



King's Lynn and West Norfolk Site Allocations and Development Management Policies

Follow up work – documents FW05 and FW11: Albanwise Ltd (ref: 819)

Document reference FW05: Housing modifications and wording for describing numbers of houses in specific site allocation policies

- 1.1 Albanwise supports the proposed amendment outlined in document FW05 to add the phrase '*minimum of*' to all housing policies to reflect the fact that housing figures will be seen as minimum targets rather than ceilings.
- 1.2 Ensuring that housing policies are minimum figures would be consistent with the call to significantly boost housing delivery as required by paragraph 47 of NPPF. This would also enable the Council to meet housing needs throughout the full Plan Period in a responsive and efficient manner to effectively maintain a supply of housing and respond to fluctuations in supply if some sites fail to deliver as anticipated. This will provide a more effective planning policy basis in line with the principles of NPPF rather than imposing arbitrary controls on development. As the second largest settlement in the Borough with available land free of significant constraints, Downham Market has the greatest potential to tackle any housing shortfall.

Document reference FW11: Development Management Policies Modifications

- 1.3 Whilst we support the amendments to the wording of Policy DM2 which state that allocated sites can be delivered even if outside the settlement boundary, we feel that further changes are required to ensure the policy is effective. The Council's suggested wording is slightly ambiguous and it does not make it explicitly clear that proposed allocations will not be contrary to policy DM2 and the settlement boundaries.

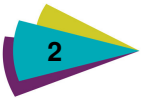
Precise changes sought

Suggested alternative wording to Policy DM2:

Development will be permitted within the development boundaries of settlements shown on the Policies Map provided it is in accordance with the other policies in the Local Plan and in accordance with specific allocations identified in this plan.

The areas outside development boundaries excepting specific allocations for development will be treated as countryside where new development will be more restricted and will be limited to that identified as suitable in rural areas by other policies of the local plan, including:

- ▶ farm diversification (under Core Strategy Policy CS06);
- ▶ small scale employment (under Core Strategy Policy CS10);
- ▶ tourism facilities (under Core Strategy Policy CS10);
- ▶ community facilities, development in support (under Core Strategy Policy CS13);



- ▶ renewable energy generation (under Policy DM20 of the rural economy or to this Plan);
- ▶ rural workers' housing (under Policy DM6 of this Plan); and
- ▶ affordable housing (under Core Strategy Policy CS09);

In Smaller Villages and Hamlets, infilling in accordance with Policy DM3- ~~W~~ will also be permitted in addition to those categories identified in the previous paragraph.