

Statement of Consultation – Part 2

(including a Summary of the Main Issues Raised at Pre-Submission stage) April 2015

Regulation 22 (1) (c) (v) of the Town and Country Planning (Local Planning) (England) regulations 2002

Site Allocations and Development Management Policies Pre –Submission Representation Stage (2015)

Introduction

This document pursuant to Regulation 22 (1) (c) (v) outlines the Site Allocations and Development Management Policies Pre –Submission Document representation phase and the main issues raised from this.

The **Site Allocations and Development Management Policies Pre –Submission Document** was published for public consultation for six weeks starting from Monday the 12th January until 5pm on Monday the 23rd of February 2015.

The document is structured in the following way:

- Section A: Introduction
- Section B: Minor Amendments to Core Strategy
- Section C: Development Management Policies, grouped as following:
 - The Community (including Housing)
 - The Economy
 - The Environment
- Section D: Settlements & Sites – Allocations and Policies including Distribution of Development
- Section E: King's Lynn & Surrounding Area
 - King's Lynn & West Lynn
 - West Winch
 - South Wootton
 - Knights Hill
 - North Wootton
- Section F: Towns
 - Downham Market
 - Hunstanton
 - Wisbech Fringe (Inc. Walsoken)
- Section G: Rural West Norfolk
- Appendices:
 - 1. Glossary
 - 2. List of Local Plan policies to be Replaced
 - 3. Approach to Flood Risk
 - 4. Flood Risk Protocol
 - 5. The Distribution of Housing Between settlements in the Rural Area
 - 6. Monitoring Framework
 - 7. List of Policies

Alongside the Pre-Submission Document the following supporting documents were also published:

- Policies Map, Legend & Insets
- Sustainability Appraisal Report Incorporating Strategic Environmental Assessment
- Habitats Regulation Assessment
- Statement of Consultation

Within the Development Management Policy Chapter (Section C) we outline the Context, state Relevant Local and National Policies, outline the Policy Approach and then state the Policy in a light purple coloured box. If relevant a map inset is also provided.

Within the Settlement & Sites Chapters (Section D to G) we provide a Description of the Settlement, a Map Inset, the Site Allocation which comprises the Policy in a light purple coloured box and this is then followed by Site Description and Justification.

Copies of the Site Allocations and Development Management Policies Pre-Submission Document and the Supporting Documents were sent to all statutory consultees and all those that had been previously involved in the LDF process/ requested to be notified.

Who was invited to make representation upon the publication of the Site Allocations and Development Management Policies Pre –Submission Document?

Appendix 1 of the Pre-Submission Statement of Consultation (Oct 2014) contains a list of those people and organisations consulted at the Pre-Submission stage. Broadly this was all those who were consulted previously and who commented on previous consultations. The consultees can be summarised into the following respondent categories:

- Individuals
- Internal Council groups
- Parish and Town Councils
- Businesses
- House-builders, landowners and Agents
- National, Regional and Local Government
- Statutory Bodies and Groups
- Local Stakeholder Organisations
- Schools and Youth Organisations
- Hard-to-reach Groups
- Individuals/organisations who participated in the Local Plan Review Issues Paper
- Members – through LDF Task Group, DCB and Cabinet. All Members were sent copies
- Developers/Agents
- Interest and Voluntary Groups
- Public Sector Bodies
- Community facilities

How were representations invited at the Pre-Submission stage?

In advance of publication, letters/emails (Dec 2014) were sent to Parish Councils to inform them and advise of three briefing sessions that were held at King's Lynn (08/12/14), Downham Market (16/12/14) & Hunstanton (17/12/14).

Following on from this, letters/emails were sent to all Parish Councils, Borough and County Councillors, Statutory Consultees and those that had registered an interest or participated an earlier stage (18/12/14) informing them of the Pre-Submission publication and procedure with regard to making a representation.

The Site Allocations and Development Management Policies Pre –Submission Documents were published and copies distributed to consultees on our mailing list. Representations were encouraged through our web-based portal and e-mail. This made for an easier collation, recording and assessment. Paper copies of the representation form were available on request or downloadable from our website.

The Pre-Submission material was made available to view at the Council's offices: King's Lynn, Downham Market and Hunstanton. It was also available at Norfolk County Council public libraries within the Borough (King's Lynn, Gaywood, Hunstanton, Dersingham and Downham Market) and on the Council's website:

<http://www.west-norfolk.gov.uk/default.aspx?page=27566>

Ongoing meetings were held with organisations such as the PCT, utilities, education authorities etc. This was to ensure the potential policies could be implemented, and ran parallel to work on an Infrastructure Study. We have also held meetings with our neighbouring authority Fenland District Council to coordinate our policy approach and ensure cross-boundary issues are in agreement.

Other methods of inviting representations included:

- Public Notices:
 - Eastern Daily Press (EDP): 12/01/15 & 16/02/15
 - Lynn News Friday: 16/01/15 & 20/02/15
 - Fenland Citizen: 14/01/15 & 18/01/15
 - Norfolk Citizen: 14/01/15 & 18/01/15
 - www.lynnnews.co.uk: 16/01/15 & 20/02/15
 - Your Local Paper: 09/01/15 & 20/02/15

(Notice can be viewed as Appendix A)
- News Release – 'Final chance to have your say on important planning document' 05/01/15 (PR2519)

(News Release can be viewed as Appendix B)
- Use of the Council's website – notice on home page throughout the representation period

What were the main issues raised at the Pre-Submission representation stage?

A total of 1,282 representations were made by 402 consultees, within the statutory six week period. The representations and officer summaries can be viewed in full on the Council's online portal:

<http://west-norfolk.objective.co.uk/portal/sadmpd/>

Below is a summary of the significant issues raised by consultees (in policy order).

Policy / Settlement	Summary of Main Issues from Representations
A Introduction	
	<ul style="list-style-type: none"> • Objections: <ul style="list-style-type: none"> ○ Sustainability Appraisal ○ Habitats Regulation Assessment ○ Strategic Cooperation ('Duty to Cooperate') ○ Consultation
B Minor Amendments to Core Strategy	
Core Strategy Policy CS02 – Settlement Hierarchy	<ul style="list-style-type: none"> • No significant objections
Core Strategy Policy CS06 – Rural Areas	<ul style="list-style-type: none"> • No objections
C Development Management Policies	
DM1 - Presumption in favour of sustainable development	<ul style="list-style-type: none"> • Suggestion with regard to the wording, although similar to the NPPF
DM2 – Development Boundaries	<ul style="list-style-type: none"> • Approach questioned
DM3 - Infill Development in the Smaller Villages and Hamlets	<ul style="list-style-type: none"> • Should SVAH's have development boundaries? Or specific ones such as North Runcton • Whether policy appropriately permissive/restrictive • Whether policy clear
DM4 - Houses in Multiple Occupation	<ul style="list-style-type: none"> • No objection
DM5 - Enlargement or Replacement of Dwellings in The Countryside	<ul style="list-style-type: none"> • No objection • Some discussion of precise wording & supporting text
DM6 - Housing needs of rural workers	<ul style="list-style-type: none"> • Proposed should extend to other rural works and that NNPF requires more flexibility
DM7 - Residential annexes	<ul style="list-style-type: none"> • No objection
DM8 - Delivering Affordable Housing on phased development	<ul style="list-style-type: none"> • No significant objections • Whether the policy is clear as many mistakenly believe this policy sets the thresholds/rates, etc...
DM9 - Community Facilities	<ul style="list-style-type: none"> • Calls for clearer, more extensive definition • Whether definition of 'community facility' is sufficiently: <ul style="list-style-type: none"> ○ broad ○ clear
DM10 - Retail development outside town centres	<ul style="list-style-type: none"> • Whether the policy is consistent with national policy for rural areas
DM11 - Touring and permanent holiday sites	<ul style="list-style-type: none"> • Objections: <ul style="list-style-type: none"> ○ Amendment in relation to the setting of the AONB ○ Clarification in relation to development and the AONB
DM12 - Strategic road network	<ul style="list-style-type: none"> • Objections: <ul style="list-style-type: none"> ○ Needs to be clear in relation to site allocations ○ Discrepancies with the route of roadways
DM13 - Disused railway track ways	<ul style="list-style-type: none"> • Support shown but requests further routes to be included

Policy / Settlement	Summary of Main Issues from Representations
DM14 - Development associated with CITB Bircham Newton and RAF Marham	<ul style="list-style-type: none"> Just one representation that considers the policy vague
DM15 - Environment, Design and Amenity	<ul style="list-style-type: none"> Generally supported but calls for separate heritage policy and design guidance
DM16 - Provision of recreational open space for residential developments	<ul style="list-style-type: none"> Broadly supported Whether the policy should be amended using the latest House Hold projections
DM17 - Parking Provision in New Development	<ul style="list-style-type: none"> Support and suggestions for the inclusion of garages and that support would not be given to applications for extensions/garage conversions that would reduce the parking spaces
DM18 - Coastal Flood Risk Hazard Zone (South Hunstanton to Dersingham)	<ul style="list-style-type: none"> No objections
DM19 - Green Infrastructure	<ul style="list-style-type: none"> Objections: <ul style="list-style-type: none"> Calls for a list of other facilities Explanation of the context of GI and HRA requested
DM20 - Renewable Energy	<ul style="list-style-type: none"> Objections: <ul style="list-style-type: none"> Greater weight should be given to environmental designated areas Needs to be more prescriptive about the extent and quality of impact analysis
DM21 - Sites in Areas of Flood Risk	<ul style="list-style-type: none"> Objection: <ul style="list-style-type: none"> Better Incorporation of new SUDs approach
DM22 - Protection of local open space	<ul style="list-style-type: none"> Objections: <ul style="list-style-type: none"> Explanation requested between this policy and relationship between DM16, DM19 & DM22 Suggested minor wording changes
D Settlements & Sites – Allocations and Policies	
D.1 Distribution of Development	<ul style="list-style-type: none"> Whether too much or too little growth proposed Whether the Plan makes sufficient allocations to meet the OAN Whether the allocations contain the right number of dwellings Distribution approach questioned Density approach questioned Minimum site threshold in terms of dwellings questioned Whether large sites have been favoured Whether the Plan evidence base is robust Reliance on large allocations within King's Lynn that are constrained by flooding Question whether the Core Strategy is NPPF compliant Question of dwelling numbers relating to Lynnsport / Marsh Lane at King's Lynn
E King's Lynn & Surrounding Area	
E1.1 - King's Lynn – Town Centre	<ul style="list-style-type: none"> Broad Support

Policy / Settlement	Summary of Main Issues from Representations
E1.2 - King's Lynn – Town Centre Retail Expansion Area	<ul style="list-style-type: none"> • Broad Support
E1.3 - King's Lynn – Gaywood Clock Area	<ul style="list-style-type: none"> • Broad Support
E1.4 - King's Lynn – Marsh Lane	<ul style="list-style-type: none"> • Objection: <ul style="list-style-type: none"> ◦ Need to reference planning application
E1.5 - King's Lynn – Boal Quay	<ul style="list-style-type: none"> • Objection: <ul style="list-style-type: none"> ◦ Reference to heritage assets requested
E1.6 - King's Lynn – South of Parkway	<ul style="list-style-type: none"> • Objection: <ul style="list-style-type: none"> ◦ Request for a Transport Assessment
E1.7 - King's Lynn – Land at Lynnsport	<ul style="list-style-type: none"> • Objection: <ul style="list-style-type: none"> ◦ Loss of open space
E1.8 - King's Lynn – South Quay	<ul style="list-style-type: none"> • Objections: <ul style="list-style-type: none"> ◦ Request for a Transport Assessment ◦ Clarification of the development and heritage assets
E1.9 - King's Lynn – Land west of Columbia Way	<ul style="list-style-type: none"> • No objection
E1.10 - King's Lynn – North of Wisbech Road	<ul style="list-style-type: none"> • Objection: <ul style="list-style-type: none"> ◦ Concern over the crossing of a cycle route
E1.11 - King's Lynn - Southgates	<ul style="list-style-type: none"> • Broad Support
E1.12 - King's Lynn – Employment Land	<ul style="list-style-type: none"> • Objection: <ul style="list-style-type: none"> ◦ Lack of GI within the policy
E1.13 - King's Lynn – King's Lynn Green Infrastructure	<ul style="list-style-type: none"> • Objection: <ul style="list-style-type: none"> ◦ The policy is rather general and non-specific
E1.14 - West Lynn – West of St Peter's Road	<ul style="list-style-type: none"> • Objections: <ul style="list-style-type: none"> ◦ Traffic Impact study ◦ GI / Recreation provisions
E1.15 - West Lynn – Land at Bankside	<ul style="list-style-type: none"> • Objection: <ul style="list-style-type: none"> ◦ English Heritage seeking wording re conserving/enhancing KL Cons. Area/listed buildings
E2.1 - West Winch Growth Area Strategic Policy	<p><u>This is the largest Strategic Site in West Norfolk (1,600 homes) & it goes beyond the Plan Period</u></p> <ul style="list-style-type: none"> • Whether the exclusion of the Gravel Hill Lane land is justified • Silica Sand • Clarification of employment proposals • Clarification of HRA expectations • Intricate relationship between Local Plan & Neighbourhood Plan • Justification re wider traffic/transport understanding and measures

Policy / Settlement	Summary of Main Issues from Representations
E2.2 - Development within existing built-up areas of West Winch	<ul style="list-style-type: none"> Whether the countryside buffer should be extended, and whether rationale for proposed extent is sufficiently clear / justified Whether alignment of the development boundary is justified Weather limitation of 'sporadic' new accesses onto the A10 is sufficiently clear / justified
E3.1 - Hall Lane, South Wootton	<ul style="list-style-type: none"> Whether minerals issues are adequately covered Justification for why allocation extends into flood plain Cumulative traffic impact along A1057 (Hall Lane, Knights Hill, Lynnsport etc.) can be accommodated
E4.1 - Knights Hill	<ul style="list-style-type: none"> Objections: <ul style="list-style-type: none"> Impact of development upon nature conservation Impact of development upon the historic landscape / heritage assets Infrastructure concerns
North Wootton	<ul style="list-style-type: none"> Whether there is sufficient detail / justification with regard to no site allocation
F Towns	
F1.1 - Downham Market Town Centre Area and Retailing	<ul style="list-style-type: none"> Broad Support
F1.2 - Land off St John's Way, Downham Market	<ul style="list-style-type: none"> Whether highway access has been detailed sufficiently
F1.3 - Land North-East of Downham Market	<ul style="list-style-type: none"> Justification for relative housing distribution between F1.3 & F1.4 Whether northern extent of the allocation is compatible with landscape – urban edge screening, closing of gap to Wimbotsham, setting of conservation area Whether policy requirements in relation to integration are excessive
F1.4 - Land South East of Downham Market	<ul style="list-style-type: none"> Justification for relative housing distribution between F1.3 & F1.4
F2.1 - Hunstanton – Town Centre and Retailing	<ul style="list-style-type: none"> No objections
F2.2 - Hunstanton – Land to the east of Cromer Road	<ul style="list-style-type: none"> Heritage concerns
F2.3 - Hunstanton – Land east of King's Lynn Road	<ul style="list-style-type: none"> Clarification with regards to the housing/care home provision sought
F2.4 - Hunstanton – Land north of Hunstanton Road	<ul style="list-style-type: none"> Wording overly prescriptive, should allow a design led approach to the development of the site Visual impact / loss of countryside Distance from town centre and accessibility given gradient of site Erodes separation between Heacham and Hunstanton
F2.5 - Land south of Hunstanton Commercial Park	<ul style="list-style-type: none"> Heritage impact
F3.1 - Wisbech Fringe Land east of Wisbech (west of Burrowgate Road)	<p><u>Joint Strategic Housing Site with Fenland District Council</u></p> <ul style="list-style-type: none"> Alternative and extra sites for allocation proposed

Policy / Settlement	Summary of Main Issues from Representations
G Rural West Norfolk	
G2 Ashwicken – no allocation	<ul style="list-style-type: none"> No objection
G13.1 - Brancaster - Land to the east of Mill Road	<ul style="list-style-type: none"> Reference sought to Village Design Statement and Neighbourhood Plan
G13.2 - Brancaster Staithe and Burnham Deepdale - Land off The Close	<ul style="list-style-type: none"> Reference sought to Village Design Statement and Neighbourhood Plan
G17.1 - Burnham Market - Land at Foundry Field	<ul style="list-style-type: none"> No significant objections
G22.1 - Castle Acre - Land west of Massingham Road	<ul style="list-style-type: none"> Clarification sought on the description of the site
G25.1 - Clenchwarton - Land between Wildfields Road & Hall Road	<ul style="list-style-type: none"> Whether development of the allocation would over burden drainage and sewage systems
G25.2 - Clenchwarton - Land north of Main Road	<ul style="list-style-type: none"> Access issues regarding a speed hump and central island
G25.3 - Clenchwarton - Land south of Main Road	<ul style="list-style-type: none"> Whether development at this location outweighs the loss of agricultural land
G29.1 - Dersingham - Land north of Doddshill Road	<ul style="list-style-type: none"> Traffic & pedestrian safety
G29.2 - Dersingham - Land at Manor Road	<ul style="list-style-type: none"> Access & design issues Heritage impact
G30.1 - Docking - Land situated off Pound Lane (Manor Pasture)	<ul style="list-style-type: none"> Heritage impact
G31.1 - East Rudham - Land off Fakenham Road	<ul style="list-style-type: none"> Whether site access is in conflict with Policy DM12
G33.1 - East Winch - Land south of Gayton Road	<ul style="list-style-type: none"> No significant objection
G34.1 - Emneth - Land on south of The Wroe	<ul style="list-style-type: none"> Objections: <ul style="list-style-type: none"> Emneth Parish Council do not support the site as per the text Allocation of one site rather than a number of smaller sites
G35.1 - Feltwell - Land to the rear of Chocolate Cottage, 24 Oak Street	<ul style="list-style-type: none"> Whether the whole site as submitted should be allocated despite being in a flood risk zone Name of the site. It isn't directly to the rear of Chocolate Cottage, 24 Oak Street
G35.2 - Feltwell - Land north of Munson's Lane	<ul style="list-style-type: none"> Objection: <ul style="list-style-type: none"> Development within 1,500m of the Breckland SPA
G35.3 - Feltwell - Land at 40 Lodge Lane / Skye Gardens	No objection
G35.4 - Hockwold cum Wilton - Land south of South Street	<ul style="list-style-type: none"> Objections: <ul style="list-style-type: none"> Development within 1,500m of the Breckland SPA Heritage impact
G36.1 - Fincham - Land east of Marham Road	<ul style="list-style-type: none"> No significant objection
G41.1 - Gayton - Land north of Back Street	<ul style="list-style-type: none"> Large number of objectors promoting their sites
G41.2 - Grimston and Pott Row - Land adjacent	<ul style="list-style-type: none"> Objection:

Policy / Settlement	Summary of Main Issues from Representations
Stave Farm, west of Ashwicken Road	<ul style="list-style-type: none"> ○ Allocation of one site rather than a number of smaller sites
G42.1 - Great Bircham and Bircham Tofts - Land adjacent to 16 Lynn Road	<ul style="list-style-type: none"> • Objection: <ul style="list-style-type: none"> ○ To the allocation of one site
G43.1 - Great Massingham - Land south of Walcup's Lane	<ul style="list-style-type: none"> • Objections: <ul style="list-style-type: none"> ○ Heritage impact ○ Wildlife impact
G45.1 - Harpley - Land at Nethergate Street/School Lane	<ul style="list-style-type: none"> • No significant objection
G47.1 - Heacham - Land off Cheney Hill	<ul style="list-style-type: none"> • No significant objection
G47.2 - Heacham - Land to the south of St. Mary's Close	<ul style="list-style-type: none"> • No significant objection
G48.1 - Hilgay - Land south of Foresters Avenue	<ul style="list-style-type: none"> • No significant objection
G49.1 - Hillington - Land to the south of Pasture Close	<ul style="list-style-type: none"> • No significant objection
G52.1 - Ingoldisthorpe - Land opposite 143-161 Lynn Road	<ul style="list-style-type: none"> • No significant objection
G54 Leziate	<ul style="list-style-type: none"> • Sibelco seeks recognition of the importance of their land holding and operations in Leziate within the Plan.
G56.1 - Marham - Land at The Street	<ul style="list-style-type: none"> • Suggestion regarding item 4 of the policy
G57.1 - Marshland Saint James - Land adjacent to Marshland Saint James Primary School	<ul style="list-style-type: none"> • No significant objection
G57.2 - Marshland Saint James - Land adjacent 145 Smeeth Road, Marshland Saint James	<ul style="list-style-type: none"> • No significant objection
G59.1 - Methwold - Land at Crown Street	<ul style="list-style-type: none"> • Objection: <ul style="list-style-type: none"> ○ Heritage impact
G59.2 - Methwold - Land at Herbert Drive	<ul style="list-style-type: none"> • No significant objection
G59.3 - Methwold - Land at Hythe Road	<ul style="list-style-type: none"> • No significant objection
G59.4 - Methwold - Land off Globe Street / St George's Court	<ul style="list-style-type: none"> • Requested amendments regarding heritage and highway access
G60.1 - Middleton - Land south of Walter Howes Crescent	<ul style="list-style-type: none"> • Middleton Parish Council consider a condition should be made to deliver a public play facility
G72.1 - Runcion Holme - Land at School Road	<ul style="list-style-type: none"> • No significant objection
G78.1 - Sedgford - Land off Jarvie Close	<ul style="list-style-type: none"> • No significant objection
G81.1 - Shouldham - Land South of no.1 New Road	<ul style="list-style-type: none"> • No significant objection
G81.2 - Shouldham - Land accessed from Rye's	<ul style="list-style-type: none"> • No significant objection

Policy / Settlement	Summary of Main Issues from Representations
Close	
G83.1 - Snettisham - Land south of Common Road and behind Teal Close	<ul style="list-style-type: none"> • Snettisham Parish Council object citing the cumulative impact of development on the highway network, local drainage and lack of financial contributions
G85.1 - Southery - Land off Lions Close	<ul style="list-style-type: none"> • No significant objection
G88.1 - Stoke Ferry - Land South of Lark Road/ Wretton Road	<ul style="list-style-type: none"> • No significant objection
G88.2 - Stoke Ferry - Land at Bradfield Place	<ul style="list-style-type: none"> • No significant objection
G88.3 - Stoke Ferry - Land at Indigo Road / Lynn Road	<ul style="list-style-type: none"> • Requested amendment regarding heritage
G91.1 - Syderstone - Land west of no. 26 The Street	<ul style="list-style-type: none"> • No significant objection
G92.1 - Ten Mile Bank - Land off Church Road	<ul style="list-style-type: none"> • Objection: <ul style="list-style-type: none"> ◦ The Highways Authority consider the settlement to be unsustainable
G93.1 - Terrington St. Clement - Land at Church Bank, Chapel Road	<ul style="list-style-type: none"> • No significant objection
G93.2 - Terrington St. Clement - Land Adjacent King William Close	<ul style="list-style-type: none"> • No significant objection
G93.3 - Terrington St. Clement - Land West of Benn's Lane	<ul style="list-style-type: none"> • Objection: <ul style="list-style-type: none"> ◦ Highways
G94.1 - Terrington St John, St John's Highway and Tilney St Lawrence - Land east of School Road	<ul style="list-style-type: none"> • No significant objection
G96.1 - Three Holes - Land adjacent to 'The Bungalow', Main Road	<ul style="list-style-type: none"> • Objection: <ul style="list-style-type: none"> ◦ Drainage
G97.1 - Tilney All Saints - Land between School Road and Lynn Road	<ul style="list-style-type: none"> • No significant objection
G104.1 - Upwell - Land north/ west of Townley Close	<ul style="list-style-type: none"> • Objections: <ul style="list-style-type: none"> ◦ Drainage ◦ Heritage
G104.2 - Upwell - Land south/ east of Townley Close	<ul style="list-style-type: none"> • Objection: <ul style="list-style-type: none"> ◦ Drainage
G104.3 - Upwell - Land at Low Side	<ul style="list-style-type: none"> • Objections: <ul style="list-style-type: none"> ◦ Drainage ◦ Heritage
G104.4 - Upwell - Land off St Peter's Road	<ul style="list-style-type: none"> • Objections: <ul style="list-style-type: none"> ◦ Drainage ◦ Heritage

Policy / Settlement	Summary of Main Issues from Representations
G104.5 - Outwell - Land at Wisbech Road	<ul style="list-style-type: none"> No significant objection
G104.6 - Outwell - Land Surrounding Isle Bridge	<ul style="list-style-type: none"> Objection: <ul style="list-style-type: none"> Drainage
G106.1 - Walpole Highway - Land East of Hall Road	<ul style="list-style-type: none"> No significant objection
G109.1 - Walpole Saint Peter - Land south of Walnut Road	<ul style="list-style-type: none"> Objection: <ul style="list-style-type: none"> The Highways Authority consider the settlement to be unsustainable
G109.2 - Walpole Saint Peter - Land south of Church Road	<ul style="list-style-type: none"> Walpole Parish Council concerned with visual amenity, loss of grade 1 agricultural land, exacerbate traffic congestion and drainage
G112.1 - Watlington - Land south of Thieves Bridge Road	<ul style="list-style-type: none"> No significant objection
G113.1 - Welney - Former Three Tuns / Village Hall	<ul style="list-style-type: none"> Objection: <ul style="list-style-type: none"> Drainage
G113.2 - Welney - land off Main Street	<ul style="list-style-type: none"> Objections: <ul style="list-style-type: none"> Heritage Drainage
G114.1 - Wereham - Land at the Springs, Flegg Green	<ul style="list-style-type: none"> Objections: <ul style="list-style-type: none"> Groundwater flooding Safe vehicular & pedestrian access Loss of trees/wildlife/habitat Non-allocation of the brownfield site
G120.1 - Walton Highway - Land adjacent Common Road	<ul style="list-style-type: none"> Objections: <ul style="list-style-type: none"> Highway and pedestrian concerns Landscape / character/ amenity impacts
G120.2 - Walton Highway - Land north of School Road	<ul style="list-style-type: none"> No significant objection
G124.1 - Wighenall St Mary Magdalen - Land on Mill Road	<ul style="list-style-type: none"> No significant objection
Appendices	
1. Glossary	<ul style="list-style-type: none"> No objections
2. List of Local Plan Policies to be Replaced	<ul style="list-style-type: none"> No objections
3. Approach to Flood Risk	<ul style="list-style-type: none"> Objection: <ul style="list-style-type: none"> The approach appears to be consistent with the NPPF but, this guidance is generic and “broad brush”.
4. Flood Risk Protocol	<ul style="list-style-type: none"> Objection: <ul style="list-style-type: none"> Middle Level Commissioners do not agree

Policy / Settlement	Summary of Main Issues from Representations
5. The Distribution of Housing between settlements in the Rural Area	<ul style="list-style-type: none"> • Whether the figures for Emneth should be added • Whether the table is erroneous as a Downham Market allocation utilises land from Wimbotsham Parish
6. Monitoring Framework	<ul style="list-style-type: none"> • No objections
7. List of Policies	<ul style="list-style-type: none"> • No objections
Other	
Policy Requests	<ul style="list-style-type: none"> • King's Lynn Port • Heritage

Appendix A: Public Notice: Site Allocations and Development Management Policies Pre – Submission Document – Statement of Representations Procedure.

Site Allocations & Development Management Policies Pre-Submission Document

Statement of Representations Procedure

As part of the Kings Lynn & West Norfolk Local Plan, the Borough Council of Kings Lynn and West Norfolk proposes to submit the Site Allocations and Development Management Policies Document to the Secretary of State for Communities and Local Government for independent examination, in accordance with Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012. Before submitting the document the council is required to publish the document and invite the public to make representations on its 'soundness'.

The Site Allocations and Development Management Policies document allocates land to deliver the development requirements of the Core Strategy, such as housing, employment, recreation, green spaces, community and leisure uses. Additionally it includes development management policies which apply across the Borough and these will be used when determining planning applications.

The representations period runs from Monday 12th January 2015 - 5pm on Monday 23rd February 2015.

The address to which representations should be sent: By post to: Development Services, Borough Council of Kings Lynn & West Norfolk, King's Court, Chapel Street, Kings Lynn, Norfolk, PE30 1EX
Website: www.west-norfolk.gov.uk
By email: ldf@west-norfolk.gov.uk

The Site Allocations and Development Management Policies Pre-Submission Document and other proposed submission documents are available for inspection at the King's Lynn, Hunstanton and Downham Market Borough Council offices, the Norfolk County Council public libraries at King's Lynn, Gaywood, Hunstanton, Dersingham and Downham Market. They are also available to view on the council's website: www.west-norfolk.gov.uk

Borough Council of
King's Lynn &
West Norfolk



Appendix B: News Release: Site Allocations and Development Management Policies Pre – Submission Document – Statement of Representations Procedure.

NEWS RELEASE

Borough Council of
King's Lynn &
West Norfolk



PR 2519

05 January 2015

For Immediate Release

Final chance to have your say on important planning document

The public will be invited to make final representations upon the Site Allocations and Development Management Policies Pre-Submission Document when a six-week consultation begins on 12 January.

When finalised the Site Allocations and Development Management Policies Pre-Submission Document (formerly known as the Site Specific Allocations and Policies Development Plan Document), in conjunction with the Core Strategy adopted by the council in 2011, will guide development and planning decisions in West Norfolk for the next 12 years.

The document, which has been compiled following extensive consultation with the public and stakeholders, and site examinations, details the type of development that will be permitted for specific sites in the borough. One of the key purposes of the plan is to identify sites for the 6489 homes, which the plan concludes will be required in the future. Some 1,300 sites were explored and detailed assessments, taking into account the long term interests of residents and businesses, have been made before making a final judgement about which of the sites to include in the plan. A total of 134 sites have been selected for potential future residential and commercial development.

As well as detailing the size of, and precise sites for, future residential and business developments, the Site Allocations and Development Management Policies Pre-Submission Document includes 22 policies that would help to guide planning applications and decisions in the future. These policies cover matters such as affordable housing, development boundaries and the protection of strategic road networks.

Council has agreed that it wishes to submit this version of the plan, along with comments received during the latest consultation, to an independent planning inspector, who will determine if the plan can be adopted by the council. If agreed by the planning inspector, the plan would come into effect during 2015.

Cllr Vivienne Spikings, Cabinet Member for Development, said: "When finalised, the Site Allocations and Development Management Policies will provide a blueprint for

development in our borough. It details how we plan to meet future housing needs and support economic development while protecting the distinctive character of our towns and villages. It has been a long and rigorous process to reach this stage of the plan and it has involved making some difficult decisions, but I feel that the proposals we will be passing onto the Inspector will place the borough in the best possible position to manage future growth and ensure West Norfolk remains a place where people want to live, work, visit and do business."

The Site Allocations and Development Management Policies Pre-Submission Document will be available to view on the borough council's website: www.west-norfolk.gov.uk under the planning pages. Paper copies will also be available to view in borough council offices and local libraries throughout the consultation period.

Representations must be made in writing, using the Publication Stage Representation Form, available online and in hard copy from council offices. Representations can be made online, emailed to ldf@west-norfolk.gov.uk, or posted to: LDF Team, Borough Council of King's Lynn & West Norfolk, King's Court, Chapel Street, King's Lynn, Norfolk, PE30 1EX.

The consultation runs from Monday 12 January until Monday 23 February.
-Ends-

Issued by Leanne Winston, Communications Officer, on 01553 616506