

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



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

Issue 23: Harpley (G.45)

**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
HSEHA	Health and Safety Executive Hazard Areas
IDB	Internal Drainage Board
KRSC	Key Rural Service Centres
KLATS	King's Lynn Area Transportation Strategy
LDS	Local Development Scheme
LLFA	Lead Local Flood Authority
LPSO	Local Plan Sustainability Objectives
NCC	Norfolk County Council
NE	Natural England
NP	Neighbourhood Plan
NPPF	National Planning Policy Framework
NORA	The Nar Ouse Regeneration Area
NWT	Norfolk Wildlife Trust
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
SMP	Shoreline Management Plan
SPA	Special Protection Area
SSF	Site Sustainability Factors
SSSI	Site of Special Scientific Interest
SuD	Sustainable Drainage systems
SVAH	Smaller Villages and Hamlets
SWMP	Surface Water Management Plan
THI	Townscape Heritage Initiative
UPC	Un-attributable Population Change

23.1:

Is there evidence that any elements of the proposed development at Nethergate Street/School Lane (G45.1) are not justified, sustainable, viable, available or deliverable? If such evidence exists what alternatives are available and have they been satisfactorily considered by the Council?

1. Introduction

- 1.1. The Council's SA demonstrates that of all proposed options site G.45.1- Land at Nethergate Street/ School Lane is considered the most sustainable option for development in Harpley out of all sites submitted for consideration. This is further explained in the supporting text accompanying the proposed policy G.45.1.
- 1.2. The Deliverability Form prepared by an agent, on behalf of the landowner, dated the 10/03/14 (Appendix 1) states that the land is vacant, available now and deliverable within the first 5 years of the plan period to 2026.

2. Issues

- 2.1. Two representations were received regarding Harpley G.45 which is considered below.
- 2.2. Representation by the Diocese of Norwich (ID: 138602) argues for additional development in the village of Harpley (promoting alternative site 1025) but does not present a case against development of the proposed allocated site G.45. or outline any evidence why it is not justified, sustainable, viable, available or deliverable.
- 2.3. Representation by Mrs Lucy Mountain (ID: 891076) provides comparison of the proposed allocated site to alternative option site 625 suggesting that site G45 is less well screened from the wider countryside, is not connected to existing footpaths and development will result in the loss of a traditional flint barn. The Council consider that whilst there are certain elements of site 625 that have merit over the proposed allocation, this does not outweigh the potential for harm of back land development on the form and character of the settlement arising from development of site 625.

3. Conclusion

- 3.1. The Council has considered representations made at the pre-submission consultation in favour of alternative sites. The Council concludes that there is

no evidence that the proposed residential development site in Harpley is not justified, sustainable, viable, available and deliverable.