

LDF Site Allocations Frequently Asked Questions

1. Why has my site been rejected?

Please read the comments by your site in Appendix 1 of the Site Specific Allocations and Policies Development Plan Document (SSA&P) or in the Strategic Housing Land Availability Assessment document (SHLAA) which is available online. If you disagree with the comments let us know and supply us with any additional evidence / information you have.

2. My site is shown as being ‘partially accepted’ – what does that mean?

Partially acceptable sites are those sites that, through the SHLAA process, were considered to have some constraint(s). However it was considered that there is a possibility that the constraint(s) could be overcome. Another reason for being partially acceptable might be that a site was too large for the scale of development likely in that location. In order to lift the site out of this category one would need to address the issue(s) for its inclusion - e.g. reduce the area of the site, submit a flood risk assessment (see question 14), etc.

3. I want to put some land in for consideration, how do I do this?

Please respond to the consultation as explained in the document (preferably electronically) and supply the Borough Council with as much information as possible on the site including a map with the site clearly marked and key features of the site such as access.

4. I think there are too many houses proposed for the borough, King’s Lynn, Downham Market, Hunstanton, the Wisbech fringe? I think the distribution among these places is wrong?

The overall housing figures for the borough, the sub-regional centre (King’s Lynn), main towns (Downham Market, Hunstanton and the Wisbech fringe), Key Rural Service Centres and Rural Villages have been established by virtue of the Core Strategy which was adopted in July 2011. This consultation does not open the debate on the overall number of housing or the general distribution of that housing between the settlement types which is outlined below:

King’s Lynn	5,070
Downham Market	390
Hunstanton	220
Wisbech Fringe	550
Key Rural Service Centres	660
Rural Villages	215

However, what this consultation does do is open the debate on how the housing for each settlement type should be distributed e.g. should housing within the Key Rural Service Centres and Rural Villages be distributed by population, pro rata, on a housing needs based basis or on the employment-generating land uses of the settlements (see Chapter 2)?

5. South Wootton / West Winch / North Runcton are villages why are they having such large growth?

These villages were designated as 'Settlements adjacent to King's Lynn' in the Settlement Hierarchy of the Core Strategy. As with question no. 4, this has already been established by the Core Strategy and the question of the status within the Settlement Hierarchy is not open for consultation. An explanation of their designation can be found at para. 6.1.9 of the Core Strategy. What is open to consultation however is whether the proposed sites are the best and whether the indicative numbers are appropriate. The consultation seeks your comments on this.

6. Is the 'growth site' boundary the development boundary for West Winch / North Runcton / South Wootton?

No these are separate boundaries. The growth site boundaries show the proposed strategic direction of growth in / adjacent to these specific settlements (see Sections 4.1, 4.2 and 4.3).

7. Have all the sites been put forward by developers / landowners?

In the majority of cases yes, however there are examples where the Borough Council has identified land (as in the case of development to the South East of King's Lynn) where strategic growth is required.

8. How many sites will you pick in each village?

This question links in with question 4 and will be determined by a combination of the preferred method by which the distribution of development is decided (i.e. by population, pro rata, needs basis or employment), and the ability of the settlements to provide appropriate sites. It is likely that one or two sites would be able to accommodate the scale of growth required.

9. Who is going to provide the infrastructure? Will a major site get permission if it doesn't provide the infrastructure?

Infrastructure provision (where necessary) will be a requirement of any planning permission granted and will generally be secured via Section 106 (or the anticipated Community Infrastructure Levy).

10. I think my village is in the wrong category – what can I do?

Unfortunately nothing! As explained at questions 4 and 5 the Settlement Hierarchy has already been established by the Core Strategy and is not open to consultation.

11. There's no map for my village – why is this?

Smaller Villages and Hamlets (as identified in the Core Strategy) are not considered to be 'sustainable' locations for growth (this is explained in more detail in the Core Strategy) - and as such no sites are shown.

12. Are the village boundaries the same as before?

Not in all instances no. Most village boundaries have altered to some degree. The most notable alterations are the loss of boundaries to the Smaller Villages and Hamlets.

13. There are no sites shown for my village why is this?

Some Rural Villages (identified in the Core Strategy as being able to accommodate some growth) may be wholly constrained by the risks associated with flooding. As such, until further flood risk modelling is undertaken by landowners / developers, these villages have no unconstrained sites at the present time. In other instances no sites have been put forward yet in some of the villages.

14. My site doesn't flood why has it been rejected for that reason?

Whilst the site may not actually have experienced a flood event for a number of years / decades (or ever) the Strategic Flood Risk Assessment (SFRA) has identified the site as being at risk of flooding. SFRA's cover vast areas and cannot go down to the specific detail of site specific constraints. However, the planning system allows for this by requiring site specific flood risk assessments (i.e. you can commission a flood risk assessment on your own site). These assessments also allow for modelling to be undertaken, and this modelling may be able to satisfy the Environment Agency (the lead body in relation to flood risk issues) and the Borough Council that the risks on a particular site are less than suggested by the SFRA. If this is the case then the flood risk to that site will be amended accordingly and the site may no longer be classed as at risk from flooding.

15. When will the policies start to be used in making decisions? When can I apply for planning permission for my site?

It is hoped that the Preferred Options will be available for consultation in mid 2012 with the Site Specific Allocations and Policies DPD adopted by Spring 2013. If you wish to apply for planning permission in an area shown to be outside a Built Environment Boundary (as depicted on the current Local Plan Proposals Map) it would be pertinent to wait until this time to submit an application.

16. How do I comment on a site?

The Borough Council would encourage the public to submit their comments online. This enables people to respond to particular paragraphs / questions etc. However they could also fill out the hard copy form.

17. How long do I have?

It is an eight week consultation period and all comments will need to be in by 5.00pm on Fri 18th November 2011. We would advise that people get any comments in to us at the earliest opportunity.

18. What will happen to my comments?

Your comments will be taken into account during the consideration of the sites / policies.

19. Is this my last chance to make comments on Site Specific Allocations and Development Management Policies?

No, further consultation will take place at the 'Preferred Option' stage of the process. However, it is important that you share your views as soon as possible before the Borough Council discusses and decides upon a preferred approach.

20. Can I speak to a Planner about my site?

Yes, the Borough Council has organised a series of exhibitions / public meetings across the borough. There will also be drop in sessions held within the Borough Council offices in King's Lynn on Tuesdays between 2 & 4 pm.

21. Do our comments make a difference or is it too late?

The Core Strategy gave some general directions for growth and these are fixed as the document has been adopted. (This was for growth of the three towns and Wisbech fringe only.) However this is a discussion document and the proposed amounts of development, boundaries and sites have not been decided yet and so it is important to give us your views.