

3. Development Management Policies

The third part of the document sets out important **Development Management Policies** which will apply across the whole borough and be used for determining planning applications.

The policies covered in this section of the document include:

DM1	Replacement dwellings and extensions to dwellings in the countryside.
DM2	Removal of agricultural occupancy conditions.
DM3	Houses in multiple occupation (HMO's).
DM4a	Town centre areas.
DM4b	Retail frontages.
DM5	Gaywood clock area.
DM6	Holiday and seasonal occupancy conditions.
DM7	Static holiday caravan sites and touring, camping and caravan sites.
DM8	Flood risk: Coastal hazard zones.
DM9	Disused railway trackbeds.
DM10	Corridors of movement.
DM11	Protection of existing green infrastructure and open space.
DM12	Boroughwide (rural areas and coastal areas) green infrastructure.

The full text can be found in the document.

Do you have any comments on the proposed policy approach?

HOW TO GET INVOLVED.....

You can comment on the document in a number of ways.....

Perhaps the easiest way is via our consultation website. This website contains all of the documents relating to the Local Development Framework.

Once you have registered with the website you will be able to return and add comments throughout the consultation period. The web address you will need to access all of this information is: <http://www.west-norfolk.gov.uk>

Alternatively, if you don't have access to the internet, then you can view the consultation document and collect a response form in the following locations:

- Local Libraries**
- Local Council Offices**

The address that you need to return completed forms to is:

LDF Team, King's Court, Chapel Street, King's Lynn, Norfolk, PE30 1EX

Please feel free to pop in to the Borough Council offices on Tuesday afternoons (2pm to 4pm) during the consultation period to speak to an Officer.

**HAVE YOUR SAY ON NEW DEVELOPMENT WITHIN THE BOROUGH.
 WE WANT YOUR VIEWS.....**

HAVE YOUR SAY ON NEW DEVELOPMENT WITHIN THE BOROUGH

What is the document we're consulting on and what will it do?

The document is the **Site Allocations and Policies Development Plan Document** and it will allocate and designate areas of land for particular uses such as:

- Housing
- Employment
- Retail
- Recreation
- Open Space

It will propose changes to the **development boundaries** for each of the settlements, and it will set out important **Development Management Policies** which will apply across the whole borough and be used for determining planning applications, dealing with particular subjects.

What Stage are we at with the production of the document.....?

Call for site	May 2009
Issues and Options	Sept. 2011
Preferred Options	Spring 2012
Pre-submission	Autumn 2012
Submission	Winter 2012
Adoption	Spring 2013

We are at this stage

Background from the Core Strategy

The Council adopted its Core Strategy in July 2011. It provides the context in which other documents must follow; including:

- To provide 16,500 new homes, 5,000 additional jobs and 66 hectares of employment land.
- A hierarchy of settlements which directs development to the most sustainable locations.
- To ensure new development adopts sustainable principles and includes efficiency measures such as Sustainable drainage schemes.
- To promote transport choice and accessibility.

These key elements and more will help to guide the choice of sites.

Please read on to find out more about what is being suggested for your area.....

Site Allocations and Policies Development Plan Document (DPD)

The document is split into three parts:

1. Distribution of development between the main villages.
2. Site specific allocations for the towns, growth areas and villages.
3. Development management policies.

1. Distribution of development

The first part of the document details options for the Council's approach to distributing housing development through the main villages in the borough. The options include:

Hierarchical based on population

A greater number of housing allocated in settlements with a higher population.

Pro Rata

Even spread of development across the borough's settlements.

Needs based

The numbers directly related to evidence of need in each settlement.

Or suggested alternative

Do you have an alternative suggestion?

Which is your most favoured option?

2. Site Specific Allocations

The document outlines how the key locations in the main towns and potential allocations in the villages might come forward.

It is important to remember that a large number of sites are proposed for allocation throughout the borough. We have had many sites suggested to consider and compare. More information on individual sites is available in the full document.

The document provides details of all of the sites considered to date for allocation in the following format:

A brief description of each of the settlements in the borough including main towns, key rural service centres and rural villages in line with the "settlement hierarchy" from the Core Strategy.

A table listing each of the "accepted" or "partially acceptable" sites taken from the Strategic Housing Land Availability Assessment (SHLAA 2011).

A map of each of the settlements showing the revised development boundaries and the allocation options for the settlement.

Appendix 1 of the document lists in a table the sites "rejected" in the SHLAA.

Site Specific Allocations

The settlements listed below are suitable in policy terms for allocations. However some have constraints which means, that in practical terms, there are no potential options. Nevertheless, identifying the role of the settlements offers the opportunity to support the communities in maintaining and enhancing facilities serving these areas.

Sub Regional Centre		
King's Lynn including West Lynn & Gaywood		
Main Towns		
Hunstanton Downham Market		
Settlements adjacent to King's Lynn and the main towns		
Emneth (adjacent to Wisbech) North Wootton South Wootton Walsoken (adjacent to Wisbech) South East King's Lynn (West Winch and North Runcton Area) North East King's Lynn (adjacent to Knights Hill)		
Key Rural Service Centres		
Brancaster with Brancaster Staithe / Burnham Deepdale, Burnham Market, Castle Acre, Clenchwarton, Dersingham, Docking, East Rudham,	Feltwell with Hockwold cum Wilton, Great Massingham, Grimston / Pott Row with Gayton, Heacham, Marham, Methwold with Northwold, Snettisham,	Stoke Ferry, Terrington St. Clement, Terrington St. John with St. John's Highway / Tilney St. Lawrence, Upwell / Outwell, Watlington, West Walton / West Walton Highway.
Rural Villages		
Ashwicken, Burnham Overy Staithe, Castle Rising, Denver, East Winch, Fincham, Flitcham, Great Bircham / Bircham Tofts, Harpley, Hilgay, Hillington,	Ingoldisthorpe, Marshland St. James / St. John's Fen End with Tilney Fen End, Middleton, Old Hunstanton, Runcton Holme, Sedgeford, Southery, Syderstone, Ten Mile Bank, Three Holes, Thornham,	Tilney All Saints, Walpole Cross Keys, Walpole Highway, Walpole St. Peter / Walpole St. Andrew / Walpole Marsh, Welney, Wereham, West Newton, Wiggenhall St. Germans, Wiggenhall St. Mary Magdalen, Wimbotsham, Wormegay.

Fully constrained settlements are shaded in the table.