

Local Plan Review Version 2- January to May 2021 Update

The table below presents the amended textual changes which have taken place over the last few months to the agreed version of the Local Plan Review in December 2020.

The text presented in the table below refers to necessary textual changes regarding the recommendations by the consultants for the Habitats Regulations Assessment and the Viability Study. Some amendments and changes have already been discussed and shared with the task group through verbal updates or circulated documents. Other textual changes have been added also to give further detail where needed in areas throughout the plan.

The table is to help the LPTG see the amendments we have updated to show they have been incorporated into the newest version of the LPR to be taken forward.

The table presents four columns:

- 1. The first column is the section of the LPR where change has been made**
- 2. The second column is a brief summary of the changes which have been made and why**
- 3. The third column shows the amended text and highlights where the change is if this is in a large passage of text**

Section of the LPR	Changes which have been made in version 2	Amended text
Spatial Portrait	<p>Added an extra sentence regarding the average household size which was recommended by our viability consultant.</p> <p>We thought it was appropriate to add the reference also to para 2.1.3.</p>	<p>Para 2.1.3- The Borough is the fourth largest district in England covering an area of some 550 square miles (142,879hectares)with a population of 151,900 (2017 estimate).The main population centre is King's Lynn (41,590) though the borough also includes the market town of Downham Market (9,994),the coastal resort of Hunstanton(4,210) and more than 100 villages of varying sizes. The number of properties in the district are approximately 73,940(2020 estimates)and the average household size in the district is 2.3 (Census, 2011). By2036 some 29% of the population will be over retirement age, with 17% of residents aged over 75; while the proportion of those under 25 will be below the national average.</p>
LP01	<p>New clause 4.1.18 to give further detail in regard to the distribution of development</p>	<p>New 4.1.18 - However, the Local Plan Review seeks to carry forward the previously established distribution of development but with an increased emphasis upon the A10 / Main Rail Line from King's Lynn to Cambridge and London King's Cross as a Strategic Growth Corridor. This A10 / Main Rail Line Strategic Growth Corridor includes support for growth at King's Lynn (including West Winch& South Wootton), Downham Market and at Watlington. There is also a desire to enable further growth at Marham to support the continued presence of RAF Marham close by. It is considered that this area not only includes the Borough's most sustainable settlements, but that it also makes appropriate use of the existing sustainable transport network in place, not least the rail line, and also looks to the future with the move away from fossil fuel-based modes of transport.</p>
LP05	<p>From the PAS Toolkit discussion we have amended text to Policy LP05 Clause 3 with a new point 'n'</p>	<p>3 n) Next generation mobile technology (e.g. 5G) and full fibre broadband.</p>

<p>LP06</p>	<p>Regarding the viability study it is recommended the LPR makes reference to Future Homes Option B which is the preferred route the government will be going down when implementing changes to the building regulations.</p> <p>This has been suggested at the LPTG March 2021 meeting to replace the Merton Rule once Option B comes into action.</p> <p>Textual changes reflect this.</p>	<p>Clause 5 – delete and relace with: 5. All new development will be required to follow the ‘Merton Rule’, whereby 10% of all energy will come from onsite renewable sources for new domestic development of 10 units or more, and new commercial developments over 1000m2; proposals which exceed these CO2 reduction targets will be encouraged and supported; including developments over 100 dwellings providing a 20% reduction of CO2 emissions (in accordance with LP18, 23)</p> <p>4. Until the Building Regulations change when new development is assumed to conform to the Future Homes Standard (Option 2, as will likely be implemented through a change to Part L of the Building Regulations) all new development will be required to follow the ‘Merton Rule’, whereby 10% of all energy will come from onsite renewable sources for new domestic development of 10 units or more, and new commercial developments over 1000m2; proposals which exceed these CO2 reduction targets will be encouraged and supported; including developments over 100 dwellings providing a 20% reduction of CO2 emissions (in accordance with LP18, 23)</p> <p>Supporting text:</p> <p>Supporting text: 4.6.8 The Planning and Energy Act (2008) allows all councils in England and Wales to adopt in their development plans, policies which impose reasonable requirements for “a proportion of energy used in development in their area to be energy from renewable sources [or low carbon energy] in the locality of the development¹⁰”; and to comply with energy efficiency standards for new buildings which exceed those defined by the Building Regulations. This policy can also be known as the Merton Rule. 4.6.9 The Merton Rule is known for being the innovative planning policy which was first pioneered by the London Borough of Merton and adopted in 2003. The policy requires the use of onsite renewable energy to reduce the amount of carbon emissions in the built environment; which has now led this implementation to be adopted in the majority of council’s policies in their own adapted way. The rule is regularly adopted at a local level as a requirement for a percentage reduction in the predicted emissions of carbon dioxide, or the predicted energy demand, in new buildings, through the use of on-site renewables. It is typically specified for new developments over a certain threshold size. Ten percent is commonly set as the emissions reduction required for new domestic</p>
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		<p>developments of 10 units or more, and new commercial developments over 1000m2 and this is requirement which will be addressed in this local plan.</p> <p>ADD:</p> <p>4.6.9A Notwithstanding the above, the Borough Council must also take account of current Government advice and forthcoming advice. Following a consultation on 'Future Homes Standards' the Government has announced it's intention in January 2021, to pursue Option 2 for the FHS through a change in Part L of the Building Regulations, thus making it mandatory. The effect of this change would be similar to the 'Merton Rule' i.e. a reduction in carbon emissions, but actually to a greater beneficial effect. In considering the impact on the costs of construction (and thus the viability of the Local Plan) the Borough Council has assumed Option 2 is to apply. (Refer to the 'Viability Assessment' para 8.4). Advice on viability suggests a greater cost will be incurred by the mandatory Building Regulations change than use of the 'Merton Rule'. In the circumstances it would be appropriate to discontinue using the 'Merton Rule' in deference to the anticipated Building Regulation change. However, the Borough Council will continue to use Merton until that point.</p>
LP07	<p>Arising from the HRA LP07 (The Economy) supporting text could highlight risks from tourism growth for European sites in relation to recreation. Any tourism growth will need to comply with LP27 (assuming generic wording inserted).</p>	<p>Policy Clause 3-</p> <p>3. Proposals for uses adversely affecting Sites of Special Scientific Interest (SSSIs) or European Sites will be refused permission. Project level HRA will be required for such proposals affecting European Sites in line with Policy LP27.</p> <p>Supporting text</p> <p>4.1.6 The promotion of tourism needs to be balanced with a recognition of the potential negative impacts that too many visitors may have on the amenity of existing residents. There are also risks from tourism growth for European sites in relation to recreational pressure from increased numbers of visitors. Any tourism growth will need to comply with Policy LP27.</p>

<p>LP09- Touring and Permanent Holiday Sites Policy</p>	<p>Arising from the HRA LP09 (Touring and Permanent Holiday Sites Policy) wording could be modified for accuracy as project level HRA will not be relevant for proposals with risks to SSSIs that are outside European sites.</p>	<p>5.3.3 The strategic policies seek to protect the countryside for its intrinsic character and beauty, the diversity of its landscapes, heritage and wildlife. It is therefore important to ensure that there is a correct balance between encouraging tourism and other policy aims of controlling development in the countryside. A controlled approach to new development is particularly desirable within the northern coastal area of the Borough, part of which is designated as the Norfolk Coast Area of Outstanding Natural Beauty (AONB) and within where European Sites and may be impacted Sites of Special Scientific Interest (SSSIs). There is already a high quantity of varied tourist accommodation available, and it is preferable to protect this source of accommodation rather than construct new holiday sites in the countryside, particularly within the AONB.</p>
<p>LP10</p>	<p>At the Local Plan Task Group in December 2020 Cllr Morley under Standing Order 34 offered revised wording which was agreed to be sent over by the Planning Policy Manager if the wording was a factual correction.</p> <p>These textual changes were taken on board and agreed with Cllr Blunt to make these changes to the document.</p>	<p>The suggested changes have been made to Para. 5.4.1 - delete “former” on line 3.</p> <p>5.4.1 The Borough has three particularly large and important employment sites: RAF Marham and associated facilities; the British Sugar Factory at Wissington and the former National Construction College (CITB) site at Bircham Newton. The Borough Council considers the continued operation and development of these sites especially important to the economy, and to the scale and balance of employment opportunities in the Borough and beyond and that this warrants explicit policy support for their future adaption and expansion</p> <p>Replace the text of 5.4.4 with the following:</p> <p>The National Construction College employed staff numbers of around 650, as well as generating further indirect employment in the area. It was the leading facility of its type in the UK, the largest in Europe, and performed a key role in supporting the recovery of the UK construction industry through provision of highly specialised technical training. The College trained some 20,000 students and workers per year, and it was estimated to contribute £25 million to the local economy. Following its closure as a training site it is important to encourage the continuing use of the site for employment purposes.</p>

		<p>5.4.4 The National Construction College employed staff numbers of around 650. It has recently moved its headquarters to Peterborough and outsourced some administrative activities. However it has retained the training function pending sale to a 3rd party. It is the leading facility of its type in the UK and can perform a key role in supporting the UK construction industry through provision of highly specialised professional and technical training. It has the capacity to train and employ around 20,000 people per annum and at full capacity contributes some £25m to the local economy. The college can also provide facilities for other, training or similar private operations. It currently hosts the global architectural training company "Constructionarium".</p> <p>5.4.5 Furthermore, it provides a range of facilities that are used by the local community and others. These include conference facilities for training, education and life/celebration events, a 25 metre indoor heated swimming pool, other sports facilities and hosts an RAF Heritage Museum. Following its sale to a 3rd party it is important to encourage the continuing use of all of the site, preferably for employment purposes but other developments could be considered within the overarching policies of this local plan and providing the rural character of the area is maintained</p>
LP19	From the HRA - Policy wording for Breckland SPA moved from LP19 to LP27	<p>Development proposals in the Breckland SPA (moved from Policy LP19)</p> <p>New built development will be restricted within 1,500m of the Breckland SPA. Development will be restricted to the re-use of existing buildings or where existing development completely masks the new proposal from the Breckland SPA. Beyond the SPA, a 1,500m buffer will also be applied to areas where the qualifying features are known to exist, or where nesting attempts have been made. In this area, development may be acceptable where suitable alternative habitat (outside the SPA) can be secured.</p>
LP24- Renewable Energy Policy	The HRA consultant identified that the policy wording was ambiguous in relation to Habitats Regulations as it indicated proposals will be assessed to determine whether or not the benefits they bring in terms of the	<p>Policy LP24 – Renewable Energy</p> <p>1. Proposals will be supported and considered in the context of contributing to the achievement of sustainable development and adapting to climate change. Proposals made by a local community and through neighbourhood plans for the development of renewable and low-carbon sources of energy, in</p>

	<p>energy generated are outweighed by the impacts, either individually or cumulatively, and then refers to a) international sites for nature conservation. Wording did not reflect the requirements of the legislation. Also b) specifically mentioned SSSIs and Ramsar sites, both of which fall under a). Could be simplified by cross reference to LP27 (assuming generic wording inserted).</p>	<p>scale with their community's requirements, including supporting infrastructure for renewable energy projects will be supported.</p> <p>2. Proposals for renewable energy (other than proposals for wind energy development) and associated infrastructure, including the landward infrastructure for offshore renewable schemes, will be assessed to determine whether or not the benefits they bring in terms of the energy generated are outweighed by the impacts, either individually or cumulatively, upon:</p> <ul style="list-style-type: none">a. sites of international, national or local nature or landscape conservation importance, whether directly or indirectly, such as the Norfolk Coast Area of Outstanding Natural Beauty (AONB).b. sites of Special Scientific Interest (SSSIs) and Ramsar Sites;c. the surrounding landscape and townscape;d. designated and un-designated heritage assets, including the setting of assets;e. ecological interests (species and habitats);f. amenity (in terms of noise, overbearing relationship, air quality and light pollution);g. contaminated land;h. water courses (in terms of pollution);i. public safety (including footpaths, bridleways and other non-vehicular rights of way in addition to vehicular highways as well as local, informal pathway networks); andj. tourism and other economic activity.
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<p>LP27- Habitats Regulation Assessment (HRA) Policy</p>	<p>HRA Consultant recommended policy and supporting text amendments to ensure high level protection for European Sites against the impacts of recreation and air quality.</p> <p>Amendments have been made to reflect changes recommended.</p> <p>Amendments highlighted in yellow are new wording added to LP27.</p>	<p>Policy LP27- HRA</p> <p>Proposals for development must not adversely affect the integrity of European sites either alone, or in-combination with other plans and projects, unless the tests set out under the Conservation of Habitats and Species Regulations (2017) (as amended) are met.</p> <p>In relation to recreation Habitats Regulation Assessment (HRA) monitoring and mitigation the Council has endorsed a Monitoring and Mitigation Strategy including:</p> <ol style="list-style-type: none"> 1. A need for Project level HRA to establish affected areas (SPA, SAC, RAMSAR) and a suite of measures including all/some of: <ul style="list-style-type: none"> a. provision of an agreed package of habitat protection measures, to monitor recreational pressure resulting from the new allocations and, if necessary, mitigate adverse impacts before they reach a significant threshold, in order to avoid an adverse effect on the European sites identified in the HRA.

		<p>This package of measures will require specialist design and assessment but is anticipated to include provision of:</p> <ul style="list-style-type: none">i. a monitoring programme, which will incorporate new and recommended further actions from the Norfolk visitor pressure study (2016) as well as undertaking any other monitoring not covered by the County-wide study.ii. enhanced informal recreational provision on (or in close proximity to) the allocated site [Sustainable Accessible Natural Greenspace], to limit the likelihood of additional recreational pressure (particularly in relation to exercising dogs) on nearby relevant nature conservation sites. This provision will be likely to consist of an integrated combination of:<ul style="list-style-type: none">A. informal open space (over and above the Council’s normal standards for play space);B. landscaping, including landscape planting and maintenance;C. a network of attractive pedestrian routes, and car access to these, which provide a variety of terrain, routes and links to the wider public footpath network.iii. contribution to enhanced management of nearby designated nature conservation sites and/or alternative green space;iv. a programme of publicity to raise awareness of relevant environmental sensitivities and of alternative recreational opportunities. <p>2. Notwithstanding the above suite of measures the Borough Council will levy an interim Habitat Mitigation Payment of £50 per house to cover monitoring/small scale mitigation at the European sites.</p>
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This Strategy and associated payments will be in place until superseded by the Norfolk wide Green Infrastructure (GI) and Recreational impact Avoidance and Mitigation Strategy (RAMS).

The potential impacts on European sites from recreational pressure from residential development will be addressed through:

(i) the provision of local level GI/open space and

(ii) mitigation of residual effects through developer contributions.

3. The Borough Council anticipates using CIL receipts for contributing to green infrastructure provision across the plan area.

4. An HRA Monitoring and Mitigation and GI Coordination Panel oversees monitoring, provision of new green infrastructure and the distribution of levy funding.

5. Applicants seeking planning permission for trip generating uses that will increase traffic on the A149 through Dersingham Bog will need to consider the impacts of air quality arising from the proposed development. Development will only be supported when there is no adverse effect on the integrity of Roydon Common and Dersingham Bog SAC/Dersingham Bog Ramsar. Development will be dependent upon the delivery of an air quality mitigation strategy produced by the Council, to ensure there would be no decrease in air quality which would have an adverse effect on the integrity of the SAC.

Development proposals in the Breckland SPA (moved from Policy LP19)

6. New built development will be restricted within 1,500m of the Breckland SPA. Development will be restricted to the re-use of existing buildings or where existing development completely masks the new proposal from the Breckland SPA. Beyond the SPA, a 1,500m buffer will also be applied to areas where the qualifying features are known to exist, or where nesting attempts have been made. In this area, development may be acceptable where suitable alternative habitat (outside the SPA) can be secured.

Supporting Text

Introduction

6.13.6 (moved) King's Lynn and West Norfolk includes all or part of 15 internationally designated sites; an additional 4 sites outside the district are also considered within the scope of the HRA process. The sites within the Borough are listed below in Table 1. There are also a number of marine sites in the area – The Greater Wash Special Protection Area (SPA); Inner Dowsing, Race Bank and North Ridge Marine Protected Area (MPA) Special Area of Conservation (SAC); Cromer Shoal Chalk Beds Marine Conservation Zone (MCZ); North Norfolk Sandbanks and Saturn Reef SAC; Southern North Sea MPA (candidate SAC); Haisborough, Hammond and Winterton MPA SAC; Outer Thames Estuary SPA.

6.13.7 (moved) Whilst it is extremely unlikely that any of the Borough Council's plans or projects will impact the qualifying features of these sites, they are still included in the HRA due to their status and sensitivity to change. It should be noted that the boundaries of designated sites may change over time. Interested parties should check the Natural England website for confirmation of the extents.

6.13.1 The 2016 Habitats Regulations Assessment (HRA) identified potential effects on designated European sites of nature conservation importance from additional recreational pressure. The need for

monitoring and, where necessary, a package of mitigation measures, both on and off site, were identified to ensure no adverse effects on European sites.

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6.13.5 Broadland, Breckland, Great Yarmouth, King's Lynn & West Norfolk, North Norfolk, Norwich City and South Norfolk Councils and the Broads Authority (together forming the Norfolk Strategic Planning Framework (NSPF)), commissioned Place Services in April 2019 to prepare a Green Infrastructure (GI) and Recreational Impact Avoidance and Mitigation Strategy (RAMS). This study will form part of the evidence base for each of the authorities' Local Plans and provides the basis for future agreements through the NSPF and potential Norfolk wide mitigation charges

New 6.13.6 The HRA identified the potential for trip generating uses to increase traffic on the A149 through Dersingham Bog leading to a need to consider the impacts of air quality arising from the proposed development. Development will only be supported when there is no adverse effect on the integrity of Roydon Common and Dersingham Bog SAC/Dersingham Bog Ramsar. The Borough Council will produce an air quality mitigation strategy, to ensure there will be no decrease in air quality which would have an adverse effect on the integrity of the SAC/Ramsar. The strategy will be established through consultation with Natural England and will be based on air quality monitoring and traffic modelling.

New 6.13.7 The Breckland SAC and SPA straddles the Norfolk-Suffolk border. It has internationally important populations of Stone-curlew, Nightjar and Woodlark. It also supports small numbers of wintering Hen Harrier and breeding Goshawk. Key issues for the site, as set out in Natural England's site improvement plan, include lack of ground disturbance to create/maintain the early successional habitats, undergrazing, forestry/woodland management (Woodlark and Nightjar have declined

		markedly due to the reduction in open habitats within Thetford Forest), water pollution (affecting the meres), planning permissions, air quality and public access and disturbance.
E1.1	From the PAS Toolkit assessment we have amended text to clause c	c) Markets will be supported and enhanced.
E3.1	HRA Consultant recommended policy and supporting text amendments in respect to supporting habitats and project level assessments.	(after 7e)) South Wootton Hall Lane: The allocation site could include or be close to supporting habitat for birds associated with The Wash SPA/Ramsar. The site will need to demonstrate compliance to Policy LP27 and project level HRA will need to be informed by survey work and any necessary mitigation to rule out adverse effects on integrity from the loss of supporting habitat or disturbance to birds associated with supporting habitat.
9.4 West Winch	Amendment and detail has been added to the supporting text of the West Winch section. Particular paragraphs which have been updated are 9.4.6, 9.4.7 and 9.4.13	Strategic Context 9.4.6 The adopted Core Strategy (adopted in 2011) designated South East King's Lynn (this area) as one of the strategic 'urban expansion' areas around King's Lynn. The independent planning inspector who examined the Core Strategy explicitly stated that, compared to the potential alternatives, the expansion areas identified (including South East King's Lynn) were preferable to the alternatives in meeting the Borough's need for substantial numbers of additional dwellings over the plan period. It is relatively unconstrained by flood risk and infrastructure problems, etc., and relatively easily accessed and serviced. Further details of the West Winch Growth Area were established through the Site Allocations and Development Management Policies Plan (adopted in 2016) The Inspector concluded that with the

main modifications proposed incorporated that the allocation and development of the West Winch Growth Area represented the most appropriate strategy. It is the intention of the Local Plan review to carry forward this strategic allocation as a key element of the Plan. The location and site has been found to be a sound, being located south of, and acting as an extension to, the most sustainable settlement within the Borough, King's Lynn. This position also means it is within the A10/Main Rail Growth Corridor, an overall area identified for the majority of growth to take place over the Plan period. The Local Plan review provides an updated position with regards to emerging works and the progress being achieved towards delivery of the site.

~~9.4.7 Policy LP28 of this Plan, 'Affordable Housing', provides for an allocation in this general area of at least 3,200 new homes, with supporting infrastructure. It also identifies this as establishing a direction for future growth beyond the plan period (i.e. beyond 2036). (Work by the Prince's Foundation for the Built Environment (sponsored by a major landowner and undertaken with the active involvement of local people, and updated by the Infrastructure Delivery Plan), together with sites and information put forward, suggests that a total of 4,000 additional dwellings could potentially be accommodated in the fullness of time.) This land is the totality of the allocated site at Policy E2.1.~~

9.4.7 The West Winch Growth Area is around 192ha in size and is allocated for in the region of 3,500 – 4,000 new homes in the fullness of time. However, it is currently anticipated that over the Local Plan review period, to 2036, at least 2,500 new homes are likely to be delivered, as per Policy LP01: Spatial Strategy. The size of the site and anticipated housing numbers means that development will be delivered in phases, and that delivery will clearly go beyond the 2036 Plan period. This is supported through work by the Prince's Foundation for the Built Environment (sponsored by a major landowner and undertaken with the active involvement of local people), and the updated Infrastructure Delivery Plan.

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~~9.4.13 The extent of the area is sufficient to easily accommodate the minimum of 3,200 dwellings in the period to 2036 but noting the expectation of some 4000 units as a final outcome beyond the plan~~

		<p>period. This will allow for generous provision of landscaping together with recreational and other open space, a mix of areas of differing character, space for a significant new road, and still leave space for potential further development beyond the end of the plan period.</p> <p>9.4.13 As discussed earlier the extent of the site, at some 192ha, is clearly sufficient to easily accommodate the 2,500 new homes in the Local Plan review period to 2036 and between 3,500 and 4,000 new homes in the fullness of time. The site area also allows for generous provision of landscaping together with recreational and other open space, a mix of areas of differing character, and space for the significant new road</p> <p>.....</p>
Policy E2.1 West Winch Growth Area Strategic Policy	Textual amendments made to Part A Clause 1	<p>Land in the vicinity of West Winch of around 192ha (as shown on the Policies Map)</p> <p>is allocated for development to provide the following strategic outcomes. (*Indicative locations for items marked with an asterisk are represented on the 'West Winch Growth Area Strategic Diagram' accompanying this Policy):</p> <p>Part A - AREA WIDE STRATEGIC OUTCOMES</p> <p>1. At least 2,500 new homes, together with associated facilities and infrastructure, including around 1ha of employment land, in the current Plan period. Within the region of 3,500 – 4,000 new homes being delivered in the fullness of time;</p>
Downham Market F1.1 Town Centre	From the PAS Toolkit assessment we have amended text to clause c	Clause c- Markets will be supported and enhanced.
Hunstanton Policy F2.1	From the PAS Toolkit assessment we have amended text to Clause 5	Clause 5- Markets will be supported and enhanced.

Hunstanton F2.3	HRA Consultant recommended policy and supporting text amendments in respect to supporting habitats and project level assessments	(after 7) Land south of Hunstanton Commercial Park: The allocation site could include or be close to supporting habitat for birds associated with the North Norfolk Coast SPA/Ramsar. The site will need to demonstrate compliance to Policy LP27 and project level HRA will need to be informed by survey work and any necessary mitigation to rule out adverse effects on integrity from the loss of supporting habitat or disturbance to birds associated with supporting habitat.
G29.1 (Dersingham - Land north of Doddshill Road)	There are three allocations near Roydon Common and Dersingham Bog SAC in close proximity (around 1km from the SAC): G29.1 (Dersingham - Land north of Doddshill Road); G29.2 (Dersingham - Land at Manor Road); G41.2 (Grimston and Pott Row - Land adjacent Stave Farm, west of Ashwicken Road). Site-specific policy wording for G29.1 identifies the need for project level Habitats Regulation Assessment and for consistency the wording needs to be extended to all three. HRA recommendation.	New clause 7 Development in this location will need to demonstrate compliance with Policy LP27 and project level HRA will be required. This will need to rule out adverse effects on Roydon Common and Dersingham Bog SAC in relation to hydrological issues.
G29.2 (Dersingham - Land at Manor Road)	There are three allocations near Roydon Common and Dersingham Bog SAC in close proximity (around 1km from the SAC): G29.1	Development in this location will need to demonstrate compliance with Policy LP27 and project level HRA will be required. This will need to rule out adverse effects on Roydon Common and Dersingham Bog SAC in relation to hydrological issues.

	<p>(Dersingham - Land north of Doddshill Road); G29.2 (Dersingham - Land at Manor Road); G41.2 (Grimston and Pott Row - Land adjacent Stave Farm, west of Ashwicken Road). Site-specific policy wording for G29.1 identifies the need for project level Habitats Regulation Assessment and for consistency the wording needs to be extended to all three. HRA recommendation.</p>	
<p>G41.2 (Grimston and Pott Row - Land adjacent Stave Farm, west of Ashwicken Road)</p>	<p>There are three allocations near Roydon Common and Dersingham Bog SAC in close proximity (around 1km from the SAC): G29.1 (Dersingham - Land north of Doddshill Road); G29.2 (Dersingham - Land at Manor Road); G41.2 (Grimston and Pott Row - Land adjacent Stave Farm, west of Ashwicken Road). Site-specific policy wording for G29.1 identifies the need for project level Habitats Regulation Assessment and for consistency the wording needs to be extended to all three. HRA recommendation.</p>	<p>Development in this location will need to demonstrate compliance with Policy LP27 and project level HRA will be required. This will need to rule out adverse effects on Roydon Common and Dersingham Bog SAC in relation to hydrological issues.</p>

<p>Great Bircham</p>	<p>At the Local Plan Task Group in December 2020 Cllr Morley under Standing Order 34 offered revised wording which was agreed to be sent over by the Planning Policy Manager if the wording was a factual correction.</p> <p>After this meeting Cllr Morley suggested also how amendment should be may to 14.8. With agreement from Cllr Blunt on 12th January 2021 Cllr Morley was offered the opportunity to make amendments regarding factual errors.</p> <p>Textual amendments were taken on board and inserted into the description where appropriate.</p> <p>Suggestions were made beyond factual errors including moving Bircham Newton to Rural Villages and creating a map with a proposed development boundary.</p> <p>These amendments were not accepted as they would change the strategy of the plan and the Local</p>	<p>14.7 Great Bircham/Bircham Tofts</p> <p>Rural Village</p> <p>Description</p> <p>14.8.1 Great Bircham and Bircham Tofts comprise three original settlements along the B1153 and B1155: buildings clustered around Lower and Pond Farms to the east, buildings around the Church in the middle, and buildings around Church Farm and Town Farm and the inn to the south. Subsequent small scale developments during the 1930s, 1980s and 1990s has led to the villages present form. Since then, new dwellings have mostly been by the “conversion” of, or building in traditional styles in the vicinity of, former farm barns and outbuildings.</p> <p>14.8.2 Great Bircham and Bircham Tofts have some key services such as a school, a convenience shop, an inn/pub, a licensed social and sports club, and a church; but it has no regular public transport service and the Post Office has recently closed. Bircham Parish has a population of 448 (Census Data 2011). Great Bircham and Bircham Tofts has a combined population size and level of services fairly typical for a designated Rural Village. These settlements are rural in character and are fairly distant from King’s Lynn and other large towns.</p> <p>14.8.3 In considering the appropriate level of development in each settlement, through the SADMP (2016) Great Bircham and Bircham Tofts would have received a modest housing allocation.</p> <p>14.8.4 However, in response to Bircham Parish Council’s request for a greater level of new housing, and in order to optimise the use of land on the site, the Borough Council did make an allocation of at least ten new homes. This position is carried forward within the Local Plan review. 14.8.5 For detail regarding the former National Construction College (East) and headquarters of Construction Skills (Construction Industry Training Board) close by please see Policy LP09.</p>
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	<p>Plan Task Group had already agreed the Smaller Villages and Hamlets section which includes Bircham Newton.</p> <p><u>Suggestions below:</u></p> <p>14.1 please add Bircham Newton to the Table 6 “Rural Villages”</p> <p>(Map of Bircham Newton to follow this mail and revised 14.8 is below).</p> <p>14.8 Great Bircham/Bircham Tofts/Bircham Newton</p> <p>Rural Village</p> <p>Description</p> <p>14.8.1 Great Bircham, Bircham Tofts and Bircham Newton comprise three original settlements along the B1153 and B1155. There is a separation between each settlement but each one has enjoyed small scale developments during the 1930s, 1970s and onwards which has led to their present form. The later building being mostly conversion of or</p>	<p>14.7.1 The Parish of Bircham has a population of 448 (2011 Census). Within the Parish of Bircham there are three settlements, Great Bircham, Bircham Tofts, and Bircham Newton. The settlements are rural in character and fairly distant from King’s Lynn and other towns in the Borough. There is a separation between each settlement but each one has had small scale developments during the 1930s, 1970s and onwards which has led to their present form. The later building being mostly conversion of or building in traditional styles in the vicinity of former farm barns and outbuildings.</p> <p>14.7.2 Two of these settlements, Great Bircham and Bircham Tofts combine to form a joint Rural Village due to their size, proximity to each other and shared services.</p> <p>14.7.3 Great Bircham is clustered mostly around the B1153 and has some key services such as scheduled bus services, a hotel/restaurant/pub, a licensed sports and social club and a church. Much of the village, including the sports ground and duck pond are owned by the Sandringham Estate.</p> <p>14.7.4 Bircham Tofts consists of buildings around the derelict church of St Andrews and Pond Farm. The settlement is close enough to Great Bircham to share its services. Great Bircham and Bircham Tofts have a level of services fairly typical for a designated Rural Village.</p> <p>14.7.5 Bircham Newton is the smaller of the three settlements. It consists of All Saints Church, several farms and a few small clusters of homes surrounding these and the road junctions, such as along the B1153. Bircham Newton gave its name to the nearby former airfield known as RAF Bircham Newton, which was used throughout WW II and into the 1960’s. Due to the settlement’s size and being some distance from the other two settlements this is not an area the Borough Council is seeking to encourage major development to take place in and therefore it is not listed within the settlement hierarchy. For planning policy purposes, it is classed as part of the countryside. Please see Policy LP04 Development Boundaries for details relating to what type of permissions could potentially be permitted in such locations.</p> <p>14.7.6 The Parish of Bircham also hosts the Construction Industry Training Board (CITB) and its associated buildings together with dwellings mainly from the earlier RAF site, which surround the</p>
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<p>building in traditional styles in the vicinity of former farm barns and outbuildings.</p> <p>14.8.2 Bircham Newton stretches West to East above the other Birchams. The West Hamlet is clustered around its Church and the B1153. The East comprises of the CITB and its associated buildings together with dwellings mainly from the previous RAF site, all surrounding the B1155. See also LP10.</p> <p>14.8.3 Bircham Tofts comprises of buildings around the derelict church of St Andrews and Pond Farm. The settlement is sufficiently close to Great Bircham such that it can share its services.</p> <p>14.8.4 Great Bircham is clustered mostly around the B1153 and has some key services such as infrequent but scheduled bus services, a hotel/restaurant/pub, a licensed sports and social club and a church. Much of the village, including the</p>	<p>B1155. For further detail about the National Construction College (East) and headquarters of Construction Skills (Construction Industry Training Board) please see Policy LP09.</p> <p>14.7.7 In considering the right level of development, through the SADMP (2016) Great Bircham and Bircham Tofts would have received a modest housing allocation. However, in response to Bircham Parish Council's request for a greater level of new housing, and to optimise the use of land on the allocated site, the Borough Council did make an allocation of at least ten new homes. This position is carried forward within the Local Plan review. Please see Allocation/Policy G42.1</p>
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sports ground and duck pond are owned by the Sandringham Estate.

The Parish of Bircham has a population of 448 (2011 Census). All settlements are rural in character and fairly distant from towns in the Borough.

A modest allocation of 10 houses was made to the Parish Council to secure further dwellings through the initial term of this plan and a further 10 properties have been authorised for the Sandringham Estate adjacent to the Development Boundary. See Policy 14.8.4 G42.1 below.