

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 27: Leziate (G.54)

**Examination
November 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

27.1:

Is there evidence that the Council's restrictive approach to development at Leziate is not justified? If such evidence exists what alternatives are available and have they been satisfactorily considered by the Council?

1. Introduction

1.1. Leziate is one of a number of areas that was considered for future growth in the 2011 Core Strategy but was designated as a Smaller Village and Hamlet according to the level of services and facilities that were located here. As a result it does not have any specific site allocations or a development boundary in the BCKLWN's SADMP proposed document.

1.2. The Council considers that the level of growth in Leziate should be commensurate with its designation as a Small Village and Hamlet and therefore the Council has not sought to specifically allocate sites for housing in the area. The status of Leziate could be reconsidered as part of a review of the Local Plan. However, the Council does not consider the approach to residential development to be overly restrictive as it is consistent with the overall approach in the SADMP to development in Smaller Villages and Hamlets.

2. Issues raised

2.1. Representation was submitted by Sibelco UK Ltd (ID: 784728) to the BCKLWN in which they seek recognition of the importance of Sibelco's land holding and operations in Leziate in the Plan. There is an acknowledgement that there are no major proposals for the site, however there is an ongoing need within the timescale of the Local Plan for the replacement, redevelopment and renewal of buildings, employment uses and plant at the site that should be acknowledged if the employment provided is to be retained and developed over time. Its future role in the economy of the local plan area and region should be acknowledged. Sibelco UK Ltd also proposes the possibility for the redevelopment of current land and buildings in order to retain and provide for its continued contribution to the economy.

2.2. At present, extensive areas of Leziate and Bawsey are identified as safeguarded existing mineral extraction sites or safeguarded mineral sites (Carrstone and Silica Sand) by Norfolk County Council in the Norfolk

Minerals and Waste Local Plan (adopted Oct 2013). In this context, Sibelco's operations are clearly identified as significant at a county level. Any proposal for development in safeguarded areas would primarily be a matter for consideration by Norfolk County Council.

2.3. Should circumstances change in the future and Norfolk County Council remove safeguarding restrictions then there is sufficient flexibility in Core Strategy Policy CS10 The Economy to enable consideration of alternate uses for the site. CS10 states that the Council will seek to retain land or premises currently or last used for employment purposes unless it can be demonstrated that continued use of the site for employment purposes is no longer viable, causes unacceptable environmental or accessibility problems or that an alternative use or mixed use would be of greater benefit to the community in meeting business and employment needs. The Council would be open to consideration of alternative options for redundant employment land in future, and Sibelco UK Ltd will continue to have the opportunity to inform the Local Plan process in the emerging review.

2.4. The Borough Council additionally recognises an aspiration for remediated sites at Bawsey Lakes to be developed as a Country Park for leisure and recreation. It is listed in the BCKLWN Natura 2000 Sites Monitoring and Mitigation Strategy as a potential area for a Countryside Sports and Recreation Zone as a project originally identified in the Green Infrastructure Strategy 2010¹. This proposal would initially require consideration by Norfolk County Council as the Minerals and Waste Planning Authority and would require ongoing partnership working between the Borough Council, Norfolk County Council and the site owners if it were to be developed further. The Borough Council would be open to consideration of such a proposal and associated infrastructure/facilities in order to deliver local green infrastructure.

3. Conclusion

3.1. Overall, the Council's actions are not overly restrictive in its approach to development at Leziate. The Council has not actively sought to allocate housing in any designated Smaller Village and Hamlet. Any proposed development in the Leziate and Bawsey area would require consideration by Norfolk County Council as Minerals and Waste Planning Authority due to the safeguarded resources of silica sand and carrstone. Should safeguards be removed there is flexibility in Core Strategy policy CS10 to consider alternative uses. The Borough Council recognise the potential for a significant green infrastructure proposal at Bawsey Lakes.

¹ BCKLWN Natura 2000 Sites Monitoring and Mitigation Strategy Pg 58. Appendix 6 Borough Council Green Infrastructure Strategy - Outline of projects (table has been updated/amended from the original version published in the GI Strategy 2010)