

KING'S LYNN & WEST NORFOLK LOCAL PLAN REVIEW (2016-2036) EXAMINATION HEARING
ACTION/HOMEWORK LIST FOR LOCAL PLANNING AUTHORITY

Week 1: 6-8 December 2022

No	Day	Action/Homework	To do	By when	Completed	Doc. Ref
<i>Opening</i>						
1	6.12.22	Council opening statement - add to Examination library (under section F)	BCKL&WN	16.12.22		F30
<i>Matter 1</i>						
2	6.12.22	Show Holme-next-the-Sea (HntS) PC where development boundary for HntS has been added to the Policies Map.	BCKL&WN	16.12.22		
3	6.12.22	Prepare note demonstrating how mitigation has been considered in the main SA for each policy or site as stated in HPS answer to question 8f in MIQs.	BCKL&WN	22.12.22		Tbc
4	6.12.22	Prepare note explaining the basis for applying the flood risk sequential test to West Lynn rather than the whole borough, and where the SA has determined this to be appropriate.	BCKL&WN	8.12.22	8.12.22	F31
5	6.12.22	MM to Appendix D should include all adopted policies proposed to be deleted and/or superseded, for clarity.	BCKL&WN	Tbc		F21
<i>Matter 2</i>						
6	6.12.22	MMs to include change to Plan period to 2021-2039 to reflect date from which LHN applies and ensure minimum 15 year Plan period from adoption.	BCKL&WN	Tbc		F21
<i>Policy LP01</i>						
7	6.12.22	MM to LP01 to include housing need requirement 'as a minimum'.	BCKL&WN	Tbc		F21
8	6.12.22	MM to Local Plan Strategic Diagram to include A10/railway line growth corridor and delete notation for 'growth areas', which are not referenced in Policy LP01.	BCKL&WN	Tbc		F21

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9	6.12.22	MM to Policy LP01 to clarify reference to North Wootton as no proposals for urban expansion there.	BCKL&WN	Tbc		F21
10	6.12.22	MM to Policy LP01 to include 'minimum' figure for housing growth at Hunstanton in criterion 6(b)(iv).	BCKL&WN	Tbc		F21
11	6.12.22	Prepare updated position statement on Wisbech Fringe allocation, including submitted planning applications, before Hearing sessions in January 2023.	BCKL&WN	5.1.23		Tbc
12	6.12.22	Prepare policy note explaining proposed spatial strategy for rural settlements, including Growth KRSCs, KRSCs, Rural Villages, and Small Villages and Hamlets, with suggestions for MMs to Policy LP01 and LP02 (see Inspectors' briefing/specification note).	BCKL&WN	5.1.23		Tbc
13	6.12.22	Consider including housing requirements for each NP area, in line with paragraph 66 of the NPPF and paragraph 2.019 of the Plan. Deal with as part of note on spatial strategy for rural settlements (Action 12).	BCKL&WN	5.1.23		Tbc
14	6.12.22	MM to add 'at least' to the housing figures in Policies E1.5, E1.6, E1.8, E1.10, and E1.11 for consistency.	BCKL&WN	Tbc		F21
15	6.12.22	MM to criterion 4(f)-(j) of Policy LP01 to remove the words 'important' and 'substantial' in relation to the supporting regeneration strategies, to ensure that significance and weight to be given to such strategies as material considerations in determining planning applications are matters for the decision maker.	BCKL&WN	Tbc		F21
16	6.12.22	MM to criterion 8(b) of Policy LP01 to ensure the spatial strategy towards the AONB is consistent with paragraph 176 of NPPF.	BCKL&WN	Tbc		F21
17	6.12.22	Update Schedule of Suggested MMs (F21) to ensure all suggested MMs, including those suggested in Council's HPSs and those agreed at the Hearing, are in one place.	BCKL&WN	5.1.23		F21

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18	7.12.22	Prepare technical note on transport evidence to include traffic modelling and transport strategies relevant to the Plan and WWGA, including modelling to 2036, which have been undertaken/published since the Plan was submitted (see Inspectors' briefing/specification note).	BCKL&WN/ Norfolk County Council	5.1.23		Tbc
Policy LP02						
19	7.12.22	Update Core Document on Further Consideration of the Settlement Hierarchy [D21] with evidence explaining the decisions to change or not to change the status of settlements within the settlement hierarchy (SH) in Policy LP02. This should include details of any consultation undertaken with parish councils, recommendations made to the LP Task Group about changes in SH status and data to justify them, the role and delegated authority of the LP Task Group, and minutes of the decisions. To include the following: <ul style="list-style-type: none"> • Castle Acre • Marshland St. James/St. John's Fen End with Tilney Fen End • Walpole St. Peter/Walpole St. Andrew/Walpole Marsh • Middleton • Southery • Denver • Wiggshall St. Germans • Walpole Highway • Hilgay • Walton Highway and West Walton • Ashwicken • Bircham Newton, Choseley, Fring, Fordham, Setchey, Shernbourne, Stow Bardolph and Wolferton. 	BCKL&WN	5.1.23		Tbc

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20	7.12.22	Consider MM on the status of West Winch within the settlement hierarchy, to distinguish between the existing village of West Winch and the proposed West Winch Growth Area (WWGA).	BCKL&WN	Tbc		F21
21	7.12.22	Consider clearer definition of the 'appropriate' scales of development in the different tiers of rural settlements within the hierarchy in Policy LP02 and ensure consistency with spatial strategy in Policy LP01. Deal with as part of note on spatial strategy for rural settlements (Action 12) and in suggested MMs.	BCKL&WN	5.1.23		Tbc
Policy LP03						
22	7.12.22	MM to Policy LP03 to delete reference to 'other material considerations' in the presumption in favour of sustainable development and ensure policy wording is consistent with paragraph 11 of the NPPF.	BCKL&WN	Tbc		F21
Policy LP04						
23	7.12.22	Ensure all development boundary changes recommended in the Development Boundary Changes paper [E8] included on the Inset Maps in the submitted Plan are transferred to the revised Policies Maps.	BCKL&WN	Ongoing		A1-2
24	7.12.22	MM to supporting text to make clear that Development Boundaries include site allocations, but not unimplemented windfall planning permissions.	BCKL&WN	Tbc		F21
25	7.12.22	Discuss with Castle Acre PC any 'errors' in development boundary for Castle Acre, for further discussion at Hearing session on Wednesday 11 January 2023.	BCKL&WN	10.1.23		
Policy LP05						
26	7.12.22	MMs to Policy LP05 to include the following: <u>Criterion 3</u> • Add reference to infrastructure listed in the IDP.	BCKL&WN	Tbc		F21

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		<ul style="list-style-type: none"> Delete public art and next generation mobile technology from list of required infrastructure. Obligations should be required to meet the tests in the NPPF and CIL Regulations. Reference Green Infrastructure as required in Policy LP19. Delete reference to 'including crime prevention' as part of emergency services to avoid giving it undue preference as an emergency service. <p><u>Criterion 4</u></p> <ul style="list-style-type: none"> Amend first sentence as in the Council's HPS. <p><u>Criterion 5</u></p> <ul style="list-style-type: none"> Delete criterion 5(f) as social and community development not viably able to support obligations. <p><u>Criterion 8</u></p> <ul style="list-style-type: none"> Include wording to ensure timely implementation of infrastructure to provide additional capacity to support development. <p><u>Criterion 9</u></p> <ul style="list-style-type: none"> MM as in the Council's HPS, and ensure the cost of affordable housing is taken into account in reassessing viability. 				
27	7.12.22	Add Green Infrastructure Management Plan to the evidence base for the Examination.	BCKL&WN	22.12.22		F32
28	7.12.22	Provide a response to the critique of the Viability Study [D1] set out in the representation and HPS from Maxey Grounds & Co.	BCKL&WN	5.1.23		Tbc
29	7.12.22	Provide reference to Fenland report where independent viability assessment is not to be paid for by applicants.	Maxey Grounds	5.1.23		Tbc

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Policy LP06						
30	7.12.22	<p>Council to consider further whether Policy LP06 and its supporting text are necessary or at the very least delete from the policy text any repetition of other policies in the Plan and streamline the supporting text to remove unnecessary description of international, national and sub-regional climate change policy.</p> <p>If Policy LP06 is to be retained in a streamlined form, the MMs should include:</p> <ul style="list-style-type: none"> • Deletion of criterion 4 as its superseded by requirements for EV charging points in Part S of the Buildings Regs. • Deletion of criterion 6, which is superseded by Part L of the Buildings Regs. 	BCKL&WN	Tbc		F21
31	7.12.22	Review thresholds for Sustainability and Climate Change Statements and consider whether measures to address climate change can be incorporated within Planning Statements submitted with applications.	BCKL&WN	18.1.23		Tbc
32	7.12.22	Review whether Policy LP06 is aimed at supporting national target for carbon neutral by 2050 or Council's corporate objective for carbon neutral by 2035.	BCKL&WN	18.1.23		Tbc
Matter 3						
Policy LP07						
33	7.12.22	MM to Policy E1.5 at Boal Quay to include allocation for 1.8 ha of employment land, in accord with suggested MM to supporting text to Policy LP07.	BCKL&WN	Tbc		F21
34		<p>MMs to Policy LP07 to include:</p> <ul style="list-style-type: none"> • <u>Criterion 4</u> – second sentence should refer to Policy LP08 rather than Settlement Hierarchy • <u>Criterion 9</u> – first sentence should adopt a positive approach to proposals for alternative uses of 	BCKL&WN	Tbc		F21

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		<p>employment land for consistency with paragraph 123 of the NPPF</p> <ul style="list-style-type: none"> • <u>Criterion 9(a)</u> – delete requirement for sites to be no longer viable for employment uses, as this is not consistent with the PPG Paragraph: 001 Reference ID: 66-001-20190722. • <u>Criterion 9(c)</u> – ‘regeneration priorities’ for KL&WN should be set out in the Plan. • Reference to 3 large employment sites defined in Policy LP10 as part of strategic policy on the economy. 				
Policy LP08						
35	7.12.22	MMs to criterion 4 of Policy LP08 to reduce threshold for impact assessment on small scale local retail and service units to 280sqm.	BCKL&WN	Tbc		F21
36	7.12.22	Review nil threshold for impacts tests on new retail floorspace at Hardwick Road area of King’s Lynn and prepare note for Inspectors to consider.	BCKL&WN	18.1.23		Tbc
37	7.12.22	Review whether the Plan requires a policy to restrict further expansion of retail uses at garden centres and other tourist attractions in rural areas, particularly in the north of the Borough, and provide note to explain.	BCKL&WN	18.1.23		Tbc
Policy LP09						
38	7.12.22	<p>MMs to Policy LP09 to ensure:</p> <ul style="list-style-type: none"> • criterion 1 is positively worded; and • the second part of criterion 2 and paragraph 5.3.4 are consistent with paragraph 176 of the NPPF in respect of minor development proposals within the AONB and its setting being limited in scale and extent and located and designed to avoid or minimise harm. 	BCKL&WN	Tbc		F21

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39	7.12.22	MMs to provide a definition of holiday accommodation sites within policy and supporting text is consistent and to add definition to glossary of the Plan.	BCKL&WN	Tbc		F21
Policy LP10						
40	7.12.22	MMs to criterion 2 of Policy LP10 and supporting text to ensure policy is positively worded to support both operational and non-operational development for the retention, enhancement and expansion of these facilities, and clear on the role of renewable energy projects as part of this. Wording to be discussed and agreed with British Sugar.	BCKL&WN	Tbc		F21
41	7.12.22	Policy LP10 employment sites to be geographically illustrated on Policies Map with a star.	BCKL&WN	Tbc		F21
Matter 4						
Policy LP11						
42	7.12.22	MMs to include amendments to criterion 1(b) to ensure wording is consistent with national policy in respect of unacceptable impacts on (ii) highway safety and (iv) amenity and access.	BCKL&WN	Tbc		F21
43	7.12.22	Review whether criterion 2 and 3 are necessary given that the requirement for transport assessments in support of development proposals is dealt with in Policy LP13 and Policy LP11 is to protect the strategic and major road network.	BCKL&WN	Tbc		F21
Policy LP12						
44	7.12.22	MM to Inset Map for Disused Railway Trackway – Denver to Wisington to remove section of route running from the Ouse Cut-off channel into British Sugar site. Amend Policies Map in the same way.	BCKL&WN	Tbc		F21
Policy LP13						
45	7.12.22	MM to criterion 4 to make criterion (b)(v) a new criterion 5 on transport assessments. Add reference in	BCKL&WN	Tbc		F21

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		supporting text (to either LP11 or LP13) to NCC guidance on transport assessments and website tool.				
46	8.12.22	Consider adding West Lynn ferry crossing improvements as a specific infrastructure project in Policy LP13.	BCKL&WN	Tbc		
Policy LP14						
47	7.12.22	MMs to Policy LP14 to include: <ul style="list-style-type: none"> • review parking standards in criterion 1 against latest NCC parking standards and amend as necessary; • amend criterion 3 as set out in the Council's HPS on Matter 4; • delete criterion 5. • Amend reference in supporting text to NCC's revised parking standards for Norfolk. 	BCKL&WN	Tbc		F21
Matter 5 – Settlements and Sites - King's Lynn and Surrounding Areas						
King's Lynn						
48	8.12.22	<u>Policy LP38 – King's Lynn Area</u> MM to criterion 12 to include reference to Policy LP22 for guidance on open space requirements.	BCKL&WN	Tbc		F21
49	8.12.22	<u>Policy E1.1 – King's Lynn Town Centre</u> MMs to include an additional criterion requiring an FRA for development within Flood Zones 2 & 3a, as set out in Council's Matter 5 HPS.	BCKL&WN	Tbc		F21
50	8.12.22	<u>Policy E1.3 – Gaywood Clock</u> MMs to include an additional criterion 1(c) to safeguard the impact of development on the 'significance' of heritage assets within the Gaywood Clock area. Liaise with Historic England over appropriate wording.	BCKL&WN	Tbc		F21
51	8.12.22	<u>Policy E1.KLR – King's Lynn Riverfront Regeneration</u> MMs to include: <ul style="list-style-type: none"> • Amendment to supporting text at paragraph 9.1.5.5 regarding flood risk and defences, as in Council's HPS. 	BCKL&WN	Tbc		F21

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		<ul style="list-style-type: none"> Amend criterion 3(e) to ensure affordable housing requirements are in line with Policy LP28 rather than 'current standards'. Include boundary of KLR area on Policies Map to ensure policy is geographically illustrated. 				
52	8.12.22	Prepare note on Deliverability and Developability of housing allocations in the Plan (using template supplied by the Inspectors), with evidence to demonstrate the housing delivery programme for each site as set out in the Housing Trajectory [F22], in Council's HPSs and as discussed at the Hearing.	BCKL&WN	22.12.22		
53	8.12.22	<p><u>Policy E1.5 – Boal Quay</u></p> <p>MMs to include:</p> <ul style="list-style-type: none"> Amend paragraph 9.1.6.3 and criterion 3 of policy to reflect wording on flood defences and FRA agreed with the EA, as set out in Council's HPS. Amend criterion 5 to require a project level HRA in accordance with wording agreed with NE as set out in Council's HPS. Amend criterion 9 to ensure affordable housing requirements are in line with Policy LP28 rather than 'current standards'. 	BCKL&WN	Tbc		F21
54	8.12.22	<p><u>Policy E1.6 – South of Parkway</u></p> <p>MMs to include:</p> <ul style="list-style-type: none"> Amend dwelling number in policy and supporting text to 226 homes in line with planning permission – consequential adjustments to Housing Trajectory and overall housing land supply figures. Additional criterion to require a project level HRA in accordance with wording agreed with NE as set out in Council's HPS. 	BCKL&WN	Tbc		F21

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		<ul style="list-style-type: none"> Amend criterion 11 to ensure affordable housing requirements are in line with Policy LP28 rather than 'current standards'. 				
55	8.12.22	<u>Policy E1.7 – Land at Lynnsport</u> MM to delete first 2 phases, which are completed, and amend allocation to 82 dwellings as the remaining phase. Consequential adjustments to housing land supply figures in Plan and trajectory.	BCKL&WN	Tbc		F21
56	8.12.22	<u>E1.8 – South Quay</u> MMs to include: <ul style="list-style-type: none"> Amendment to criterion 7 regarding FRA, to refer to Policy LP25 Amend criterion 10 to ensure affordable housing requirements are in line with Policy LP28 rather than 'current standards'. 	BCKL&WN	Tbc		F21
57	8.12.22	<u>Policy E1.9 – Land west of Columbia Way</u> Consider deleting site from Plan as its as under construction. If to be retained in Plan, amend criterion 11 to ensure affordable housing requirements are in line with Policy LP28 rather than 'current standards', and add new criterion to require a project level HRA in accordance with wording agreed with NE as set out in Council's HPS.	BCKL&WN	Tbc		F21
58	8.12.22	<u>Policy E1.10 – North of Wisbech Road</u> MMs to include: <ul style="list-style-type: none"> Subject to clarification of evidence for developability of site and amount of site available for development, as part of consolidated Deliverability and Developability note, amend site area and allocation accordingly. 	BCKL&WN	Tbc		F21

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		<ul style="list-style-type: none"> Amend paragraph 9.1.11.1 and criterion 1 of policy to reflect wording on flood defences and FRA agreed with the EA, as set out in Council's HPS. Add criterion to require a project level HRA, but avoid duplicating criterion 4 as suggested MM in HPS. Amend criterion 8 to ensure affordable housing requirements are in line with Policy LP28 rather than 'current standards'. 				
59	8.12.22	<u>Policy E1.11 - Southgates</u> MMs to include those set out in draft Schedule and an amendment to criterion 6 to ensure affordable housing requirements are in line with Policy LP28 rather than 'current standards'.	BCKL&WN	Tbc		F21
60	8.12.22	<u>Policy E1.12 – King's Lynn Employment Land</u> Effect of recent retail permission on site E1.12-HAR available land for employment to be reflected in MM to site area.	BCKL&WN	Tbc		F21
61	8.12.22	<u>Policy E1.13 – King's Lynn Green Infrastructure</u> MMs to include: <ul style="list-style-type: none"> Amendment to criterion 1 of policy to reflect additional wording contained in Council's HPS. Clarify reference to Green Infrastructure Strategy in paragraph 9.1.14.1 of supporting text (i.e. which one is it) and add to evidence base if not yet submitted. 	BCKL&WN	Tbc		F21
South Wootton						
62	8.12.22	<u>Policy E3.1 – Hall Lane</u> Council to consider whether site should remain an allocation given that it has full planning permission and the first phase is under construction. If allocation to be retained, MMs should include: <ul style="list-style-type: none"> Amend dwelling numbers to 575 homes in accordance with planning permissions 	BCKL&WN	Tbc		F21

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		<ul style="list-style-type: none"> Amend criterion 1(b) to ensure affordable housing requirements are in line with Policy LP28 rather than 'the LPAs standards at the time'. 				
West Lynn						
63	8.12.22	<u>Policy E1.14 – West of St. Peter’s Road</u> Update deliverability note in respect of conditions discharge and slippage in likely start on site. MM to criterion 7 to ensure affordable housing requirements are in line with Policy LP28 rather than 'current standards'.	BCKL&WN	Tbc		F21
64	8.12.22	<u>Policy E1.15 – Land at Bankside</u> <ul style="list-style-type: none"> Note submitted to Hearing on the application of the sequential test on flood risk to West Lynn to be added to the Examination Library (Section F). Include within the consolidated Deliverability and Developability note, details on the need for decontamination, highway access and amount of land to be safeguarded to provide access to flood barrier, and the impacts of these constraints on the viability and feasibility of developing this site for housing. MM to criterion 7 to ensure affordable housing requirements are in line with Policy LP28 rather than 'current standards'. 	BCKL&WN BCKL&WN BCKL&WN	16.12.22 22.12.22 Tbc		Tbc Tbc F21
West Winch						
	8.12.22	<u>Policy E2.1 – West Winch Growth Area</u> Topic paper to be provided on WWGA, to bring together the evidence supporting the proposed allocation for up to 4,000 dwellings, for Inspectors to consider. It should include: <ul style="list-style-type: none"> The history of the evolution of the proposal for growth south east of King’s Lynn and at West Winch, with reference to evidence provided for the Examinations of current adopted development plan; 	BCKL&WN	Tbc		

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		<ul style="list-style-type: none"> • The current planning status of the adopted allocation and the progress of planning applications for its respective phases; • Justification for the additional growth (of 2,400 dwellings) proposed in the submitted Plan, over and above the 1,600 dwellings for which the site is allocated in the SADMP, particularly in light of the size of the overall surplus of housing land up to the end of the Plan period and beyond; • The results of any modelling of traffic and transport impacts of growth of up to 4,000 dwellings at WWGA, and of the effects of potential transport interventions and mitigations on the capacity of the transport network to accommodate this growth; • Details for the proposed WWHAR, including the timetable and key dates/milestones in the Business Case process to secure DfT funding, how its delivery would be phased, and the trigger points in the housebuilding programme at which each phase and the full route would be required; • Evidence of the assessment of the cumulative impact of the additional growth on landscape character, heritage assets, biodiversity and ecology, flood risk (including surface water drainage), air quality, community infrastructure and amenity (i.e. residential living conditions). 				