

**Schedule of proposed minor textual amendments to
Core Strategy Proposed Submission Document (Jan 2010)**

September 2010

Schedule of proposed minor changes

Page no.	Policy no / Paragraph	Proposed Change	Justification	Representation reference number/ name
6	2.0.26	Text states the LDF has to be in line with the RSS. Retain first two lines of paragraph (up to 'policies') and delete remaining as refers to RSS.	To reflect revocation of the East of England Plan.	Borough Council proposal.
10	3.1.14	Text refers to the East of England Plan and King's Lynn as a Key Centre for Development and Change. Delete references in text. Re-phrase paragraph to read: 'King's Lynn is a Growth Point in support of the government's housing delivery strategy. This places a number of priorities on the town: to establish its role as a sub-regional centre; to lead in the provision of additional new homes and new jobs; and to regenerate itself by enhancing the quality of the urban environment, cultural and service provision.	To reflect revocation of the East of England Plan.	Borough Council proposal.
13	4.1.3	The Vision sets out a number of aspirations distilled from differing sources e.g. the Regional Spatial Strategy and the Sustainable Community Strategy of which each has its own time-scale and competing challenges. For this reason the plan period should not be entrenched in the Vision but it could be usefully re-iterated within the explanatory text preceding CS01 Spatial Strategy. Addition of two words to existing sentence in paragraph 5.1.1, page 17 "... The strategy sets an overview of the development priorities for the borough, and outlines broadly where development is planned <i>until 2025</i> ."	Clarification of the plan period.	CSPS185 Whitehouse Farm Partnership
17	5.1.2	Text refers to the East of England Plan and King's Lynn as a Key Centre for Development and Change. Delete third sentence in paragraph.	To reflect revocation of the East of England Plan.	Borough Council proposal.

17	CS01	Page 17 under heading: 'Sustainable development locations', amend 6 th bullet point to read: "Approximately 90% of new residential development will take place in areas identified within the settlement hierarchy to ensure reasonable access to services satisfying basic day-to-day needs".	This will avoid unnecessary repetition of text from policies CS02 and CS09.	CSPS260 Holkham Estate
17	CS01	Page 18 under heading: 'King's Lynn' amend second bullet point for King's Lynn to read: "provide for a minimum of 7,000 new houses through the regeneration of brownfield land and urban expansion"	Clarification of text.	CSPS 293 Januarys
18	CS01	Page 18 under heading: 'Downham Market', bullet point 3, insert the words: "at least" to maintain consistency with other references: "Provide a limited amount of growth to the town including at least 2,700 new homes with new allocations of <i>at least</i> 350 houses."	Maintain consistency with other references.	CSPS 376 Bidwells
21	6.1.1	Text refers to the East of England Plan and King's Lynn as a Key Centre for Development and Change. Amend text to read- The introduction to the borough set out in a previous chapter outlines some of the issues arising from its rural nature i.e. the abundance of small villages and the difficulties in ensuring connectivity and accessibility to local services and facilities. King's Lynn has been designated as a growth point in support of the government's housing delivery strategy and there now remains a requirement to define the approach to development within King's Lynn and the other towns and in the rural areas to increase their economic and social sustainability. This improvement will be achieved through measures that: <ul style="list-style-type: none"> • support..... 	To reflect revocation of the East of England Plan. Clarification of text.	Borough Council proposal. CSPS 47 Maxey and Son
21	6.1.2	Page 21 paragraph 6.1.2. Change paragraph: "... the potential of the main centres, which provide key services,	Clarification of text reflecting PPS4	Internal.

		to accommodate local housing, town centre uses and employment needs ...”		
24	CS02	Page 24, CS02 under subheading ‘Sub Regional Centre (King’s Lynn) addition the first sentence “... in accordance with Policy CS03 King’s Lynn <i>which addresses housing, town centre uses, and employment regeneration and growth.</i> ”	Clarification of text.	Internal.
24	CS02	Page 24, CS02 under subheading ‘Settlements adjacent to King’s Lynn and the main towns’ addition to sentence “... enhancing the provision of services, <i>employment and local retail needs.</i> ”	Clarification of text.	Internal.
27	6.3.1	Amend paragraph 6.3.1 to read - ‘Downham Market will continue to be the main service centre and the focus for employment for the southern part of the borough, with employment land available both in and around the town. It will be essential.....’	Amend text to identify that there is employment land at Bexwell which serves southern part of the borough.	CSPS226 Adrian Parker
35	7.1.3	Text states RSS targets for renewable energy. Insert the word ‘former’ before RSS.	To reflect revocation of the East of England Plan.	Borough Council proposal.
37	CS08	The term ‘highest’ in policy CS08 will be changed to ‘high’.	This is in line with PPS 9 and the RSS and is a more realistic target.	CSPS81 McCarthy and Stone Lifestyles
37	CS08	Reference to potential successor documents to CABE’s to be put into text. At the end of 4 th bullet point add the words: <i>‘or successor documents as appropriate’</i>	This will ensure that the policy makes reference to relevant documents through the life of the LDF.	CSPS307 Nikolls Property and Mr and Mrs P De Grey Osborn, C/ o Januarys (Mr Paul Belton)
39	7.2.1.	At the end of paragraph 7.2.1 include the following additional sentence: ‘It is important to note that residential mobile homes are treated as market housing within the LDF’.	DC teams receive a lot of applications relating to residential caravans and find a specific reference to this type of accommodation helpful.	Internal
39	CS09	Paragraph 7.2.5 to read: "The East of England Plan expects DPDs to set	Minor change proposed for clarification.	CSPS 425 EERA

		appropriate targets for affordable housing and aims to achieve some 35% of new homes to be affordable. An Affordable Housing and Site Viability Study was first produced in October 2008 and has since been revised in November 2009 to reflect current economic conditions. This study made key recommendations on the thresholds and proportions applied to Section 106 agreements for affordable housing".		
40	7.2.11	Text and table state RSS targets for dwelling provision. Change required reflecting revocation of RSS. RSS evidence still relevant: 1. Insert the word 'former' before references to the East of England Plan. 2. Line A of housing calculation re-phrase to: 'Evidence from former East of England Plan suggesting minimum dwelling provision 2001 -2021'.	To reflect revocation of the East of England Plan.	Borough Council proposal.
40	7.2.13	Text refers to RSS dwelling requirements. Amend wording to refer to the RSS as 'former' and make clear the numbers are no longer a 'requirement' and relate to evidence supporting for the RSS. Amend first sentence of paragraph to read: 'The numerical requirements to 2021 are given in evidence for the former Regional Spatial Strategy. and the four years to 2025 reflect the advice in PPS3 to have a horizon of 15 years provision once the Plan is adopted, and are based on a continuation of the 20 year rate in the former RSS.'	To reflect revocation of the East of England Plan.	Borough Council proposal.
40	CS01 / CS09	Add the following text to paragraph 7.2.13: "Policy CS01 notes the intention to support growth adjacent to Wisbech of at least 500 houses but the ultimate scale is dependant on further work lead by Fenland District Council. At this stage the Core Strategy in Policy CS09 is allowing for up to 500 houses."	Minor change for clarification.	CSPS 446 Fenland DC and CSPS 447 Fenland DC
41	CS09	Add the following to paragraph 7.2.18. "A 15% affordable housing contribution will be sought in	Add clarity to text on what is built up area of Kings Lynn and villages	CSPS 49 Maxey and Son

		the built up area of Kings Lynn (i.e. the un-parished area). In seeking to apply this in a consistent manner in parishes surrounding the built up area (including those specifically noted in Policy CS02 as being '...adjacent Kings Lynn...') a 20% contribution will be sought."	around.	and CSPS 311(part) Paul Belton
41	7.2.19	Add footnote to page 43 referring to paragraph 7.2.17, line 5, to read - 'Kings Lynn and West Norfolk Borough Council - Update of affordable housing site viability study - Fordham Research (December 2009)'	Minor change to add clarity. Figures in policy reflect recent new evidence on viability of affordable housing provision.	CSPS 89 CPRE
42	CS09	Add the words "...at least" in front of the references to housing numbers in policy CS09. As for: a) Kings Lynn area - "...at least 4600 new homes" b) Downham Market - "...at least 2700 new dwellings" c) Hunstanton - "...at least 200 new homes" d) Wisbech - no change (see representation 447) e) Key Rural Service Centres - "...at least 600 new homes" f) Rural Villages - "...at least 195 new homes" g) "in total new allocations amount to at least 6 450."	Minor change proposed for clarity.	CSPS 107 Ashdale Land
43	CS09	Within policy CS09, the first paragraph under the heading "Affordable Housing" on page 43 be changed to: The Council will work with partner organisations to maximise the delivery of affordable housing to respond to identified housing need throughout the borough. This will be achieved by having regard to up to date strategic housing market assessments and affordable housing needs viability studies.	Minor change proposed to aid clarity.	CSPS 424 EERA

46	7.3.11	Text refers to the East of England Plan and King's Lynn as a Key Centre for Development and Change, as well as RSS job targets. 1. Delete reference to King's Lynn as a Key Centre for Development and Change. 2. Amend wording to refer to the East of England Plan as 'former'. Paragraph 7.3.11 to read: 'Evidence for the former East of England Plan suggests a target of 5,000 additional jobs for the borough between 2001 and 2021.'	To reflect revocation of the East of England Plan.	Borough Council proposal.
46	7.3.14	Text refers to the East of England Plan and King's Lynn as a Key Centre for Development and Change. Delete references within text, and amend paragraph accordingly. Paragraph 7.3.14 to read: 'It is important to promote a range of sites to meet employment and investment opportunities to strengthen the sub-region, and as the strategy for King's Lynn is to be a sub-regional centre (See policy CS01) it is proposed that the strategic employment sites be located in and around the town. This will support residential development proposed for the town, creating a sustainable pattern of growth. Our status as a Growth Point will assist in bringing forward this scale of development and the infrastructure necessary to support this.'	To reflect revocation of the East of England Plan.	Borough Council proposal.
47	7.3.19	Amend title of table following paragraph 7.3.19 to read- 'Employment Land Commitments and Completions from 1 April 2004 to 31 Mar 2009 (taken from Annual Monitoring information).	Amend text to clarify the source and the time period of the information.	CSPS226 Adrian Parker
48	7.3.23	Text refers to King's Lynn as a Key Centre for Development and Change. Delete references within text, and amend paragraph accordingly. The second sentence of paragraph 7.3.23 to read: 'King's Lynn will be the focus for employment growth.'	To reflect revocation of the East of England Plan.	Borough Council proposal.
50	CS10	Page 50, CS10, change sub-heading from 'Tourism,	Clarification of text and consistency of	CSPS313

		Leisure and Retail to 'Tourism, Leisure and Town Centre Uses'.	wording throughout document.	Nikolls Property / Januaries Paul Belton
50	CS10	Within Rural Employment Exception Sites section of policy. Paragraph 2, 2 nd bullet point will be amended to read: <ul style="list-style-type: none"> It should be adjacent to the settlement. 	Amend policy to clarify wording. The Core Strategy has a flexible and responsive approach to employment related development in rural areas through the rural exception site policy. Any applications will be considered against this policy and PPS4, and there is not a need to amend this policy further.	CSPS346 Mr. Simon Pearce
50	CS10	Within Rural Employment Exception Sites section of policy. Paragraph 2, 2 nd bullet point will be amended to read: <ul style="list-style-type: none"> It should be adjacent to the settlement. 	Amend policy wording to clarify approach.	CSPS209 Mr. & Mrs. Allen Rix
52	7.4.4	Paragraph includes the relevant aspects of the Transport policy from the East of England Plan. Delete whole paragraph.	To reflect revocation of the East of England Plan.	Borough Council proposal.
53	7.4.7	Refers to Kings Lynn as a 'regional transport node'. Delete the word 'regional' in line 4 and replace it with 'significant'	To reflect revocation of the East of England Plan.	Borough Council proposal.
55	CS11	Add the following text after the 4th main bullet point of policy CS11. So the policy will read <ul style="list-style-type: none">frequency and quality of travel. '(potential environmental impacts will be assessed as part of the development of any scheme).' 	Policy CS11 to be amended to include a reference to the need to assess environmental impacts of potential schemes.	CSPS279 English Heritage (Mr. Tom Gilbert- Wooldridge)
58	CS12	The term 'public' benefit will be added.	This will show that private benefits do not justify the loss of environmental assets.	CSPS281 English Heritage
58	CS12	The species 'woodlark' and 'nightjar' will be incorporated into the policy.	This will be in line with the approach of Breckland and Forest Heath District Council.	CSPS354 Breckland District Council
57	7.5.9	At the end of paragraph 7.5.9 include the following	To add clarity about the scale of the	CSPS354

		additional sentence: 'It is important to note that only 5% of the Brecks designated area is included in the West Norfolk Borough Council area'.	issue in West Norfolk.	Breckland District Council
62	7.6.12	Refers to culture in the RSS. Delete whole paragraph.	To reflect revocation of the East of England Plan.	Borough Council proposal.
68	CS14	Suggest change to para 8.1.10 text to make mention of the County Council's Planning Obligations Standards (2009). Suggested change to: "Where community infrastructure (including financial contributions) cannot be secured by a planning condition, it will be secured through planning obligations made under s106 of the Town & Country Planning Act, 1990 (as amended) or other successor mechanisms. Detailed guidance, taking account of government policy, will be set out in a Supplementary Planning Document (SPD) on Developer Contributions. This SPD will set out the type and scale of development from which we will seek community infrastructure and facilities, and guidance on typical levels of financial contributions to be sought where development generates a need that is not provided for as part of the proposed development. <u>The Council will make use of evidence gathered including the County Council Planning Obligation Standards (2009) in this process.</u> The Council will identify specific schemes and programmes to which contributions will be directed. Regular reviews of the Planning Obligations SPD will be undertaken to ensure that the contributions being sought are the most appropriate." (Additional wording underlined).	To provide an example of how obligations will be determined.	CSPS25 Norfolk CC
75	Appendix 2	Refers to the RSS as part of our development plan.	To reflect revocation of the East of	Borough Council

		Delete 'the Regional Spatial Strategy and'	England Plan.	proposal.
99	Glossary	Development Plan- Refers to the RSS as part of our development plan. Delete in line 2 'Regional Spatial Strategy (RSS) and'	To reflect revocation of the East of England Plan.	Borough Council proposal.
100	Glossary	General Conformity- Refers to the need for the LDF to be in general conformity with the RSS. Delete sentence referring to the RSS. Amend text to read 'All other DPDs must conform to a Core Strategy DPD'.	To reflect revocation of the East of England Plan.	Borough Council proposal.
100	Glossary	Key Diagram- Refers to RSS Key Diagram. Delete second sentence referring to RSS.	To reflect revocation of the East of England Plan.	Borough Council proposal.
101	Glossary	Local Transport Plan- Refers to relationship to RSS. Delete last sentence referring to RSS.	To reflect revocation of the East of England Plan.	Borough Council proposal.
100	16.0.1 Glossary	Add definition of Geodiversity: "Geodiversity - The range of rocks, fossils, minerals, soils, landforms and natural processes that go to make up the Earth's landscape and structure."	To provide understanding for reader.	CSPS66 Jenny Gladstone
101	16.0.1 Glossary	Add definition of previously developed land : "Any land which is or was occupied by a permanent structure (excluding agricultural and forestry buildings) and associated fixed surface infrastructure, including the cartilage of (land attached to) buildings. Includes defence buildings and land used for minerals extraction or waste disposal when there is no requirement for subsequent restoration. Often called Brownfield land."	To provide understanding for reader.	CSPS165 Nathan Rose
107	Key Diagrams – King's Lynn Diagram 1	Amend wording on Key to read- 'Employment Expansion areas and King's Lynn port.'	To clarify diagram.	Internal
108	Key Diagrams – King's Lynn Diagram 2	Amend wording on Key to read- 'Employment Expansion areas and King's Lynn port.'	To clarify diagram.	Internal

109	Key Diagram-Downham Market	Amend wording on Key to read- 'Employment Land Expansion (including tourism and leisure uses)'	Amend diagram to better reflect policy CS04.	Internal
109	Key Diagram-Downham Market	Adjust scale of Diagram to include the built extent of Bexwell employment area.	Amend diagram to better reflect policy CS04 (and specifically paragraph 6.3.1)	CSPS233 Adrian Parker
110	Key Diagram - Hunstanton	Amend wording on Key to delete- 'Regeneration and Employment Area' and replace it with- 'Town Centre and Southern Seafront Area'	Amend diagram to better reflect policy CS05.	CSPS73 Adrian Parker
Back Cover	Core Strategy Diagram	Include a 'port' symbol to notate Wisbech port, to the north of the town.	Amend diagram to better reflect policy CS01.	CSPS445 Fenland District Council
Back Cover	Core Strategy Diagram	Small additions to area currently shown as 'Stone Curlew zone' to reflect fully the extent of buffer around previous nesting attempts referred to in policy CS12.	Amend diagram to better reflect elements of policy CS12.	CSPS354 Breckland District Council