

King's Lynn and West Norfolk Local Plan: SADMP Examination Comments on BCKLWN 'Follow Up Work'

Comments from North Runcton and West Winch Neighbourhood Plan
Steering Group
(Represented at hearing by Richard Morrish – Chair of Steering Group)

Comments on FW06 Density Update

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) |
|--|---|
| <i>King's Lynn (Sub Regional Centre)</i> | <i>39</i> |
| <i>Downham Market, Hunstanton and Wisbech Fringe (Main Town)</i> | <i>36</i> |
| <i>Key Rural Service Centres</i> | <i>24</i> |
| <i>Rural Villages</i> | <i>24</i> |

This is incorrect as the Settlement Hierarchy detailed in CS Policy CS02 is different.

The hierarchy detailed in CS02 is

- Sub Regional Centre – King's Lynn including West Lynn and Gaywood
- Main Towns- Hunstanton, Downham Market
- Settlements adjacent to King's Lynn and the Main Towns-Emneth, North Wootton, South Wootton, Walsoken and West Winch
- Key Rural Service Centres
- Rural villages
- Smaller villages and Hamlets

We asked for further clarification regarding the density multiplier and received the following response some months ago:

"Thank for your email regarding FW06 the density update paper.

In answer to your questions, the density multiplier is based upon the council's monitoring information between 1993 -2010. Planning applications were assessed and an overall average density was calculated for each of the four areas identified within the model. The origins of this are described within CD06 (in the document library), link below:

<http://www.west-norfolk.gov.uk/Default.aspx?page=27753>"

In order to arrive at a correct Density Multiplier for the "Settlements adjacent to King's Lynn and the Main Towns" you cannot use previous monitoring information relating to the "Sub Regional Centre" category or the "Main Towns" category. This falsely raises the Density Multiplier for West Winch to a density higher than that for Downham Market and Hunstanton!

We believe this should be recalculated using data from Settlements Adjacent to King's Lynn and the Main Towns-Emneth, North Wootton, South Wootton, Walsoken and West Winch as detailed in CS02.