough over the period 2001 to 2026 and the distribution based upon CS policy CS02 The Settlement Hierarchy. A number for each of the hierarchal levels is given in total and how many dwellings are to be provided for through allocations. This can be seen as column a and b in table 1, below.

Table 1. New Dwellings & Distribution

	a	b	c	d
	CS allocation target	SADMP allocations	Completions & Commitments Apr 2001 - Mar 2013	SADMP allocations & Completions and Commitments
1 King's Lynn	5,070	4,199	3,495	7,694
2 Downham Market	390	390	2,036	2,426
3 Hunstanton	220	333	360	693
4 Wisbech Fringe	550	550	35	585

5	KRSC	660	787	2,796	3,583
6	RV	215	230	1,042	1,272
7	Other / SVH	0	0	391	391
8	Total	7,105	6,489	10,155	16,644

2.2 Column c and d have been taken from the table that appears in chapter D.1 Distribution of development within the SADMP, page 71. Note the overall CS target for new housing is 16,500. The context for the table above is explained in paragraph D.1.4 of the SADMP.

2.3 Table 1 demonstrates that the effective CS target of 16,500 dwellings would be exceeded with a total of 16,644 being provided for over the plan period once the SADMP is formally adopted. In addition further sources of housing other than allocations, such as windfall sites, are likely to come forward.

3. Percentage Distribution

3.1 The CS also provides a percentage table of the distribution of new housing, 7.2 Housing – Policy CS09, page 35. This has been modified to include the percentages from the SADMP for comparison purposes and can be seen below:

Table 2. Percentage Distribution of New Housing

	CS	SADMP
Main Towns - King's Lynn / Downham Market / Hunstanton including Wisbech Fringe (King's Lynn)	73% (45%)	69% (46%)
KRSC	17%	21%
RV	8%	8%
Other / SVH	2%	2%
Total	100%	100%

3.2 Table 2 illustrates that broadly the percentage level of distribution of new dwellings and their distribution identified within the CS has been realised through the SADMP.

4. Core Strategy Overall New Housing Target

4.1 The CS sets an overall target figure of 16,500 new dwellings to be completed across the Borough over the period 2001 – 2026, and the SADMP makes allocations to assist in meeting this target.

The Council had been working to an annual new dwelling target of 660. This represents 16,500 divided by the numbers of years of the plan period, 25.

- 4.2 In assessing progress to this the Borough Council undertakes monitoring, has prepared and published a Strategic Housing Land Availability Assessment (SHLAA) 2011. The Council also commissioned a Strategic Housing Market Assessment (SHMA) update 2014 (HRD01) and a paper titled Assessing King's Lynn & West Norfolk's Housing Requirement 2015 (HRD02).
- 4.3 HRD02 provides the latest update OAN position for the Borough, indicating a range of 680 -710 of new homes per annum depending upon the inclusion of un-attributable population change (UPC). This means that 660 target the Council has been working to remains appropriate as it is meeting 97.0% of a 680 target, which is within a 5% tolerance.
- 4.4 Whilst this work was being undertaken the Council has prepared a Housing and Economic Land Availability Assessment (HELAA) 2014 (HRD05). This assessment outlines that 8,093 dwellings have already been completed (2001 – 2014). This means that a minimum of 8,407 dwellings are required to be built within the Borough over the next 12 years (2014 – 2026) in order to meet the CS target.
- 4.5 The HELAA identified a total of 7,390 dwellings that could potentially be delivered on identified sites within the remainder of the plan period to 2026, and 10,272 dwellings 2014 to 2029 (15 year period). These figures when combined with sources of sites used to compile the housing trajectory equate to 13,982 dwellings that could be provided in the 2014 – 2026 period, and 17,548 dwellings to 2029.
- 4.6 The HELAA demonstrates the progress with regard to the CS target. This is achieved by removing the justifiable windfall allowance and the HELAA sites that are not SADMP allocations and adjusting the time frame to that of the plan period. The HELAA has identified 10,345 dwellings for completion within the 2014 – 2026 time span, the remainder of the plan period. When this figure is added to the number of dwellings already completed (8,093), this equates to a total of 18,438 dwellings over the total plan period 2001 – 2026, exceeding the CS target of a minimum of 16,500 new dwellings.
- 4.7 The OAN calculated within HRD02 has been used within the HELAA to provide a 5 year housing land supply position of 7.76 years – 8.14 years using the Liverpool Method with a 5% buffer, depending upon the inclusion of UPC and 7.09 years – 7.46 using the Sedgefield Method with a 5% buffer, depending upon the inclusion of UPC.

5. Representations

5.1 It is important to note that the figures outlined for growth within the CS are stated as a minimum and therefore can be exceeded, as demonstrated by table 1 this is the case. So it would be inappropriate to reduce the number sites or dwellings proposed.

5.2 The level of development proposed for the King's Lynn area via SADMP allocations, as can be seen in table 1, is lower in terms of dwelling numbers than the CS sought whilst this shortfall is made up by completions and commitments being higher and the overall CS target for King's Lynn being met, again seen in table 1. The percentage distribution of development sought for King's Lynn by the SADMP is broadly in line with that sought by the CS, table 2. Proposing a lower or higher number of dwellings through SADMP allocations would therefore be inappropriate.

5.3 As can be seen in table 1 and 2 the number of dwellings sought in the rural areas by the CS is exceeded by the SADMP and the percentage distribution would be achieved. Whilst it had not been possible to identify suitable sites in some rural settlements, as a response to local aspirations some settlements received a higher number dwellings. Therefore the number of allocations and dwelling numbers sought through SADMP allocations in the rural area is considered appropriate.

6. Conclusion

6.1 The housing need identified within the CS will be met by the SADMP allocations and completions / commitments as illustrated by table 1. As discussed earlier in this statement the Council used the 16,500 overall CS target to provide an annual need of 660 dwellings p.a. HRD01 & HRD02 calculated a OAN and this has been found to be broadly in line with the figure the Council had been working to. In order to update this position the Council carried out a SHLAA update in the form of a HELAA. The HELAA demonstrated that the identified housing need was being met. The SADMP allocations in combination with completions and commitments result in the overall identified housing need from the CS, target of 16,500 new dwellings over the plan period, being achieved as envisaged.

Inspector question 3.2 and Special Question 3

3.2 Has the Council adequately justified the proposed distribution of development across the Borough? What has been the role of Parish Councils in the distribution process?

(Supplementary to Question 3.2 in Issues and Questions)

Distribution of Housing in Rural Settlements

It is clear that policies in a local plan should follow the presumption in favour of sustainable development (e.g. NPPF paragraph 15). There are three dimensions to sustainable development – economic, social and environmental.

Paragraph D.1.14 of the submission document refers to ‘allocating growth to settlements [in rural areas] proportional to the existing populations’. Although paragraph D.1.15 confirms that constraints to development have been identified, it is not clear how the Council has taken into account the three dimensions to sustainable development, referred to above, in the distribution of development across the Borough’s rural settlements.

There are references to facilities and services in the Sustainability Appraisal but it would be helpful if the Council could explain, in slightly more depth, how it has taken into account economic, social and environmental issues in the distribution process, including factors such as:

- **The availability of existing services and facilities, such as schools, shops, pubs, community facilities and employment opportunities; and**
- **The potential ‘benefits’ of growth referred to in paragraph D.1.15.**

1. Settlement hierarchy

1.1. The Core Strategy sets out in Policy CS02 a settlement hierarchy, with various tiers of types of settlements. This definition was originally based on work for the CS analysing the facilities in the particular places, and criteria were outlined for minimum provision in types of places. This hierarchy has been used as the starting point for distributing growth (particularly housing growth) across the Borough, and the table at paragraph D.1.13 of the SADMP breaks down specific figures for the groups of settlements (KRSC - 660, and RV – 215). As noted in the table there is clear reference back to the Core Strategy housing allocation figures for those categories which is taken to be the starting point for finding individual allocations to match the overall figures in the SADMP.

2. How has the Borough Council taken into account economic, social and environmental issues in distributing growth across the rural settlements?

2.1. In the Issues and Options version of the SADMP various potential methodologies were discussed for distributing overall growth between settlements. The SADMP (Pre – Submission) confirms the method based on relative shares of existing populations in those settlements. As noted above the original categorisation took into account the level of facilities in each type of place, therefore there is an anticipation that for example the higher level of growth in KRSCs (average 31 units) is appropriately related to a higher level of facilities in those places.

2.2. The Borough Council's preferred mechanism for assessing the sustainability of individual sites and balancing the economic, social and environmental aspects is through the Sustainability Appraisal. The conclusion at paragraph 4.1.22 in the Sustainability Appraisal Report (January 2015) notes the outcome of an overall gain in sustainability in the Borough (i.e. balancing the economic, social and environmental factors).

2.3. Paragraph 2.3.3 of the SA Report sets out the aim of SA as used by the Borough Council and it references the economic, social and environmental factors. The translation of these into Local Plan Sustainability Objectives and Site Sustainability factors is described in the SA Report at sections 3.2, 3.3, and 3.4.

2.4. The diagram in Appendix 1 shows the principles we have used.

3. Economic, social and environmental factors utilised in the Sustainability Appraisal

3.1. Section 3.4 and table 3.4b in particular gives additional information as to how the Site Sustainability Factors relate to the Local Plan Sustainability Objectives, since these factors are key to the understanding of individual reasonable alternative sites. Therefore the ultimate attributes of an individual site can be traced back to the original economic, social or environmental issues.

3.2. As can be seen in each of the individual sustainability assessments for individual villages the 10 Site Sustainability Factors are used to assess reasonable alternatives. Table 3.4a provides a short description of the type of site factors falling under the 'Site Sustainability Factor' headings used in the scoring sheets.

3.3. In Appendix 5 of the Preferred Options version of the SADMP the background factors feeding into the Sustainability Appraisal / Site Technical Assessments are described. Again there is a read across to the individual sites / village SA tables. Officers have constructed the SA tables scoring them in the way described in Table 3.4c of the SA Report ranging from ++ positive to xx negative. Thus the planning constraints of any site can be justified by reference to this set of descriptions, and are consistently applied across the Borough.

4. Taking into account availability of services and the 'benefits' of growth in assessing sustainable site choices

4.1. In the supplementary question above the Inspector has requested more information as to how these specific factors have been considered by the Borough Council in assessing alternatives.

5. Availability of existing services and facilities

5.1. In Appendix 5 of the Preferred Options version of the SADMP at pages 5, 6 and 7, an explanation is given of how existing services and facilities are taken into account in

assessing sites. The 'access to services' heading in the SA brings a summary of the position into the assessment. The facilities measured were; GP Surgery; school; commutable bus route; convenience store; Post Office counter; pub; restaurant / takeaway; filling station; other retail; other employment. Appendix 5 gives detailed explanation as to how measurement was undertaken.

5.2. It is worth noting that the 'Access to services' site factor relates strongly to Local Plan Sustainability Objective 15, see SA Report table 3.4b. The summary outcomes table and para 4.1.17 in the SA Report notes very positive scores overall for access to services.

6. 'Benefits of growth'

6.1. Paragraph D.1.15 in the SADMP refers to the fact that there is variation in the actual number of units allocated in villages away from the notional figure calculated with reference to population size. As noted the figures vary both up and down. A combination of factors is at work here. These include:

- Specific views expressed by parishes and towns during the plan preparation process
- Availability of suitable sites in the locality
- A need to make efficient use of suitable sites

6.2. In the SA Report attention is drawn in the discussion on sites to the views from the parish / town concerned. Similarly the views of the public are summarised. In table 3.4c (the scoring guide) the second factor 'Community and Social' is designed to reflect the strength of feeling, or 'benefits' to the community that might arise from growth. Where parishes do express views they often relate to supporting a school, or facilities such as pubs or shops, in other cases the need for a mix of population / age groups in the area. Whilst the outcome is not dictated by this one factor it is an attempt to reflect local views. This does have to be set against the approach by the Borough Council which aims to spread growth across the area in a systematic way.

6.3. The original Inspector question at Issue 3.2 asked about the role of Parish Councils in the distribution process. The explanation above is a reflection of their role, but as for other consultees many have joined in the whole plan preparation process, influencing strategic or site choices or proposing / supporting sites. Particularly in the earlier stages special presentations or meetings would have been held to explain or discuss local views. Others have chosen the Neighbourhood Plan route for detailed involvement.

7. Conclusion

In conclusion the Borough Council considers that:

- The SADMP properly relates to the strategic provisions set out in the Core Strategy regarding scales of growth reflecting the settlement hierarchy in policy CS02

- The method of distributing the housing provision in rural areas reasonably reflects the practical ability of the communities to cater for the levels of proposed growth
- Through the sustainability appraisal process and the chain which links the broad economic, social and environmental issues to site choices reasonable alternatives have been assessed and appropriately sustainable choices made.
- Assessments of the individual sites includes an understanding of the services and facilities in the locality.
- Whilst a systematic approach has been taken there has been flexibility in its application and the views of parish and town councils have played an important role in choosing suitable allocations and location specific scales of growth.

3.3:

How has the Council assessed the potential density of each of the allocated sites?

1. Introduction

1.1 The Borough Council's approach to assessing the potential density of each SADMP allocated site has been based upon the density model developed through the 'Urban Capacity Study' (2006) produced by Llewelyn Davies Yeang in association with Atisreal. This work was used to inform the Council's Strategic Housing and Land Availability Assessment (SHLAA) (2011) and Housing and Economic Land Availability Assessment (HELAA) 2014 as well as the SADMP.

1.2 A range of density multipliers were applied within the SHLAA and HELAA in order to assess the housing potential of each site. These multipliers are set out in the table below. It should be noted that the densities indicated are expressed as net densities (dwellings per hectare) that a site could deliver. The multiplier applied to each site is that which, in the opinion of the Council, best reflects:

- the character of the area;
- the type or mix of housing that would be appropriate on the site, and;
- the site's proximity to a defined centre and to services.

1.3 The density multiplier has been based on the average density of approved developments in each settlement identified in Council monitoring information. These density multipliers were developed for four key types of area: Sub Regional Centre; Main Town; Key Rural Service Centre; and Rural Village. Following the identification of a proposed development density, the yield for each site is calculated by multiplying the net site area by the density.

Table 1 Site Density

Location	Density Multiplier (Dwellings per hectare)
King's Lynn (Sub Regional Centre)	39
Downham Market, Hunstanton and Wisbech Fringe (Main Town)	36
Key Rural Service Centres	24
Rural Villages	24

- 1.4 Clearly the densities applied to sites within the SHLAA and HELAA are indicative and are provided solely for that purpose. They should not be taken to be a statement of Council policy on the amount of housing that a given site may accommodate, which will need to be determined through the planning application process.
- 1.5 Within the SHLAA and HELAA there is also a model used to provide a consistent estimate of the housing potential of each by applying a standard assumption of a site's developable area. There are a number of factors which may influence the developable area of a site.
- 1.6 The assumptions used in calculating net developable areas are set out in the table below. Whilst this approach is considered robust and appropriate for the purposes of the SHLAA and HELAA, it should be noted that the net developable area is an indicative figure and that the Council will negotiate appropriate non-housing provision on a site-by-site basis when considering future development proposals.

Table 2 Site Developable Area

Gross site area	Net developable area
Less than 0.4 ha	100% of developable area
0.4 ha to 2 ha	90% of developable area
Sites over 2 ha	75% of developable area

2. SADMP Allocations

- 2.1 The site area provided with the SADMP policy for each allocation is the gross area of the site. Whereas the net site area is used in the indicative approach within the SHLAA and HELAA. This means that the density of the allocation sites will be higher than a calculation using the gross figures.
- 2.2 Appendix 1 of this statement provides a table of each of the residential housing allocations with the SADMP displaying the allocated number of dwellings; the site gross area; modelled net site area; the model density; and the net site density. It is acknowledged that the comparison is not straightforward as the model whilst a consistent approach does not allow for site specific factors/constraints. A brief explanation of the density of each allocation is provided from the relevant policy within the SADMP.
- 2.3 Providing a gross figure rather than a precise net figure allows for a degree of flexibility within the site. This therefore allows for adequate space for the allocated number of dwellings to be provided for and the associated facilities / services including access roads, new networks, green

infrastructure, recreational space and sustainable drainage systems etc. Appendix 1 also highlights that one of the main density approaches is to appreciate the surrounding settlement pattern and density of the surrounding area. The density may also be a reaction to a specific constraint such as flood risk or for mitigation purposes if the allocation is closely related to a conservation area, etc.

2.4 With regard to the Strategic Sites within the SADMP, at this stage there is a degree of uncertainty with regard to the space required and final location of major infrastructure for example at West Winch Growth Area (E2.1) policy item 4 a new road linking the A10 and A47, and providing access to the new development. Also providing space allows for a degree of flexibility in design for the landowners / agents / developers of the site to be creative and not provide a rigid approach that lacks imagination and leads to generic new-build sites but ones with identity that relate well to their settlement / location / position.

2.5 If the site area is fully used by the development outlined within the SADMP then that is fine. If the development can take place and leave areas of a site undeveloped then this could be allocated in a future plan or as part of a plan review if sites / dwelling numbers are not being delivered in other areas as desired.

3. Conclusion

- The Council have produced a density model for the settlement hierarchy Core Strategy Policy CS02, based upon previous developments and the Council's monitoring work. This in collaboration with net developable site area model has been used in the formation of the SHLAA and HELAA and to inform the SADMP policy formulation process. The absolute application of the theoretical density model would rely on every site chosen for allocation being relatively constraint free. This however, is not the case in the actual world where density is required not only to take into account constraints but also the local settlement and density pattern ensuring the development integrates sustainably with its surroundings. Rarely are these factors exactly the same between settlements or even within settlements at similar locations. A low density development may be required as a solution to mitigating the impacts of a Conservation Area / Heritage Assets or the impacts upon AONB / wider countryside. A high density development may be required to provide the desired number and reflect the urban setting.
- Gross site areas have been provided as part of each SADMP allocation policy to ensure that there is enough space for the required number of dwellings to be provided and the associated infrastructure and other policy requirements to be realised. With the Strategic Sites there is a

degree of uncertainty with regard to the location and exact space a new link road or neighbourhood centre will occupy. Some sites may be capable of delivering the desired dwelling numbers that result in part of the site being undeveloped. This area could potentially be allocated in future plans or utilised in the review of the plan.

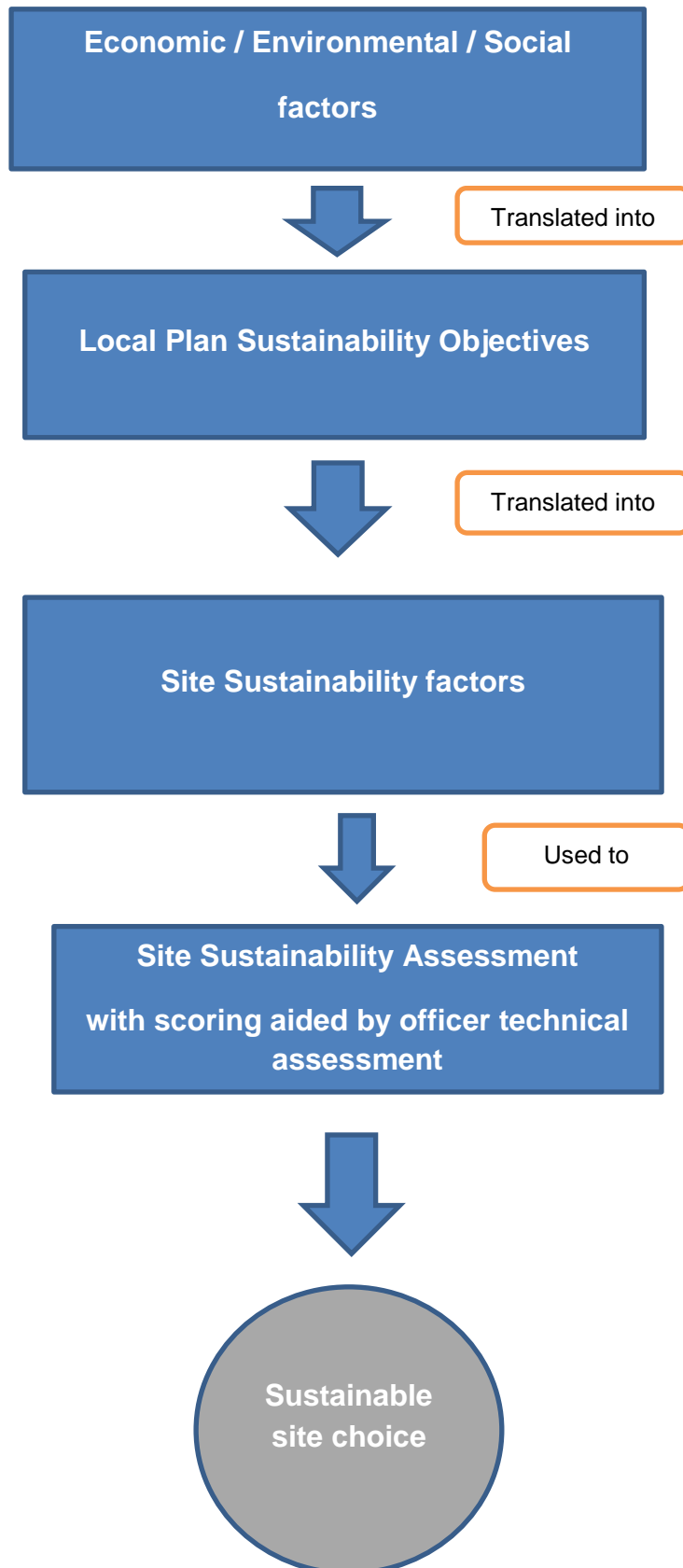
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Question 3.2

Appendix 1:

Diagram - Sustainability / site choice process – a simplified outline



Question 3.3

Appendix 1

The King's Lynn & West Norfolk Borough Council's response to the Issues and Questions paper from Inspector David Hogger

Settlement	Site Ref	Dwelling Allocation	Gross Site Area (Ha)	Model Net Area (Ha)	Model Density (dw per Ha)	SADMP Modelled Density (dw per Ha)	Policy Overview
King's Lynn	E1.4	170	5.3	3.9	39	43	new road, SUDS, recreation space
	E1.5	350	4.1	3.1	39	112	high density urban development
	E1.6	260	8.8	6.6	39	39	tree belt retention, SUDS, recreation space
	E1.7	450	13.7	10.3	39	44	new link road, SUDS, recreation space
	E1.8	50	0.5	0.45	39	87	high density urban development
	E1.9	100	3.3	2.5	39	40	Cycle network links, SUDS, recreation space
	E1.10	50	3.8	2.85	39	18	The gross site area includes an area of constraints
	E1.11	20	0.2	0.2	39	100	high density urban development
West Lynn	E1.14	49	2	1.8	39	27	West Lynn Drain, recreation space
	E1.15	200	2.6	1.95	39	103	high density riverside development
West Winch	Growth Area	1,600	171	128	39	13	new road, open space, neighbourhood centres, provision of space for future development
South Wootton	E3.1	300	40	30	39	10	Large area of Flood Zone constraints, recreational space, new road network, doctors site, school expansion land, SUDS
Knights Hill	E4.1	600	36.9	27.6	39	22	to blend in with the surrounding developments, new road
Downham Market	F1.3	250	16.2	12.2	36	20	landscape buffer, road network,

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							GI , recreation space
	F1.4	140	13.9	10.4	36	14	new road network, landscaping, GI, recreational space
Hunstanton	F2.2	120	6.2	4.65	36	26	SUDS, landscaping, reactional space
	F2.3	50	5	3.75	36	13	Provision of a Care Home, landscaping, SUDS, recreational space
	F2.4	163	6.2	4.65	36	35	6.4 Ha of the site is to open space, recreational space, landscaping SUDS
Wisbech Fringe	F3.1	550	25.3	18.9	36	29	road network, potential new school site, SUDS, public right of way enhancements
Brancaster	G13.1	5	0.5	0.45	24	11	landscaping, SUDS, appropriate to surrounding settlement pattern, new road access
Burnham Deepdale (Brancaster Staithe)	G13.2	10	0.7	0.63	24	16	landscaping, SUDS, appropriate to surrounding settlement pattern, new road access
Burnham Market	G17.1	32	2.7	2	24	16	1.2 Ha for a car park, SUDS, landscaping scheme
Castle Acre	G22.1	15	1.1	0.99	24	15	New road access, SUDS, appreciate the surrounding settlement pattern
Clenchwarton	G25.1	10	0.7	0.63	24	16	Reflect the surrounding settlement pattern, SUDS
	G25.2	20	1.07	0.96	24	21	Reflect the surrounding

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							settlement pattern, SUDS
	G25.3	20	1.2	1	24	20	Reflect the surrounding settlement pattern, SUDS
Dersingham	G29.1	20	1.8	1.62	24	12	Landscaping, SUDS, appreciation of the Conservation Area and wider countryside
	G29.2	10	0.3	0.3	24	33	Dwelling type
Docking	G30.1	20	3.4	2.55	24	8	Landscaping, pond retention, SUDS
East Rudham	G31.1	10	0.4	0.4	24	25	Reflect the local settlement pattern
East Winch	G33.1	10	0.8	0.72	24	14	Reflect the local settlement pattern
Emneth	G34.1	36	1.1	1	24	36	Reflect the local settlement pattern
Feltwell	G35.1	15	0.7	0.63	24	24	Reflect the local settlement pattern
	G35.2	40	3.6	2.7	24	15	Reflect the local settlement pattern
	G35.3	10	0.3	0.3	24	33	Reflect the local settlement pattern
Hockwold	G35.4	5	0.2	0.2	24	25	Access, SUDS
Fincham	G36.1	5	0.5	0.45	24	11	Reflect the local frontage settlement pattern

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Settlement	Site Ref	Dwelling Allocation	Gross Site Area (Ha)	Model Net Area (Ha)	Model Density (dw per Ha)	SADMP Modelled Density (dw per Ha)	Policy Overview
Gayton	G41.1	23	2.8	2.1	24	11	Reflect the local settlement pattern
Grimston & Pott Row	G41.2	23	1.3	1.12	24	21	Screening, SUDS, Access
Great Bircham	G42.1	10	0.58	0.52	24	19	Ecological mitigation measures, SUDS
Great Massingham	G43.1	12	0.6	0.54	24	22	landscaping, appreciation of TPO area, SUDS
Harpley	G45.1	5	0.35	0.35	24	14	Reflect the local settlement pattern
Heacham	G47.1	60	6	4.5	24	13	Recreation space, SUDS
	G47.2	6	1.3	1.2	24	5	Potential tree retention, regard to the Conservation Area and AONB, recreational provision, SUDS, reflect localised settlement pattern
Hilgay	G48.1	12	0.6	0.54	24	22	Site Access, reflect settlement pattern
Hillington	G49.1	5	0.3	0.3	24	17	Landscaping, SUDS, retention of access
Ingoldisthorpe	G52.1	10	0.7	0.63	24	16	Reflect the local settlement pattern
Marham	G56.1	50	3.6	2.7	24	19	Road Access, footpaths, reflect the local settlement pattern

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Settlement	Site Ref	Dwelling Allocation	Gross Site Area (Ha)	Model Net Area (Ha)	Model Density (dw per Ha)	SADMP Modelled Density (dw per Ha)	Policy Overview
Marshland St James	G57.1	15	0.8	0.72	24	21	Reflect the local settlement pattern
	G57.2	10	0.75	0.67	24	15	Reflect the local frontage settlement pattern
Methwold	G59.1	5	0.25	0.25	24	20	Reflect the local settlement pattern
	G59.2	25	1.1	1	24	25	Reflect the local settlement pattern
	G59.3	10	0.6	0.54	24	19	Reflect the local settlement pattern
	G59.4	5	0.5	0.45	24	11	Reflect the local settlement pattern
Middleton	G60.1	15	0.8	0.72	24	21	Reflect the local settlement pattern
Runcton Holme	G72.1	10	0.9	0.81	24	12	Reflect the local frontage settlement pattern
Sedgeford	G78.1	10	0.6	0.54	24	19	Reflect the local settlement pattern
Shouldham	G81.1	5	0.3	0.3	24	17	Reflect the local settlement pattern
	G81.2	5	0.3	0.3	24	17	Reflect the local settlement pattern
Snettisham	G83.1	34	1.5	1.35	24	18	SUDS, recreation space
Southery	G85.1	15	1.2	1.08	24	14	Reflect the local settlement pattern
Stoke Ferry	G88.1	5	0.4	0.4	24	13	Reflect the local settlement

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							pattern
	G88.2	10	0.7	0.63	24	15	Reflect the local settlement pattern
	G88.3	12	0.5	0.45	24	27	Reflect the local settlement pattern
Syderstone	G91.1	5	0.3	0.3	24	17	Reflect the local settlement pattern
Ten Mile Bank	G92.1	5	0.23	0.23	24	22	Reflect the local frontage settlement pattern
Terrington St Clement	G93.1	10	0.5	0.45	24	22	Reflect the local settlement pattern
	G93.2	17	0.7	0.63	24	27	Reflect the local settlement pattern
	G93.3	35	2.2	1.65	24	21	Reflect the local settlement pattern
Terrington St. John, St. John's Highway & Tilney St. Lawrence	G94.1	35	2.8	2.1	24	17	Access to the replacement school playing field, SUDS, reflect local settlement pattern
Three Holes	G96.1	5	0.3	0.3	24	17	SUDS, reflect local settlement pattern
Tilney All Saints	G97.1	5	0.25	0.25	24	20	Reflect the local settlement pattern
Upwell	G104.1	15	0.5	0.45	24	33	Reflect the local settlement pattern
	G104.2	5	0.3	0.3	24	17	Reflect the local settlement pattern

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	G104.3	5	0.3	0.3	24	17	Reflect the local settlement pattern
	G104.4	15	2	1.5	24	10	Access, layout
Outwell	G104.5	5	0.3	0.3	24	24	Reflect the local settlement pattern
	G104.6	35	2	1.5	24	23	Reflect the local settlement pattern
Walpole Highway	G106.1	10	0.8	0.72	24	14	Reflect the local settlement pattern
Walpole St. Peter / Walpole St. Andrew / Walpole Marsh	G109.1	10	0.85	0.77	24	13	Reflect the local settlement pattern
	G109.2	10	1.44	1.3	24	8	Reflect the local settlement pattern
Wattlington	G112.1	32	1.8	1.62	24	20	Reflect the local settlement pattern
Welney	G113.1	7	0.25	0.25	24	28	Reflect the local settlement pattern
	G113.2	13	1.25	1.12	24	12	Reflect the local settlement pattern
Wereham	G114.1	8	1.5	1.35	24	6	The site area shown includes part of an existing development
Walton Highway/West Walton	G120.1	10	0.83	0.75	24	13	Reflect the local settlement pattern
	G120.2	10	0.54	0.49	24	20	Reflect the local settlement pattern

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Wiggenhall St. Mary Magdalen	G124.1	10	0.5	0.45	24	22	Reflect the local settlement pattern