

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**

Schedule of follow up work for the Examination

November 2015

Document reference no.	FW03
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30th Sept, 1st and 2nd Oct 2015

Date	Issue	Policy / Para	Description	Action	Officer	Document Ref.	Date submitted
30/9	1		<p>Council's approach to Brownfield Sites</p> <p>Evidence the consideration given to brownfield sites/ PDL in the SADMP. The schedule should show how the Council has given proper weight to the redevelopment of brownfield sites.</p> <p>Reference was made to Core Strategy- Objective 17, but Inspector confirmed that this should be borough-wide.</p> <p>Can the BC suggest additional text for the SADMP to clearly explain how existing brown field sites could be considered for residential use? Make clear the potential relevance of Core Strategy policy CS10 and give cross reference to it.</p>	Additional Note	AG/ AF	FW04	
30/9	1 & 3		<p>Appeal Decisions at Clenchwarton</p> <p>Requested copies of the appeal decisions for the application at Clenchwarton (including the High Court judgement). Also a brief commentary as to how the Council has interpreted and reacted to the decisions.</p>	Request for information and Additional Note	AG	FW02	
30/9	1		<p>Transport</p> <p>Inspector referred to Transport Practice Guidance (para 0.0.3), and queried the age of some of the transport evidence. Has sufficient consideration been given to the cumulative impacts of the growth?</p>	Additional Note	PJ/ RD	FW01	
30/9	3	DM1 D.1.17	<p>Housing</p> <p>Add a paragraph about 'minimum'/ 'at least' for housing numbers in the Plan,</p>	Modification	PJ	FW05	

			subject to constraints. Cross reference this to DM1 also, and D.1.17				
30/9	3	CS02 Para D.1.14 D.1.17	<p>Distribution of Housing</p> <p>Add text to clarify that in the Settlement Hierarchy services were considered, and then population used for housing number distribution. Outline the bigger picture, also looked at opportunities and constraints in settlements/ sites. Policies CS02, Paras D.1.14 and D.1.17 (shouldn't say 'maximum').</p>	Modification	PJ	FW05	
30/9	3	D.1.8	<p>Definition of Windfall</p> <p>This should be consistent in SADMP. Page 424 and D.1.8.</p>	Modification	PJ	FW05	
30/9	3		<p>Housing Density</p> <p>Include in SADMP an explanation/ clarification of the Council's approach to density across the borough. A <u>summary</u> should be included so it is clear, and refer to theoretical and practical aspects.</p>	Modification	AF	FW05	
30/9	3		<p>Housing Density</p> <p>Add note to document CD30 App1 (on website) to clarify the density table columns eg- SADMP Modelled Density = Gross, then apply 75% of 'gross' from Table 2 in CD30.</p>	Additional Note to Issue Statement CD30	AF	FW06	
01/10	4	E.1.12	<p>Transport</p> <ul style="list-style-type: none"> - Need to include a reference with evidence, including a chronology, of changes to policy regarding transport since 2009. - Need to provide an extra paragraph to expand on the details of the transport issues 	Modification	PJ	FW01	

01/10	4	Glossary DM12	Transport <ul style="list-style-type: none"> - Need to include a definition in the Glossary of a transport assessment - List of sites where a Transport Assessment is needed - Explanation of circumstances when a TA is required - Reference to CS policy CS11 and paragraph 13 of the PPG 	Additional Note & Modification	PJ/RD	FW01	
01/10	4	E.1.7	Lynnsport Provide a plan of Lynnsport, highlighting the relocation of the hockey pitches	Additional Note	PJ	FW07	
01/10	4	E.1.15	West Lynn <ul style="list-style-type: none"> - The Inspector needs to be persuaded on the viability of 200 units allocated for West Lynn. - These units need to prove they can be integrated into the West Lynn existing settlement - Concerns of the visual impact and density on the site - Provide a short paper to highlight how this can be achieved. 	Additional Note	PJ	FW08	
01/10	5		Statement of Common Ground – West Winch Could the Council ensure final signed copies are made available.	SOCG	PJ/AG	ISSUE 5 West Winch (E.2) Examination Website	
01/10	5	E2.1	Monitoring Need to monitor elements to the proposal and in particular to Part B of policy E2.1 <ul style="list-style-type: none"> - Commitment to monitoring phasing/ implementation of plan (Infrastructure Delivery Plan) - Publish the Draft IDP brief and provide further reference to the IDP in the policy. - The IDP should be shown to be a document which gives certainty to the process with a realistic delivery framework 	Modification	AG	FW09	

01/10	5	E2.73	West Winch Policy E2.73 <ul style="list-style-type: none"> - Add details/ reference of policy CS16 of Norfolk County Council's Core Strategy and Minerals and Waste Development Management Policies Development Plan Document 2010-2026 - Modification required with the policy approach (NCC Minerals and Waste Core Strategy CS16) 	Modification?	AG	FW10	
			Development Management Policies				
2/10		DM2	<ul style="list-style-type: none"> • Explain the BCKLWN's Approach within the SADMP • Wording needed for clarification in relation to Rural Exemption Sites and the possibility of an element of open market housing to facilitate a rural exemption site. • 'Hook for Neighbourhood Plans' e.g. reference to development boundaries. A summary of the scope to show what is possible • Issue/Topic Paper: Brief summary (factual, this may not result in a policy change), of the Council's approach to Development Boundaries, how they work. This is so the inspector can collect wider comment from Parishes. This also needs to address Rick Morrish's concerns in relation to the West Winch Growth Area = Resolve tensions between polices and add clarity 	Modifications & Additional Note	JC	FW11	
2/10		DM3	<ul style="list-style-type: none"> • Ties in with the above topic paper, cover DM3 also 	Additional Note	JC	FW11	
2/10		DM11	<ul style="list-style-type: none"> • Reconsider the wording of the Policy and Supporting text (C11.4). So that they are consistent/compatible and leave no room for uncertainty • Modification offered for clarity regarding rephrasing "Determined / Accepted" 	Modifications	PJ	FW11	
2/10		DM12	<ul style="list-style-type: none"> • Inspector has already requested a Transport Paper. This now should be 	Additional	PJ	FW11	

			<p>comprehensive view that encompasses DM12</p> <ul style="list-style-type: none"> • Explain the relationship between DM12 and the Site Allocations (single and cumulative) • Explain the difference between Site Allocations and non-site allocations • Ian Parkes (NCC) – Has the transport study (KLATS) taken into account the cumulative impact including sites north of KL, i.e. South Wootton & Knights Hill. (Ian said it did on the day but Rick Morrish stated that an email to him from Ian said otherwise.) 	Note			
2/10		DM13	<ul style="list-style-type: none"> • Reconsider the West Winch to South Lynn (NORA) route for protection within the policy. The route was protected in the 1998 LP. 	Modification	PJ	FW11	
2/10		DM14	<ul style="list-style-type: none"> • Look at the Policy and Supporting text. Do these comply with the Council's Objectives? CITB: allowing development but not a new town. The Inspector agrees that a development boundary is not the way forward. 	Modification	JC	FW11	
2/10		DM15	<ul style="list-style-type: none"> • Add an extra bullet point in relation to Heritage • Also add in a cross reference to CS Policy CS12 in the last paragraph as text 	Modification	PJ	FW11	
2/10		DM16	<ul style="list-style-type: none"> • Within the supporting text summarise the Council's approach being taken re: M+M HRA & GI Panel • C.16.6 – rewrite; clarify attitude regarding the issue of a development not providing Open Space. Lose C.16.1 	Modification	PJ	FW11	
2/10		DM18 & 21	<ul style="list-style-type: none"> • Clarify with the EA the position; the dates of Seasonal Occupancy • Minor change to the text to recognise the role of IDB's (Inspector: this is 	Modification & Additional Note	PJ	FW11	

			a minor mod and would not need consulting upon)				
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3rd, 4th, and 5th November 2015

Hearing Date	Issue	Policy/ Paragraph	Description	Action	Officer	Document Ref.	Date submitted to Inspector
03/11	n/a		General <ul style="list-style-type: none"> Note for the website to explain the homework/ notes process and opportunities for comment. 	Information note for website	CC / CD	On the Examination Website	
05/11	20		<ul style="list-style-type: none"> Provide update to the Inspector with planning applications on allocated sites 	Additional note			
03/11	6	(DM 1 / D.1.17 and) E.1.13	South Wootton: Housing General / Policy E3.1 In relation to Issue 3 and statements about density numbers and 'maximum' or 'at least' figures, previous 'homework' required explanation or clarification in respect of proposals in the SADMP generally. In respect of South Wootton: <ul style="list-style-type: none"> Include reference to the circumstances when E3.13 may become relevant and cross referencing to the general position (DM.1.17 etc). Consider whether or not a specific clause in policy 	Additional note and Modification		FW12	

Hearing Date	Issue	Policy/ Paragraph	Description	Action	Officer	Document Ref.	Date submitted to Inspector
			<p>E3.1 should be included.</p> <p>Potentially in general section of the SADMP referencing:</p> <ul style="list-style-type: none"> o Consideration as part of the review of the Plan o Explicit reference in the 'Distribution of Development' section o Explain the potential for 'flexibility' within the Plan 				
03/11	6		<p>South Wootton: Identification of the AONB</p> <p>Provide a Map of the AONB for the Inspector</p>	Request for information	JC	FW13	06/11
03/11	7		<p>Knights Hill</p> <p>Borough Council to provide a number of potential modifications that had been discussed and agreed with the agents (WYG) representing The Lord Howard of Rising and the Castle Rising Estate and the Castle Rising Parish Council. These will be set out in the homework paper as additions (underlined) or deletions (struck-through) to the original text of the plan.</p> <p>To give a complete picture the previously identified modification in relation to the need for a Transport Assessment is also included.</p>	Additional note and modification		FW14	
03/11	9		<p>Downham Market</p> <p>Borough Council to provide a paragraph on the planning application (land off Howdale Rise) and map to explain:</p> <ul style="list-style-type: none"> • Relationship to Andrew Campbell sites 	Additional note	JC	FW15	

Hearing Date	Issue	Policy/ Paragraph	Description	Action	Officer	Document Ref.	Date submitted to Inspector
			<ul style="list-style-type: none"> Physical location of sites etc. outlining any implications Explain why Andrew Campbell client's site is <u>not</u> sound? 				
04/11	11		<p>Wisbech Fringe Provide a note for the Inspector giving more information on the content of the proposed Master Plan for the allocation (and the FDC part also), regarding community facilities / local centre.</p> <ul style="list-style-type: none"> Add paragraph / policy clause / suitably worded Agree with FDC 	Additional note and Modification	CD	FW16	
04/11	11		<p>Wisbech Fringe</p> <ul style="list-style-type: none"> Consider additional text to Policy clause 1 C) noting 'whether <u>or not</u>' it would be possible to retain the mature orchards. In para F3.7 Infrastructure - explain circumstances of orchards and management considerations etc. Make clear that it is a 'consideration' 	Modification	CD	FW16	
04/11	11		<p>Wisbech Fringe – COWA site What weight was attached to the B/F nature of the site in considering it's suitability as an allocation? (Include consideration in the note to be prepared on the Council's approach to Brownfield Sites).</p>	Additional note	CD	FW16	
04/11	11		<p>Wisbech Fringe – Can the Council give a clearer indication of its long term approach to the risk of the joint site not progressing, what is the fall-back position, or 'signposting' that can be given?</p>	Additional note	CD	FW16	

Hearing Date	Issue	Policy/ Paragraph	Description	Action	Officer	Document Ref.	Date submitted to Inspector
05/11	15		<p>Clenchwarton -</p> <ul style="list-style-type: none"> • Keep inspector informed about evidence for the sites, as is emerging from the planning application. Including: <ul style="list-style-type: none"> ○ Correspondence with EA. ○ Drainage – from Ian Bix • 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. 	<p>Additional note</p> <p>Additional note</p>	<p>JM/ BM</p> <p>CC has request ed.</p>	FW17	
05/11	16		<p>Denver</p> <ul style="list-style-type: none"> • Provide the inspector with a copy of a map showing common land in Denver and in the the vicinity of site 662. • Proposers of site 662 to satisfy the Borough Council by 20th of November that access can be implemented • Can additional information be provided for site 519: <ul style="list-style-type: none"> ○ the NCC to expand on their concerns over highways issues, including why is 8 units may be a problem. ○ environmental health view on proximity to the poultry sheds adjacent 	<p>Additional note and Modification</p>	AF	FW18	
05/11	18		<p>Emneth</p> <ul style="list-style-type: none"> • Reference to footpath (PRoW) crossing the site to be included in the policy 	<p>Additional note and Modification</p>	AF	FW19	

Hearing Date	Issue	Policy/ Paragraph	Description	Action	Officer	Document Ref.	Date submitted to Inspector
05/11	20		Grimston <ul style="list-style-type: none"> Clarify for the Inspector the issue of a 'cordon sanitaire' in policy G41.2 (1) including comments from Anglian Water. 	Additional note	BM has contact ed AW	FW20	
05/11	20		Gayton <ul style="list-style-type: none"> With regard to the new information relating to site Gay1/557: <ul style="list-style-type: none"> Check with NCC (Richard Doleman) on the position regarding new points of access raised by agents of New Hall Properties Provide a commentary on the proposals Also provide a commentary on the Heritage Statement from previous stage of plan preparation to the Inspector. Provide information for applications on any proposed sites in Gayton, Grimston and Pott Row 	Additional note Additional note	BM BM	FW20	

17th, 18th, and 19th November 2015

Hearing Date	Issue	Policy/ Paragraph	Description	Action	Officer	Document Ref.	Date submitted to Inspector
17/11			Site Allocation Policies – There are a variety of descriptions used in SADMP policies. Descriptions include: 'some x',	Modification	AG		

Hearing Date	Issue	Policy/ Paragraph	Description	Action	Officer	Document Ref.	Date submitted to Inspector
			'minimum x', 'around x' dwellings. BC to consider whether a uniform approach would be helpful, possibly using the description 'at least'. (Cross reference to Issue 3, 30/9 above)				
17/11	41	G113.1	Welney Could part of the site be developed without the relocation of the hall?	Additional note and Modification	AF	FW21	
17/11	21		Great Bircham Provide the Inspector with the Parish Council submission to the Preferred Options stage where they illustrate their suggested sites.	Request for information	JC	FW22	
17/11	19	G35.1	Feltwell Inspector requests that the Council look again at site G35.1. Could/ should it be enlarged? Is there potential for access to the new site beyond 35.1 even if it is not allocated?	Additional note and Modification	AF	FW23	
17/11	25	G47.1	Heacham Note to Inspector on the sites with planning consents approved. For Cheney Hill Heacham – area of site with consent for 69, and area remaining.	Additional note	CD	FW24	
17/11	25		Heacham Note required setting out how the BC has approached the subject of housing with care. The BC is awaiting further evidence and analysis from NCC. Has BC done all it can currently to identify and meet the need?	Additional note	CD/ NP	FW24	
18/11	36		Terrington St Clement Include additional clause in the policy (G93.3) for a footpath	Modification	JM	FW25	

Hearing Date	Issue	Policy/ Paragraph	Description	Action	Officer	Document Ref.	Date submitted to Inspector
			link to the west. Liaise with NCC Highways. Terrington St John / Tilney St Lawrence KGB Transport site (779 / 780) Can the BC prepare a note to consider the principle of allocating the whole site given the appeal decision and the BF issues on the site?	Additional Note			
18/11	38		Upwell <ul style="list-style-type: none"> • Can the BC explain what weight it has given to the conservation issues and how it has balanced these with other factors in respect of site 82? <ul style="list-style-type: none"> ○ Has the BC achieved the appropriate balance of using green field sites with potential sites within the settlement? ○ Explain the position with reference to the SA and conservation issues. • Seek NCC view on access to 607. Review SA and proximity to services. 	Additional Note	AF	FW26	
18/11	39	G105 G109	Walpole Crosskeys Site 1212 - Can the BC provide an appreciation of the position and suggest some text referring to how the site could be brought into beneficial residential use. Explain relevance of Policy CS10. Walpole St Peter, Walpole St Andrew & Walpole Marsh <ul style="list-style-type: none"> • Ask the Parish Council to provide an up to date view on the allocated sites. BC to send this to the Inspector. • Did anyone comment on site 990 at an earlier stage? Provide information. 	Modification Additional note	JM	FW27	

Hearing Date	Issue	Policy/ Paragraph	Description	Action	Officer	Document Ref.	Date submitted to Inspector
19/11	42		Wereham <ul style="list-style-type: none"> Can the BC clarify comments from the IDB during the Preferred Options stage possibly referring to the '...unsafe...' nature of the proposed allocation G114.1? Springs Road – is it adopted? Check with NCC Highways. Clarify position on this. 	Additional note and Modification	AF	FW28	
19/11	43		West Walton / Walton Highway Noted that a planning application has been submitted on Site 916. What evidence has been submitted that might have an impact on deciding whether the BC approach is sound e.g. viability; contamination etc? Are the relative choices between sites sound?	Additional note	BM/ JM	FW29	
19/11	45		Wiggenhall St Germans Provide a copy of the planning permission and associated documents for the 'Twigden Homes' application and outline any implications for the SADMP.	Additional note	BM/JM	FW30	
19/11			General Provide the Inspector with clarity of BC proposed timetable for responses to 'homework' and subsequent modifications stage.	Additional note			