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

Density Update

October 2015

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1. Introduction

1.1 The BCKLWN approach to density with regard to the SADMP Residential Site Allocations seeks to combine a 'modelled' approach with practical considerations from site based analysis. This 'modelled' approach has been used throughout plan preparation for consistency. The same approach was used in the formulation of SHLAAs and the 2014 HELAA and so have informed the SADMP.

2. The Approach

2.1 The use of an approach based on modelled sites accords with both previous and current Government advice in relation to estimating the capacity of sites. The latest being the PPG ID 3-017-20140306.

2.2 The first element of the modelling is the density multiplier; this is based upon previous development and the BCKLWN monitoring work 1993 – 2010. It provides a density for the Settlement Hierarchy detailed in CS Policy CS02.

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

2.3 The second element of the modelling, calculates the net developable site 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

2.4 It should be noted that the site area provided within the SADMP policy for each site is the Gross site area.

2.5 In order to be able calculate the developable area of every site with consistency, the second element is applied to provide the 'Net' developable area, the size of the site determines the percentage of its area that will be developable for housing, as it makes assumptions in terms of constraints and infrastructure. This provides a 'Net' developable area for this site. This is then used in the density multiplier, the first model, to calculate how many dwellings could potentially be delivered on the site.

2.6 The absolute application of the 'modelled' approach and the two elements of that would rely on every site chosen for allocation being relatively constraint free. This however, is not the case in the real 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. Hence overall a theoretical or 'modelled' approach is combined with practical on site considerations.

2.7 The aim is to allow adequate space for the minimum allocated number of dwellings stated within the SADMP to be provided for and the associated facilities, services, infrastructure and the other policy requirements to be realised. Certainly with the strategic sites there is a degree of uncertainty with the exact space required for specific elements such as new roads or a neighbourhood centre. The density may also be a reaction to a specific constraint or for mitigation purposes.

2.8 Potentially the site area will be fully used by the development outlined within the SADMP. If however the development can take place and leave areas of a site undeveloped then this could be allocated in a future plan; as part of a plan review.

2.9 This approach can lead to a degree of flexibility, in that some of the sites proposed for allocation maybe capable of providing additional dwellings, above the number stated within the relevant policy. A scheme for higher numbers could potentially be acceptable providing it is broadly compatible with the SADMP policy. It should be borne in mind that the CS (CS09) provides for a <u>minimum</u> number of dwellings in the plan period and each sub area requiring <u>at least</u> X number of dwellings. It would

therefore not be contrary to the Plan to achieve higher figures on individual sites. It should be noted that any proposed development will need to ensure that it is acceptable in terms of normal planning requirements.

3 Conclusion

3.1 In conclusion this approach is considered to be robust using standardised calculations, but appropriate to the King's Lynn and West Norfolk situation, in that it reflects practical considerations in the Borough / sites.

4 Appendix Information

4.1 Appendix 1 is a summarised version of this density update, proposed for inclusion with the SADMP as a modification.

4.2 Appendix 2 is an amended density table that appears as an Appendix to CD06. The changes are:

- Inclusion of a column detailing the modelled ‘Net’ developable area
- Further policy information for the West Winch Growth Area
- Further Policy information for Knights Hill
- Hunstanton Site F2.4 calculation now based on the Gross area
- Upwell G104.4 correct Net developable area applied
- Outwell G104.6 correct Net developable area applied

Appendix 1. The Approach to the Density of the Residential Site Allocations

The BCKLWN approach to density with regard to the SADMP Residential Site Allocations seeks to combine a 'modelled' approach with practical considerations from site based analysis. This approach has been used throughout plan preparation for consistency. The same approach was used in the formulation of SHLAAs and the 2014 HELAA, where further detail of the model elements can be found, and so have informed the SADMP. This approach accords with previous and current Government advice in relation to estimating the capacity of sites. The latest being the PPG ID 3-017-20140306.

The absolute application of this modelled approach would rely on every site chosen for allocation being relatively constraint free. This however, is not the case in the real 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.

The aim is to allow adequate space for the minimum allocated number of dwellings stated within the relevant SADMP policy to be provided for and the associated facilities, services, infrastructure and the other policy requirements to be realised. With the strategic sites there is a degree of uncertainty with the exact space required for specific elements such as new roads or a neighbourhood centre.

This approach can lead to a degree of flexibility, in that some of the sites proposed for allocation maybe capable of providing additional dwellings, above the number stated within the relevant policy. A scheme for higher numbers could potentially be acceptable providing it is broadly compliable with the SADMP policy. It should be borne in mind the Core Strategy (Policy CS09) provides for a <u>minimum</u> number of dwellings in the plan period and each sub area requiring <u>at least</u> 'X' number of dwellings. It would therefore not be contrary to the Plan to achieve higher figures on individual sites. It should be noted that any proposed development will need to ensure that it is acceptable in terms of normal planning requirements.

Appendix 2. Schedule of SADMP Residential Allocations

Settlement	Site Ref	Dwelling Allocation	Gross Site Area (Ha)	Model Site Developable Area (%)	Model Net Area (Ha)	Net Model Density (dw per Ha)	SADMP Net Modelled Density (dw per Ha)	Policy Overview
King's Lynn	E1.4	170	5.3	75	3.9	39	43	new road, SUDS, recreation space
	E1.5	350	4.1	75	3.1	39	112	high density urban development
	E1.6	260	8.8	75	6.6	39	39	tree belt retention, SUDS, recreation space
	E1.7	450	13.7	75	10.3	39	44	new link road, SUDS, reaction space
	E1.8	50	0.5	90	0.45	39	87	high density urban development
	E1.9	100	3.3	75	2.5	39	40	Cycle network links, SUDS, recreation space
	E1.10	50	3.8	75	2.85	39	18	The gross site area includes an area of constraints
	E1.11	20	0.2	100	0.2	39	100	high density urban development
West Lynn	E1.14	49	2	90	1.8	39	27	West Lynn Drain, recreation space
	E1.15	200	2.6	75	1.95	39	103	high density riverside development
West Winch	Growth Area	1,600	171	75	128	39	13	New road, open space, neighbourhood centres, GI, separation between the distinct neighbourhoods. Establishes a direction of growth to meet anticipated need beyond the current plan period.
South Wootton	E3.1	300	40	75	30	39	10	Large area of Flood Zone constraints, recreational space, new road network, doctors site, school expansion land, SUDS

Settlement	Site Ref	Dwelling Allocation	Gross Site Area (Ha)	Model Site Developable Area (%)	Model Net Area (Ha)	Net Model Density (dw per Ha)	SADMP Net Modelled Density (dw per Ha)	Policy Overview
Knights Hill	E4.1	600	36.9	75	27.6	39	22	To blend in with the surrounding developments, new road, identified constraints, GI space
Downham Market	F1.3	250	16.2	75	12.2	36	20	landscape buffer, road network, GI , recreation space
	F1.4	140	13.9	75	10.4	36	14	new road network, landscaping, GI, reactional space
Hunstanton	F2.2	120	6.2	75	4.65	36	26	SUDS, Landscaping, reactional space
	F2.3	50	5	75	3.75	36	13	Provision of a Care Home, landscaping, SUDS, reactional space
	F2.4	163	12.6	75	9.45	36	17	6.4 Ha of the site is dedicated to open space, recreational space, landscaping SUDS
Wisbech Fringe	F3.1	550	25.3	75	18.9	36	29	road network, potential new school site, SUDS, public right of way enchantments
Brancaster	G13.1	5	0.5	90	0.45	24	11	landscaping, SUDS, appropriate to surrounding settlement pattern, new road access
Burnham Deepdale (Brancaster Staithe)	G13.2	10	0.7	90	0.63	24	16	landscaping, SUDS, appropriate to surrounding settlement pattern, new road access
Burnham Market	G17.1	32	2.7	75	2	24	16	1.2 Ha for a car park, SUDS, landscaping scheme

Settlement	Site Ref	Dwelling Allocation	Gross Site Area (Ha)	Model Site Developable Area (%)	Model Net Area (Ha)	Net Model Density (dw per Ha)	SADMP Net Modelled Density (dw per Ha)	Policy Overview
Castle Acre	G22.1	15	1.1	90	0.99	24	15	New road access, SUDS, appreciated the surrounding settle pattern
Clenchwarton	G25.1	10	0.7	90	0.63	24	16	Reflect the surrounding settlement pattern, SUDS
	G25.2	20	1.07	90	0.96	24	21	Reflect the surrounding settlement pattern, SUDS
	G25.3	20	1.2	90	1	24	20	Reflect the surrounding settlement pattern, SUDS
Dersingham	G29.1	20	1.8	75	1.62	24	12	Landscaping, SUDS, appreciation of the Conservation Area and wider countryside
	G29.2	10	0.3	100	0.3	24	33	Dwelling type
Docking	G30.1	20	3.4	75	2.55	24	8	Landscaping, pond retention, SUDS
East Rudham	G31.1	10	0.4	100	0.4	24	25	Reflect the local settlement pattern
East Winch	G33.1	10	0.8	90	0.72	24	14	Reflect the local settlement pattern
Emneth	G34.1	36	1.1	90	1	24	36	Reflect the local settlement pattern
Feltwell	G35.1	15	0.7	90	0.63	24	24	Reflect the local settlement pattern
	G35.2	40	3.6	75	2.7	24	15	Reflect the local settlement pattern
	G35.3	10	0.3	100	0.3	24	33	Reflect the local settlement pattern
Hockwold	G35.4	5	0.2	100	0.2	24	25	Access, SUDS

Settlement	Site Ref	Dwelling Allocation	Gross Site Area (Ha)	Model Site Developable Area (%)	Model Net Area (Ha)	Net Model Density (dw per Ha)	SADMP Net Modelled Density (dw per Ha)	Policy Overview
Fincham	G36.1	5	0.5	90	0.45	24	11	Reflect the local frontage settlement pattern
Gayton	G41.1	23	2.8	75	2.1	24	11	Reflect the local settlement pattern
Grimston & Pott Row	G41.2	23	1.3	90	1.12	24	21	Screening, SUDS, Access
Great Bircham	G42.1	10	0.58	90	0.52	24	19	Ecological mitigation measures, SUDS
Great Massingham	G43.1	12	0.6	90	0.54	24	22	landscaping, appreciation of TPO area, SUDS
Harpley	G45.1	5	0.35	100	0.35	24	14	Reflect the local settlement pattern
Heacham	G47.1	60	6	75	4.5	24	13	Recreation space, SUDS
	G47.2	6	1.3	90	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	90	0.54	24	22	Site Access, reflect settlement pattern
Hillington	G49.1	5	0.3	100	0.3	24	17	Landscaping, SUDS, retention of access
Ingoldisthorpe	G52.1	10	0.7	90	0.63	24	16	Reflect the local settlement pattern
Marham	G56.1	50	3.6	75	2.7	24	19	Road Access, footpaths, reflect the local settlement pattern
Marshland St James	G57.1	15	0.8	90	0.72	24	21	Reflect the local settlement pattern

Settlement	Site Ref	Dwelling Allocation	Gross Site Area (Ha)	Model Site Developable Area (%)	Model Net Area (Ha)	Net Model Density (dw per Ha)	SADMP Net Modelled Density (dw per Ha)	Policy Overview
	G57.2	10	0.75	90	0.67	24	15	Reflect the local frontage settlement pattern
Methwold	G59.1	5	0.25	100	0.25	24	20	Reflect the local settlement pattern
	G59.2	25	1.1	90	1	24	25	Reflect the local settlement pattern
	G59.3	10	0.6	90	0.54	24	19	Reflect the local settlement pattern
	G59.4	5	0.5	90	0.45	24	11	Reflect the local settlement pattern
Middleton	G60.1	15	0.8	90	0.72	24	21	Reflect the local settlement pattern
Runcton Holme	G72.1	10	0.9	90	0.81	24	12	Reflect the local frontage settlement pattern
Sedgeford	G78.1	10	0.6	90	0.54	24	19	Reflect the local settlement pattern
Shouldham	G81.1	5	0.3	100	0.3	24	17	Reflect the local settlement pattern
	G81.2	5	0.3	100	0.3	24	17	Reflect the local settlement pattern
Snettisham	G83.1	34	1.5	90	1.35	24	18	SUDS, recitation space
Southery	G85.1	15	1.2	90	1.08	24	14	Reflect the local settlement pattern
Stoke Ferry	G88.1	5	0.4	100	0.4	24	13	Reflect the local settlement pattern
	G88.2	10	0.7	90	0.63	24	15	Reflect the local settlement pattern
	G88.3	12	0.5	90	0.45	24	27	Reflect the local settlement pattern
Syderstone	G91.1	5	0.3	100	0.3	24	17	Reflect the local settlement pattern
Ten Mile Bank	G92.1	5	0.23	100	0.23	24	22	Reflect the local frontage settlement pattern

Settlement	Site Ref	Dwelling Allocation	Gross Site Area (Ha)	Model Site Developable Area (%)	Model Net Area (Ha)	Net Model Density (dw per Ha)	SADMP Net Modelled Density (dw per Ha)	Policy Overview
Terrington St Clement	G93.1	10	0.5	90	0.45	24	22	Reflect the local settlement pattern
	G93.2	17	0.7	90	0.63	24	27	Reflect the local settlement pattern
	G93.3	35	2.2	75	1.65	24	21	Reflect the local settlement pattern
Terrington St. John, St. John's Highway & Tilney St. Lawrence	G94.1	35	2.8	75	2.1	24	17	Access to the replacement school playing field, SUDS, reflect local settlement pattern
Three Holes	G96.1	5	0.3	100	0.3	24	17	SUDS, reflect local settlement pattern
Tilney All Saints	G97.1	5	0.25	100	0.25	24	20	Reflect the local settlement pattern
Upwell	G104.1	15	0.5	90	0.45	24	33	Reflect the local settlement pattern
	G104.2	5	0.3	100	0.3	24	17	Reflect the local settlement pattern
	G104.3	5	0.3	100	0.3	24	17	Reflect the local settlement pattern
	G104.4	15	2	90	1.8	24	8	Access, layout
Outwell	G104.5	5	0.3	100	0.3	24	24	Reflect the local settlement pattern
	G104.6	35	2	90	1.8	24	19	Reflect the local settlement pattern
Walpole Highway	G106.1	10	0.8	90	0.72	24	14	Reflect the local settlement pattern
Walpole St. Peter / Walpole St. Andrew / Walpole Marsh	G109.1	10	0.85	90	0.77	24	13	Reflect the local settlement pattern
	G109.2	10	1.44	90	1.3	24	8	Reflect the local settlement pattern

Settlement	Site Ref	Dwelling Allocation	Gross Site Area (Ha)	Model Site Developable Area (%)	Model Net Area (Ha)	Net Model Density (dw per Ha)	SADMP Net Modelled Density (dw per Ha)	Policy Overview
Watlington	G112.1	32	1.8	90	1.62	24	20	Reflect the local settlement pattern
Welney	G113.1	7	0.25	100	0.25	24	28	Reflect the local settlement pattern
	G113.2	13	1.25	90	1.12	24	12	Reflect the local settlement pattern
Wereham	G114.1	8	1.5	90	1.35	24	6	The site area shown includes part of an existing development
Walton Highway/West Walton	G120.1	10	0.83	90	0.75	24	13	Reflect the local settlement pattern
	G120.2	10	0.54	90	0.49	24	20	Reflect the local settlement pattern
Wiggenhall St. Mary Magdalen	G124.1	10	0.5	90	0.45	24	22	Reflect the local settlement pattern