

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



**Follow up work in relation to the Examination  
into the King's Lynn and West Norfolk Local  
Plan: Site Allocations and Development  
Management Policies**

**Clenchwarton**

**November 2015**

Document reference no.	<b>FW17</b>
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## Issue 15 Clenchwarton

### Issue 1

#### Clenchwarton -

- Keep inspector informed about evidence for the sites, as is emerging from the planning application. Including:
  - Correspondence with EA.
  - Drainage – from Ian Bix

#### Response

PDF copies of information and correspondence relating to the planning application 15/01315/OM | Outline Application with some matters reserved: construction of 10 dwellings | Land At Hall Road Clenchwarton Norfolk were submitted to the Inspector via the programme officer on 5/11/15. These can be viewed from the Borough Councils website using the planning application search by entering the above reference number. Any further relevant information or correspondence regarding the application will be sent to the Inspector to inform the report, and will be added to the Examination library.

### Issue 2

- 1. Ask A Parker to provide a plan of his client's site
- 2. BC to provide comments as to how this relates to the Development Boundary as drawn by the Council.

#### Response

Adrian Parker provided a map of his clients site (see appendix 2).

The representation seeks to argue that the Council approach to altering the development boundaries from the 1998 Local Plan built environment boundaries is not sound and that Mr Parkers client site should therefore be included within the proposed development boundary for Clenchwarton. Mr Parker has since provided a map of the area in question for information and labelled the area 'objection 129'.

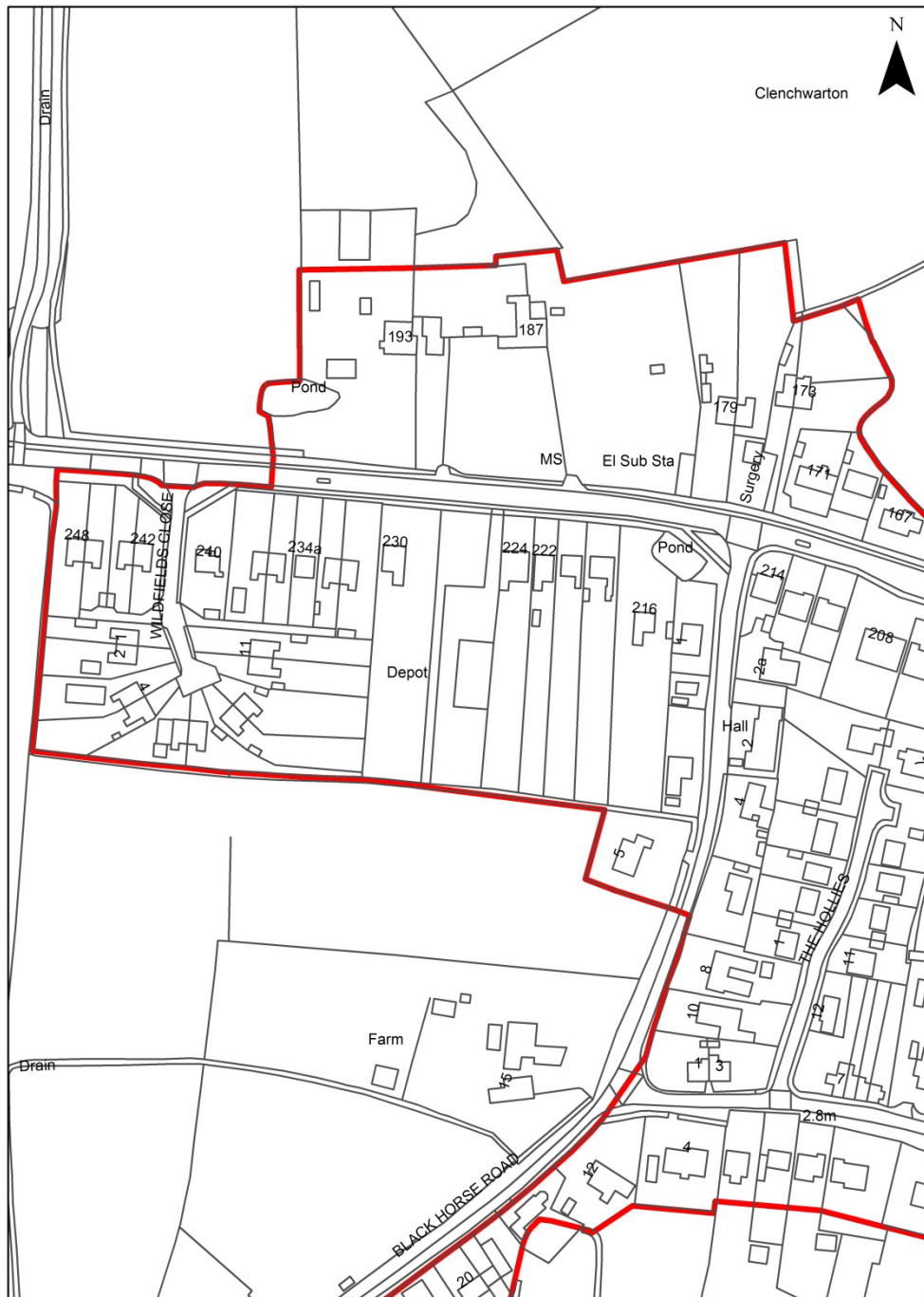
A full explanation of the Council's approach to development boundaries is provided in a separate issue statement as part of the Borough Councils follow up work. The paper clarifies that a particular problem which of the 1998 boundaries was the inclusion, on the edge of settlements, of the whole of any curtilage to the rear of frontage development. This has often led to unrealistic expectations of planning permission for new development, regardless of the likely unsatisfactory relationship with the existing development, either in regard to existing properties, or the form of the settlement and its surroundings. This is not the type and form which the Council wishes to encourage, and hence at the edges of settlements the SADMP boundaries generally exclude backland areas behind frontage development.

The Council have considered Mr Parkers representation in detail. The western part of the objection site appears to have a large outbuilding or garage towards the rear of the plot. This part of the site would be considered to be brownfield. The Council agree with Mr Parker that this should be included within the proposed development boundary.

The eastern part of the objection site comprises 4 undeveloped gardens which form part of the curtilage to 4 individual properties. In principle, the Council would not consider this to be acceptable land to include in the development boundary as it would encourage individual applications for backland development. However, in this case, the precedent has already been set by the Wildfields Close cul de sac development behind properties to the west of the objection site. The Council consider that it would be unjustified to remove this area from the development boundary and therefore agree with Mr Parker that this should be included within the proposed development boundary.

The Council propose to produce a main modification to adjust the proposed development boundary for Clenchwarton to include the plot of land referred to as objection 129. The map overleaf illustrates the revised development boundary which includes the land referred to as objection 129 (appendix 1).

Appendix 1

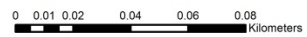


**Clenchwarton: proposed change to the development boundary**

**Legend**

 Development Boundary

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Appendix 2

