

Kings Lynn & West Norfolk Borough Council

Site Allocations and Development Policies Document

Statement of Consultation

October 2014

Statement produced in accordance with Regulation 22(1) (c) of the Town and Country Planning (Local Planning) (England) Regulations 2012

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Introduction

The King's Lynn & West Norfolk Site Allocations and Development Management Policies document forms part of the Kings Lynn & West Norfolk Borough Council's Statutory Development Plan, or Local Plan. It identifies the sites required to deliver the planned growth outlined in the Core Strategy (July 2011), defines development boundaries and includes development management policies for specific topics/ locations to guide the determination of planning applications. As one of the submission documents to accompany the Site Allocations and Development Management Policies document, the Council is required to prepare a statement setting out the public consultation and participation throughout its preparation.

The Planning and Compulsory Purchase Act (2004) set out the approach to plan preparation including a strong emphasis on community engagement. Under regulation 22 (1) of the Town and Country Planning (Local Planning) (England) Regulations 2012 the Local Planning Authority has the duty to prepare a statement to submit to the Secretary of State alongside the Site Allocations and Development Management Policies document which sets out:

- which bodies and persons were invited to make representations
- how those bodies and persons were invited to make representations
- a summary of the main issues raised by those representations
- how the representations and main issues have been taken into account in the Site Allocations and Development Management Policies document.

Each local planning authority is also required to produce a Statement of Community Involvement (SCI) to set out how and at what stages the community can take part in, and influence, the plan making process. The Council's SCI was adopted in 2007, and is available on the website. The consultation has followed the methodology and techniques set out in the Statement of Community Involvement.

The preparation of the Site Allocations and Development Management Policies document has included evidence gathering, thorough research, and consultation. Public involvement has been a continuous process throughout all stages of the document and has been an important consideration in the site selection process. This Statement looks at the three main consultation stages to date, all within Regulation 18 (was Regulation 25(2) & (2a) of the Town and Country Planning (Local Planning) (England) Regulations 2012:

- Call for sites consultation - May 2009
- Issues and Options consultation - September 2011
- Preferred Options consultation - July 2013

There are reports available of all comments made at each stage of the consultation process, and these are on our website.

The next stages of consultation include the Pre-Submission consultation (in line with Regulation 19) which is the version of the Plan that the Council will submit to the Secretary of State for examination. The purpose of this consultation is to provide an opportunity for comment on the matters that will be considered by an Inspector conducting the examination. Comments are invited on whether the Plan has been prepared in accordance with the duty to co-operate, legal and procedural requirements, and that the Plan is 'sound'.

Following consideration of all the comments received on this Pre-Submission document the Council will publish the Local Plan for Submission to the Secretary of State for examination in 2015, in accordance with Regulation 22.

Overview of Consultation

This section provides an overview of how the Council has engaged with all sections of the community, including specific consultation bodies and general consultation bodies, as prescribed by the Regulations, throughout the preparation of the Site Allocations DPD. The Sections that follow explain in more detail how consultation took place and how comments were taken into account at each stage.

Following the Local Plan adoption in 1998, the Council received a significant number of letters and maps putting forward sites for consideration for when the Local Plan was reviewed. These were collated, the information recorded, so alongside the 'Call for Sites' consultation (see later) the Council wrote to all these landowners asking them to clarify the availability of their site.

In 2009 the Council published the 'Call for Sites' for the Site Specific Allocations and Policies Development Plan Document for consultation. The consultation document set out the principles proposed for allocating sites for development for the plan period up to 2026 and asked for sites to be brought to our attention. The document also set out our proposed criteria for assessing a site's suitability for allocation and our proposed sustainability appraisal methodology. The consultation ran from Friday 15 May to Friday 26 June 2009. From this 214 comments were received from 60 consultees.

The Council went on to publish an 'Issues and Options' Consultation Document in September 2011 and the consultation period lasted until 18 November 2011 (apart from the Addendum published in early November relating to Wereham, Stoke Ferry and other villages, which finished on the 16 December 2011). This document outlined all the options for development across the Borough (including all the sites put forward to us to date) and asked the community which was their preferred and why, and again asked for any new development sites. The development management policies were presented in a draft form with alternative options to the policy approach. Just fewer than 1,500 responses were received from approx. 450 contributing consultees.

The Detailed Policies and Sites Plan 'Preferred Options' Consultation provisionally identified sites across the Borough, which the Borough Council proposed for development. This was published for consultation from 29 July to 4 October 2013. The aim of this consultation was to ask about the community about the suitability of the sites chosen as 'preferred' allocations. The document also invited comment on suggested wording of development management policies which will guide future development and included Proposals Maps which show the areas covered by the policies, and the development boundaries for the larger settlements. The Council received 2,750 comments from over 1,500 respondents.

All the documents detailed above can be viewed on the Council's website at <http://www.west-norfolk.gov.uk/default.aspx?page=26543>

Appendix A includes the full list of all individuals and organisations registered with us as consultees in the plan preparation process. The consultees can be grouped into the following respondent categories:

- Individuals
- Internal Council groups
- Parish and Town Councils
- Businesses
- Housebuilders, Landowners and Agents
- National, Regional and Local Government
- Statutory Bodies and Groups
- Local Stakeholder Organisations
- Schools and Youth Groups
- Hard-to-Reach Groups
- Individuals/ organizations who participated in the Local Plan Review Issues Paper
- Members – through LDF Task Group, DCB and Cabinet, as well as sending copies to all Members.
- Developers/ Agents
- Interest and Voluntary Groups
- Public Sector Bodies
- Community facilities

The following tables summarise the main consultation stages, setting out the details of each stage.

Evidence Gathering and 'Call for Sites' consultation (2009-2010)

<p>April/ May 2009</p>	<p>Evidence gathering-</p> <ul style="list-style-type: none"> • Since the adoption of the Local Plan in 1998 the Council had received a considerable number of sites for consideration for development, in anticipation of the review of the Local Plan. Prior to the call for sites consultation process those landowners were contacted and asked to clarify whether they still wished their site to be included in this process. • Review of the existing Local Plan allocations • SHLAA – Used to assess sites to feed into process. • Any additional land / requirements from the Core Strategy and the evidence and studies from this.
<p>May 2009</p>	<p>Call for Sites consultation</p>
<p>14-26 May 2009</p>	<p>In line with this initial consultation we held briefing sessions for local stakeholders/ parish councils to attend, so that we could explain the role of the document and its implications for the Borough, as well as providing the opportunity to ask any questions.</p> <p>These sessions were held at 6.30-7.30pm on:</p> <p>Thursday 14 May 2009 – Downham Market Town Hall</p> <p>Tuesday 19 May 2009 – Hunstanton Town Hall</p> <p>Tuesday 26 May 2009 – King's Lynn Town Hall</p>
<p>15 May 2009</p>	<p>A consultation booklet, summary leaflet and response forms were published, and made available at Council offices, libraries throughout the borough, exhibitions and at various other Council Information Points.</p>
<p>15 May – 26 Jun 2009</p>	<p>An exhibition was set up within the King's Lynn Customer Information Centre, and a drop in session was held every Tuesday and Thursday afternoon throughout the consultation period.</p> <p>The exhibition comprised themed boards setting out the key issues and options. Consultation material and planning officers were available, and those attending the exhibitions were encouraged to discuss the issues and to give their immediate comments on the consultation. Copies of the document and response forms were given to attendees.</p>
<p>15 May 2009</p>	<p>Use of the council's website and West Norfolk Partnership website. All documents were available online.</p>

15 May 2009	Letter, leaflets and response forms sent to individuals and stakeholders already on the LDF mailing list, outlining the details of the consultation and where the document could be viewed and/or included a copy of the document and form.
22 May – 3 Jun 2009	Advertisements in local papers (Lynn News Friday – 22/5 and 29/5, Lynn News Tuesday – 26/5 and 2/6, Norfolk Citizen – 27/5 and 3/6, Fenland Citizen – 27/5 and 3/6)
20 May 2009	Press release
May 2009	Special edition of Internal Affairs (staff newsletter).

Main Issues arising from the consultation and next steps

The consultation was tailored to 6 specific questions these relate to:

- The proposed approach for measuring the sustainability of the site assessment criteria.
- The basic principles for development/allocation.
- Community & amenity needs in the reader's locality.
- The suitability if the site assessment criteria.
- The existing settlement boundaries.
- The proposed approach to infill development outside the development boundaries.

The issues raised in relation to the 6 questions can be broadly summarised as:

- The proposed approach for measuring the sustainability of the site assessment criteria is in general supported by the respondents.
- The basic principles for development/allocation, is supported.
- Community & amenity needs in the reader's locality, no comments made on this question.
- The suitability of the site assessment criteria. This issue raised the most comments, with general support for the proposed approach. There were a number of comments suggesting refinement; valid comments will feed in to a revised version of the assessment criteria.
- The existing settlement boundaries. There was a real mix of comments for this question with a number of individual with particular interests wanting boundaries to be altered in specific locations and others suggesting no alteration in specific areas. A number of comments were received relating to the general principle of settlement boundaries and again this is mixed with some for and some against.
- The proposed approach to infill development outside the development boundaries. General support for some infill development outside the development boundaries.

The next stage was to assess the particular sites, then set out in a consultation document the main sites where development or other change is anticipated in the borough, where the Council has particular objectives or is supporting or promoting specific proposals. It would show development sites which will contribute to achieving the objectives of the Core Strategy and include sites identified in the Strategic Housing Land Availability Assessment (SHLAA), Employment Land Study, sites coming forward in the light of the emerging Core Strategy and sites put forward by site owners and developers themselves. The document will also list those sites that the Council does not see as suitable for allocation. In addition we will need to work up particular policies for sites, and also address detailed subjects which require a specific policy or further clarification when considering planning applications, e.g. Houses of Multiple Occupation.

Issues and Options Consultation (2011)

Sept 2011	Letter to Parish Councils and Councillors to notify them document is on its way and invite them to briefing sessions on the document. Also offer PCs that an officer can attend their meetings.
Sept 2011	<p>Over 1,000 letters and emails to addresses listed at Appendix A, including</p> <ul style="list-style-type: none"> • statutory consultees (general and specific), and • individuals and organisations who have previously expressed an interest in this or other plans for the area <p>In some cases this included a copy of the full document, or an electronic version and a link to the webpage. It also included details of where the document could be viewed, the series of consultation events arranged and the deadline for comments.</p>
Sept – Nov 2011	<p>Posters and copies of the consultation documents at</p> <ul style="list-style-type: none"> • Borough Council Information Centres <ul style="list-style-type: none"> ○ King’s Court, Chapel Lane , King’s Lynn ○ Valentine Road, Hunstanton ○ The Priory Centre, Priory Road, Downham Market • Fenland District Council Service Shop, 2-3 Bridge Street, Wisbech • Local public libraries throughout the borough (King’s Lynn, Gay wood, Dersingham, Hunstanton, Downham Market, Wisbech)
Sept – Nov 2011	Webpage for document and consultation. Direct link from Council’s homepage, so it is easy to locate.
21 Sept 2011	Press Release
Sept-Oct 2011	<p>Advertisements in local newspapers-</p> <ul style="list-style-type: none"> • Lynn News – Fri 23, Tues 27 Sept & Tues 11, Fri 14 Oct. • EDP – Fri 23 Sept • Norfolk Citizen – Wed 28 Sept & Wed 12 Oct • Fenland Citizen – Wed 28 Sept & Wed 12 Oct
9 Sept 2011	Publicised within the Borough Council’s Members Bulletin distributed to all Councillors.
Oct 2011	Publicised within the Borough Council’s Internal Affairs distributed to all employees.

20 – 26 Sept 2011	<p>Briefing Sessions for parish and town councils held</p> <ul style="list-style-type: none"> • Hunstanton Town Hall, 20 Sept 2011 (5pm to 7pm) • Downham Market Town Hall, 26 Sept 2011 (5pm to 7pm) • King’s Lynn, King’s Court, 22 Sept 2011 (5pm to 7pm) <p>These gave the Parish Councils an opportunity to see the document and ask officers any questions regarding the consultation. This will inform the Councillors so they can brief and discuss the document with their local community, and respond appropriately.</p>
	Briefing Session for all Borough Councillors
Sept – Oct 2011	<p>Exhibitions at various locations throughout borough. Public ‘Drop-In’ Sessions displaying the consultation materials and with Council officers available to explain and discuss the consultation at</p> <ul style="list-style-type: none"> • King’s Lynn, Council Offices, and each Tuesday during consultation period. • South Wootton, parish office (next to village hall) - Tues 27 Sept 2011 at 4pm to 7pm • Hunstanton Community Centre - Wed 28 Sept 2011 at 4pm to 7pm • Upwell Village Hall - Mon 3 Oct 2011 at 4.30pm to 7.30pm • Downham Market Town Hall - Tues 4 Oct 2011 at 3pm to 7pm • South Wootton Village Hall - Thurs 6 Oct 2011 at 3.30pm to 8pm • Grimston Village Hall - Mon 10 Oct 2011 at 4pm to 7pm • Terrington St Clement Village Hall - Tues 11 Oct 2011 at 4pm to 7pm • Methwold, St. George’s Hall - Wed 12 Oct 2011 at 4pm to 7pm • Docking, The Ripper Hall - Thurs 13 Oct 2011 at 4pm to 7pm • West Winch, William Burt Centre - Fri 14 Oct 2011 at 3.30pm to 8pm • Emneth Central Hall - Wed 19 Oct 2011 at 4pm to 7pm • King’s Lynn, 14 Norfolk Street - Sat 22 Oct 2011 at 9am to 1pm <p>Exhibition Boards were produced to illustrate the main issues, and purposes of the consultation. Maps of each of the locations, highlighting proposed developments, will be included in the consultation alongside key questions. The events were well attended with approximately 1,000 visitors in total.</p>
	Attendance at West Norfolk Partnership Strategy Group meeting. This enables us to notify partner organisations such as the local health authority, County Council, education providers and ‘hard to reach’ groups etc.
Sept- Nov	News items in various local media (some resulting from Council press releases), including:

2011	<ul style="list-style-type: none"> • Lynn News 'Have your say on the future' Tues 27 Sept 2011 • Lynn News 'Getting to the nitty gritty' Tues October 2011 • Wisbech Standard 'Parish earmarks sites for home expansion' Friday 4th November 2011.
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Issues arising from the consultation and next steps

A full copy of all comments made at the Issue and Options consultation stage are available on the Council's website for information. Members were provided with a full copy of these comments.

It is not easy to quantify the support / objections as the comments received are often more complex. However, generally the issues below are the key messages.

Distribution of Development

Various comments / views on different methods. There is not a favoured option to date. Also concerns raised at links between housing numbers and jobs (where will all these people work?)

South Wootton / North East Kings Lynn

Significant number of responses.

Concerns raised regarding-

- Scale of development / Excessive numbers / Unfair, disproportionate numbers
- Impact on infrastructure
- Phasing of development
- Impact on character of village
- Landscape and biodiversity
- Density and appearance of new development

West Winch

Concerns raised regarding-

- Scale of new development proposed
- Need for better public transport
- Impact on infrastructure
- A10 congestion – need for a bypass
- Drainage issues
- Gas pipeline
- Landscape and biodiversity
- Density and appearance of new development

Rural Areas

- We have received a lot of additional information on both accepted and rejected sites.

- New sites have been submitted.
- Comments have been made on preferred locations, and where residents do not want to see development.
- Some villages would like more growth / others are resisting any.
- Comments raised on detailed issues such as sewerage / flood risk etc.
- Impact on infrastructure
- Local character
- Landscape and biodiversity.

Development Management Policies

A range of comments received on each proposed policy. Some of the main points are summarised below-

- Request that we make more reference to historic environment in line with PPS4 and PPS5 throughout the document.
- Comments for and against policies DM7 and DM8, with the Environment Agency supporting our policy approach.
- For policy DM9, further consideration should be given to the trackbed of Kings Lynn to Hunstanton line; Norfolk County Council provides comments on the likely future use of these.
- Support for policy approach to DM12.

Next steps

- Used additional information to review all the site options, and reassessed the sites accordingly.
- Considered any new sites submitted, carried out the appropriate level of assessment and compared these to the existing options available.
- For each settlement all sites were assessed and compared against set criteria (technical assessment and sustainability appraisal) and a preferred site selected by Members.
- For Development Management policies, all comments were considered and any amendments or clarifications required were agreed by Members.
- Member led process through the Local Development Framework Task Group. Officers presented the results of the consultation process, and this was used to inform Members decision making.
- Key consultation results were published in the Preferred Options document – most policies included a ‘Response to Issues & Options Consultation’ section.

Preferred Options consultation (2013)

Jul 2013	Letter to Parish Councils and Councillors to notify them document is on its way and invite them to briefing sessions on the document. Also offer PCs that an officer can attend their meetings.
Jul 2013	<p>Over 1,000 letters and emails to addresses listed at Appendix A, including</p> <ul style="list-style-type: none"> • statutory consultees (general and specific), and • individuals and organisations who have previously expressed an interest in this or other plans for the area <p>In some cases this included a copy of the full document, or an electronic version and a link to the webpage. It also included details of where the document could be viewed, the series of consultation events arranged and the deadline for comments.</p>
Jul 2013	Specific letter sent to Fenland District Council Members, and Wisbech Town Council
Jul - Nov 2013	<p>Posters and copies of the consultation documents at</p> <ul style="list-style-type: none"> • Borough Council Information Centres <ul style="list-style-type: none"> ○ King's Court, Chapel Lane , King's Lynn ○ Valentine Road, Hunstanton ○ The Priory Centre, Priory Road, Downham Market • Fenland District Council Service Shop, 2-3 Bridge Street, Wisbech • Local public libraries
Jul- Nov 2013	Webpage for document and consultation. Direct link from Council's homepage to ensure it is easy to locate.
Jul- Nov 2013	Regular announcements and updates on the Council's Twitter feed
23 Jul 2013	Press Release
Jul- Aug 2013	<p>Advertisements in local newspapers-</p> <ul style="list-style-type: none"> • Lynn News – Friday 2nd August 2013 • Wisbech Standard – Friday 2nd August 2013 • EDP (West & Fens Edition) - Friday 2nd August 2013 • Your Local Paper - Friday 2nd August 2013 • Fenland Citizen – Wednesday 31st July 2013

26 July 2013	Publicised within the Borough Council's Members Bulletin distributed to all Councillors.
Sept 2013	Publicised within the Borough Council's Internal Affairs distributed to all employees.
Jul 2013	<p>Briefing Sessions for parish and town councils held</p> <ul style="list-style-type: none"> o Hunstanton Town Hall, 22 July, 5.30pm o Downham Market Town Hall, 23 July, 5.30pm o King's Lynn, King's Court, 25 July 5.30pm <p>These gave the Parish Councils an opportunity to see the document and ask officers any questions regarding the consultation. This will inform the Councillors so they can brief and discuss the document with their local community, and respond appropriately.</p>
	Briefing Session for all Borough Councillors
Jul-Sept 2013	<p>Exhibitions at various locations throughout borough. Public 'Drop-In' Sessions displaying the consultation materials and with Council officers available to explain and discuss the consultation at</p> <ul style="list-style-type: none"> o King's Lynn, Council Offices, 30 Jul, 1-5.15pm o King's Lynn, Council Offices, 6 Aug, 1-5.15pm o Hunstanton, Town Hall, 12 Aug, 4-7pm o King's Lynn, Council Offices, 13 Aug, 1-5.15pm o West Winch, William Burt Centre, 13 Aug, 5-8pm o South Wootton, Village Hall, 14 Aug, 4-7pm o Emneth, Village Hall, 15 Aug, 4-7pm o King's Lynn, Vancouver Centre, 16 Aug, 11am-3pm o Upwell, Village Hall, 19 Aug, 4.30-7.30pm o King's Lynn, Council Offices, 20 Aug, 1-5.15pm o Downham Market, Town Hall 20 Aug, 4-7pm o Bircham, Village Hall, 21 Aug, 4-7pm o Grimston, Village Hall, 22 Aug, 4.30-7.30pm o King's Lynn, Council Offices, 27 Aug, 1-5.15pm o Methwold, Village Hall, 28 Aug, 4-7pm o Clenchwarton, Village Hall, 29 Aug, 4-7pm o King's Lynn, Council Offices, 3 Sep, 1-5.15pm o King's Lynn, Council Offices, 10 Sep, 1-5.15pm o King's Lynn, Council Offices, 17 Sep, 1-5.15pm o King's Lynn, Council Offices, 24 Sep, 1-5.15pm o King's Lynn, Council Offices, 30 Sep, 1-5.15pm <p>Exhibition Boards were produced to illustrate the main issues, and purposes of the consultation.</p>
	Attendance at West Norfolk Partnership Strategy Group meeting. This enables us to notify partner organisations such as the local health

	authority, County Council, education providers and 'hard to reach' groups etc.
Jul- Nov 2013	Site notices were displayed within the vicinity of each 'preferred' site to publicise the consultation.
Jul 2013	Posters sent to the Borough's 101 parish and town councils, so they could publicise the consultation in their local community.
Jul-Sept 2013	<p>News items in various local media (some resulting from Council press releases, some reporting on campaigns about various proposals), including</p> <ul style="list-style-type: none"> ○ Eastern Daily Press, <i>'Where do you think 6,000 new houses should be built'</i>, 25/07/2013 ○ Your Local Paper, <i>'West Norfolk set for 6,000 new homes'</i>, 26/07/2013 ○ Lynn News, <i>'Time to have your say on housing allocation'</i> 26/07/2013 ○ Your Local Paper, <i>'Homes plan sites named'</i>, 02/08/2013 ○ Lynn News, <i>'Drop in to have say on borough housing plans'</i> 09/08/2013 ○ Lynn News, <i>'Who are we building for?'</i> (letter) 16/08/2013 ○ Lynn News, <i>'We are not beneficiaries'</i> (letter) 23/08/2013 ○ Lynn News, <i>'Town has say on homes plan'</i> 23/08/2013 ○ Eastern Daily Press, <i>'In the dark over estate'</i> 02/09/2013 ○ Eastern Daily Press, <i>'Residents speak out against new homes in village'</i> 07/09/2013 ○ Downham News, <i>'Residents have their say on plans for new homes'</i> 08/09/2013 ○ Lynn News, <i>'Village to hold housing plan clinics'</i> 13/09/2013
Aug-Sept 2013	<p>Local meetings organised by parish councils and others about the consultation and local proposals, which Council officers attended to answer questions, including</p> <ul style="list-style-type: none"> ○ Wisbech - Town Council, 27 Aug evening ○ Southery - Parish Council, 2 Sep evening ○ Nelson Street (King's Lynn) - Residents Group, 5 Sep evening ○ Wereham - Parish Council, 10 Sep evening ○ Downham Market - Downham by Design and Downham University of the Third Age, 13 Sep afternoon ○ Marham - Parish Council, 16 Sep evening ○ Feltwell - Parish Council, 20 Sep evening ○ Stoke Ferry - Parish Council, 20 Sep evening
Jul-ongoing	Local people campaigning about particular proposals in the plan, for instance by distributing information (the Council provided 400 copies of

the consultation documentation about Downham Market for use by campaigners against one of the preferred sites), circulating standard letters, or collecting signatures for petitions.

Issues arising from the consultation and next steps

Development Management Policies

Most comments received were to DM policies POAW2 and POAW3. Comments on POAW2, relating to development boundaries, were requesting amendments to the boundary lines and suggesting that settlements within the ‘smaller villages and hamlets’ category are given development boundaries.

POAW3 on ‘Infill development in the smaller villages and hamlets’, received many comments supporting the policy approach. There were also some suggestions the policy could still be too restrictive.

POAW 4- POAW21 all received mixed comments. For each policy there were some support for our suggested policy but there were also amendments put forward in many cases.

The comments received on POAW20 and POAW7 (‘Delivering Affordable Housing’ and ‘Provision of Recreational Open Space’ respectively) were around the thresholds proposed and the levels of contribution.

Distribution of Development

Various comments / views also expressed within place / settlement policies. Also comments on the Core Strategy numbers and the settlement hierarchy. Small number wish to see a decreased number in particular settlements, and a few are requesting an increased number in rural areas.

King’s Lynn (including West Lynn)

- Range of issues raised including – safeguarding of open space / Green Infrastructure and existing services and facilities.
- Air quality concerns
- Deliverability
- Comments / support for EMP1 and EMP2
- Sensitivity of the historic environment.

South Wootton / North East Kings Lynn

- Disagree with scale of growth proposed – it is excessive as a village
- An alternative strategy for growth is suggested for the borough, removing / reducing these allocations
- Reference to the Neighbourhood Plan underway

- Transport / congestion / access concerns
- Detailed comments on flood risk, ecology, archaeology etc.
- Inadequate infrastructure / impact on infrastructure
- Concern at the design / layout / density of proposed development
- A comment on the fact that there is insufficient growth proposed / Support and further information from landowners

West Winch

- Scale of growth – argue that this scale of growth is appropriate for this location
- Concerns over traffic impacts on A10, A47, Hardwick roundabout. Would a parallel road help? Questions around deliverability and timing.
- Infrastructure – can the development provide all that would be required?
- Neighbourhood Plan underway.
- Detailed comments – Form / design, cycleways, density / height, open space, rural setting, ecological and landscape impacts.
- Style of homes
- Links to employment
- Landowners / agents promote particular sites and provide additional information
- Residents seek protection / are resistant to proposals close to their properties.

Downham Market

- Petition received, in total 300 comments objecting primarily to site DW1 but also DW2.
- Town Council commented on the spread of development, and the separation between DM and Wimbotsham
- Infrastructure impact
- Impact on heritage and landscape
- Green infrastructure requirements

Hunstanton

- Nearly 100 comments received – almost all objections to the site south of the town (non-preferred site 603, 759, 834, 997 and 845)
- Landowners confirm availability and intention to deliver for all sites in the town
- Concerns raised over impact on infrastructure – traffic, healthcare, and residential amenity and landscape.
- English Heritage raise concerns to sites H1 and H2

Wisbech

- Objections / support from landowners in the Wisbech Fringe area.
- Fenland District Council and Cambridgeshire County Council support the policy but made comments on the specific policy wording, the relationship between authorities and linkages.

Rural Areas

- New sites were put forward
- Further information on sites both preferred and non-preferred
- Comments for and against sites from the public, organisation and Parish Councils
- Some villages would like more growth, others wanting a decrease in numbers
- Comments on detailed issues such as flood risk, landscape and biodiversity, local character etc.

Next steps

- Use additional information to review all the preferred site options, and reassess the sites accordingly.
- Consider any new sites submitted, carry out the appropriate level of assessment and compare these to the existing options available.
- For each settlement all sites were compared against a set criteria (sustainability appraisal) and the preferred site reconsidered by Members.
- For Development Management policies, all comments were considered and any amendments or clarifications required were agreed by Members.
- Member led process through the Local Development Framework Task Group. Officers presented the results of the consultation process, and this was used to inform Members decision making.

General Arrangements

In addition to the specific consultation methods outlined previously in the report, there are a number of general arrangements we operate throughout the Plan making process.

The process and the documents themselves are overseen by the LDF Task Group. This group of approximately 12 Members meets with officers on a (minimum) monthly basis to provide political support and guidance. In addition to the LDF Task Group wider Members bring sessions are held at consultation stages. Planning also holds regular training sessions for Parish Councils throughout the borough and these have been used to inform and consult with our parishes.

The team have used the internal e-magazine Internal Affairs to publicise and provide information on this process at the consultation stages. We also train our Customer Information Centre advisors at these times to ensure they are able to give the correct information and guidance.

Outside the organisation

- Officers attend the West Norfolk Partnership as and when appropriate so the Partnership has been involved throughout the process.
- Regular training sessions are held with planning agents again to inform and consult with local professionals on all aspects of planning.
- The Duty to Co-operate Statement includes information on how the Council works with neighbouring authorities and other relevant bodies throughout the Plan process. Please refer to this document for further information.

Appendix A - Full List of Consultees

Parish Councils

Barton Bendish Parish Council
Bawsey Parish Meeting
Bircham Parish Council
Boughton Parish Council
Brancaster Parish Council
Burnham Market Parish Council
Burnham Norton Parish Meeting
Burnham Overy Staithe Parish
Burnham Thorpe Parish Council
Castle Acre Parish Council
Castle Rising Parish Council
Choseley Parish Meeting
Clenchwarton Parish Council
Congham Parish Council
Congham Parish Council
Crimplesham Parish Council
Denver Parish Council
Dersingham Parish Council
Docking Parish Council
Downham Market Town Council
Downham West Parish Council
East Rudham Parish Council
East Walton Parish Meeting
East Winch Parish Council
Emneth Parish Council
Feltwell Parish Council
Fincham Parish Council
Flitcham Cum Appleton Parish
Fordham Parish Meeting
Fring Parish Meeting
Gayton Parish Council
Great Massingham Parish Council
Grimston Parish Council
Harpley Parish Council
Heacham Parish Council
Heacham Parish Council
Hilgay Parish Council
Hillington Parish Council
Hockwold Parish Council
Holme-Next-The-Sea Parish Council
Houghton Parish Council
Hunstanton Town Council
Ingoldisthorpe Parish Council
Leziate Parish Council
Little Massingham Parish Council
Marham Parish Council
Marshland St James Parish Council
Methwold Parish Council
Middleton Parish Council
Nordelph Parish Council
North Creake Parish Council
North Runcton Parish Council
North Wootton Parish Council
Northwold Parish Council
Old Hunstanton Parish Council
Outwell Parish Council
Pentney Parish Council
Ringstead Parish Council
Roydon Parish Council
Runcton Holme Parish Council
Ryston Parish Meeting
Sandringham Parish Council
Sedgeford Parish Council
Shernborne Parish Meeting
Shouldham Parish Council
Shouldham Thorpe Parish Meeting
Snettisham Parish Council
South Creake Parish Council
South Wootton Parish Council
Southery Parish Council
Stanhoe Parish Council
Stoke Ferry Parish Council
Stow Bardolph Parish Council
Stradsett Parish Meeting
Syderstone Parish Council
Terrington St Clement Parish Council
Terrington St John Parish Council
Thornham Parish Council
Tilney All Saints Parish Council
Tilney St Lawrence Parish Council
Titchwell Parish Meeting
Tottenhill Parish Council
Upwell Parish Council
Walpole Cross Keys Parish Council
Walpole Highway Parish Council
Walpole Parish Council
Walsoken Parish Council
Watlington Parish Council
Welney Parish Council
Wereham Parish Council
West Acre Parish Council
West Dereham Parish Council
West Rudham Parish Council
West Walton Parish Council
West Winch Parish Council
Wiggenhall St Mary Magdalen Parish Council
Wiggenhall St. Germans Parish Council
Wimbotsham Parish Council
Wormegay Parish Council
Wretton Parish Council

Neighbouring Parish Councils

Barsham Parish Council
Beachamwell Parish Council
Brandon Town Council
Christchurch Parish Council
Cranwich Parish Meeting
Didlington Parish Meeting
Dunton Parish Council
Elm Parish Council
Foulden Parish Council
Gedney Parish Council
Holkham Parish Council
Lakenhealth Parish Council
Leverington Parish Council
Lexham Parish Meeting
Little Downham Parish Council
Littleport Parish Council
Long Sutton Parish Council

Narborough Parish Council
Narford Parish Meeting
Newton by Castle Acre Parish Meeting
Newton Parish Council
Oxborough Parish Council
Rougham Parish Council
Sculthorpe Parish Council
South Acre Parish Council
Sutton Bridge Parish Council
Sutton St Edmund Parish Council
Tattersett Parish Council
Tydd St Giles Parish Council
Walsingham Parish Council
Weasenham St Peter Parish Council
Weeting Parish Council
Wisbech Town Council

Adjoining Planning Authorities

Breckland District Council
Cambridgeshire County Council
East Cambridgeshire District Council
Fenland District Council
Forest Heath District Council
Highway Authority

Lincolnshire County Council
Norfolk County Council
North Norfolk District Council
South Holland District Council
Suffolk County Council

Norfolk County Councillors

Cllr Kemp
Cllr Dobson
Cllr Chenery of Horsburgh
Cllr White
Cllr Storey
Cllr Long
Cllr Law

Cllr Coke
Cllr Perkins
Cllr Wilkinson
Cllr Collis
Cllr Agnew
Cllr Humphrey
Cllr Bird

Local MP's

Henry Bellingham, MP

Elizabeth Truss, MP

Agents	
Abbey Land Clients	Martin Robeson Planning Practice
Abel Homes	Martin Williams
Acorus	Mathew Gosling
Adrian Parker Planning	Matt Sturgeon
Affordable Design Solutions Ltd	Maxey Grounds and Co
Alliance Planning	Metcalfe Copeman & Pettefar
AMEC	Michael Nobbs
Andrew Fundell	Michael Yarham
Andrew Martin Associates	Middle Level Commissioners
Andrew S Campbell Associates Ltd	Mike Hastings Building Design
Anglia Building Consultants	Mike Lee Architectural Services
Arch:Angel	Mirador Associates
ArchiTECH	Miss Sheila Jones
Art Architecture Limited	Mobile Operators Association
Barker Storey Matthews	Montecalvo Architects
Barry L Hawkins	Morston Assets Ltd
Barton Wilmore	Morton Consultants
Benefer Architectural	Mr A Parry
Bidwells	Mr Alan Irvine
Blubird Land & Planning Ltd	Mr Bagshaw
Boswell Building Design	Mr Barry Glover
Brand Associates	Mr Ben Colson
British Horse Society	Mr Chris Tivey
Brown & Co	Mr D Wadlow
Bullock Homes	Mr David Allen
CAD Associates	Mr David Shaw
Calvert Brain & Fraulo	Mr David Williams
Capita Symonds	Mr F Munford
Cheffins Planning & Development	Mr Graham Wright
Clayland Group	Mr J Green
Cowper Griffith Architects	Mr Jeffrey Hazel
Cruso & Wilkin	Mr John Steel
David Broker Design Services	Mr Ken Hill
David Futter Associates	Mr Mark W. Shirley
David Russell Associates	Mr Nick Fairman
David Taylor Associates	Mr Philip Atkinson
David Trundley Design Services	Mr Philip Jones
Denis Tyson Associates	Mr Richard Brown
Design and Drawings	Mr Richard Windsor Richard Windsor
Distinct Designs UK Ltd	Mr Steven Fidgett
E Zipfell	Mr Wayne Skipper
Embleton Associates Ltd	Mr William Arkell
Emery Planning Partnership	Mrs Catherine Martinelli
English Brothers Ltd.	Mrs Linda Sumner
Estate Director Estate Office	Mrs Lucy Whitehead
EWS Railways Ltd	Neville Turner
Fairhurst	Norfolk Farm Consultants Ltd
Fenland Designs	Norfolk Landscape Archaeology
Fisher German LLP	NPS Property Consultants Ltd
Fleur Developments	Parland Design
Framptons	Parsons + Whittleby

Fraser Dawbarns LLP	Partners In Planning
G F Bambridge Ltd	Peacock & Smith
G R Merchant Ltd	Pegasus Group
Geoff Place	Peter Godfrey
Geoffery Collings & Co	Peter Humphrey Associates Ltd
Gerald Eve LLP	Phase 2 Planning & Development
Graham Seaton Design Ltd	Philip Gurr
Greg Garland	Phillips Planning Services Ltd
Greg Saberton Designs	Planning Places for People
GVA Humberts Leisure	Rannerlow Ltd
Harold Sellors	Rapleys LLP
Harvey Siggs Consultancy	RG + P Ltd
Hives Planning	Richard C.F. Waite
Hopkins Homes Ltd	Richard Powles
Howard Sharp and Partners LLP	Richard Wood
Hunstanton Environmental Landscape Programme	Robert Lord Associates
Hutchinsons	Robinson & Hall Llp
Ian Cable Architectural Designs	Rounce & Evans
Ian H Bix & Associates	Russen & Turner
Ian Thorburn Commercial	Sarah Evans
Iceni Projects Ltd	Savills Ltd
Indigo Planning Ltd	SB.Associates
Ingleton Wood LLP	Search Ltd
J K Race	ShanRye Surveying and Architectural Services
J.E. Carpentry	Shireconsulting
Januaries Consultant Surveyors	SJA Design
Jason Ess	Sketcher Partnership Ltd
JNG Consultancy	Spearing Waite Solicitors
John Hobden	Star Planning & Development
John Martin Associates	Status Design
John Retchless	Stirling Maynard & Partners
John Stephenson	STRATA architectural
Jon Jennings	Strutt & Parker
Julie Jaques	Suiters Ltd
Kaz Swievdzewski	Swann Edwards Architecture
Ken Weller	TAWN Landles
Kenneth Bush	Taylor Vinters
Kirkwells	Templeman Associates Ltd
Knight Associates	The Planning Bureau Ltd
L Bevens Associates Ltd	Tower Consultancy
Lambert Scott & Innes	Treasurer Creakes Action for Protecting the Environment (CAPE)
Land Planning Associates	Trundle Design
Landmark Associates	Turley Associates
Landstock Estates & Landowners Group	Urban Designer Alan Baxter & Associates Llp
Lanpro	Wales Family Partership
Logan Architecture	Ward Gethin Archer
M A Loake	Wells Homes Ltd
M Gibbons	Wheatman Planning
M Phillips	William H Brown
Maddox & Associates Ltd	Wilson Dicks Associates Ltd

Mark Southerton	Windsor Architectural
Martin Hall	Woolley

Statutory Consultees	
Adviser Natural England	Hunstanton Civic Society
AEG Europe UK Head Office (O2)	Hunstanton Library
Age Concern West Norfolk District	Institute Of Directors
Ancient Monument Society	Kings Lynn Preservation Trust
Anglian Water Plc	Kings Lynn TiC
Anglian Water Services Ltd	KLARS
Area Fire Safety Officer Norfolk Fire Service	Littleport & Downham IDB
Breckland Council	Marine Management Organisation
British Geological Survey Natural History Museum - Earth Galleries	Miss Candy Richards
British Horse Society - East of England	Mobile Operators Association
British Toilet Association	Motorsport Facilities Unit Auto Cycle Union
British Transport Docks Board	Mr Andrew Blatch
British Waterways	Mr Barry Pratt
BT	Mr Bill McGonagle
Burnham Market Primary School	Mr Bob Frusher
Byways and Bridleways Trust	Mr Gordon Diffey
Cambridge Office Homes & Communities Agency	Mr Graham Proctor
Campaign for Real Ale (CAMRA)	Mr Horst Hofmeister
Campaign for the Protection of Rural England (CPRE)	Mr Kim Sheldrick
CBI East of England	mr paul chapman
Chemical Business Association	Mr Philip Raiswell
Churchfield and Plawfield IDB	Mr Roger Chenery
Commission Architecture & the Built Environment	Mr Stuart Horn
Commission for New Towns & English Partnership	Mrs Gloria Morrison
Consultation Service Natural England	Mrs H Mason
Council of British Archaeology	Mrs Michelle Barry
CSV Head Office	Mrs Sally Money
CTC The National Cyclists Organisation	National Federation of Gypsy Liason Groups
davison	National Grid
Defence Infrastructure Organisation	National Trust
Department of Education & Skills	NCC Early Years & Childcare Dictorate
Design Council (CABE)	Network Rail
Dioc Secretary The Church of England	Norfolk Chamber Of Commerce
Disability Matter	Norfolk Constabulary
Disability Rights Commission	Norfolk County Council
Downham Market & District Amenity Society	Norfolk Rural Community Council
Downham Market Chamber of Trade	Norfolk Tourism Team Norfolk Tourism Management Partnership
Downham Market TiC	Norfolk Wildlife Trust
East Anglian Gypsy Council	Office of Rail Regulation
East Midlands Development Agency	Open Space Society
East Midlands Regional Assembly	Passenger Focus Group Rail Passengers Committee Eastern England
East of England Development Agency	Railtrack Plc
East of England Planning Aid	Railtrack Property
East of England Tourist Board	Road Haulage Association Ltd
East of the Ouse, Polver & Nar Internal Drainage Board	RSPB East of England Norfolk

EDF Energy Networks	Secretary, Disabled Persons Transport Advisory Committee DPTAC Access for all
Engineering Planning Manager Transco	Society for the Protection of Ancient Buildings
English Heritage	Southery and District IDB
English Sports Council - East	Sports Development Manager Active Norfolk
Environment Agency	Stoke Ferry IDB
Environment Services Cambridgeshire County Council	Stringside IDB
Estates Surveyor Associated British Ports	Team Leader - Strategy and Implementation East Of England Regional Assembly
Facility Development Manager The Lawn Tennis Association	The British Chambers of Commerce
Fields In Trust	The Church of England
Finance and Administration Officer	The Diocesan Secretary Diocesan Board of Finance
Forward Planning Network Co-Ordinator Natural England	The Inland Waterways Association
Freight Transport Association	The Planning Engineer Manea & Welney District Drainage Commissioners
Friends of St Botolphs	Theatres Trust
Friends of the Earth	Treasurer East Winch Church
Friends, Families and Travellers and Traveller Law Reform Project FFT Planning	UK Office British Red Cross Society
Georgian Group	Victorian Society
Government Office for the East Midlands	WAGN Railways Ltd
Green Infrastructure Advisor Forestry Commission England	Warden Public Rights of Way
Grimston, Congham and Roydon Residents Association	Wensum Valley Project
Gypsy Roma Traveller Achievement Service	West Norfolk Chamber of Commerce
H&S Executive HM Railways Inspectorate	West Norfolk Council for Voluntary Services
Hazardous Installations Directorate Health and Safety Executive	West Norfolk Hospitality Association
Head of Strategy and Standards Civil Aviation Authority - Aerodrome Standards	West Norfolk Primary Care Trust
Help the Aged	West Norfolk Tourism Forum
King Edward VII High School	

Non-Statutory Consultees	
Barroway Drove Social Committee	Middleton Village Hall
Barroway Drove WI	Terrington St John Methodist Church
BG Transco -Plant Protection	Terrington St John Primary School
Bridge Street Residents Association	The Jephson Hall Committee
Castle Acre Parish Plan	The Mallard Newsletter
Chairman British Horse Society	The Nelson Memorial Hall
Chief Planner/Principal Manager The Coal	The Parish of St Faiths Gaywood
Civil Aviation Authority	The Voice of the Villages Magazine
Colliers CRE	Town Centre Partnership
Conservancy Board	Walpole Cross Keys Village Workshop
Development Director Caddick Development Ltd	Walpole Cross Keys WI
East Lynn Community Network	Walsoken Village Hall
East Winch Bowls Club	Ward Gethin Solicitors
East Winch Youth Club	Weekone Ltd
Eastern Sea Fisheries Joint Committee The Wash	Welney Parish Action Group

N Norfolk Coast EMS Management Scheme	
English Partnerships	Wilson Connolly Home Counties
Fen & Allotment Trust	Wood Stephen
First Travel	Wooton Park Recreational Association
Friendship Club (over 60s)	WR Chapman & Son
Gayton Parish Plan Steering Group	Malcolm Judd & Partners
Gayton Road Medical Centre	Harry Sankey
Gaywood Forum	Swaffham Architectural Ltd
Gaywood Park Action Group	William H Brown
Gaywood Traders Association	Norfolk Green
Grimston Tree Warden	Old Hunstanton WI
Head of Centre Fairstead Community Centre	President Downham Market WI
Hillington Square Residents Association	King's Lynn Academy
Hudson Fen / PARC	Scotia Design
Hunstanton Accomodation Association	Secretary Syderstone Village Hall Committee
Hunstanton Bowls Club	Springwood High School
Kings' Lynn Sea Cadets	Stoke Ferry Residents Association
Maurice Mason Farms	

Interested Parties	
4 Streets Residents	Mr Clive Dellino
Access Strategy Norfolk Local Access Forum	Mr G Bignal
Adam Homes Associates	Mr Geoff Allen
ADI Rae	Mr Funnell
ADPAC	Mr Geoff Emson
Alan Jones	Mr Ivan Quince
Allan Hilton	Mr Geoff Simmons
Alsop Verrill	Mr J Cross
Andrew Martin Associates	Mr John Ellison
Andrew Pritchard	Mr Kenneth Mathews
Anglia Building Consultants	Mr Geoffrey Randall
ATISREAL	Mr Ian holden
Atkins Ltd.	Mr Lunt
Audrey E. Cuss	Mr Michael Britton
Barry Shears	Mr P A Smith
BCKLWN	Mr J Unsworth
Ben R Coles	Mr JM Prentice
Beverley Boughen	Mr P Anderson
BG Smith	Mr John Dominy
Bircham Windmill	Mr Keith Ives
BNP Paribas Real Estate	Mr Keith May
Bovis Homes	Mr Paul Flack
Brian Daughtrey	Mr Kenneth Lorriman
Brian Howling	Mr Kenneth Matthews
British Wind Energy Association	Mr R J Raab
Burnham Market Society	Mr Kerry Hill
Busy Bee's Pre	Mr R Pendall
C G M S	Mr Richard Sears
C Yardley	Mr Ricke Williams
Carol Gandy	Mr S Lloyd
Carole Casey	Mr Stephen James

Carpenter Planning	Mr T Claydon
Castle Acre C of E 1st School	Mr Mark Holley
Catriona Romney	Mr Thanush Abraham
Chair Gaywood Community Centre	Mr Tim Madgwick
Chapman Warren	Mr Mark Miller
Chapman Warren	Mr W C Richman
Charles F Jones & Son	Mr Martin Robeson
Charles Loveridge	Mr Michael Day
Chris Brooker	Mr. & Mrs. A.M Lawrence
Chris Howling	Mr Moyses
Chris Stone	Mr Nicholas Howling
Christine Copsey	Mr Nigel and Mrs Emma Cook
Clayland Estates Limited	Mr Nigel Catchpole
Cliff Richard Tennis Foundation	Mr. Trevor C. Forecast
Clifton McEnnis	Mr Nigel Walter
Cllr Markinson	Mrs A.P. Cottenham
Coe Farmers	Mrs C E Perrin
Coke Estates Ltd	Mrs Hodgkinson
Colin Jex	Mr P Alexandrou
Colin T. Sampson	Mrs Howard
College of West Anglia	Mr P Balmforth
Colliers CRE	Mrs June Leamon
Commission for Racial Equality	Mr Patrick Holman
Country Land and Business Association	Mr Paul Manning
CR Shottliff	Mr Peter Smith
Crown Castle UK Ltd	Mrs Louisa-Jane Setchell
D.S. Fenton	Mrs M J King
Dave Flower	Mrs M Woodcock
David and Daphne Andrews	Mr Phil Camamile
David Askew	Mrs Marion manning
David Barnes	Mrs Padadenetrie
David Evans	Mr Philip Marsters
David H Williams	Mr PN Gould
David Holmes	Mrs Susan Mason
David Nash	Ms Shan Tedder
David Riley	N Scott
David Wilson Horn	Mr R Daniels
Dennis Pearce	Mr R Whittington
Dents of Hilgay	Mr Richard Cross
Denver Estates Ltd	Nicola L Bickerstaff
Dev. Plan UK	Norfolk Geodiversity Partnership
DG Sutton	Mr Richard Ehlers
Diane Bowyer	Norfolk Homes
DLP Planning Ltd	North Beach Owners
Doddshill Road Residents	Mr Richard Jenney
Downham Market Amenity Society	Mr Richard Russell
Downham Market and Downham West Joint Burial Board	Mr Richard Seppings
Downham Market by Design	Mr Richard Warner
Dr and Mrs Hotchin	North Lynn Action Group
Dr John Carlton	Mr Robert Benefer
Dr Stephen Howard	North West Estates Plc

Drivers Jonas	Mr Roger Chilvers
DTZ	Mr S Bates
Duncan Hall	Mr Sid Singh
Duncans Nurseries	Mr Steve Gore
E & P Building Design	Northern Trust
East Anglian Installations Systems Ltd	Mr Terence Parish
East Midlands Councils	Mr Victor Martin
East of England Regional Office	O F Crisp
EJ Reynolds	Mr & Mrs V Tunmore
Ely Group of Internal Drainage Boards	Mrs A Isted
Equality of Human Rights	Objective Corporation
Eversheds LLP	Officer Commanding Base Support Wing
Fairfield Partnership	Osborne Clarke
Fairstead Area Neighbourhood Group	P Stewart
Fairstead Community Association	P. Mitchell
Felicity Wye	P.R. Hewitt
Fenland Trust	Paul & Company
FH Gilman & Co	Mrs Adrienne Symonds
First Eastern Counties Buses	Mrs Anne Marie Howard
Freebridge	Mrs B M Raynore
Fuller Peiser	Pauline Homan
Fusion Online Ltd	Mrs Brenda King
Gary Cox	Mrs Carole Tye
Gavin Lane	PCL Distributions
Gayton Church of England School	Mrs Cynthia Jackson
Gaywood Catholic Church	Mrs Diana Howard
Gaywood Park Community Group	PCM Llwellyn
GD Playford	Mrs Faye Lyne
George Wimpey (East Anglia) Ltd	Planning Issues
Geraldine Fox	Planning Potential Ltd
Gervas Steele	Plot of Gold Ltd.
GK Cosson	Mrs Gill Henderson
GL Hearn	Pratt Family Partners
Gladman Developments	Mrs Goodchild
Globelink	Mrs I Woods
Gloria Daniels	Mrs J Arnold
Gough Planning Ltd	R P S Planning Transport & Environment
Grant Heal	Mrs J Gibbs
Green Infrastructure Officer Wash Estuary Strategy Group	Mrs Jane A Knights
Green Space Technical Assistant Depot-Hardwick	Ra
Grimston, Congham and Roydon R A	Mrs Jenny South
Group of the Norfolk Wildlife	Rachel Hobbs
H.E. Medlock	RM Partnership
H.M. Hare	Robert A D Bateson
Hall's Exhibition Foundation	Mrs Juliette Hopkins
Harbour Master Port of Wisbech Authority	Mrs K Mellish
Hardings Pits Community Association Ltd	Mrs Karan McKerrow Dean
Harvey Siggs Consultancy	Mrs Maureen Alflatt
Hawkins Solicitors	Robert L Jones

Hayes + Storr Solicitors	Robert Long Consultancy Ltd.
HBF	Roche Chartered
Helen Breach	Mrs Nicola Cole
Hives Planning	Roger and Joyce Burton
HLL Humberts Leisure	Mrs Peggy Foster
Hockwold Village Hall	Mrs Riley
Home Builders Federation	Mrs Sophie Gregory
Howard Marshall Norfolk Farm Consultants Ltd	Mrs Teresa Tonroe
Howard Sharp & Partners	Royal Air Force
Hunstanton Comercial Park	Mrs VJ Wright
Hunstanton Seafront Traders Association	Nathaniel Lichfield and Partners
Hutchinsons	Russell Hirst
I.B. Steeton	S and H Brown & Sons
Ian Mitchel	S J Saunders
Ian Wilson	NCC Program Manager National Construction College
Iceni Academy	NHS Norfolk Community Care Trust
iPlan Solutions Ltd	S S R Planning
Ivan Jordan	Sanctuary East
Ivan Towler	Smiths Gore
J. Booty	South Lynn Community
J.F Ryan	Nikki Butlin
Jackie Nurse	South Lynn Residents Association
Jackson-Stops & Staff	Nolan Mills
Jane Pettit	Norfolk Bamboo Co.
Jenny Rowe	Norfolk Coast Partnership
Jeremy Stacey	St Michaels Residents Association
Jim Hyde	Stamford Homes
JN Manning	Norfolk Constabulary
John Cleary	Stanley H Balls
John Frogatt	NRWW Plan Steering Group
John Gudgeon	Open Space Society
John Martin & Associates	British National Party
John Mason	Steele & Co.
Jonathan Hall Associates	Ormiston Children and Families Trust
Jonathan Storey & Rachel Marrs	Parkfields Home Watch & Res.As
Judy Matthews-Nana	Grange Developments
Judy Nana	Patricia James
Julian Hepburn	Stewart Bradley
K Thompson	Stewart Ross Associates
K. Coker-Terry	Patricia Roberts
K. G. Matthews	Stewart Towler
KC and L Mackender	Persimmon PLC
Keep Burnham Market a Village Group	Peter Box
Keith Steele	Peter Cousins
Kevin Holman	Peter John Coles
Key Chemist (Pharmacy)	PJ Frampton
Kier Homes Ltd	Planware Ltd
King's Lynn & WN Youth and Community Service	Policy Transport for London
King's Lynn and West Norfolk Bicycle	R Hood

User Group	
King's Lynn Anglian	Stock
King's Lynn Civic Society	Revd Andrew Thomson
King's Lynn Ramblers Association	Richard Brown
KL&WNDC Regeneration and Tourism	Richard Griffiths
L & S Meekings	Stock Land & Estates Ltd
La Ronde Wright	RMC (UK) Limited
Land & New Homes	Suffolk Camra Pubs
Land Use Operations Natural England	Roberto Ramasso
Lawson Planning Partnership Ltd.	T O'Rourke
Level Ltd	T. R. & D. G. Harris
Linda Kernott	Roger Hadingham
Local Area Manager - East Anglia NHS Property Services	Roland Howling
Local Dialogue	Tesco Stores Limited
Lorraine Douglas	Ronald Mortimer
Lt Co JR Hamer	Roy Clark
Lt. Col. T.H. Pares	Tetlow King Planning
Lynne Newman and Harry Aarons	RSPB East of England Norfolk
M. J. Bentley	The Estate Office
Malcolm Jug & Ptnrs.	Samworth Brothers Limited
Malcolm Partridge	The Landscape Partnership Ltd
Malcolm Windsor	School Governor Middleton VC Primary School
Marilyn Castle	Searles Leisure Group
Marshland Supply Stores	Sibelco UK
Martin Skillings	Signet Planning
Matrix Planning Ltd	Sir Tim Lankester
Maureen Bunton	The Parson Partnership
Mel Coates	SM Gibbs
Menton Ltd	SR Watkinson
Messrs J & R Webb	St Clements' High School
Mike Hardy	The Planning Bureau Ltd.
Milburn & Co Ltd	The Podium
Ministry of Defence	Stephen Bett
Miss JA Atkins	Stoke Ferry Village Hall
Miss N Fletcher	Strategic Intelligence Officer Marine Management Organisation
Miss Rachel Collinge	The Robert Doughty Consultancy
Mobile Operators Association	Susan Till
Molly Disbrey	Tim Hubbard
Mono Consultants Ltd	Waite Architect
Mr Alan Bumstead	Wells Area Partnership
Mr Alan Gainard	Team Executive Passenger Focus
Mr and Mrs Owen	The Blue Boar Inn
Mr and Mrs R Richardson	Wolf Bond
Mr Anthony Solly	The Lynn-Hunstanton Railway Re-opening
Mr B Rogers	The Planning Bureau Ltd.
Mr Brian Clapham	The Woodland Trust
Mr Brian Howard	Town Centre Securities
Mr Burgess	
Mr C Abbs	Traveller Law Reform Project
Mr Carter	Twentieth Century Society
Mr Chris Rossiter	Unipen

Mr Christopher Shaw	Vodafone Limited Registered Office
Mr Colin Hargreaves	Walter & Jane Blaney
Mr Colin Skipper	WC Youngman
Mr D Coates	West Norfolk Tourism Forum
Mr D Waog	West Norfolk Voluntary & Community Action
Mr David Greening	West Walton Community Primary School
Mr David Wright	Whitehouse Farm Partnership Star Planning
Mr Doug Bishop	William Lee
Mr Frank Fleming	Women's Circle Group

West Norfolk Partnership (Strategy Group)	
Andrew Johnson	Springwood and Terrington St. Clements High School (represents all High Schools)
Cllr Nick Daubney	BCKLWN
Craig Morrison	King's Lynn Academy
David Pomfret	College of West Anglia
Dennis Lacey	Norfolk Constabulary
Heather Farley	West Norfolk & Voluntary Community Action
Julia Sharp	Norfolk & Suffolk Probation
Linda Green	JobCentre Plus
Lucy Macleod	Public Health
Neil Tomlin	RAF Marham
Ray Harding	BCKLWN
Sandra Summerfield	Children's Services
Sarah Chowles	JobCentre Plus
Sian Kendrick-Jones	Public Health
Sue Crossman	Clinical Commissioning Group
Susan Saxby	County Council
Tony Hall	Freebridge Community Housing
Post Vacant	Queen Elizabeth Hospital

Members of the Public	
A & K Edwards	Mr Bryan Howling
A & M English	Mr Burge
A & P Field	Mr C Brewer
A and P.A Moore	Mr C Gay
A Baxter	Mr C Goddon
A Bunten	Mr C P Badman
A Clark	Mr C Paffett
A Connors	Mr C. J. Baker
A D Bennett	Mr Carl Fuller
A Dear	Mr Carl Gardner
A Fursy	mr Carl Woodwards
A Greenhere	Mr Carlo Newson
A Hamilton	Mr Charles McIntyre
A Holland	Mr Chase Sid
A J & J M Smith	Mr Chris Bartram
A J Bennett	Mr Chris Howling
A Kent	Mr Chris Shaw
A Lawrence	Mr Chris Watson
A Maynard	Mr Chris West

A Mitchell	Mr Christopher Hesketh-Harvey
A Polovic	Mr Christopher Warren
A Rudder	Mr Clapham
A Sayell	Mr Clifford John Fuller
A Stevenson	Mr Colin and Mrs Irene Fletcher
A Towler	Mr Colin Coe
A Walker	Mr Colin Jex
A Weathley	Mr Colin Neville
A Webber	Mr Colin Southwell
A Woodhouse	Mr Colin Spennock
A.A.Massen Ltd	Mr Colin Wills
A.E. Stafford	Mr Conner Alves
A.S.Johnson & Son Ltd	Mr Conrad Meehan
Abbey Land & Associates	Mr Cyril J Collison
Adrian Jenkinson	Mr D Brown
AG Firrell	Mr D Doughty
Al Evans	Mr D Fendley
Alan Austin	Mr D Funnell
Alan Brown	Mr D Hags
Alan Durward	Mr D J Everitt
Alan Garner	Mr D Morrell
Alan Lee	Mr D Stannerd
Alan Sharpe	Mr D Stiff
Alan Strand	Mr D T Harwood
Alexandra Kemp	Mr D Thorpe
Alison Hill	Mr D W Hinkins
Alison Hornby	Mr D Wood
Alison Jaffrey	Mr D. Granger
Allan and Alison Croose	Mr Dale Hamblton
Allan and Jane Bradley	Mr Daniel Parton
Allan Gay	Mr Darren Gardiner
Allen Halliwell	Mr Darren Riley
Althorp Estate	Mr Dave Allen
AM Phillips	Mr Dave Harris
Amanda Brock	Mr David Allberry
Amanda Ferra	Mr David Batterham
Amy Marriott	Mr David CA Allberry FRICS
Andrew Barratt	Mr David Coppin
Andrew Copsey	Mr David Dey
Andrew Marrison	Mr David Funnell
Andrew Stannerd	Mr David Godfrey
Andrew White	Mr David Holman
Andy Aakerman	Mr David Lawrence
Andy and Stef Loose	Mr David Robinson
Angela and Derrick Marsh	Mr David Rowland
Angela Else	Mr David Stephen
Angela Kilroe	Mr David Ward
Angela Robinson and Kelly Fisher	Mr David Williams
Anita Watridge and Bill Welch	Mr David Young
Ann Gibson	Mr DD Hunt
Ann Smith	Mr Dennis Lilley
Ann Taylor	Mr Derek Cox

Anna Klis	Mr Dominic Wallis
Anne and Colin Sanderson	Mr Donald Maile
Anne Greenacre	Mr Drew Muir
Anne Hyder	Mr E Haper
Anne Smith	Mr E P Hoare
Annette Rose	Mr E. H. Shuttleworth
Anthony Armstrong	Mr E.A Hopkins
Anthony Leach	Mr Edmund Lyon
Anthony Shooter	Mr Edward Wheatley
Anthony Smith	Mr Edwin Broad
Antje Franke and Geoff Smart	Mr Engledow
Antoine and Eduard de Boovillae	Mr Eric Denny
April Mitchell	Mr Eric Frost
AR Dabley	Mr Eric Rhodes
Archie Reid	Mr Fox
ARW Neville	Mr Frank Cahill
Ashdale Land and Property Company	Mr Fred Rothwell
Ashley Dair	Mr G and Mrs G Gartside
Associated British Ports	Mr G Chilton
Audrey Yelland	Mr G Doubleday
B & A Manning	Mr G Dye & D Doughty
B & H Higs	Mr G M Hall
B A Cloun	Mr G M Pratt
B Bell	Mr G Martin
B Evett	Mr G. Day
B Gosler	Mr Gary de Bootman
B J Clarke	Mr Gary Morris ASMS
B M Mallett	Mr Geoff Newman
B Mariner	Mr Geoffrey Allen
B Potteyll	Mr George Ratcliffe
B R Cunishing	Mr Gerald Allsop
B Roberts	Mr Gerald Bird
B Russell	Mr Glen Jeffries
B Stacey	Mr Gordon Kisby
B Taylor	Mr Graeme Dunford
B Yallop	Mr Graham Charles Godge
Barbara and Thomas Pennington	Mr Graham Morris
Barbara Burrett	Mr Graham Rainbird
Barbara Clark	Mr Griffin
Barbara Plant	Mr Harper
Barbara Robinson	Mr Helen Alexander
Barclays Bank Plc	Mr Hill
Barrie Morris	Mr Holman
Barry Thrower	Mr Hugh Gilmour
Barry Walden	Mr I P Mason
Basil and Wendy Gant	Mr I R Haynes
Bedfords Estate Agents	Mr Ian Dent
Belinda West	Mr Ian Langston
Ben and Megan Winterbone	Mr Ian Symington
Bernard Gladstone	Mr IM Drury
Bernard Hicks	Mr J Black
Beth Hammant	Mr J Bolderstone

Bettina Maidwell	Mr J E Henry
Betty Daplyn	Mr J Freestone
Betty Jermey	Mr J H Morse
Beverley Johnson	Mr J Hardy & Mr C Skinner
Bexwell Tractors	Mr J Heaphey
Blubird Land & Planning Ltd	Mr J King
Bob Waterfield	Mr J Kirchen
Bobbie and Margaret Brooks	Mr J Manning
Bradley Burge	Mr J Marks
Brenda Davis	Mr J Mason
Brenda Leach	Mr J Oakes
Brian and Betty Daplyn	Mr J Soames-Waring
Brian and Julia Farmer	Mr J. B. Anderson
Brian Cunningham	Mr J. Hanning
Brian Deilin	Mr J. W. Engledow
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Mr Adrian Thorpe	Stan Pratley
Mr Adrian Winnington	Stephanie Jones
Mr Alec Henson	Stephen Ambrose
Mr Alistair Beales	Stephen and Emma Jones
Mr Alister Borthwick	Stephen Brown
Mr and Mrs A Robinson	Stephen Foxcroft
Mr and Mrs A Waters	Stephen Nurse
Mr and Mrs A Wattons	Steve Haper
Mr and Mrs Abato	Steve Quensy
Mr and Mrs B Baxter	Steven A Calton
Mr and Mrs B Brandner	Stewart Waterson
Mr and Mrs Billington	Stockwood Asset Managers Ltd
Mr and Mrs Bliss	Stuart Chaplin
Mr and Mrs Bowen	Stuart White
Mr and Mrs Braithwaite	Susan & Richard Bunten
Mr and Mrs Brown	Susan and D Buck
Mr and Mrs Bullen	Susan Johnson
Mr and Mrs Bunten	Susan Lucking
Mr and Mrs C Puscoe	Suzanne and David Webster
Mr and Mrs C Steppens	Suzanne Burton
Mr and Mrs Cherry	Suzanne Downham
Mr and Mrs Curson	Suzanne Lyons
Mr and Mrs D Coates	Sylvia and Dick Hall
Mr and Mrs D Fretwell	Sylvia and Thomas Fayers
Mr and Mrs D H Youngs	Sylvia Green
Mr and Mrs D Price	Symington Family
Mr and Mrs David and Yvonne Howard	T & P Austin
Mr and Mrs Desborough	T A Cunningham
Mr and Mrs Dowse	T and J Curson
Mr and Mrs E H Humphries	T and J Taylor
Mr and Mrs E J Allen	T Baxter
Mr and Mrs F Nash	T Edwards
Mr and Mrs Flowers	T G Barnham
Mr and Mrs Giles	T G P Shackleford
Mr and Mrs Hannay	T Jones
Mr and Mrs I Pearce	T Palmer
Mr and Mrs J Cook	T Pay
Mr and Mrs J Harmer	T Sayer
Mr and Mrs J M Smith	T Snape
Mr and Mrs J Moss	T Tipper
Mr and Mrs J R Cork	Talitha Kruh-Atar
Mr and Mrs J Scott	Teresa Ramsey
Mr and Mrs K Brooks	Terry Clay
Mr and Mrs K Woolstan	Terry Skinner

Mr and Mrs Lake	Tessa Gooderson
Mr and Mrs Lemon	Thomas & Janet Gascgoine
Mr and Mrs Lucas	Thomas Holmes
Mr and Mrs M Amos	Thornham Farms Norfolk Ltd
Mr and Mrs M Hudson	Tim Burgess
Mr and Mrs M Jennings	Tim Hogan
Mr and Mrs Mabley	Tim Smith
Mr and Mrs Mark and Diane Miller	Tim Spencer
Mr and Mrs Murray	Tim Thorpe
Mr and Mrs N and J Mitchell	Timothy Edge
Mr and Mrs N D Easton	Tina Page
Mr and Mrs P Bland	Tom and Sylvia Fayers
Mr and Mrs P Carter	Tom Gooderson
Mr and Mrs P Durrant	Tom Macduff
Mr and Mrs P Moss	Tommy Reid
Mr and Mrs P Sawyer	Tony and Patricia Higton
Mr and Mrs P Yaxley	Tony Bridger
Mr and Mrs Page-Symonds	Tony Harrison
Mr and Mrs Pearce	Tony Leach
Mr and Mrs R A Campbell	Tracey Carter
Mr and Mrs R Ludford	Tracy Allen
Mr and Mrs Raj and Amrita Joory	Tracy Botterill
Mr and Mrs Ray and Sue Hipkin	Tracy Green
Mr and Mrs Richmond	Trevor Feary (Town Planning Consultant) Ltd
Mr and Mrs Saxon	Trudy Davies
Mr and Mrs Sexton	Trustees Outwell Charities - Town Lands Educational Foundation
Mr and Mrs Stockdale	Tythe Farm Ltd
Mr and Mrs T. W. Tietjen	Una Mulligan Quensy
Mr and Mrs Tolhurst	Upwell & District Coaches
Mr and Mrs Tony Boardman	Upwell Consolidated Charities
Mr and Mrs Upcraft	V A Smith
Mr and Mrs Wakeling	V Buggy
Mr and Mrs Winch	V Cherry
Mr Andre Wilding	V Muspratt
Mr Andrew Bickerton	V Peake
Mr Andrew Day	Valerie & Malcolm Souza Lewis
Mr Andrew McGahey	Vawser & Co
Mr Andrew Moore	Vera Jarvis
Mr Andrew R. Bearman	Victoria Holden
Mr Andy McLean	Vincent Wolfe
Mr Andy Scales	Violet Bonnett
Mr Anthony Peel	Vivienne Geroe
Mr Anthony Shooter	W and E Beeston
Mr AR Butcher	W Brown
Mr B Jones	W Robinson
Mr B M Burton	Walpole Village Facilitator
Mr B Thrower	Water Management Alliance (KLIDB)
Mr B Townsend	Wendy Foot
Mr Baldock & Ms Pickering	Wendy Napier
Mr Barrett	Westacre Estate Management
Mr Barry Fordham	WH Kerkham (Rhoon) Ltd

Mr Barry Grindrod	William Goodwin
Mr Bob Frusher	William Hinks
Mr Brian Albinson	William John Palmer
Mr Brian and Mrs Mary Kallagher	Winston Hyder
Mr Brian Gadd	Wisbech Auction Halls
Mr Brown	Wisbech Plant Company
Mr Bruce Smith	WJ Woodard
Mr Bryan Beba	Yvonne and Kenny Gray

Appendix B - Call for Sites Consultation (May 2009)

- Letter sent to Parish Council's prior to the consultation
- Letter sent to all consultees
- Response Form
- Advertisement
- Leaflet
- Press Release

Letter sent to Parish Council's prior to the consultation

Your ref:
Our ref:
Please ask for: Miss H Levy
Direct dial: (01553) 616816
Direct fax: (01553) 616652
E-mail: hannah.levy@west-norfolk.gov.uk

Head of Development
Services
Geoff Hall

07 May 2009

Dear Sir/ Madam,

Re: Local Development Framework Briefing Sessions

The Borough Council of King's Lynn & West Norfolk is currently working on a new planning document called the Site Specific Allocations and Policies Plan. This plan will form an important part of the Local Development Framework, and will identify proposed sites across the Borough for residential, employment, retail, open space, and other uses. Enclosed is a newsletter which gives a broad update on our progress on the Local Development Framework so far.

We are due to begin a public consultation on this document from the 15th May, which will ask people to comment on how we are preparing the document and also will invite people to put forward their land to be considered for future development. New sites could potentially be allocated for any of the uses described above.

In line with this initial consultation we have arranged briefing sessions for local stakeholders/ parish councils to attend, so that we can explain the role of the document and its implications for the Borough, as well as providing you with the opportunity to ask any questions you may have.

These sessions are due to be held at 6.30-7.30pm on:

**Thursday 14th May 2009 – Downham Market Town
Hall Tuesday 19th May 2009 – Hunstanton Town Hall
Tuesday 26th May 2009 – King's Lynn Town Hall**

If you wish to come along to one of these sessions, could you please confirm which of the venues you would like to attend, and the number of people you would like to bring. Replies can be returned to me via post, telephone or email using the details above.

If you have any further queries, please do not hesitate to contact me.

Yours Faithfully,

Hannah Levy – Graduate Planner (LDF Team)
For LDF Manager

Letter sent to all consultees

Your ref:

Our ref:

Please ask for: Mr Neil Campbell

Direct dial: (01553) 616573

Direct fax: (01553) 616652

E-mail: neil.campbell@west-norfolk.gov.uk

Head of Development Services

Geoff Hall

Geoff Hall Executive Director – Development Services

XXXXXXX

Dear Sir/Madam

Site Specific Allocations & Policies Development Plan Document Consultation

We are currently developing a new framework of planning documents that will guide development decisions in the Borough called the Local Development Framework (LDF). An integral part of the Local Development Framework is the Site Specific Allocations & Policies Development Plan Document (DPD). Work is now beginning on this document to allocate land for development and designate land for particular uses. The document will need to be consistent with the overall spatial strategy set out in the Local Development Framework emerging Core Strategy.

King's Lynn & West Norfolk Borough Council wants to involve you in considering how land in the Borough might be developed in the future and would like you to help us to identify land or buildings that you think could be developed or put to a different use. This is an important opportunity for you to suggest where change could take place. The document also outlines issues which we feel are important to consider when trying to allocate land for different uses across the Borough, such as a site assessment checklist and possibly approaches to development boundaries.

The Council is keen to ensure it has a full picture of local community issues relating to land in your area and wants to hear from people and organisations across the Borough, as well as from landowners and the development industry. Your suggestions could be in any part of the Borough and the sites do not need to be within your ownership or control. A guidance note on suggesting sites is attached to this letter. We also want to know whether you agree the way in which we should assess sites.

Sites submitted and their suggested uses will subsequently be assessed and considered for inclusion in the Site Specific Allocations & Policies Development Plan Document. A consultation draft of the document containing allocations is expected to be published in early 2010.

Responses to the questions raised in the document should be made preferably by using our e-consultation system at (www.west-norfolk.gov.uk).

Completed forms and maps should be submitted to the following address before 26th June 2009:

By e-mail: ldf@west-norfolk.gov.uk

By post: The LDF Team, Kings Court, Chapel Street, King's Lynn, Norfolk, PE30 1EX.

This is an important opportunity for you to influence the future of your area and we look forward to hearing from you.

Yours Sincerely

Alan Gomm

LDF Manager

Site Specific Allocations & Policies Development Plan Document

Appendix 2 - Site Proposal Form

Local Development Framework (LDF)

Please complete this form to propose sites for consideration in the Site Allocations & Policies Development Plan Document and if you need to provide further details complete an additional sheet.

Contact Details

Name:	
Company:	
Address:	
Postcode:	
Telephone:	
Email:	

Site Details

Site Address:	
Postcode:	

Site Area (hectares):	
------------------------------	--

Please note that the size threshold for a site to be considered for allocation is 0.1 hectares

Question 1

Site Ownership

What is your interest in the site?

<input type="checkbox"/> Landowner	<input type="checkbox"/>	<input type="checkbox"/> Agent	<input type="checkbox"/>	<input type="checkbox"/> Planning Consultant
Other (please specify)				

Name:	
Company:	
Address:	
Postcode:	
Telephone:	
Email:	

Site Plan

Please attach a plan showing the exact location of the site with the site boundary clearly marked.

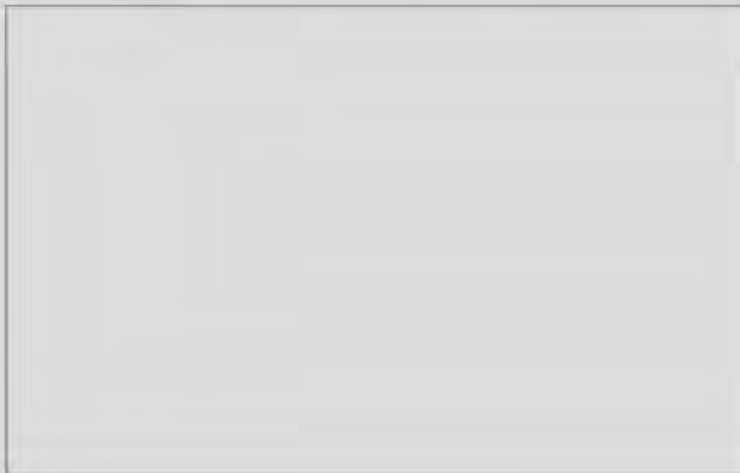
Note that the Borough council is unable to consider a site without the submission of a clear site plan.

If you already have a site registered with us please just quote the reference number.

Question 2

Constraints

Are there any physical or environmental constraints? (e.g. Contamination, access, flooding or sewers)



Question 3

Availability

Are there any land ownership constraints? (e.g. *Tenancies, rights of way, multiple ownership or covenants*)

Question 4

Current Land Use

Please identify the current or last known land use(s) on the site:

--

Please indicate if you would like to retain the existing land use for the site:

Yes	<i>Please go to and complete the Supporting Statement section of the form</i>
No	<i>Please complete all remaining sections of the form</i>

Development Opportunities

Please indicate your proposed use(s) for the site and provide further details if known:
For mixed use sites please tick all applicable uses .

Housing	
<i>Estimated number of dwellings:</i>	
<i>Proposed type & mix of dwellings:</i>	

Employment	
<i>Use Class (e.g. B2 general industry):</i>	
<i>Estimated amount of new floorspace (sq m):</i>	
<i>Estimated number of jobs created:</i>	

Retail	
<i>Use Class (e.g. A3 restaurant):</i>	
<i>Estimated amount of new floorspace (sq m):</i>	
<i>Estimated number of jobs created:</i>	

Leisure	
<i>Type of Leisure facility (e.g. sports hall):</i>	
<i>Estimated amount of new floorspace (sq m):</i>	
<i>Estimated number of jobs created:</i>	

Community and Health facility	
<i>Type of facility (e.g. Health centre):</i>	
<i>Estimated amount of floorspace (sq m):</i>	
<i>Estimated number of jobs created:</i>	

Other	
<i>Please specify:</i>	

Question 8

Likely Timeframe for Development

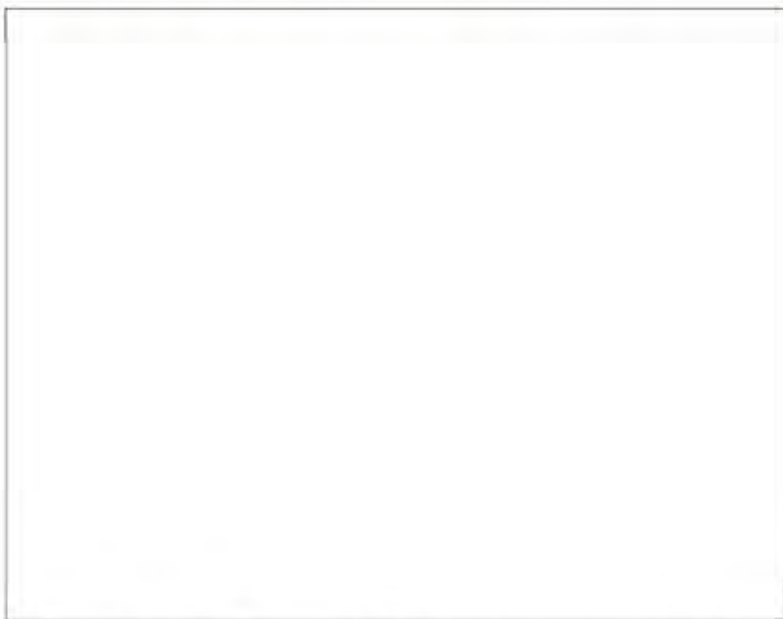
When is the site likely to be available for Development?

Please tick one box only

Within next 5 years <i>(2009 - 2011)</i>	<input type="checkbox"/>	In 6 - 10 years <i>(2015 - 2019)</i>	<input type="checkbox"/>	In 11 - 18 years <i>(2020 - 2027)</i>	<input type="checkbox"/>
--	--------------------------	--	--------------------------	---	--------------------------

Supporting Statement

Please write a brief supporting statement outlining how the retention or development of this site will help achieve the Vision for Places set out in the King's Lynn and West Norfolk Core Strategy Regulation 25 (February 2009)



Please check that you have completed all the relevant sections and then refer to **Section 7 - How to Respond**

Development Services
The LDF Team
Borough Council of King's Lynn & West Norfolk

Advertisement

Advertisements in local papers (Lynn News Friday – 22/5 and 29/5, Lynn News Tuesday – 26/5 and 2/6, Norfolk Citizen – 27/5 and 3/6, Fenland Citizen – 27/5 and 3/6)

Borough Council of
King's Lynn &
West Norfolk 

Help us plan for the future of your neighbourhood or village

Would you like to;

- Suggest a site for future development (e.g. housing, employment, open space etc).
- Comment on your village boundary.
- Give us your views on how these sites should be chosen.

All of this is part of our Site Specific Allocations and Policies document (part of the Local Development Framework). All comments should be made to us before 26 June 2009.

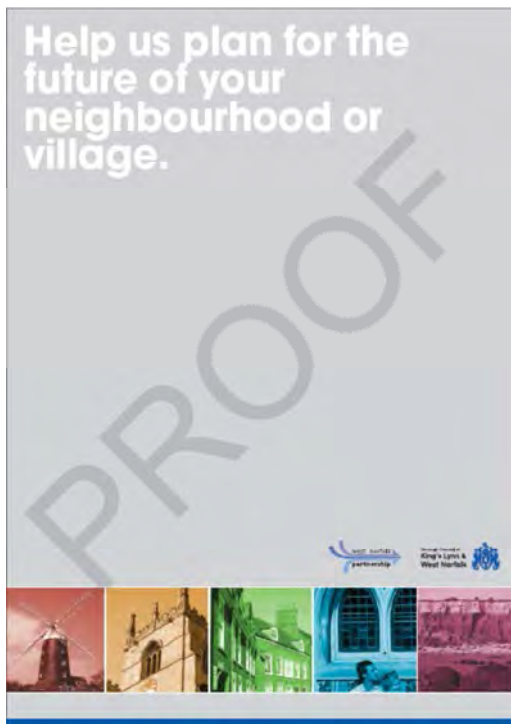
Come along to see our exhibition at our Customer Information Centre at King's Court in King's Lynn, where a planner will be available for queries on this document every Tuesday and Thursday 2pm – 4pm until 26 June 2009.

Please visit us at www.west-norfolk.gov.uk
For further information email us at ldf@west-norfolk.gov.uk or phone the LDF team on 01553 616200.



ldf@west-norfolk.gov.uk www.nrp.org.uk www.west-norfolk.gov.uk

Leaflet



The Council are currently in the process of working on a document to allocate specific areas of land for development across the borough.

The Council are asking you to put forward any land you would like to be considered for future development for uses such as housing, employment or open space. If you would like to suggest a site please fill out the site proposal form available on our website (as part of the Site Specific Allocations and Policies document).

The sites put forward will then be considered against a list of criteria to judge whether they should come forward for development. The list of criteria includes issues such as flood risk, links to local services and public transport; and the affect of any development on the countryside. The Council would like you to tell us if you agree with this list of criteria we have suggested.

We are also asking you if you would like any changes to the boundaries we use for planning purposes for your towns and villages. Would you like to extend the boundary of your village to allow for some development? Or do you think they should stay as they are?

Come along to see our exhibition at our Customer Information Centre at King's Court in King's Lynn, where a planner will be available for queries on this document every Tuesday and Thursday 2pm – 4pm until 26 June 2009.

You could also visit our website at www.west-norfolk.gov.uk. For further information email us at ldf@west-norfolk.gov.uk or phone the LDF team on 01553 616200.

The document (the Site Specific Allocations and Policies Development Plan Document) will form part of the Local Development Framework for the borough. This is a folder / series of planning documents that will guide development decisions to 2025.



Press Release

Blueprint for development in the area reaches another milestone

News release PR1266

Issued 20 May 2009

Work on West Norfolk's blueprint for development, the Local Development Framework, has reached another milestone and the Council's planning team is now seeking further comments from local people before moving on to the next stage. This more detailed stage in plan preparation follows on from the strategic level work we consulted on in February/March of this year - the Core Strategy.

Claire Churchill, Principal Planner at the Council, explained: "We are required to put together a suite of documents which will guide development in the borough up until 2025. One of those documents covers the way we determine which sites in the borough can be developed. First of all we have to put together a set of criteria against which we will judge the various sites. We also need people to let us know of any sites that could be brought forward for development. Once we are happy that we have the right criteria and that we are aware of all available development land, we will move on to the next step which is deciding which sites can be developed and for which type of development."

Ms Churchill stressed that ensuring that West Norfolk remains a great place to live, work and visit is crucial and that the Borough Council's planning team is keen to hear from local people at every step of the process so that the final document is something that reflects the issues in West Norfolk.

The document currently being consulted on is referred to as the Site Specific Allocations and Policies document. It sets out the criteria which the planning officers will use to assess development sites. The list includes considerations such as access, utilities, environmental designations, flood risk, location in relation to services and open space, and whether the development of the site will have any impact on the economy. The planning officers are keen to find out if local people believe there are any other criteria that need to be considered.

The document also encourages local people to consider whether there should be any changes to the current development boundaries in their towns or villages, as this could help make additional land available for rural developments.

Before moving on to the next stage of allocating sites for development, the Borough Council planners also need to find out what land could be considered for development. As part of this consultation process, the planning team is asking people to come forward with information about any land they wish to be considered for development in the borough to 2025. It is important that the Borough Council is notified of any areas of land as soon as possible so that it can be considered as part of the site allocation process.

Ms Churchill continued: "It is really important the people get involved in the early stages of putting together our Local Development Framework. Once the plan is adopted and signed off by Government, it will form the basis for all planning decisions in the borough up to 2025."

The consultation on this current stage of the document closes 26 June 2009. The document can be viewed on the Council's website and at any Borough Council office or local library. Comments should be submitted online wherever possible.

An exhibition will be on display in the Borough Council's King's Court Council Information Centre until the 26 June 2009. For any resident wishing to speak to a member of the planning team about the document, the exhibition will be staffed every Tuesday and Thursday from 2pm until 4pm during the consultation period. For more information contact the Local Development Team at the Borough Council on 01553 616200.

Last updated: 20 May 2009

Appendix C - Issues and Options consultation (Sept 2011)

- Letter sent to Parish Council's prior to the consultation
- General letter sent to all consultees
- Response Form
- Advertisement & Posters
- Exhibition Boards
- Press Release
- Articles in Lynn News/ Wisbech Standard
- Internal Affairs
- Members Bulletin

Letter to Parish Councils prior to consultation

Dear Sir/ Madam

Site Specific Allocations and Policies Development Plan Document

Issues and Options Consultation – September 2011

The Council is due to consult on the Site Specific Allocations and Policies Development Plan Document from Friday 23rd September 2011 to 5pm on Friday 4th November 2011.

This document sets out the main proposals for where development should occur and key areas that should be protected from new development. It does this by 'allocating' specific sites on a map for future development, and identifies areas to be protected from development and 'designates' these on a map. This document has to conform to the approach set out in the adopted Core Strategy.

The document asks how new development should be distributed throughout the borough, using the Core Strategy policy approach as the basis for this discussion. It also includes some Development Management policies to assist officers when assessing planning applications. These cover a wide range of issues including Houses in Multiple Occupation, Replacement Dwellings in the Countryside and the Coastal Hazard Zone.

It is a 6 week consultation period and we felt it was important to notify you of these timings so you are able to organise a Parish Council Meeting to discuss this and respond with any comments by Friday 4th November. You will be sent a copy of the document prior to the 23rd September. It can be viewed now as part of the Cabinet report at <http://www.west-norfolk.gov.uk/Default.aspx?page=22305> and so if you did want extra time to consider this please do have a look as soon as possible.

The Council will be running three briefing sessions for Parish Councils on this document. This will enable us to explain the document to you, and answer any queries you may have. These will be held from 6pm to 7pm at:

Hunstanton Town Hall	Tues 20 th Sept 2011
King's Lynn Town Hall (Assembly Room)	Thurs 22 nd Sept 2011
Downham Market Town Hall (Assembly Room)	Mon 26 th Sept 2011

Please confirm your attendance at your chosen session with us.

There is expected to be significant interest in this document from the public, land owners, organisations, etc and we will organise public events / exhibitions to provide people with the opportunity to come and speak to us about the document.

Information on these will be sent out at the start of the consultation period, and these will be advertised in the local press.

If you have any queries please do let us know, and we look forward to seeing you at one of the briefing sessions in September.

Yours faithfully

Alan Gomm,

LDF Manager

General letter sent to consultees (also produced a specific statutory consultee letter, and a specific letter for Parish Council's)

Dear Sir / Madam,

Borough Council of Kings Lynn and West Norfolk Local Development Framework – Site Specific Allocations and Policies – Issues and Options consultation

The Borough Council adopted its Core Strategy in July. This document set the overall pattern and scale of development in the Borough in the period to 2026. We are now preparing a plan to give more specific guidance for individual settlements in the light of those general policies. This document is known as the Site Specific Allocations and Policies Development Plan Document, and we are currently at an early stage where we are raising issues and exploring options.

The consultation document has three main elements to it:

- The distribution of development between the main villages
- Potential choices of development sites within the towns and villages
- A series of policies relating to detailed subjects

The document is significant in that it starts the process whereby the Borough Council seeks to choose specific allocations, including housing in the towns and villages. There has been a great deal of interest in bringing potential sites to our attention and this is the opportunity to compare options and comment on them, or add sites into the process.

The potential housing development sites have been drawn from the Strategic Housing Land Availability Assessment document prepared by the Borough Council and published in February. This provides more detailed information on sites in the document for both accepted and rejected options. The reference numbers in this document are the same as used in the SHLAA. The SHLAA document is available on the Borough Councils website via the link given below.

Many people and organisations have previously brought a specific site(s) to our attention which they considered would be appropriate for development. The sites have been assessed and many of these have been incorporated as potential options. These potential options are shown on the maps for towns / villages. Where a site has been rejected it will be listed in Appendix 1. Comment is welcomed on accepted / partially accepted and rejected sites or the constraints identified.

The consultation period runs from Friday 23 September to 5.00pm on Friday 18 November. There are a number of ways to join in and respond:

- Read to document and supporting information either on-line or at local venues including libraries.
- The website link is: www.west-norfolk.gov.uk/Default.aspx?page=24524
- Come along to a 'drop-in' session and see an exhibition and talk to staff (a list of events is given below)
- Give us your comments via our dedicated electronic consultation facility

- Write to us via e-mail or letter

The link to the consultation website is noted above. Comments can be made via this link, and it also gives access to supporting documents.

The following list shows our 'drop in' sessions:

South Wootton, Parish Office (next to Village Hall)	Tues 27 Sept 2011 at 4pm to 7pm
Hunstanton Community Centre	Wed 28 Sept 2011 at 4pm to 7pm
Upwell Village Hall	Mon 3 Oct 2011 at 4.30pm to 7.30pm
Downham Market Town Hall	Tues 4 Oct 2011 at 3pm to 7pm
South Wootton Village Hall	Thurs 6 Oct 2011 at 3.30pm to 8pm
Grimston Village Hall	Mon 10 Oct 2011 at 4pm to 7pm
Terrington St Clement Village Hall	Tues 11 Oct 2011 at 4pm to 7pm
Methwold, St. George's Hall	Wed 12 Oct 2011 at 4pm to 7pm
Docking, The Ripper Hall	Thurs 13 Oct 2011 at 4pm to 7pm
West Winch, William Burt Centre	Fri 14 Oct 2011 at 3.30pm to 8pm
Emneth, Central Hall	Wed 19 Oct 2011 at 4pm to 7pm
King's Lynn, 14 Norfolk Street	Sat 22 Oct 2011 at 9am to 1pm

This is an important opportunity to influence the shape of your local community over the next 15 years, please let us know what you think.

Yours faithfully,

Alan Gomm
Local Development Framework Manager

Response Form

Site Allocations and Policies Development Plan
Document. "Issues & Options" consultation.

Borough Council of
King's Lynn &
West Norfolk



Get involved

An eight-week period of consultation will be held from Friday 23rd September 2011 until Friday 18th November inclusive.

We would like your comments on the Site Allocations and Policies "Issues & Options" consultation document. You can do this easily on-line at www.west-norfolk.gov.uk or by completing the form below.

Consultation Response Form

Your details

Title:

Name:

Organisation:

EConsultation Ref :

Address:

(If applicable)

Telephone:

Email:

Housing

Question H1: Distribution of Development

Which option for the distribution of new housing across the borough should be pursued (please tick):

- Hierarchical – based on population.
- Pro – Rata (shared equally)
- Needs based
- Employment opportunities based

Question H2: Development Boundaries

Do you have any comments regarding the Development Boundaries shown on any of the maps?

Settlement:

Should any particular piece of land be included or excluded from the potential Development Boundary (Please state the change that should be made and if possible provide a map)?

Proposed Change:

Why should this change be made?

Question H3: Housing Sites

What is your view on the sites put forward? What is your preference?

Settlement:

Please state the site reference number, your comments and reason for preference:

Are there any other suitable sites you wish to bring to the Council's attention?

Settlement:

Why is the site suitable?

Economy

Question E1: Employment Expansion Sites (Main Towns)

Do you agree with the proposed employment expansion sites shown on the maps?

Town:

Why is the site suitable?

Are there any other suitable sites you wish to bring to the Council's attention?

Town:

Why is the site suitable?

Development Management Policies

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.

Comments (please use a separate form for each policy you wish to comment on).

Do you have any comments on the proposed policy approach?

Policy number:

Should the Council use an alternative option as their preferred approach (please specify)?

Policy number:

Anything Else?

Is there anything else, not covered by the previous questions that you would like to tell the Council about? **Please go to www.west-norfolk.gov.uk to respond electronically.**

Please return the completed questionnaire to:

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

Email: LDF@west-norfolk.gov.uk

Deadline for responses: Friday 18th November 2011.

Advertisement & Posters



NEW DEVELOPMENT OPTIONS

Borough Council of
King's Lynn &
West Norfolk 

We are looking forward 15 years to accommodate growth in the borough. This is your opportunity to explore the options and sites to make this happen. Please come along to one of our drop in sessions at:

South Wootton, Parish Office (next to Village Hall)	Tues 27 Sept 2011 at 4pm to 7pm
Hunstanton Community Centre	Wed 28 Sept 2011 at 4pm to 7pm
Upwell Village Hall	Mon 3 Oct 2011 at 4.30pm to 7.30pm
Downham Market Town Hall	Tues 4 Oct 2011 at 3pm to 7pm
South Wootton Village Hall	Thurs 6 Oct 2011 at 3.30pm to 8pm
Grimston Village Hall	Mon 10 Oct 2011 at 4pm to 7pm
Terrington St Clement Village Hall	Tues 11 Oct 2011 at 4pm to 7pm
Methwold, St. George's Hall	Wed 12 Oct 2011 at 4pm to 7pm
Docking, The Ripper Hall	Thurs 13 Oct 2011 at 4pm to 7pm
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Emneth Central Hall	Wed 19 Oct 2011 at 4pm to 7pm
King's Lynn, 14 Norfolk Street	Sat 22 Oct 2011 at 9am to 1pm

For more information, please visit www.west-norfolk.gov.uk, call 01553 616200, visit local libraries or council offices across the borough. This consultation is part of the Borough Council's Local Development Framework, Site Specific Allocations and Policies document.

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 called the Site Specific Allocations and Policies 'Issues and Options' Development Plan Document and it will:

Allocate and designate areas of land for particular uses such as:

- Housing • Employment • Retail • Recreation • Open space

Propose changes to the Development Boundaries for each of the settlements

and

Introduces Development Management Policies which apply subject specific borough wide policies that will be used in the determination of planning applications

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



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.



Site Specific Allocations and Policies DPD



The document is split into three parts as follows:

- Distribution of development between the main villages
- Site specific allocations for the towns, growth areas and villages
- Development management policies

Background from the Core Strategy – Vision for places

Development will support a pattern which reinforces the Settlement Hierarchy established in the Core Strategy and locate an appropriate scale of development accordingly

Distribution of Development

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

- Hierarchical based on population
- Pro Rata
- Needs based
- Employment
- Or suggested alternative

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.

Employment

Consider those villages with employment-generating land uses as favourable locations for growth.

Or suggested alternative

Do you have an alternative suggestion?

Let us know which is your most favoured option?



Site Specific Allocations and Policies DPD



Background from the Core Strategy

The Core Strategy sets out development priorities for the borough which utilise the “settlement hierarchy” (set out in policy CS02). New development will be directed to the most sustainable locations in the borough with some development of an appropriate level to take place in the more rural locations. New development will be guided away from constrained areas e.g. flooding.

Site Specific Allocations

The document outlines how the strategic 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. More information on individual sites is available in the 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 “acceptable” 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 and Policies DPD



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)	Walsoken (adjacent to Wisbech)
North Wootton	South East King's Lynn (West Winch and North Runcion Area)
South Wootton	North East King's Lynn (adjacent to Knights Hill)
Key Rural Service Centres	
Brancaster / Brancaster Stalthe / Burnham Deepdale	Burnham Market
Castle Acre	Clerchewaton
Dersingham	Dooking
East Rudham	Feltwell with Hockwold cum Wilton
Gayton / Grimston / Pott Row	Great Massingham
Heacham	Marham
Methwold with Northwold	Snettisham
Stoke Ferry	Terrington St. Clement
Terrington St. John / St. John's Highway / Tiney St. Lawrence	Upwell/Outwell
Wattlington	West Walton / Walton Highway
Rural Villages	
Ashwicken	Burnham Overy Staithe
Castle Rising	Denver
East Winch	Fincham
Fitcham	Great Bricham / Bircam Tofts
Harpley	Hilgay
Hillington	Ingoldisthorpe
Marshland St. James / St. John's Fen End with Tiney Fen End	Middleton
Old Hunstanton	Runcion Holme
Sedgeford	Shouldham
Southey	Syderstone
Ten Mile Bank	Thornham
Three Holes	Tiney All Saints
Walpole Cross Keys	Walpole Highway
Walpole St. Peter / Walpole St. Andrew / Walpole Marsh	Weiney
Wereham	West Newton
Wiggenhall St. Germans	Wiggenhall St. Mary Magdalen
Wimbotsham	Wormegay

Fully constrained settlements are coloured red in the table.



Site Specific Allocations and Policies DPD



Background from the Core Strategy

The Core Strategy establishes the long term spatial strategy for the borough and contains overarching / strategic policies which will be used to determine planning applications.

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 Development Management Policies have been designed to add detail to the Core Strategy policies and ensure development accords with the over arching principles set out in the Core Strategy.

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.

Do you have any comments on the proposed policy approach?



Site Specific Allocations and Policies DPD

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:

www.west-norfolk.gov.uk

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

Local Libraries
Local Council Offices

Copies of the response form are also available at all of these locations. You can also collect a response form from us today.

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 Council office's Tuesday afternoons 2pm to 4pm during the consultation period to speak to an Officer.

Have your say!

We want your views...

What happens next....

The Council will develop the next stage of the DPD with the preferred parcels of land in each of the selected settlements being suggested for allocation. Further consultation will take place at this stage.

Borough Council of
King's Lynn &
West Norfolk



NEWS RELEASE



PR 1842

21 September 2011

For Immediate Release

Comment upon future development in your area

Residents are being invited to comment upon a document that will detail the type and location of future development in their neighbourhoods.

The public consultation, which will enable communities to comment upon the Site Specific Allocations and Policies document, runs from Friday 23 September until 18 November.

The Site Specific Allocations and Policies document forms part of the Local Development Framework (LDF), which outlines all development in the borough until 2026. Where the Core Strategy (also a document within the LDF) provides broad information, such as the number of houses to be built in the borough or the number of hectares of employment land to be developed, the Site Specific Allocations and Policies document will provide the detail of how this will be achieved, stating exactly where and what number of houses will be built or the size and precise location of employment land.

As well as defining what will be developed where, the Site Specific Allocations and Policies document includes policies covering subjects such as houses of multiple occupancy (HMOs), the coastal hazard zone, and extensions to dwellings, which apply across the borough.

The document also examines towns' and villages' current development boundaries. The proposals demonstrate how these may be changed in the future to incorporate growth. People will be able to comment upon the proposals and suggest other parcels of land that could potentially be brought within the development boundary.

Cllr Vivienne Spikings, Cabinet Member for Development, said: “When this document is finalised it will set out what can be developed where and will shape the future of our communities. This consultation gives people the chance to examine the proposals for their neighbourhood and an opportunity to share local knowledge with planners so that together we plan development that will allow our villages and towns to meet future demands and continue to be places where people want to work, live and visit.”

All the proposals will be available on the council’s website under the Local Development Framework pages and comments can be made online during the consultation period.

A series of drop-in sessions in villages across the borough will also take place during this period (dates attached below). At the sessions people will have a chance to examine the proposals and ask questions, as well as leave written comments that will form part of the consultation.

The consultation consists of a series of questions that accompany details of the proposals and illustrative maps of each of the locations. Questions cover topics such as housing allocation - where residents will be asked what criteria they think should be used for deciding how many houses should be built in a particular location. Hard copies of the document will be available at local libraries and council offices throughout the consultation period.

The consultation closes at 5 pm on 18 November.

All comments received during the consultation will be considered by the council and used to develop the ‘preferred options’ document. This will be considered by Cabinet before being submitted to the Secretary of State for approval. It is anticipated that the adopted version of the document will be available in early 2013.

-Ends-

Contact information

For more information about the Site Specific Allocations and Policies consultation please contact Claire Dorgan, Principal Planner, on 01553 616236

For comment

Cllr Vivienne Spikings, Cabinet Member for Development, on 01945 772248

Notes for editors

Maps of each of the locations, highlighting proposed developments, will be included in the consultation alongside key questions.

Drop-in session dates

South Wootton, parish office (next to village hall) Tues 27 Sept 2011 at 4pm to 7pm

Hunstanton Community Centre Wed 28 Sept 2011 at 4pm to 7pm

Upwell Village Hall Mon 3 Oct 2011 at 4.30pm to 7.30pm

Downham Market Town Hall Tues 4 Oct 2011 at 3pm to 7pm

South Wootton Village Hall Thurs 6 Oct 2011 at 3.30pm to 8pm

Grimston Village Hall Mon 10 Oct 2011 at 4pm to 7pm

Terrington St Clement Village Hall Tues 11 Oct 2011 at 4pm to 7pm

Methwold, St. George's Hall Wed 12 Oct 2011 at 4pm to 7pm

Docking, The Ripper Hall Thurs 13 Oct 2011 at 4pm to 7pm

West Winch, William Burt Centre
3.30pm to 8pm

Fri 14 Oct 2011 at

Emneth Central Hall
7pm

Wed 19 Oct 2011 at 4pm to

King's Lynn, 14 Norfolk Street
to 1pm

Sat 22 Oct 2011 at 9am

Issued by Leanne Winston, Communications Officer, on 01553 616506

Have your say on the future

Policy document outlines the nitty gritty of plans in the pipeline for West Norfolk

The proposed West Norfolk Local Plan is being consulted on this week. It sets out the council's vision for the future of the area and provides a framework for decision-making over the next 15 years.

The plan sets out the council's vision for the future of the area and provides a framework for decision-making over the next 15 years. It sets out the council's vision for the future of the area and provides a framework for decision-making over the next 15 years.

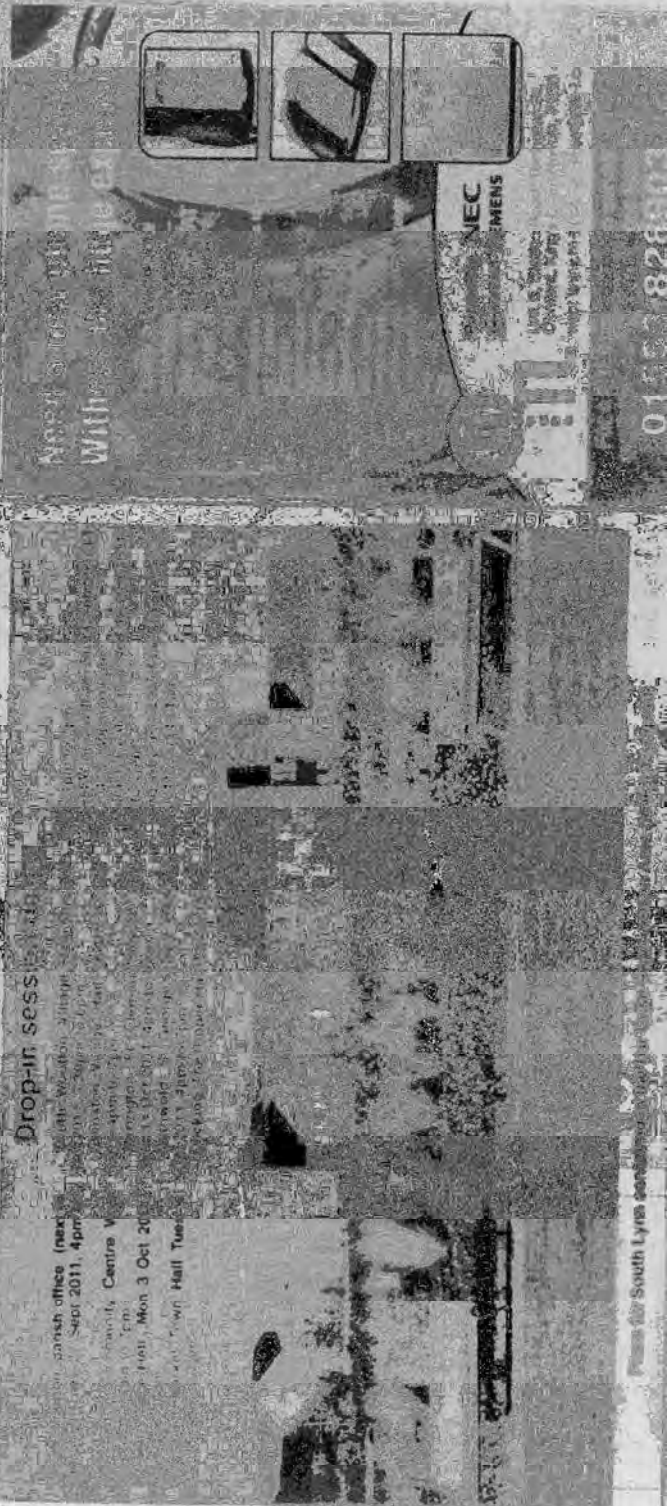
The plan sets out the council's vision for the future of the area and provides a framework for decision-making over the next 15 years. It sets out the council's vision for the future of the area and provides a framework for decision-making over the next 15 years.

Drop-in session

Drop-in session for the Local Plan consultation. The session will be held at the Community Centre, Lynn, on Monday, 3 October 2011, from 10am to 12pm.

Drop-in session

Drop-in session for the Local Plan consultation. The session will be held at the Community Centre, Lynn, on Monday, 3 October 2011, from 10am to 12pm.



Getting down to the nitty gritty

THE report on page 23 of last Tuesday's Lynn News invited us all to have our say on the nitty gritty of plans in the pipeline for West Norfolk.

One of the ways available for making our views known is by attending one of a dozen drop-in sessions at various locations throughout the borough.

Several people at the session in Hunstanton last Wednesday were Heacham residents, concerned at proposals for houses to be built on land between Heacham Manor golf course and the Manorfields estate.

Under the current local plan, all this land, including the golf course, is designated an area of important landscape quality.

While the switch from agriculture to recreation may not have resulted in a significant change to the appearance of the landscape, a new residential estate with more than 300 dwellings is likely to have an adverse impact on the environment.

The Site Specific Allocations consultation document does refer to

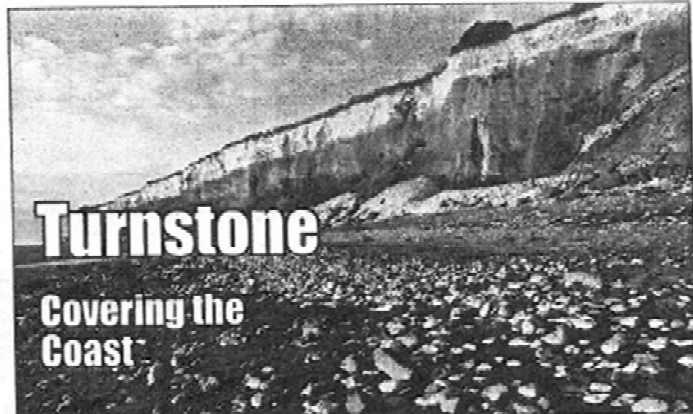
the need for ecological and archaeological surveys of the area prior to any development taking place, but this does not adequately address the proposed change to the quality of the landscape.

Another concern raised by visitors to this session was the distance between the town centre and the proposed expansion. One local resident argued that without an increase in the number of jobs in Hunstanton there would be no need for more houses.

Brian Holmes, of Hunstanton, pointed to the need for an alternative means of transport if more local residents would have to travel into Lynn, or beyond to their place of work.

This prompted me to refer him to section 10.10.1 of the document - also available on the borough council website - which, under the heading Planning Policy Guidance Note 13, reads as follows:

"Transport's main objective is to promote more sustainable transport choices for both people and for moving freight. Disused railway trackbeds and



routes can be a valuable resource, such as providing future routes for footpaths or cycle ways. It is therefore important to protect them from adverse development which might otherwise compromise their future as alternative economic or recreational transport routes."

"If that's the case," Brian was quick to reply, "why in Policy Draft DM9 is there no mention of protecting the trackbed of the Lynn to Hunstanton line and then connecting it to the line linking Lynn

station to Alexandra Dock and the proposed Bentinck Dock minerals aggregate depot? Now that Lynnsport obstructs the original rail route, surely the council should be looking seriously at the possibility of linking the Hunstanton line to the route into Lynn from the docks under Dodman's bridge?"

Brian went on to point out that West Norfolk ap-

pears to be the only part of the country where disused rail routes are not being brought back into service as Heritage Railways or in use by cyclists and pedestrians.

If there are other people out there who feel as strongly as Brian does on this issue, perhaps they will get along to a drop-in session or go to: www.west-norfolk.gov.uk/Default.aspx?page=24524

Compensatio
for accident injury

Parish earmarks sites for home expansion

NINE sites for possible housing developing have been provisionally approved by Upwell Parish Council. Sixty homes may be built across Upwell and Outwell during the next 15 years as a result of a public drop-in session regarding the matter.

A public consultation remains open to residents until Friday, November 18. Responses can be submitted via www.west.norfolk.gov.uk or via letter or e-mail to the council.

The parish council's next meeting takes place on Monday at 7.30pm.

Youth club benefit gig

A SPECIAL music gig is being held to raise money for the Jammin' Youth Club.

Members of the club will host the event at the Queen Mary Centre, Wisbech, on

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Internal Affairs


October 2011

Borough Council of
King's Lynn &
West Norfolk





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 News


 Community hub opens its doors


 New development in the borough


 Design awards


 Host families urgently needed for homeless young people in West Norfolk


 Tuck into a curry to raise money for the mayor's charity


 Around the World in Eighty Dishes


 Heritage Open Day's a hit


 Staff discount – BH Hair Design


 Borough's blooms impress

 Corporate update

 Our stars

 Personnel matters

 Our people

 What's on?

News

New development in the borough

A consultation on the Site Specific Allocations and Policies document, which details the type and location of future development in the borough, began on Friday 23 September and will run until 18 November.

As well as defining what will be developed where, the document includes policies covering subjects such as houses of multiple occupancy (HMOs), the coastal hazard zone and extensions to dwellings, which apply across the borough.

The document also examines towns' and villages' current development boundaries. The proposals demonstrate how these may be changed in the future to incorporate growth. People will be able to comment upon the proposals and suggest other parcels of land that could potentially be brought within the development boundary.

All the proposals will be available on the council's website under the [Local Development Framework pages](#) and comments can be made online during the consultation period.

A series of drop-in sessions in villages across the borough will also take place during this period (dates below). At the sessions people will have a chance to examine the proposals and ask questions, as well as leave written comments that will form part of the consultation.

The consultation consists of a series of questions that accompany details of the proposals and illustrative maps of each of the locations. Questions cover topics such as housing allocation – where residents will be asked what criteria they think should be used for deciding how many houses should be built in a particular location.

Hard copies of the document will be available at local libraries and council offices throughout the consultation period.

All comments received during the consultation will be considered by the council and used to develop the 'preferred options' document. This will be considered by Cabinet before being submitted to the Secretary of State for approval. It is anticipated that the adopted version of the document will be available in early 2013.

Drop-in session dates	
Grimston Village Hall	Mon 10 Oct 2011 at 4pm to 7pm
Terrington St Clement Village Hall	Tues 11 Oct 2011 at 4pm to 7pm
Methwold, St. George's Hall	Wed 12 Oct 2011 at 4pm to 7pm
Dooking, The Ripper Hall	Thurs 13 Oct 2011 at 4pm to 7pm
West Winch, William Burt Centre	Fri 14 Oct 2011 at 3.30pm to 8pm
Emneth Central Hall	Wed 19 Oct 2011 at 4pm to 7pm
King's Lynn, 14 Norfolk Street	Sat 22 Oct 2011 at 9am to 1pm

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[Family sculpture marks cycle route](#)

[Sandringham hosts Tour of Britain Family Fun Day](#)

[Tour of Britain challenge at Bodyworks](#)

[Starters and leavers for August 2011](#)

[West Norfolk sweeps the board at Norfolk Village Games](#)

[Councillors](#)

[In Brief](#)

[Diary Dates](#)

Any problems, suggestions or feedback please contact me.

Louise Hodgkin

Democratic Services -
Admin Assistant

louise.hodgkin@west-norfolk.gov.uk

01553 616394

Council News

Issue 88 - 9 September 2011

The Site Specific Allocations and Policies Development Plan Document

The Site Specific Allocations and Policies Development Plan Document (Issues and Options Consultation) were approved at Cabinet on Tuesday 6th September 2011. Please follow this link for a draft copy of the document - <http://www.west-norfolk.gov.uk/Default.aspx?page=22305>

This consultation document asks the public, stakeholders, statutory consultees etc for their comments on:

- how new housing development should be distributed throughout our rural areas based on the Core Strategy policy approach,
- potential development sites in our towns and villages,
- proposed town/ village boundaries,
- Development management policies on specific issues such Houses in Multiple Occupation and Coastal Hazard Zones, among others.

The consultation period will run from Friday 23rd September 2011 to 5pm on Friday 4th November 2011.

The Council will be writing to all interested parties, produce a press release, place advertisements in the local press, as well as organising briefing sessions for Parish Councils and a series of exhibitions / drop ins across the borough. The document will be available on the Council's website and we will be encouraging people to make any comments they have online. Please follow this link to the relevant section of our website - <http://www.west-norfolk.gov.uk/default.aspx?page=24524>. We have already written to Parish Council's to give them notice of the consultation dates, a link to the Cabinet papers, and to advise them of the Parish briefing sessions.

It is likely that this document will stimulate a great deal of interest throughout our towns and rural areas both by landowners and concerned residents, and so it is likely Members will receive questions and comments about this document. If you have any questions please contact the LDF Manager Alan Gomm on alan.gomm@west-norfolk.gov.uk or 01553 616237, or Claire Dorgan on claire.dorgan@west-norfolk.gov.uk or 01553 616236.

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Aa Aa Aa

If Councillors have any comments about the Members Bulletin, suggestions on things that you would find useful to see in it, or perhaps an item you would like to submit or bring to the attention of other Members, then please feel free to contact me.

Please remember that if you are a Council representative on an outside body that doesn't report directly to any other body you ought to be reporting on the activities of that organisation through the Bulletin. Just submit a note through to me and I will arrange it for you.

Louise Hodgkin

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Appendix D - Preferred Options consultation (July 2013)

- Letter sent to Parish Council's prior to the consultation
- General letter sent to all consultees
- Letter to Fenland District Council Members
- Response Form
- Posters
- Site Notices
- Advertisements
- Exhibition Boards
- Press Release
- Internal Affairs
- Members Bulletin

Letter sent to Parish Council's prior to the consultation

Dear Parish Council,

Parish Council Briefing Sessions – Detailed Policies and Sites Plan ‘Preferred Options’ Consultation

I am writing to invite representatives of the parish/town council to attend one or more of the four briefing sessions the Council is holding about its forthcoming Plan consultation during the week commencing 22nd July (see below for dates/times).

These Parish Briefing Sessions are intended to provide parish councils with advance knowledge of the forthcoming public consultation, and of the content and purpose of the consultation documents.

The public consultation starts on 29th July, and runs for 10 weeks to Friday 4th October, and invites comments on the Council's provisional choices of sites for development and detailed policies to guide future development and planning decisions. (Note that the 'Detailed Policies and Sites Plan' was previously known as the 'Site Specific Allocations and Policies Development Plan Document'.)

The parish council will be sent a copy of the consultation documents when they are published. The Borough Council will also be running a series of public 'Drop-In Sessions' in locations around the Borough during the consultation period, and parish/town councillors are, of course, very welcome to attend these, too.

I would be grateful if you would let me know whether representatives of your parish/town council plan to attend any of these sessions.

Monday 22nd July 2013 – Hunstanton Town Hall, The Green, Hunstanton PE36 6BQ - 5.30pm – 7.00pm

Tuesday 23rd July 2013 – Downham Market Town Hall, 15 Paradise Road, Downham Market PE33 9SU – 5.30pm – 7.00pm

Wednesday 24th July 2013 – BCKLWN, Committee Suite, King's Court, Chapel Street, King's Lynn PE30 1EX, 2.00pm – 4pm

Thursday 25th July 2013 – BCKLW, Committee Suite, King's Court, King's Lynn PE30 1EX, 5.30pm – 7.00pm

Yours sincerely

**Clare Cobley
Executive Assistant
On behalf of the LDF Team**

General letter sent to all consultees

Dear Sir / Madam,

Detailed Policies and Sites Plan 'Preferred Options' (Regulation 18) consultation

I am writing to invite comment on the Borough Council's provisional choices of sites for development and planning policies, etc. This consultation starts on Monday 29th July for 10 weeks until Friday 4th October 2013.

The Borough Council adopted its planning *Core Strategy* in July 2011, and this set the overall pattern and scale of development in the Borough for the period to 2026. The Council has subsequently been preparing a plan to identify specific development sites and detailed policies to give effect to that *Core Strategy*.

This document in preparation is now called the *Detailed Policies and Sites Plan*, but it was referred to as the *Site Specific Allocations and Policies Development Plan Document* in earlier consultation. (The name was changed for brevity and accuracy.)

In autumn 2011 the Council consulted on 'Issues and Options' for this Plan. The responses to that consultation, which included new suggestions of potential sites for development, have helped the Council reach the provisional choices shown in the consultation documents (though inevitably the Council has not been able to satisfy all preferences).

The draft Plan has three main elements to it:

- a series of 21 detailed policies to guide planning applications and decisions on specific topics;
- allocations of land for particular types of development (housing, employment, etc.) to provide for the growth set out in the Core Strategy;
- new development boundaries for towns and larger villages

How to find out more

The consultations can be accessed:

- via the Council's website www.west-norfolk.gov.uk
- at Borough Council offices
- at local public libraries.

A series of public 'Drop-In Sessions' are being held around the Borough for anyone interested to come and find out more (see below). Alternatively, they may call in any Tuesday afternoon during the consultation period to the Council's King's Court, King's Lynn, offices and speak to a planning officer about the consultation.

Drop-In Sessions

Hunstanton Town Hall	Monday 12th August 2013	4 - 7pm
West Winch William Burt Centre	Tuesday 13th August 2013	5 - 8pm
South Wootton Village Hall	Wednesday 14th August 2013	4 - 7pm
Emneth Village Hall	Thursday 15th August 2013	4 - 7pm
King's Lynn Vancouver Quarter	Friday 16th August	11am - 3pm

Upwell Village Hall	Monday 19th August 2013	4.30 - 7.30pm
Downham Market Town Hall	Tuesday 20th August 2013	4 - 7pm
Bircham Village Hall	Wednesday 21st August 2013	4 - 7pm
Grimston Village Hall	Thursday 22nd August 2013	4.30 - 7.30pm
Methwold Village Hall	Wednesday 28th August 2013	4 - 7pm
Clenchwarton Village Hall	Thursday 29th August 2013	4 - 7pm

How to submit comments on the Draft Plan

Comments in response to the consultation must be in writing. (Note the content of these will be made public.) There are a number of ways these may be submitted:

- online, via the Borough Council's website www.west-norfolk.gov.uk
- on a form provided at one of the 'drop-in' sessions (see above);
- via e-mail to ldf@west-norfolk.gov.uk ; or
- by post to 'LDF Team' at the address on this letter.

Closing date Friday 4th October 2013.

Should you require further information, please do not hesitate to contact me.

Yours faithfully,

Alan Gomm
Local Development Framework Manager

Letter to Fenland District Council Members

Dear Councillor,

Future Development on Wisbech fringes - Detailed Policies and Sites Plan for King's Lynn and West Norfolk 'Preferred Options' (Regulation 18) consultation

Large scale development of around 550 homes was planned for the eastern fringes of Wisbech by the King's Lynn and West Norfolk Core Strategy adopted in 2011. This is intended to complement, and integrate with, adjacent development planned within Fenland District.

I am writing to advise you that the Borough Council is now consulting on its provisional choice of a specific site on the eastern edge of Wisbech, along with other sites for development and planning policies, etc. for the Borough. This is an opportunity for yourself, your Council, or others to make comments on the Borough Council's provisional choice of site in advance of the Plan's finalisation.

I attach for your information the pages of the consultation document setting out the Preferred Option adjacent to the Fenland District boundary.

The consultation runs until Friday 4th October 2013, and details of how to respond to the consultation are set out below.

The consultation is being advertised in the Wisbech Standard, Fenland Citizen, and EDP (Western Fens edition). Note that there are a number of public 'Drop-In Sessions' across the Borough over the next few weeks, including one in Emneth (at the Village Hall) on Thursday 15th August, from 4 to 7pm.

About the current consultation

The Borough Council adopted its planning *Core Strategy* in July 2011, and this set the overall pattern and scale of development in the Borough for the period to 2026. The Council has subsequently been preparing a plan to identify specific development sites and detailed policies to give effect to that *Core Strategy*.

This document in preparation is now called the *Detailed Policies and Sites Plan*, but it was referred to as the *Site Specific Allocations and Policies Development Plan Document* in earlier consultation. (The name was changed for brevity and accuracy.)

In autumn 2011 the Council consulted on 'Issues and Options' for this Plan. The responses to that consultation, which included new suggestions of potential sites for development, have helped the Council reach the provisional choices shown in the consultation documents (though inevitably the Council has not been able to satisfy all preferences).

The draft Plan has three main elements to it:

- a series of 21 detailed policies to guide planning applications and decisions on specific topics;
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- new development boundaries for towns and larger villages

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A series of public 'Drop-In Sessions' are being held around the Borough for anyone interested to come and find out more (see below). Alternatively, they may call in any Tuesday afternoon during the consultation period to the Council's King's Court, King's Lynn, offices and speak to a planning officer about the consultation.

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- online, via the Borough Council's website www.west-norfolk.gov.uk
- on a form provided at one of the 'drop-in' sessions (see above);
- via e-mail to ldf@west-norfolk.gov.uk ; or
- by post to 'LDF Team' at the address on this letter.

Closing date Friday 4th October 2013.

Should you require further information, please do not hesitate to contact me.

Yours faithfully,

Alan Gomm
Local Development Framework Manager

Response Form

Detailed Policies & Sites Plan "Preferred Options" consultation



Get Involved

A ten-week period of consultation being held from Monday 28 July until Friday 04 October 2013 inclusive.

We would like your comments on the Council's Preferred Options for a new Detailed Policies and Sites Plan. You can do this freely online at www.klcc.gov.uk/consult or by completing the form below.

Consultation Response Form

Your Details		Agent Details (optional)
Name		
Job Title (optional)		
Organisation (optional)		
Email Address		
Address Line 1		
Address Line 2		
Town		
Post Code		
Telephone No.		
Ref: No (for office use only)		

Declaration

It is an accepted principle of the consultation process that it should be open and transparent. For this reason, and in accordance with national guidance we will try to make as much information as possible available via our website. Any responses will be published on the Council's website and they will not be acknowledged.

We try to ensure that personal information supplied by the applicant or by those making representations cannot be used to engage in any form of harassment. However, it should be noted that your responses will be made public via our website. We do not make any guarantee as to the accuracy of the information you provide and we are not responsible for any statements that you make.

IMPORTANT

1. Please use a separate comment sheet for each separate policy, settlement or section.
2. Ensure you put your name and email address (or postal address) on each separate sheet. Your comment will be discarded if this is missing.
3. Ensure you identify very clearly what you are commenting on – e.g. main document or a technical appendix, which village/town, or which policy number.

Your comments (one policy, settlement or issue per sheet please)

Which document are you commenting on (if not Main "Preferred Options"?.....

Which policy number, settlement or page number?.....

Signature:

Date:

Please return the completed questionnaire to:

LDF Section, King's Court, Chapel Street, King's Lynn, Norfolk PE30 1EX
or
Email: LDF@west-norfolk.gov.uk

Deadline for responses: Friday 04 October 2013

Posters



PROOF This PDF is for proofing purposes only. Do not forward this file for final print production.

NEW DEVELOPMENT OPTIONS

Borough Council of King's Lynn & West Norfolk 

Have your say on the choice of detailed planning policies and development sites. This is an opportunity to influence how growth in the Borough is handled over the next 13 years. Please come to one of our drop-in sessions to find out more:


Hunstanton Town Hall	Monday 12th August	4 - 7pm
West Winch William Burt Centre	Tuesday 13th August	5 - 8pm
South Wootton Village Hall	Wednesday 14th August	4 - 7pm
Emneth Village Hall	Thursday 15th August	4 - 7pm
King's Lynn Vancouver Quarter	Friday 16th August	11am - 3pm
Upwell Village Hall	Monday 19th August	4.30 - 7.30pm
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Grimston Village Hall	Thursday 22nd August	4.30 - 7.30pm
Methwold Village Hall	Wednesday 28th August	4 - 7pm
Clenchwarton Village Hall	Thursday 29th August	4 - 7pm

Consultation closes on 4th October 2013. For more information visit www.west-norfolk.gov.uk, Borough Council offices, or local libraries. This is a consultation on the Council's 'Preferred Options' for a Detailed Policies and Sites Plan.



DETAILED POLICIES AND SITES PLAN

PREFERRED OPTIONS CONSULTATION
JULY 2013

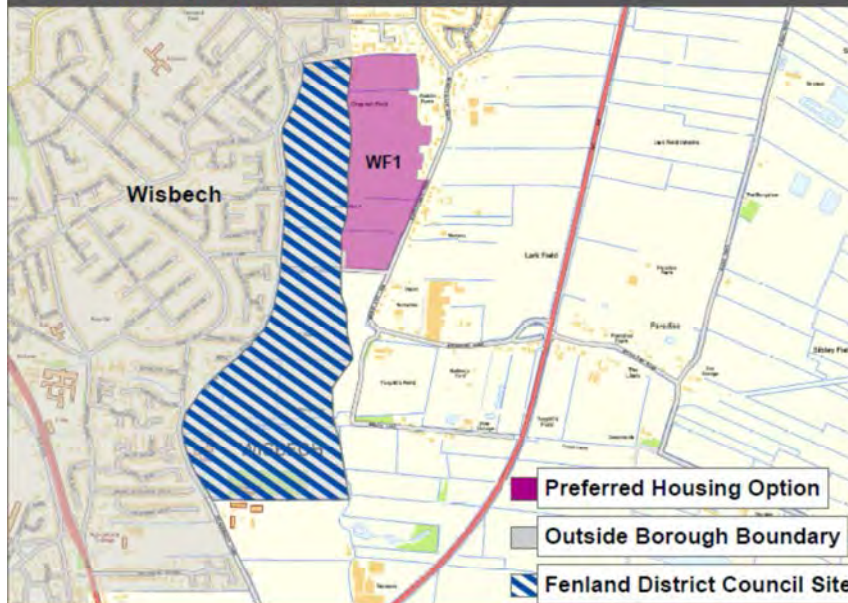


LOCAL PLAN



AFFECTING WISBECH FRINGE

King's Lynn & West Norfolk Borough Council is consulting on proposals for a new plan, and this includes a housing site close to Wisbech, as shown below. This site is adjacent to a housing site proposed in Fenland District Council's Plan. The two sites are separated by the local authority boundary.



The Borough Council is consulting on its 'Preferred Options' for a Detailed Policies and Sites Plan from 29th July to 4th October 2013.

The consultation is about:

- Choosing sites to accommodate new development
- Deciding development boundaries for towns and larger villages
- Setting policies to deal with particular issues and locations in planning applications

You can view the documents, and find out how to make any comments:

- Online via the Borough Council's website www.west-norfolk.gov.uk
- at the Borough Council's Offices
- at public libraries around the Borough


Site Notices


LOCAL PLAN

PROPOSED SITE NOTICE - CLENCH2

Land near this site notice is under consideration for allocation as part of a new draft Plan for the Borough. This is not a planning application, and no final decisions have been taken yet. Find out more and have your say!

Borough Council of
King's Lynn &
West Norfolk





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Date:Printed: 01 August 2013

Advertisements

LOCAL PLAN CONSULTATION

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Consultation closes on 4th October 2013. For more information visit www.west-norfolk.gov.uk, Borough Council offices, or local libraries. This is a consultation on the Council's 'Preferred Options' for a Detailed Policies and Sites Plan.

Exhibition Boards

DETAILED POLICIES AND SITES PLAN - CONSULTATION

Borough Council of
King's Lynn &
West Norfolk

HAVE YOUR SAY!

How to comment on the Council's 'Preferred Options' for this Plan

The Council wants to hear your views on its provisional choice of policies and sites for development in the Borough over the next 13 years.

You can comment on the options through the Council website, or by a filling in a form.

Website

Perhaps the easiest way is via the Council's website. This contains all the documents relating to the consultation.

Once you have registered with the website you will be able to submit comments. You can return to the site and add further comments any time during the consultation period (to the 4th October). The web address you will need for all of this is www.west-norfolk.gov.uk

Paper Form

You can also view the consultation document in the following locations

- Local Public Libraries
- Borough Council Offices

Copies of the response form are available at all of these locations. You can also collect a form from us today. The address to send comments to is on the form and in the consultation documents.

Find out more

Please feel free to drop into the Council's King's Lynn offices on any Tuesday afternoon, 2pm to 4pm, during the consultation period to speak to an officer about the proposals.

What happens next?

The comments received will be considered by the Council before it finalises its Plan, and help it decide whether to confirm or change the provisional choices in the consultation documents.

HAVE YOUR SAY ON NEW DEVELOPMENT IN THE BOROUGH

Borough Council of
King's Lynn &
West Norfolk

The consultation document is called 'Preferred Options' (i.e. provisional choices) for the **Detailed Sites and Policies Plan**. (In earlier stages this Plan was called the 'Sites Specific Allocations and Policies Development Plan Document')

What will the Plan do?

- **Allocate and designate land for particular uses such as:**
Housing – Employment – Town Centre
- **Set new development boundaries to control the sprawl of towns and villages**
- **Introduce 'Area-Wide Policies' for various topics to guide planning applications and decisions**

What stage are we at with preparing the Plan?

	Clear the Sites	Spring 2009
	Issue and Options Consultation	Autumn 2011
We are here	Preferred Options Consultation	Summer 2012
	Proposed Plan published for comment	Winter 2013/14
	Independent Examination of Plan	Spring 2014

The comments received at this stage will help the Council decide whether to keep or change any of the allocations and policies in the consultation document.

It will then (probably Winter 2013/14) publish its formal proposed Plan for comment, and forward the comments received to the independent planning inspector who will decide whether the Council can adopt the Plan.

AREA WIDE POLICIES



Background from the Core Strategy

The Core Strategy establishes the long term spatial strategy for the borough and contains overarching / strategic policies which will be used to determine planning applications.

Area Wide Policies

These are a series of policies about particular topics which would apply across the Borough, or a part of it, and be used to guide planning applications and decisions on these.

They provide additional detail to supplement the broad policies in the existing Core Strategy.

There are draft policies on:

- | | |
|---|--|
| 1. Presumption in favour of sustainable development | 11. Renewable Energy |
| 2. Development Boundaries | 12. Houses in Multiple Occupation |
| 3. Infill development in the Smaller Villages and Hamlets | 13. Enlargement of dwellings outside settlements |
| 4. Environment, design and amenity | 14. Housing needs of rural workers |
| 5. Community facilities and allotments | 15. Residential Annexes |
| 6. Protection of Local Open Space | 16. Touring and Permanent Holiday Sites |
| 7. Provision of recreational open space | 17. Strategic road network |
| 8. Promoting town centres | 18. Disused railway trackways |
| 9. Coastal Hazard Zone | 19. Allocated sites in areas of flood risk |
| 10. Green Infrastructure | 20. Delivering affordable housing |
| | 21. Parking Provision in new development |

There are detailed policies for each of these. Read the consultation document for the detailed wording and explanation.

Let us know whether you agree with these policies.

SITE ALLOCATIONS



Site Allocations

The Council has provisionally chosen specific sites to accommodate the development needed in the Borough over the years to 2026.

The overall amount of development to be allocated and the general locations for these allocations were decided by the Council in 2011,

and are set out in the Council's adopted Core Strategy.

If the Council does not identify enough sites to accommodate this, development will occur anyway, but the Council will have little or no control over where it goes and in what form.

Housing Allocations Required (from Core Strategy 2011)		Draft Housing Allocations in this Plan	
Settlement/Area	Number of new homes to be allocated (approx.)	Sites allocated	Number of homes allocated (approx.)
King's Lynn area (including West Lynn, West Winch/North Runcton, North and South Wooton, Knight's Hill)	5,070	King's Lynn - 7 sites	1,400
		West Lynn - 2 sites	250
		West Winch/North Runcton - 1 area (to be sub-divided)	1,600
		South Wooton - 1 site	300
		Knight's Hill - 1 site	600
Downham Market	400	Downham Market - 2 sites south-east and north-east of town	400
Hunstanton	220	Hunstanton - 2 sites on east side of town	220
Wisbech Fringes (including Emneth & Wisbech)	550	Wisbech - 1 site on eastern edge of town	550
		Emneth	40
Key Rural Service Centres (29 larger villages)	660	Various	30 (average) each Rural Centre
Rural Villages (34 medium villages)	220	Various	6 (average) each Rural Village

How Sites were chosen:

The Council assessed over 800 sites put forward for development, and needing only around 10% of that number, sought to choose the best available, taking into account a very wide range of competing factors, including:

- Proximity to services and facilities
- Community views (parish council and previous public consultation)
- Flood risk
- Protecting designated nature conservation and heritage sites
- Safety and adequacy of road access
- Availability of water supply, sewerage, school places
- Viability of development

What do you think of the sites chosen? Can you suggest better ones?

RURAL HOUSING SITES



Key Rural Service Centres

20 major villages or village groups with significant services and facilities. These settlements have a new development boundary and some housing allocated.

The Core Strategy says 660 dwellings to be allocated; on average 33 each. This Plan distributes them according to population size, unless local constraints or opportunities suggested a lower or higher number. The exact sites in each settlement are shown in the draft Plan.

Key Rural Service Centre	Houses Allocated	Key Rural Service Centre	Houses Allocated
Brancaster	14	Heacham	66
Burnham Staithe			
Burnham Deepdale			
Burnham Market	30	Marham	25
Castle Acre	11	Methwold with Northwold	40
Clenchwarton	56	Smeltisham	20
Dersingham	30	Stoke Ferry	15
Docking	16	Terrington St. Clements	55
East Rudham	0	Terrington St. John St. John's Highway Tilney St. Lawrence	0
Feltwell with Hookwold cum Wilton	60	Upwell Outwell	65
Gayton	46	Watlington	32
Grimston Foft Row			
Great Massingham	12	West Walton Walton Highway	16

Rural Villages

34 villages or village groups with some services and facilities. These settlements have a new development boundary and some housing allocated.

The Core Strategy says 215 dwellings to be allocated; on average 6 each. This Plan distributes them according to population size, unless local constraints or opportunities suggested a lower or higher number. The exact sites in each settlement are shown in the draft Plan.

Rural Villages	Houses Allocated	Rural Villages	Houses Allocated
Ashwicken	5	Shouldham	10
Burnham Overy Staithe	0	Southery	15
Castle Rising	0	Sydenstone	5
Denver	10	Ten Mile Bank	5
East Winch	10	Thornham	5
Fincham	5	Three Holes	5
Filtham	0	Tilney All Saints	5
Great Bircham with Bircham Totts	10	Walpole Cross Keys	5
Harphey	5	Walpole Highway	5
Higay	12	Walpole St. Peter with Walpole St. Andrew and Walpole Marsh	16
Hillington	5	Welney	7
Ingoldsthorpe	8	Wereham	8
Marpleton St. James with St. Johns Fen End	15	West Newton	0
Middleton	15	Wiggenhall St. Germans	12
Old Hunstanton	0	Wiggenhall St. Mary Magdalen	10
Rundon Holme	10	Wimbotsham	0
Sedgeford	10	Wormegay	0

What do you think of the sites chosen? Can you suggest better ones?

Press Release

Public consultation: Detailed Policies and Sites Plan

News release PR 2264

Issued 23 July 2013

A 10-week public consultation on the draft Detailed Policies and Sites Plan begins on 29 July.

When finalised, the Detailed Policies and Sites Plan will, in conjunction with the Core Strategy, help to govern planning decisions in West Norfolk for the next 13 years. The Core Strategy, adopted by the council in 2011, details the scale of future development and the broad locations for residential and business development. The Detailed Policies and Sites Plan (the subject of the consultation) will identify the specific sites for that development.

Cllr Vivienne Spikings, Cabinet Member for Development, said: "It is vital that we plan how best to manage future growth so that we protect the area's character, provide suitable housing for future generations and support economic growth. This document will put the flesh on the bones of the Core Strategy, giving precise details about future development in West Norfolk and will shape planning decisions for the next 13 years, so it is important that people get involved in the process."

The Core Strategy concluded that sites need to be allocated for 6,000 new homes to be built in the borough by 2026 and determined that the majority of growth should be accommodated by the towns, the areas immediately surrounding King's Lynn, and larger rural hubs, which have the facilities and capacity to accommodate some expansion. The draft Detailed Policies and Sites Plan, which has been drawn up following detailed site investigations and earlier consultation with the public and stakeholders, proposes the precise sites to meet this need and details the number of homes each site could support. Under the proposals around 4,000 new homes could be built over the coming 13 years in King's Lynn and the area which immediately surrounds it. Specific sites have been identified in King's Lynn town centre and West Lynn (1,660), West Winch/North Runcton (1,600 homes), South Wootton (300) and Knight's Hill (600).

Downham Market and Hunstanton, too, were identified by the Core Strategy as locations that have the appropriate infrastructure and services to sustain growth. The draft plan identifies potential sites in these towns, including 400 new homes (plus employment land) for Downham Market and 220 homes for Hunstanton. Sites for 590 new homes have also been identified on the fringes of Wisbech (to complement adjacent planned development outside the coverage of this plan in Fenland district).

The draft plan also proposes new development boundaries in larger villages and sites which could, between them, accommodate the 875 homes that were identified in the Core Strategy for the borough's larger villages. The number of houses allocated to each of the 54 larger villages varies from zero to 60, with the average being 16.

As well as detailing the size and precise sites for future residential and business developments, the draft Detailed Policies and Sites Plan includes 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.

The draft Detailed Policies and Site Plan will be available to view on the council's website under the planning page and paper copies will be available at the borough council's offices and local libraries. Drop-in events, where people can view the document and discuss it with a planning officer, will take place in August as follows:

Drop-in session dates

Date	Venue	Time
Monday 12 August	Hunstanton Town Hall	4-7 pm
Tuesday 13 August	West Winch William Burt Centre	5-8 pm
Wednesday 14 August	South Wootton Village Hall	4-7 pm
Thursday 15 August	Emneth Village Hal	4-7 pm
Friday 16 August	King's Lynn Vancouver Quarter	11 am - 3 pm
Monday 19 August	Upwell Village Hall	4.40 - 7.30 pm
Tuesday 20 August	Downham Market Town Hall	4-7 pm
Wednesday 21 August	Bircham Village Hall	4-7 pm
Thursday 22 August	Grimston Village Hall	4.30 - 7.30 pm
Wednesday 28 August	Methwold Village Hall	4-7 pm
Thursday 29 August	Clenchwarton Village Hall	4-7 pm

Comments must be made in writing and will be made public. Comments can be made [online using the council's consultation portal](#), can be emailed to ldf@west-norfolk.gov.uk, or can be 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 29 July until 4 October. Following this all comments will be considered by the council to help draw up its final proposed plan. A further consultation upon the final draft will be held before it is presented, with the comments received at that stage, to an independent planning inspector for examination. If agreed by the planning inspector, the plan would come into force during 2014.

For more information please see the [Detailed Policies and Sites Plan webpage](#).

Last updated: 31 July 2013

September 2013

Borough Council of
King's Lynn &
West Norfolk




Internal Affairs

Your online guide to what's happening





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News

Still time to comment on detailed sites plan

The public consultation on the draft Detailed Policies and Sites Plan, which began in July, continues until 4 October.

When finalised, the Detailed Policies and Sites Plan will, in conjunction with the Core Strategy, help to govern planning decisions in West Norfolk for the next 13 years. The Core Strategy, adopted by the council in 2011, details the scale of future development and the broad locations for residential and business development. The Detailed Policies and Sites Plan (the subject of the consultation) will identify the specific sites for that development.

As well as detailing the size and precise sites for future residential and business developments, the draft Detailed Policies and Sites Plan includes 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.

Consultation events have been held at various locations across the borough this summer but have now drawn to a close, however, you can still comment on the plans. Comments must be made in writing and will be made public. Comments can be made [online using the council's consultation portal](#), can be emailed to ldf@west-norfolk.gov.uk, or can be posted to: LDF Team, Borough Council of King's Lynn & West Norfolk, King's Court, Chapel Street, King's Lynn, Norfolk, PE30 1EX.

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For more information please see the [Detailed Policies and Sites Plan webpage](#).

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Council News

Free parking will be just the ticket this summer

Work starts on Tuesday Market Place

Information on imminent planning consultation

Councillors

Other Agency Information

Diary Dates

Any problems, suggestions or feedback please contact me.

Chris Brock

01553 816294

Council News

Issue 131 - 26 July 2012

Information on imminent planning consultation

Consultation on Detailed Policies and Sites Plan 'Preferred Options' - Monday 20th July to 4th October 2012

The Borough Council is consulting for 10 weeks ending 4th October on its provisional choices of allocations of sites for development, policies for planning applications, development boundaries etc.

How people can find out more

The consultation documents can be accessed:

- via the Council's website www.westnorfolk.gov.uk
- at Borough Council offices (copies for inspection)
- at local public libraries (copies for inspection)

A series of public 'Drop-In Sessions' are being held around the Borough for anyone interested to come and find out more (see below).

Alternatively, they may call in any Tuesday afternoon during the consultation period to the Council's King's Court, King's Lynn, offices and speak to a planning officer about the consultation.

email queries to planning@westnorfolk.gov.uk

Telephone queries to Sarah Piggs (6240) or Maryann Nicou (6372) in the LDF team.

Drop-In Sessions

Hunstanton Town Hall	Monday 12th August 2012	4 - 7pm
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Bircham Village Hall	Wednesday 21st August 2012	4 - 7pm
Grimston Village Hall	Thursday 22nd August 2012	4.30 - 7.30pm
Welholld Village Hall	Wednesday 28th August 2012	4 - 7pm
Danbyton Village Hall	Thursday 29th August 2012	4 - 7pm

How people can submit comments on the Draft Plan

Comments in response to the consultation must be in writing. (Note the content of these will be made public.) There are a number of ways these may be submitted:

- online, via the Borough Council's website www.westnorfolk.gov.uk
- on a form provided at one of the 'drop-in' sessions (see above).
- via e-mail to planning@westnorfolk.gov.uk ; or
- by post to LDF Team at the Borough Council's King's Court offices.

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Issue 131 - 26 July 2012

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Aa Aa Aa

If Councillors have any comments about the Members Bulletin, suggestions on things that you would find useful to see in it, or perhaps an item you would like to submit or bring to the attention of other Members, then please feel free to contact me.

Please remember that if you are a Council representative or an outside body that doesn't report directly to any other body you ought to be reporting on the activities of that organisation through the Bulletin. Just submit a note through to me and I will arrange it for you.

Chris Brock



Front Page



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Commemoration

Audit and Fraud Team



Other Agency
Information



Diary Dates

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Please remember that if you are a Council representative on an outside body that doesn't report directly to any other body you ought to be reporting on the activities of that organisation through the Bulletin. Just submit a note

Councillors

Issue 139 - 15th November 2013

Local Development Framework

Detailed Policies and Sites Plan – Preferred Options Consultation. July 2013.

The consultation period closed on Friday 4th October 2013, and we received approximately 2,700 responses.

All comments received can be viewed on our website at - http://consult.west-norfolk.gov.uk/portal/preferred_options_2013

Members may feel it would be useful to view the comments and be informed about the proposals in their wards. If on reading the comments Members would like further information, please do contact the LDF team.

The LDF team are currently reviewing all the comments made and working with the LDF Task Group to identify any new sites and, make amendments to the document. We intend to produce a final draft of the document to submit to the Secretary of State in the new year.

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Issue 139 - 15th

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Any problems, suggestions or feedback please contact me.

Chris Brock
chris.brock@west-norfolk.gov.uk
01553 616394