

Draft Schedule of Main Modifications in Plan Order (5 January 2023)

Proposed additions to the plan are shown in **red bold font and underlined**, with proposed deletions indicated by ~~strikethrough~~.

| MM | Page (Reg 19) | Section ref | Para/ Policy/ Figure/ Table No. | Proposed Main Modification | Reason |
|------------------------------|---------------|-------------|---------------------------------|--|---|
| INTRODUCTION | | | | | |
| MM | 3 | 2 | Title | The King's Lynn & West Norfolk Local Plan Review (2016 – 2036 2021 - 2039) | change to Plan period to 2021-2039 to reflect date from which LHN applies and ensure minimum 15 year Plan period from adoption. Inspectors' Action Note, Action 6 [G12] |
| MM | 3 | 2 | 2.0.4 and 2.0.5 | <p>2.0.4 This commitment formed Policy 'DM2A – Early Review of Local Plan' of the SADMP. An early review This Local Plan will replace the CS and SADMP and will ensure a set of deliverable and achievable housing sites for the duration of the Plan period (2016 – 2036 2021 - 2039), with the most up to date policy framework in a single plan to secure continuity for the longer term. The review This Local Plan will identify the full, objectively assessed housing needs for the borough and proposals to ensure that this is met in a consistent manner with national policy.</p> <p>2.0.5 Elements Preparation of this review Local Plan began in 2016 and continued in 2017 including the Sustainability Appraisal (SA) Scoping Consultation with statutory consultees (Environment Agency, Natural England and Historic England) and the 'Call for Sites and Policy Suggestions' Consultation (Regulation 18). The latter ran for 6 weeks, between the 17 October and 28 November 2016, and offered an opportunity for developers, agents, landowners, individuals, and other interested parties to promote sites located within the Borough for future development, suggest locations/areas for special policy treatment, and put forward policy suggestions. The Housing and Economic Land Availability Assessment (HELAA) process also commenced.</p> | <p>change to Plan period to 2021-2039 to reflect date from which LHN applies and ensure minimum 15 year Plan period from adoption. Inspectors' Action Note, Action 6 [G12]</p> <p>To clarify that the local Plan replaces the CS and SADMP. Response to Q15 of Matter 1 [H1].</p> |
| VISION AND OBJECTIVES | | | | | |
| MM | 12 | 3 | Title | Vision and Strategic Objectives (Where do we want to be in 2036 2039 ?) | change to Plan period to 2021-2039 to reflect date from which LHN applies and ensure minimum 15 year Plan period from adoption. Inspectors' Action Note, Action 6 [G12] |
| SPATIAL STRATEGY | | | | | |
| MM | 19 | 4 | 4.1.1, 4.1.2 | <p>4.1.1 The Spatial Strategy is the approach to delivering the vision and objectives in the borough. The strategy sets an overview of the development priorities for the borough and outlines broadly where development is planned through to 2036 2039.</p> <p>4.1.2 The revised National Planning Policy Framework (NPPF) introduced a new standard method for calculating housing need. This is known as Local Housing Need (LHN). This should be the starting point for calculating the housing need for the Borough over the Local Plan period (2016 -2036 2039).</p> | Change to Plan period to 2021-2039 to reflect date from which LHN applies and ensure minimum 15 year Plan period from adoption. Inspectors' Action Note, Action 6 [G12] |
| MM | 19 | 4 | 4.1.4 | 4.1.4 As updated at April 2020 1 , the Local Housing Need (LHN) for West Norfolk is calculated as 539 571 new dwellings annually. This based upon the standard methodology as introduced by NPPF and associated planning guidance. Spread over the 20- 18 year plan period (2016 – 2036 2021 - 2039) this results in a need of 10,780 10,278 dwellings to be planned for. | Change to Plan period to 2021-2039 to reflect date from which LHN applies and ensure minimum 15 year Plan period from adoption. Inspectors' Action Note, Action 6 [G12] Change to LHN. |
| MM | 19 | 4 | 4.1.6 | The NPPF (paragraph 68) continues to place considerable importance on local planning authorities to maintain a demonstrable deliverable 5 year housing land supply. However, to To ensure that the Local Plan review is positively prepared, that the Borough Council is in the best place to be able to demonstrate a 5 year housing land supply position, and pass the Housing Delivery Test, a degree of flexibility has been factored in as part of the Local Plan review with regard to housing numbers. This also recognises that some sites may not come forward as envisaged at the time the housing trajectory was prepared. It also acknowledges that as part of the Local Plan review some of the allocations made by the previous Local Plan which have not progressed are deallocated and removed from the Local Plan review. | NPPF Paragraph 68 |

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| MM | 20 | 4 | 4.1.8 to 4.1.11 | <p>4.1.9 The latest calculation of windfall contributions (as part of latest housing trajectory) illustrates that on average, since 2001 to date 2021/2022, 311 299 dwellings complete each year from windfall sources. Note that this is a very conservative calculation as it includes a 25% discount recognising that land is a finite resource, despite the planning system being very permissive towards such developments. Also, to avoid double counting and allowing sufficient time for such development to come forward no windfall allowance is considered in years 1,2 or 3. There are 16 years of the Local Plan period to run. However, we have to allow a period of 3 years with no allowance giving sufficient time for such sites to come forward, so 13 years of the windfall allowance is calculated. This equates to 4,043 3,289 dwellings.</p> <p>4.1.10 In terms of flexibility it is proposed: Local Plan review surplus on 'planned' provision = 1,277 Plus, the projected windfall allowance (4,043 3,289) = 5,320 4,566</p> <p>4.1.11 This takes the potential projected supply of housing in the plan period to:</p> <ul style="list-style-type: none"> • Completions & Commitments = 11,946 • Plus, Local Plan review Allocations (111) = 12,057 • Plus, Windfall (4,043 3,289) • Total projected Supply = 16,100 15,346 • 16,100 15,346 (supply) – 10,780 (Need) = 5,320 4,566 | Modification to change windfall allowance from 399 to 299 in response to Inspectors Initial Questions Part 2 Question 9 |

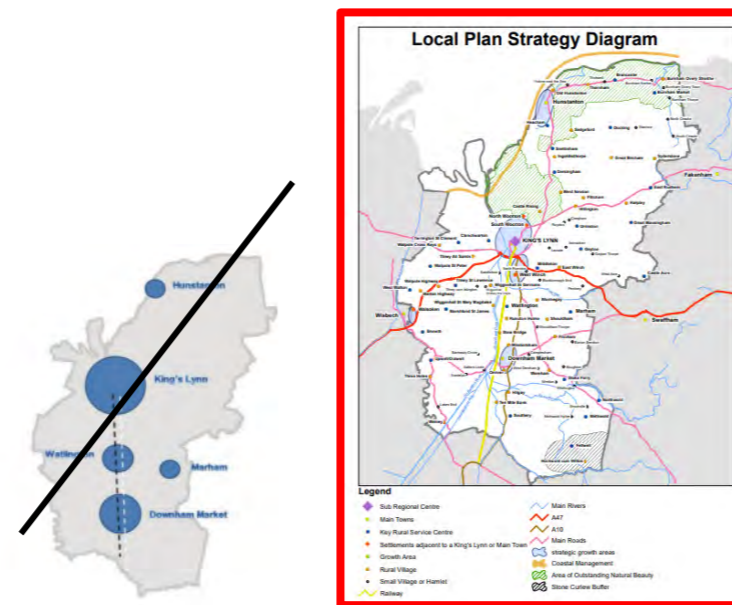
Strategic Growth Corridor Distribution of Development

4.1.16 Local housing need has been discussed at length in the previous section. The impact of this results in no absolute need to make any further allocations. This combined with the fact that this is a review of an existing Local Plan which made significant allocations across the Borough, most of which are supported through the Review leaves little room to impact upon the growth strategy already established by the current Local Plan (Core Strategy 2011 & Site Allocations and Development Management Policies Plan 2016). Whether the Local Plan review is taken forward or not this pattern of growth will occur as the existing Local Plan will remain in place and note this is a review. **This plan proposes that growth and investment should be directed to the most sustainable places, by way of a focus on brownfield redevelopment within existing built-up areas and the development of sustainable urban extensions to the main towns.**

4.1.17 The Growth options for the draft Local Plan review have been re-assessed and the latest position with regard to housing numbers and that this is a review of an existing Local Plan, as explained earlier. It should be noted that previously the distribution of growth was to distribute just the new allocations needed, however there are now limited new allocations and therefore little opportunity to influence the strategic direction of growth which has occurred / will occur as a result of the current Local Plan and its allocations

4.1.18 However, the Local Plan **Closely aligned to the previously adopted Site Allocations and Development Management Policies Plan SADMP (2016), this 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.

4.1.19 Given the position and the context explained above combined with the assessment of the strategic growth options through the Sustainability Appraisal. The Borough Council preferred option, with a focus on the strategic growth corridor, is that shown diagrammatically below:



4.1.20 The table below shows the aggregate figures for the housing allocations proposed by the Local Plan review, note that the majority are carried forward from the SADMP. A total number of homes allocated is provided as is a percentage of this for each category of place to illustrate the overall pattern of allocated growth.

| Place | Homes Allocation No. | Homes Allocation % |
|--------------------------------|----------------------|--------------------|
| King's Lynn & Surrounding Area | 3,835 | 62 |
| King's Lynn | 865 | 14 |
| West Lynn | 170 | 3 |

Removal of reference to the SADMP as per inspectors question Part Two: question 1.

Replacement Local plan Strategy Diagram

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| | | | | <table border="1"> <tr><td>South Wootton</td><td>300</td><td>5</td></tr> <tr><td>North Wootton</td><td>0</td><td>0</td></tr> <tr><td>West Winch</td><td>2500</td><td>40</td></tr> <tr><td>Main Towns</td><td>1,273</td><td>21</td></tr> <tr><td>Downham Market</td><td>390</td><td>6</td></tr> <tr><td>Hunstanton</td><td>333</td><td>5</td></tr> <tr><td>Wisbech Fringe</td><td>350</td><td>9</td></tr> <tr><td>Growth Key Rural Service Centres</td><td>117</td><td>2</td></tr> <tr><td>Watlington</td><td>32</td><td>1</td></tr> <tr><td>Marham</td><td>85</td><td>1</td></tr> <tr><td>KRSC</td><td>740</td><td>12</td></tr> <tr><td>Rural Villages</td><td>210</td><td>3</td></tr> <tr><td>SVAH</td><td>0</td><td>0</td></tr> <tr><td>Total</td><td>6,175</td><td>100</td></tr> </table> | South Wootton | 300 | 5 | North Wootton | 0 | 0 | West Winch | 2500 | 40 | Main Towns | 1,273 | 21 | Downham Market | 390 | 6 | Hunstanton | 333 | 5 | Wisbech Fringe | 350 | 9 | Growth Key Rural Service Centres | 117 | 2 | Watlington | 32 | 1 | Marham | 85 | 1 | KRSC | 740 | 12 | Rural Villages | 210 | 3 | SVAH | 0 | 0 | Total | 6,175 | 100 | |
| South Wootton | 300 | 5 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| North Wootton | 0 | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| West Winch | 2500 | 40 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Main Towns | 1,273 | 21 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Downham Market | 390 | 6 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Hunstanton | 333 | 5 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Wisbech Fringe | 350 | 9 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Growth Key Rural Service Centres | 117 | 2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Watlington | 32 | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Marham | 85 | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| KRSC | 740 | 12 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Rural Villages | 210 | 3 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SVAH | 0 | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total | 6,175 | 100 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| MM | 25 | 4 | 4.1.30 | With a Local Housing Need figure of 539-571 per annum over a twenty - <u>an eighteen</u> year plan period (2016 – 2036 <u>2021 - 2039</u>) this equates to 10,780 <u>10,278</u> in total. | Change to Plan period to 2021-2039 to reflect date from which LHN applies and ensure minimum 15 year Plan period from adoption. Inspectors' Action Note, Action 6 [G12] Change to LHN. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| MM | 26 | 4 | 4.1.31 | The current Local Plan (comprising the Core Strategy 2011 and the Site Allocations and Development Management Policies Plan 2016) does not contain a specific policy for density, nor is it the intention for the Local Plan review (2016 – 2036) to introduce one. However, in line with the national guidance on the subject a modelled approach <u>towards calculating capacities for site allocations</u> has been applied, albeit not rigidly, and it is considered appropriate to carry forward a similar approach. This modelled approach is set out in Appendix 1. <u>Given that the majority of site allocations in the Plan are taken forward from the previous Local Plan, in nearly all cases the previous capacity figures are retained, except where there are specific reasons that these have been altered (e.g. in terms of viability or deliverability).</u> | Text updated to remove specific reference to SADMP site allocations. Instead, the explanatory text notes that many sites have been rolled forward from the previous Local Plan. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| MM | 28 | 4 | 4.1.43 | 4.1.43 Reviewing the Local Plan provides an opportunity to review the progress of the sites allocated by the Site Allocations and Development Management Policies Plan (SADMP)(2016). The draft version of the Local Plan review proposed the deallocation of a number of sites. This was chiefly as the sites owners either do not want to or are unable to develop their sites, and therefore there is no prospect of the sites ever coming forward and contributing towards the housing numbers. | Paragraph 4.1.43 was drafted in the context of the Local Plan being a review/ continuation from the 2016 SADMP. Given that the replacement Local Plan is now considered to be an entirely new Plan, then 4.1.43 is redundant. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| MM | 28 | 4 | 4.1.43 | To follow 4.1.43 Justification <u>4.1.44 The Policy emphasises the need to balance sustainable growth and protection of the Borough's built and natural environment. This improvement will be achieved through measures that:</u> <ul style="list-style-type: none"> <u>support urban and rural renaissance;</u> <u>secure appropriate amounts of new housing, including affordable housing, local employment and other facilities; and</u> <u>improve accessibility, including through public transport.</u> <u>4.1.45 For urban areas it is necessary to consider the potential of the main centres, which provide key services, to accommodate local housing, town centre uses and employment needs in a manner that is both accessible, sustainable and sympathetic to local character.</u> <u>4.1.46 Within the rural areas support may be required to maintain and improve the relationships within and between settlements that add to the quality of life of those who live and work there. The rural spatial strategy focuses upon ensuring a viable and diverse rural economy and ensuring delivery of housing to meet local needs.</u> | Clarifying justification of policy in response to inspectors' initial questions part 2: Question 19 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

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|----|----|---|-------------|---|---|
| MM | 28 | 4 | Policy LP01 | <p>Policy LP01 Spatial Strategy</p> <p>1. The Spatial Strategy seeks to strike a balance between protecting and enhancing the built and natural environment of West Norfolk whilst facilitating sustainable growth in the most appropriate locations.</p> <p>2. Development priorities for the borough will be to:</p> <ul style="list-style-type: none"> a. Facilitate and support the urban and rural regeneration and development aspirations identified in the Norfolk Strategic Planning Framework and the Borough Council’s strategic priorities; b. Ensure an appropriate allocation land for housing including affordable housing, local employment and other facilities, to foster sustainable communities and take appropriate action to deliver this; c. Locate development in the most sustainable places - particularly in the A10/Main Rail Line Strategic Growth Corridor and making best use of brownfield land within towns and villages; c. Encourage economic growth and inward investment; d. Improve accessibility for all to services such as public transport, education, employment, health, leisure and housing; e. Protect and enhance the heritage, cultural and environmental assets; <p>Strategic Growth Corridor & Sustainable Development Locations</p> <p>3. In accommodating these priorities our approach will use the settlement hierarchy (set out in Policy LP02) to ensure that:</p> <ul style="list-style-type: none"> a. New investment is directed to the most sustainable places — particularly in the A10/Main Rail Line Strategic Growth Corridor; b. Significant emphasis is placed on brownfield redevelopment within the towns and villages; c. Sustainable urban extensions to the main towns of King’s Lynn, Downham Market and Hunstanton are developed; d. Locally appropriate levels of growth take place in selected Growth Key Rural Service Centres, Key Rural Service Centres and Rural Villages; e. Opportunities are given for small scale housing development at all settlements including Smaller Villages and Hamlets; f. New development is guided development away from areas at risk of flooding now or in the future, however recognising or provide robust mitigation against flood risk areas to deliver regeneration objectives within King’s Lynn and to maintain the sustainability of local communities in rural areas; and g. Foster sustainable communities with an appropriate range of facilities. <p>In support of the overall development strategy the Council will:</p> <p>4. King’s Lynn</p> <ul style="list-style-type: none"> a. Promote King’s Lynn as the main centre, including retail, leisure and culture, and economic driver within the borough, a significant “engine of growth” and a sub-regional centre in the East of England; b. Provide for new houses through the regeneration of brownfield land and urban expansion including the adjoining settlements of: <ul style="list-style-type: none"> i. South Wootton; ii. North Wootton; iii. West Lynn; and iv. West Winch. c. The area south east of the town adjoining West Winch will contribute significantly to current needs and also towards establishing a direction of future growth to meet anticipated need beyond the current plan period; d. Make provision for new jobs within existing and new employment areas and also as part of central area regeneration; e. Make appropriate positive use of the high quality historic environment in the town through protection and sensitive inclusion in regeneration proposals f. To achieve these outcomes precedence will be given to the Borough Council the following strategies will be treated as important material considerations, which will usually be accorded substantial weight provided each remains up to date, they are set out for: | <p>As per inspectors’ question Part 2: 3 - Policy criteria from policies LP01 and LP02 have been moved and/or merged, to ensure consistency between the spatial strategy and settlement hierarchy.</p> <p>The Riverfront Delivery Plan and Nelson Quay relate to the King’s Lynn Riverfront Regeneration Area (set out in policy E1.KLR) that covers sites E1.8, E1.5 E1.10 and E1.1. It is desirable to maintain reference to the Riverfront Delivery Plan and Nelson Quay although we would suggest that they are referred to as ‘King’s Lynn Riverfront Regeneration Area’.</p> <p>To ensure references to strategies are up to date and are regarded as a material consideration in plan making. Response to Inspectors’ Questions Part 2 and response to Q36 of Matter 2 [H7]. Removal of ‘important’ and ‘substantial’ to ensure that significance and weight given to strategies are matters for the</p> |
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g.i The Nar-Ouse Regeneration Area; and
h. Nelson Quay, ii King's Lynn Riverfront Regeneration Area which will combine to provide a balanced mix of housing; employment sites; educational facilities and local services;
i. The Town Centre to promote the town's role as a sub-regional attractor with an expanded retail offer and improved accessibility to cultural, tourism and leisure uses;
j. The Heritage Action Zone — ensuring that new development works with historic Lynn reinforcing the economic, social and environmental vitality of this modern medieval town.

5. Downham Market

a. Downham Market will be supported as a key town within the south of the borough supporting the demands for, and improving accessibility to, local services, cultural and leisure facilities.

b. The strategy for the town will seek to:

- i. Provide new employment opportunities within a revitalised town centre and new allocations of land;
- ii. Support the role of the town as a service centre for visitors and the local tourism economy;
- iii. Provide appropriate housing growth for the town;
- iv. Ensure existing essential services and facilities are supported and that new investment brings with it appropriate mitigation and improvements;
- v. Support the Town Council in the preparation of their Neighbourhood Plan

6. Hunstanton

a. The focus for Hunstanton will be on ensuring the town develops its position as a successful service hub for the area providing retail, cultural and social facilities while strengthening its role as a year round tourist destination.

b. Support will be given to:

- i. Extend the season and diversify year-round activity without detracting from the town's heritage with additional tourist facilities and leisure development;
- ii. Improving visitor accessibility and public transport so that the town may benefit from growth proposals for King's Lynn;
- iii. Implement improvements to the town;
- iv. Provision will be made for appropriate housing growth for the town;
- v. Support the Town Council in the preparation of their Neighbourhood Plan.

7. The area adjacent to Wisbech

a. Although the town of Wisbech is beyond the borough's administrative area it does provide services and employment to people living in the borough.

b. The Council will be supportive in principle to:

- i. The expansion of the port-related employment area into land predominantly within the borough;
- ii. The provision of at least 550 new houses to the east of the town

8. Rural and Coastal Areas

a. The strategy for the rural areas will:

- i. Promote sustainable communities and sustainable patterns of development;
- ii. Ensure **viable**, strong, diverse, economic **and agricultural** activity, whilst maintaining local character, historic environment and a high quality environment;
- iii. Focus most new development will be within or adjacent to the selected Growth Key Rural Service Centres and Key Rural Service Centres;
- iv. Beyond the villages and in the countryside **isolated homes will be avoided except for in exceptional circumstances as set out in national policy.** The strategy will be to conserve and enhance the countryside recognising its intrinsic character and beauty, the diversity of its landscapes, historic environment and wildlife, and its natural resources to be enjoyed by all.

b. Within the coastal areas, the Council will have clear regard to the Area of Outstanding Natural Beauty (AONB) **with a focus upon, and reference to, its landscape, character and ecology, and**, work with its strategic partners to limit any detrimental impact of coastal change and take account of the Shoreline Management Plans, which plan for future change.

decision maker in response to Inspectors' Action Note [G12] Action 15.

Housing growth for Downham Market shown in Table as 390. Removed in response to Q27 of Matter 2 [H7]

To ensure policy complies with national policy in promoting sustainable development in rural communities. Response to Q31 of Matter 2 [H7]

9. Housing **and employment land** requirement calculation

- a. The LHN of ~~539~~ **571** new dwellings spread over the ~~20~~ **18** year plan period (2016 -~~2036~~ **2039**) results in a need of ~~10,780~~ **10,278** dwellings **as a minimum**, which need to be planned for.
- b. The table below shows the allocations made ~~by the SADMP to be carried forward through the Local Plan review and those proposed by the Local Plan review~~. A total is provided as is a percentage of the overall planned growth.
- c. This shows that over 70% of the growth is to take place within the Strategic Growth Corridor.
- d. Employment floorspace of 71.5ha will be allocated for development resulting in 12,727 jobs between 2021/22 and 2018/39**
- e. In addition, windfall developments will be delivered in accordance with the policies of this plan.**

Housing Requirement Calculation

| Place | Homes Allocation No. | Homes Allocation % |
|---|----------------------|--------------------|
| King's Lynn & Surrounding Area | 3,835 | 62 |
| King's Lynn | 865 | 14 |
| West Lynn | 170 | 3 |
| South Wootton | 300 | 5 |
| North Wootton | 0 | 0 |
| West Winch | 2500 | 40 |
| Main Towns | 1,273 | 21 |
| Downham Market | 390 | 6 |
| Hunstanton | 333 | 5 |
| Wisbech Fringe | 550 | 9 |
| Growth Key Rural Service Centres | 117 | 2 |
| Watlington | 32 | 1 |
| Marham | 85 | 1 |
| KRSC | 740 | 12 |
| Rural Villages | 210 | 3 |
| SVAH | 0 | 0 |
| Total | 6,175 | 100 |

| Place | Homes Allocation No. | Homes Allocation % |
|---|----------------------|--------------------|
| King's Lynn Sub-Regional Centre | 2,753 | 55 |
| King's Lynn | 684 | 15 |
| West Lynn | 169 | 3 |
| South Wootton | 300 | 6 |
| North Wootton | 0 | 0 |
| West Winch* | 1600 | 32 |
| Main Towns | 1,333 | 27 |
| Downham Market | 390 | 8 |
| Hunstanton | 393 | 8 |
| Wisbech Fringe (Walsoken) | 550 | 11 |
| Growth Key Rural Service Centres | 117 | 3 |
| Watlington | 32 | 1 |
| Marham/Upper (RAF) Marham | 85 | 2 |
| KRSC | 662 | 13 |
| Rural Villages | 115 | 2 |
| SVAH | 0 | 0 |
| Total | 4,980 | 100 |

* 4,000 new homes in the fullness of time at the West Winch Growth Area

Clarification of AONB considerations

To comply with Paragraph 22 of NPPF that Strategic policies should look ahead over a minimum 15 year period from Adoption. Change to Plan period to 2021-2039 to reflect date from which LHN applies and ensure minimum 15 year Plan period from adoption. Inspectors' Action Note, Action 6 [G12] Change to LHN. Minimum housing need requirement in response to Inspectors' Action Note, Action 7.

Revised to reflect 1,600 dwellings to be delivered within the Plan period for West Winch (E2.1) rather than the 2500 originally stated and to reflect the removal of sites that have been completed and no longer need to be allocated.

| MM | Page (Reg 19) | Section ref | Para/ Policy/ Figure/ Table No. | Proposed Main Modification | Reason |
|----|---------------|-------------|---------------------------------|---|---|
| MM | 33 | 4 | 4.2.1 | <p>Introduction 4.2.1 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.</p> <p><u>Justification</u></p> <p>4.2.2 <u>The settlement hierarchy ranks settlements according to their size, range of services/facilities and their possible capacity for growth.</u></p> <ul style="list-style-type: none"> • <u>Tier 1: The Sub-Regional Centre includes King’s Lynn as the main centre for retail, leisure, and culture and as the economic driver within the borough and sub-regional centre for the East of England. The centres of West Lynn, North and South Wootton and West Winch all provide a significant neighbourhood level function within King’s Lynn and as therefore included in this tier of the hierarchy.</u> • <u>Tier 2: Main Towns include Hunstanton, Downham Market and Wisbech Fringe (Walsoken). These towns have considerable convenience, service and/or tourist facilities which further development will maintain and enhance.</u> • <u>Tier 3: Growth Key Rural Service Areas are larger villages are closely related to the overall Growth Strategy in close proximity to A10/Main rail line Growth Corridor. The provide a range of services and facilities for the local population and wider rural areas and they are identified as being capable of accommodating further growth due to the Watlington railway station which is on the main line from King’s Lynn to Cambridge/London King’s Cross, and RAF Marham who are one of the largest employers in the area.</u> • <u>Tier 4: Key Rural Service Areas help sustain the wider rural community. They provide a range of services that meet the daily needs of the residents. Public transport enables access to and from the settlements and the Borough Council seeks to maintain and enhance facilities to support the areas functionality.</u> • <u>Tier 5: Rural Villages have limited but locally important roles in meeting the needs of the immediate village. Sustaining the existing services is a key priority. These settlements may see some limited growth, which will help support surrounding rural areas (e.g. some small-scale infilling or affordable housing)</u> • <u>Tier 6: Smaller Villages and Hamlets have few or no services and as such, only very limited development will take place here.</u> <p><u>The settlement hierarchy helps to ensure that:</u></p> <ol style="list-style-type: none"> a. <u>new development occurs at an appropriate scale in the most sustainable locations;</u> b. <u>additionally, by identifying the role of settlements it offers the opportunity to support communities in maintaining and enhancing facilities serving these areas.</u> | Clarifying justification of policy in response to inspectors initial questions part 2: Question 19 and LP02 has been revised to ensure that this and Policy LP01 are aligned. |

MM

33

4

LP02 Settlement Hierarchy

Policy LP02 Settlement Hierarchy

1. The Plan also imposes a requirement to define the approach to development within other towns and in the rural areas to **will seek to** increase their **areas** economic and social sustainability. This improvement will be achieved through **ensuring** measures that:

- a. support urban and rural renaissance;
- b. secure appropriate amounts of new housing, including affordable housing, local employment and other facilities; and
- c. improve accessibility, including through public transport.

2. Consequently it is necessary to consider the potential of the main centres, which provide key services, to accommodate local housing, town centre uses and employment needs in a manner that is both accessible, sustainable and sympathetic to local character. **are concentrated within the settlement boundary of Tiers 1 – 6 of the settlement hierarchy. New retail development should be focussed within town centres as shown on the Policies Map. Land outside of settlement boundaries will be classed as ‘countryside’ where development will be permitted only in exceptional circumstances.**

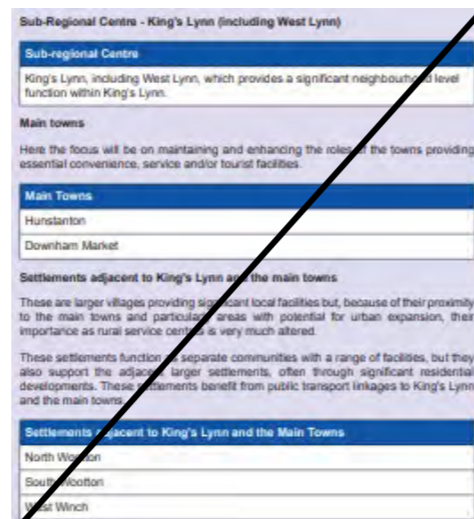
3. Elsewhere within the rural areas there may be less opportunity to provide new development in this manner. Nevertheless support may be required to maintain and improve the relationships within and between settlements that add to the quality of life of those who live and work there. Matters for consideration include the:

- a. viability of agriculture and other economic activities;
- b. diversification of the economy;
- c. sustainability of local services; and
- d. provision of housing for local needs.

4. The settlement hierarchy ranks settlements according to their size, range of services/facilities and their possible capacity for growth. As such, it serves as an essential tool in helping to ensure that:

- a. new development occurs at an appropriate scale in the most sustainable locations;
- b. additionally, by identifying the role of settlements it offers the opportunity to support communities in maintaining and enhancing facilities serving these areas.

5. To support **these aims** the settlement hierarchy identifies six tiers of settlements based on their role and function in the borough. **The divisions are:**



LP02 has been revised to ensure that this and Policy LP01 are aligned. The differentiation between the Strategic Growth Corridor and other areas of the Borough was previously agreed with the Planning Inspector (F18, Q3)

Settlements adjacent to King's Lynn and the Main Towns
 Wisbech Fringe (including Wisbech)

Growth Key Rural Service Centres (GKRSC)

The two Growth Key Rural Service Centres have been identified as they are closely related to overall Growth Strategy in close proximity to A10 / A47 and the Great Ouse. They not only provide a range of services and facilities for the local population and wider rural areas, but have been identified as being capable of accommodating a higher level of growth than previously.

- In Waddington this is mainly due to the services and facilities present, which includes the railway station on the main line from King's Lynn to Cambridge / London King's Cross.
- At Marham the Borough Council wants to support the Marham, as one of the largest employers in the area, by providing further housing options for potential employees.

Growth Key Rural Service Centres

| |
|------------|
| Marham |
| Waddington |

Key Rural Service Centres (KRSC)

Key Rural Service Centres help to sustain the wider rural community. They provide a range of services that meet basic day-to-day needs and a level of public transport that can enable access to and from the settlement. The Borough Council will seek to maintain and enhance facilities to support this function.

Key Rural Service Centres (23)

| | | |
|----------------------------|----------------------------------|-----------------------|
| Brancaster with Brancaster | Felwell with Hockwood-cum-Wilton | Stoke Ferry |
| Burgham Deepdale | Great Massingham | Southery |
| Burgham Market | Grimston/Pott Row with Gayton | Terrington St Clement |

Key Rural Service Centres (23)

| | | |
|-------------|--|---|
| Cheriton | Heacham | Terrington St John with St John's Highway/Tilney Lawrence |
| Darlington | Methwold with Northwick | Upwell/Outwell |
| Docking | Marshland St James/St John's Fen End with Tilney Fen End | Walpole St Peter/Walpole St Andrew/Walpole Marsh |
| East Rudham | Middletown | West Walton |
| Emneth | Snettisham | |

Rural Villages (RV)

Rural villages have a limited but locally important role in meeting the needs of the immediate village. Sustaining the existing services is a key priority. These settlements may see some limited growth, which will help support surrounding rural areas (e.g. some small scale infilling or affordable housing).

Rural Villages (31)

| | | |
|---------------------------|---------------|-----------------------------|
| Burham Overy Stalhe | Inghamthorpe | Walpole Cross Keys |
| Castle Rising | Ormonston | Walpole Highway |
| Denyer | Ruxton Holme | Walton Highway |
| East Witch | Sedgford | Wetley |
| Flitcham | Shoutham | Wesham |
| Fitcham | Stowbridge | West Newton |
| Great Birch/Sircham Tofts | Sydenstone | Wiggenhall St Germans |
| Harrold | Ten Mile Bank | Wiggenhall St Mary Magdalen |
| Hay | Thornham | Wimbotsham |
| Hillington | Three Holes | Wormegay |

Rural Villages (31)

| |
|-------------------|
| Tilney All Saints |
|-------------------|

Smaller Villages and Hamlets (SVAH)

These are villages with few or no services where only very limited development will take place.

Smaller Villages and Hamlets (36)

| | | |
|-------------------|-------------------|-------------------------------|
| Astrachan | Home next the Sea | South Creake |
| Barroway Grove | Lakeside | Stanton |
| Barton Bendish | Lazside | Wey cum Isington |
| Baesey | Muthwold Hythe | Titchwell |
| Blackborough End | Nordelph | Tottenhill |
| Boughton | North Creake | West Acre |
| Brookville | North Runcorn | West Dereham |
| Burham Norton | Penney | West Rudham |
| Burham Overy Town | Ringwood | Whittington |
| Burham Thorpe | Rushon | Wiggenhall St Mary the Virgin |
| Congham | Stadlbow | Whetton |
| Crimplesham | Salter's Lode | |
| Gayton Thorpe | Shouldham Thorpe | |
| Hay Green | | |

Unlisted hamlets and smaller groups of rural dwellings excluded from the settlement hierarchy are deemed to be within the wider countryside.

General Provisions relating to Policy LP02

- Decisions on investment in services and facilities and on the location and scale of new development will be taken on the basis of the borough settlement hierarchy.

- Land allocation in each of the settlement tiers will be in accordance with the policies set out in Policy LP01 Spatial Strategy Policy - Housing Distribution and new development in the borough should be of the highest quality and in accordance with the requirements of Policy LP18 Design and Sustainable Development.
- In all cases set out above, development should seek to avoid conflict with the Local Plan's environmental protection, nature conservation, and conservation and enhancement of the historic environment policies and should, where necessary, introduce planning or compensatory measures to address harmful implications in accordance with Policy LP19 Environmental Assets.

Settlement Hierarchy Table

Tier 1: Sub Regional Centre

| MM | Page (Reg 19) | Section ref | Para/ Policy/ Figure/ Table No. | Proposed Main Modification | Reason | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|---------------------------|---------------------------|---------------------------------|--|--|---------------|---------------|-----------|------------|---------------------------|--|--|--|--|----------------|------------|---------------------------|--|--|---|--|--|--|--|------------|---------------------------|--|--|--|--|--|--|--|--|------------|--------|-----------|-----------------------|--|--------------------|----------|-----------|---------------------------|--|------------------|--------|---------|--------------------|--|----------------|------------------|----------|--------|--|-------------|----------|-------------------|---------|--|--------------|---------|-------------------|---------------|--|------------|---------------------|------------|-------------------|--|---------|--------------------|----------|------------------|--|-------------|----------|-------------|-------------|--|-------------------------------|--|--|--|--|---------------|---------|------------|----------------|--|-----------------------|--------|------------|--------|--|---------------|------------|---------------|---------|--|--------|----------------|----------|-------------|--|------------|----------------|-------------|-----------------------|--|---------|--------------|-------------------|-----------------------------|--|----------|-----------|--------------------|------------|--|---------------|-----------|-----------------|----------|--|---|--|--|--|--|-----------|---------|---------------|-----------|--|----------------|-------------|---------|------------|--|----------------|---------------|-----------|-----------|--|--------|-----------|--------|--------------|--|------------------|--------------------|-----------|-------------|--|----------|----------|--------------|-------------|--|------------|---------|------------------|-------------------------------|--|----------------|----------------|--------------|---------|--|--------------------|----------|---------|--|--|----------------|--------------|----------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| | | | | <table border="1"> <tr> <td>King's Lynn</td> <td>North Wootton</td> <td>South Wootton</td> <td>West Lynn</td> <td>West Winch</td> </tr> <tr> <td colspan="5">Tier 2: Main Towns</td> </tr> <tr> <td>Downham Market</td> <td>Hunstanton</td> <td colspan="3">Wisbech Fringe (Walsoken)</td> </tr> <tr> <td colspan="5">Tier 3: Growth Key Rural Service Centres</td> </tr> <tr> <td>Watlington</td> <td colspan="4">Marham/Upper (RAF) Marham</td> </tr> <tr> <td colspan="5">Tier 4: Key Rural Service Centres</td> </tr> <tr> <td>Brancaster</td> <td>Emneth</td> <td>Middleton</td> <td colspan="2">Terrington St Clement</td> </tr> <tr> <td>Brancaster Staithe</td> <td>Feltwell</td> <td>Northwold</td> <td colspan="2">Terrington St John</td> </tr> <tr> <td>Burnham Deepdale</td> <td>Gayton</td> <td>Outwell</td> <td colspan="2">Tilney St Lawrence</td> </tr> <tr> <td>Burnham Market</td> <td>Great Massingham</td> <td>Pott Row</td> <td colspan="2">Upwell</td> </tr> <tr> <td>Castle Acre</td> 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Syderstone | Welney | | Castle Rising | Hillington | Ten Mile Bank | Wereham | | Denver | Ingoldisthorpe | Thornham | West Newton | | East Winch | Old Hunstanton | Three Holes | Wiggenhall St Germans | | Fincham | Runton Holme | Tilney All Saints | Wiggenhall St Mary Magdalen | | Flitcham | Sedgeford | Walpole Cross Keys | Wimbotsham | | Great Bircham | Shouldham | Walpole Highway | Wormegay | | Tier 6: Smaller Villages and Hamlets | | | | | Ashwicken | Congham | North Runcton | Titchwell | | Barroway Drove | Crimplesham | Pentney | Tottenhill | | Barton Bendish | Gayton Thorpe | Ringstead | West Acre | | Bawsey | Hay Green | Roydon | West Dereham | | Blackborough End | Holme next the Sea | Saddlebow | West Rudham | | Boughton | Lakesend | Salters Lode | Whittington | | Brookville | Leziate | Shouldham Thorpe | Wiggenhall St Mary the Virgin | | Burnham Norton | Methwold Hythe | South Creake | Wretton | | Burnham Overy Town | Nordelph | Stanhoe | | | Burnham Thorpe | North Creake | 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| Tier 2: Main Towns | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Downham Market | Hunstanton | Wisbech Fringe (Walsoken) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Tier 3: Growth Key Rural Service Centres | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Watlington | Marham/Upper (RAF) Marham | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Tier 4: Key Rural Service Centres | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Brancaster | Emneth | Middleton | Terrington St Clement | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Brancaster Staithe | Feltwell | Northwold | Terrington St John | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Burnham Deepdale | Gayton | Outwell | Tilney St Lawrence | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Burnham Market | Great Massingham | Pott Row | Upwell | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Castle Acre | Grimston | St John's Fen End | Walpole | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Clenchwarton | Heacham | St John's Highway | Walpole Marsh | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Dersingham | Hockwold cum Wilton | Snettisham | Walpole St Andrew | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Docking | Marshland St James | Southery | Walpole St Peter | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| East Rudham | Methwold | Stoke Ferry | West Walton | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Tier 5: Rural Villages | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Bircham Tofts | Harpley | Stowbridge | Walton Highway | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Burnham Overy Staithe | Hilgay | Syderstone | Welney | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Castle Rising | Hillington | Ten Mile Bank | Wereham | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Denver | Ingoldisthorpe | Thornham | West Newton | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| East Winch | Old Hunstanton | Three Holes | Wiggenhall St Germans | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Fincham | Runton Holme | Tilney All Saints | Wiggenhall St Mary Magdalen | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Flitcham | Sedgeford | Walpole Cross Keys | Wimbotsham | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Great Bircham | Shouldham | Walpole Highway | Wormegay | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Tier 6: Smaller Villages and Hamlets | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Ashwicken | Congham | North Runcton | Titchwell | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Barroway Drove | Crimplesham | Pentney | Tottenhill | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Barton Bendish | Gayton Thorpe | Ringstead | West Acre | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| Blackborough End | Holme next the Sea | Saddlebow | West Rudham | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Boughton | Lakesend | Salters Lode | Whittington | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Brookville | Leziate | Shouldham Thorpe | Wiggenhall St Mary the Virgin | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Burnham Norton | Methwold Hythe | South Creake | Wretton | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Burnham Overy Town | Nordelph | Stanhoe | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Burnham Thorpe | North Creake | Tilney cum Islington | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Unlisted hamlets and smaller groups of rural dwellings are excluded from the settlement hierarchy as they are deemed to be within the wider countryside. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| The A10/Main Rail Line Strategic Growth corridor includes Kings Lynn, North Wootton, South Wootton, West Lynn, West Winch, Downham Market, Marham/Upper (RAF) Marham and Watlington. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| LPO3 PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| LPO4 DEVELOPMENT BOUNDARIES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| MM | 40 | 4 | 4.4.4 | 4.4.4 The main change to development boundaries from the 2016 Local Plan is that boundaries are now also designated for Smaller Villages and Hamlets. Policy LP41 (Development in Rural Areas) states more modest levels of development will be permitted to meet local needs and maintain the vitality of settlements. | Removal of reference to SADMP Inspectors Initial Questions | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| MM | Page (Reg 19) | Section ref | Para/ Policy/ Figure/ Table No. | Proposed Main Modification | Reason |
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| MM | 41 | 4 | 4.4.8 | Outside these boundaries a more restrictive approach is applied. Development will be limited to that identified as suitable for open countryside in various local plan policies (including any allocation policy applying to the site), as identified in the Policy below. Development within the development boundaries, will be managed in accordance with the criteria at Policy LP04, below. At the periphery of these areas, development will be managed with reference to LP31. Beyond the fringes of the built up area, as defined by the development boundary (together with LP31), policies for the open countryside will apply. | To clarify the role/ status of settlement boundaries in managing development at the periphery of settlements. |
| LPO5 IMPLEMENTATION | | | | | |
| MM | 45 | 4 | Policy LP05 3 | <p>3. In addition, obligations will be sought from developers through Section 106 Legal Agreements or other successor mechanisms. These contributions will be sought for specific on-site infrastructure (or otherwise directly related to the development). Details of required provision will be <u>is listed in the Infrastructure Delivery Plan and its subsequent updates</u>, set out in either allocation policies in this plan or negotiated at planning application stage if it is not an allocation. This will apply to but is not limited to infrastructure, including, where applicable:</p> <ul style="list-style-type: none"> a. community and recreation facilities (including:- education facilities, community halls, health facilities, libraries, social services facilities, allotments, indoor/outdoor sports facilities); b. improved public transport facilities; c. other appropriate transport infrastructure including pedestrian and cycle links; d. affordable or supported housing (in line with LP28 Housing and the NPPF); e. Sustainable Drainage Systems (SuDS), including surface water; f. flood management infrastructure; g. green infrastructure including habitat creation/ recreation facilities/landscaping; h. water conservation measures. i. emergency services including crime prevention <u>fire services</u>; j. recycling/composting facilities; k. improvements to the public realm including the historic environment: S106 will continue to offer opportunities for funding improvements to and the mitigation of adverse impacts on the historic environment, such as archaeological investigations, access and interpretation, and the repair and reuse of buildings or other heritage assets; l. utilities; m. public art. n. next generation mobile technology (e.g. 5G) and full fibre broadband <u>m. Green Infrastructure as required by Policy LP19</u> | <p>To refer to Infrastructure Delivery Plan as set out in response to Matter 2 Question 52 d) [H7] and other changes as set out in Inspectors' Action Note [G12] Action 26</p> <p>reference to the use of planning obligations to cover emergency services, including fire service</p> |
| MM | 46 | 4 | Policy LP05 4 | 4 Key borough wide infrastructure projects <u>will be funded by</u> from CIL, they will be used include:- | Required for clarity. In response to Q52 of Matter 2 [H7] |
| MM | 46 | 4 | Policy LP05 5 f | f. in the case of community or social development, a reduced contribution, taking account of the social value of the development concerned. | Social and community development not able to support obligations. Inspectors' Action Note [G12] Action 26 |
| MM | 47 | 4 | Policy LP05 9 | <p>9. The Council will take account of the impact of non-CIL contributions on the viability of a scheme (particularly on brownfield sites) and where appropriate agree a lower or nil contribution provided:</p> <ul style="list-style-type: none"> a. the development of the site <u>accords with the policies and proposals of this Plan</u> is in the wider public interest; and b. the developer is prepared to share information on development costs and margins with the Council prior to consent being granted. <u>Where an applicant considers there are significant economic viability constraints that would prevent the provision of infrastructure in accordance with this policy, they will be required to provide full justification of the particular circumstances to the Council's satisfaction. Where a viability assessment is required, it should refer back to the viability assessment that informed the plan, providing evidence of what has changed since then. Any viability assessment will be funded by the applicant and should reflect the government's recommended approach as set out in National Planning Practice Guidance. The applicant will be expected to fund the independent verification of the submitted viability assessment by a person appointed by the Council.</u> | To ensure consistent with national policy in allowing infrastructure contributions to be varied on viability grounds. Response to Matter 2 [H7] Question 51. Inspectors' Action Note [G12] Action 26. |
| LPO6 CLIMATE CHANGE | | | | | |
| MM | 51 | 4 | 4.6.15 | One example of change has been shown in the flood risk and climate change allowance guidance published by the Environment Agency (2020) where it is expected that potential change could lead to sea level rise, an increase rate of coastal erosion and peak flow rise. <u>This guidance, first published in 2016 and most recently updated in May 2022, provide the Government's definitive guidance as to how local planning authorities, developers and their agents should use climate change allowances in flood risk assessments.</u> For the East of England, the cumulative rise from 1990 to 2125 is expected to be 1.21m (13) ; just one issue that we must acknowledge for future development in West Norfolk. This is built into the strategic flood risk assessment which supports the Local Plan. Review | references latest national policy/ guidance re planning and flood risk management |

| MM | Page (Reg 19) | Section ref | Para/ Policy/ Figure/ Table No. | Proposed Main Modification | Reason |
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| MM | 56 | 4 | Policy LPO6 4. | 4. All applications for development should be designed to enable and implement charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations on site; to help reduce fuel consumption, CO2 emissions and air quality pollutants in the district (in accordance with LP14,18); | The requirement to make provision for electric vehicle charging points is now an obligation under the new Part S of the Building Regulations (June 2022). Response to Matter 2 Question 54 [H7] |
| MM | 56 | 4 | Policy LPO6 6 | 6. 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, 24); | superseded by an obligation for all new homes to produce 31% less carbon emissions (than the previous Part L standard) under the updated Part L of the Building Regulations (June 2022). Response to Matter 2 Question 55 [H7]. |
| MM | 57 | 4 | Policy LPO6 11. | 11. New development will be located and should be designed to be better and adapted to incorporate climate change and flood risk resilience (in accordance with LP15,16,22) and the latest Government guidance regarding the use of climate change allowances in flood risk assessments; | ensure that the Plan references latest national policy/ guidance re planning and flood risk management |
| MM | 57 | 4 | Policy LPO6 15 | Additional criterion to follow criterion 15 as follows with subsequent re-numbering: 15. Providing and protecting green infrastructure and shade to reduce overheating of settlements during warmer seasons (in accordance with LP18,19,22,23,26); 16. Protect existing carbon capture habitats such as saltmarsh from trampling and other development impacts (LP18, LP19, LP21, LP23, LP25); 17. Incorporating appropriate water efficiency and water recycling measures, to help minimise the potential for drought and climatic impacts (in accordance with LP18,21); | prioritise habitat types that provide greatest opportunities to tackle climate change |
| LPO7 THE ECONOMY | | | | | |
| MM | 59 | 5 | After 5.1.1 | Policy Justification Tourism 5.1.2 For the purposes of this document Tourism is defined as in the Planning Practice Guidance i.e. the World Tourism Organisation's definition. Tourism plays a significant role in our local economy and the definition highlights the diverse nature of tourism related development. | Insertion of header to clarify justification section in response to Inspectors Initial Questions Part 2 Question 19. |
| MM | 59 | 5 | 5.1.6 | 5.1.6 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 , including the requirement for project level HRAs to be prepared in support of development proposals. | Clarification that HRAs required. |
| MM | 60 | 5 | 5.1.8 and 5.1.9 | 5.1.8 The Employment Land Review 2017/18 concludes d that allocating large areas for employment land as in the 1998 Local Plan seems to be unnecessary, in particular the fact that the current SADMP existing employment allocations include available employment land worth 19.6 years of supply. In addition, employment land is available at other sites in the borough, such as the Nar Ouse Regeneration Area. Locations for Employment Growth 5.1.9 In the light of the Employment Land Review 2017/18 findings it is proposed in this plan to continue to allocate the existing employment sites from the SADMP, with one small additional site at Estuary Road, King's Lynn. Three of the Borough's main employers are situated in the rural area: the National Construction College at Bircham Newton, the British Sugar Factory at Wisington, and RAF Marham. Given the strategic importance of these major established employment sites, the Local Plan includes a separate policy (LP10), to address the needs of these economic hubs. | Reference to SADMP allocations to be removed in response to Inspectors Initial Questions Part 1 Question 1 To make reference to existing major employment sites and Policy LP10. Response to Matter 3 Question 61 [H16] |
| MM | 60 | 5 | 5.1.12 to 5.1.13 | 5.1.12 Allocated employment locations are the: <ul style="list-style-type: none"> E1.12 land adjacent to the Hardwick Industrial Estate (27ha); E1.12-SAD land adjacent to the Saddlebow roundabout (23ha); E1.12-Est and land off Estuary Road (3ha); E1.5 Boal Quay (1.8ha) E2.1 West Winch Growth Area (1ha) 5.1.13 The employment allocations in King's Lynn total 53 55.8 ha. | to ensure consistency between employment site areas at policies E1.5 (Boal Quay – mixture of housing and employment); E1.12 (King's Lynn employment site allocations); E2.1 (West Winch Growth Area), and F1.2 (Downham Market). Response to Matter 3 Question 60 [H16] |

| MM | Page (Reg 19) | Section ref | Para/ Policy/ Figure/ Table No. | Proposed Main Modification | Reason | | | | | | | | | | |
|---|-------------------------------|-------------|---------------------------------|---|--|--------------------|-------------|-------------------------------|----------------|-------------------------------|------------|-----|--------------|-------------------------------|---|
| MM | 61 | 5 | 5.1.15 | 5.1.15 A location for employment is allocated to the south west of the town off St. John's Way (17 ha in total area). <u>This 16.5ha site was allocated in the previous Local Plan. Phase 1 of the development (1.8ha) was completed around 2017, with the remaining 14.7ha anticipated to be completed by the end of this Plan period.</u> | to ensure consistency between employment site areas at F1.2 (Downham Market). Response to Matter 3 Question 60 [H16] | | | | | | | | | | |
| MM | 61 | 5 | Policy LP07 2. | 2. Some 71.5 71.5 hectares of employment land will be allocated in the period up to 2036 2039 to provide for business, industrial and distribution uses. | To comply with Paragraph 22 of NPPF that Strategic policies should look ahead over a minimum 15 year period from Adoption. Change to Plan period to 2021-2039 to reflect date from which LHN applies and ensure minimum 15 year Plan period from adoption. Inspectors' Action Note, Action 6 [G12] and correct amount of employment land allocated | | | | | | | | | | |
| MM | 62 | 5 | Policy LP07 3. | The distribution of employment land will be approximately as follows: <table border="1" data-bbox="1104 527 1596 695"> <thead> <tr> <th>Area</th> <th>Approx. Total land</th> </tr> </thead> <tbody> <tr> <td>King's Lynn</td> <td>53ha 55.8ha</td> </tr> <tr> <td>Downham Market</td> <td>17ha 14.7ha</td> </tr> <tr> <td>Hunstanton</td> <td>1ha</td> </tr> <tr> <td>Total</td> <td>71ha 71.5ha</td> </tr> </tbody> </table> | Area | Approx. Total land | King's Lynn | 53ha 55.8ha | Downham Market | 17ha 14.7ha | Hunstanton | 1ha | Total | 71ha 71.5ha | to ensure consistency between employment site areas at policies E1.5 (Boal Quay – mixture of housing and employment); E1.12 (King's Lynn employment site allocations); E2.1 (West Winch Growth Area), and F1.2 (Downham Market). Response to Matter 3 Question 60 [H16] |
| Area | Approx. Total land | | | | | | | | | | | | | | |
| King's Lynn | 53ha 55.8ha | | | | | | | | | | | | | | |
| Downham Market | 17ha 14.7ha | | | | | | | | | | | | | | |
| Hunstanton | 1ha | | | | | | | | | | | | | | |
| Total | 71ha 71.5ha | | | | | | | | | | | | | | |
| MM | 62 | 5 | Policy LP07 4. | 4. Retail, tourism, leisure, and cultural industries are key elements of the economic and social vibrancy of our borough and contribute to the regeneration and growth of the area. The policy approach to retail development is addressed within the Settlement Hierarchy policy; Policy LP08 | MM as set out in Inspectors' Action List [G12] Action 34 | | | | | | | | | | |
| MM | 62 | 5 | Policy LPO7 7. | 7. The Council will support rural economy and diversification through a rural exception approach to new development (including expansion and/or diversification of existing businesses) within the countryside; and through a criteria-based approach to retaining employment land and premises; | To ensure consistency with Policy LP10 in terms or rural economy | | | | | | | | | | |
| MM | 63 | 5 | Policy LP07 9 | 9. The Council will seek to retain land or premises currently or last used support proposals for alternative uses of employment land for employment purposes (including agricultural uses) unless where it can be demonstrated that: <ul style="list-style-type: none"> a. continued use of the site for employment purposes is no longer viable, taking into account the site's characteristics, quality of buildings, and existing or potential market demand; or b. use of the site for employment purposes gives rise to unacceptable environmental or accessibility problems particularly for sustainable modes of transport; or c. an alternative use or mix of uses offers greater potential benefits to the community in meeting local business and employment needs, or in delivering the Council's regeneration agenda. Priorities such as the Town Investment Plan or similar future replacement or equivalent strategies. | Response to Question 64 b) Matter 3 [H16] and as set out in Inspectors' Action List [G12] Action 34. a positive approach to proposals for alternative uses of employment land for consistency with paragraph 123 of the NPPF Criterion a not consistent with PPG Paragraph: 001 Reference ID: 66-001-20190722. | | | | | | | | | | |
| LPO8 RETAIL DEVELOPMENT | | | | | | | | | | | | | | | |
| MM | 65 | 5 | After 5.2.3 | Policy Approach Policy Justification 5.2.4 Local planning authorities should apply a sequential test to planning applications for main town centre uses which are neither in an existing centre nor in accordance with an up-to-date plan. | Insertion of header to clarify justification section in response to Inspectors Initial Questions Part 2 Question 19. | | | | | | | | | | |
| MM | 65 | 5 | 5.2.7 | 5.2.7 This The NPPF (paragraph 89) specifies that the sequential approach should not be applied to applications for small scale rural offices or other small scale rural development, although a threshold for "small scale" is not specified. However, the 2020 Use Classes Order has introduced some additional clarity, differentiating between main town centre retailing (Class E) and single freestanding convenience retail units (Class F2 – >280m² floorspace). This distinction between main town centre retailing (Class E) and community/ convenience retailing (Class F) is reflected in Policy LP07. | Additional explanatory detail re Policy LP08(4), to distinguish between Class E and Class F2 retail uses and align policy to the Use Classes Order. | | | | | | | | | | |
| MM | 66 | 5 | LP07(4) | 4. The provision of local scale retail and service provision as part of the development of larger residential-led schemes will be supported where these are designed to provide facilities for local residents and are of small scale (individual units not exceeding 500 280 sq. m.) because these assist in reducing the need to travel to such services and hence the sustainability of the development, without undermining the viability of the town centres. | Amendment to Policy LP08(4) thresholds for small scale and main town centre retailing, to align with the 2020 Use Classes Order (use classes E and F2), as previously agreed (F19, Q15(b)). | | | | | | | | | | |
| LPO9 TOURING AND PERMANENT HOLIDAY SITES | | | | | | | | | | | | | | | |
| MM | 68 | 5 | 5.3.4 | Policy Approach Policy Justification 5.3.4 In order that touring and permanent holiday sites do not have a significant adverse impact on the landscape, it is proposed that new sites and extensions to and intensification of existing sites will not normally be permitted within the Norfolk Coast AONB, SSSIs and the coastal change management area; or where this will impact upon international and national biodiversity designations, including Natura 2000 sites (SAC, SPA and/ or Ramsar sites) and SSSIs. | Insertion of header to clarify justification section in response to Inspectors Initial Questions Part 2 Question 19. References to protected sites expanded to include all international/ national designated sites (including Natura 2000 sites). | | | | | | | | | | |

| MM | Page (Reg 19) | Section ref | Para/ Policy/ Figure/ Table No. | Proposed Main Modification | Reason |
|--|---------------|-------------|---------------------------------|---|--|
| MM | 68 | 5 | LPO9 1. C. | <p>1. Proposals for new holiday accommodation sites or units or extension or intensification to existing holiday accommodation will not normally be permitted unless <u>Proposals for new holiday accommodation (new sites or extensions to, or intensification of, existing accommodation) will be supported where it can be demonstrated that these could deliver a sustainable tourism, whereby:</u></p> <p>a. the proposal is supported by a business plan demonstrating how the site will be managed and how it will support tourism or tourist related uses in the area;</p> <p>b. the proposal demonstrates a high standard of design in terms of layout, screening and landscaping ensuring minimal adverse impact on visual amenity and conserves and enhances the historical and natural environment; and</p> <p>c. <u>a suitable and proportionate transport assessment has been undertaken, to demonstrate that</u> the site can be safely accessed;</p> | <p>Response to Matter 3 Question 66 [H16] to ensure positively worded. Inspectors' Action List [G12] Action 38</p> <p>to emphasise requirement for a transport plan within policy text</p> |
| LP10 DEVELOPMENT ASSOCIATED WITH THE NATIONAL CONSTRUCTION COLLEGE SITE, BIRCHAM NEWTON (CITB), BRITISH SUGAR FACTORY, WISSINGTON AND RAF MARHAM POLICY | | | | | |
| MM | 70 | 5 | 5.4.3 | <p><u>Policy Justification</u></p> <p>5.4.3 The RAF base (and associated facilities) at Marham is the largest single employment site in the Borough, supporting over 4,000 jobs, with a wide range of roles, and in particular a strong emphasis on high-end engineering skills. The estimated annual value to the local economy is in excess of £150 million. The base hosts the whole of the RAF strategic strike capability, and this pre-eminence will continue into the future as RAF Marham has been designated the sole operating base for the Lightning II aircraft which has replaced the current Tornado.</p> | <p>Insertion of header to clarify justification section in response to Inspectors Initial Questions Part 2 Question 19.</p> |
| LP11 STRATEGIC AND MAJOR ROAD NETWORK POLICY | | | | | |
| MM | 73 | 5 | 5.5.2 | <p>Policy Approach <u>Policy Justification</u></p> <p>5.5.2 New development near strategic routes, or on side roads connecting to them, can add significant volumes of local traffic so the proposed policy approach is to not allow development that could undermine their function as long distance routes. Norfolk County Council have designated such roads, these include the A10, A17, A47, A134, A148, A149, A1101 and A1122 and are identified on the Policies Map. The Major Road Network (MRN) forms a middle tier of the country's busiest and most economically important local authority 'A' roads, sitting between the national Strategic Road Network (SRN) and the rest of the local road network. A specific new funding stream will be dedicated to improvements on MRN roads.</p> | <p>Insertion of header to clarify justification section in response to Inspectors Initial Questions Part 2 Question 19.</p> |
| LP12 DISUSED RAILWAY TRACKS | | | | | |
| MM | 76 | 5 | 5.6.2 | <p>Policy Approach <u>Policy Justification</u></p> <p>5.6.2 The Council consider that the identified former railway routes could be a significant transport resource in the long term future, whether for recreational or alternative transport use. The proposed approach is to restrict development on identified former railway trackbeds. These routes will be kept intact which will enable them to be reused in future.</p> | <p>Insertion of header to clarify justification section in response to Inspectors Initial Questions Part 2 Question 19.</p> |
| LP13 TRANSPORTATION | | | | | |
| MM | 85 | 5 | 5.7.3 | <p><u>Policy Justification</u></p> <p>5.7.3 In addition to connectivity, the borough faces some specific transport related issues. It is recognised that in such a rural borough, many people rely on the car as the main mode of transport. Issues relating to the use of vehicles include road accidents, pollution, congestion and parking which particularly affect areas in and around King's Lynn and the market towns. Vehicular related issues can be exacerbated during the summer tourist season and can cause a localised problem on coastal routes such as the A149, and through rural settlements. Whilst it is vital that West Norfolk is accessible by vehicle, the strategy will encourage the use of more sustainable transport methods to move away from fossil-fuelled vehicles, where possible, and will facilitate conditions for the reduction of vehicular traffic in the long term.</p> | <p>Insertion of header to clarify justification section in response to Inspectors Initial Questions Part 2 Question 19.</p> |

| MM | Page (Reg 19) | Section ref | Para/ Policy/ Figure/ Table No. | Proposed Main Modification | Reason |
|--|---------------|-------------|---------------------------------|---|---|
| MM | 86 | 5 | 5.7.8 | 5.7.8 The project is to understand current and future issues and develop a preferred strategy, including modelling of the options available, to arrive at a series of implementable scheme proposals. It will provide a focus for activities in and around the town particularly with regard to ongoing initiatives by the Borough Council to improve the town: <ul style="list-style-type: none"> • King's Lynn Riverfront Regeneration —Nelson Quay; • Heritage Action Zone including the HAZ Parking Study; • Declared Air Quality Management Areas; • Local Plan review. | Removal of reference to Nelson Quay To clarify the area by correct name. |
| MM | 89 | 5 | LP13 2.f. | Additional criterion to follow criterion f.i as follows with subsequent re-numbering: <p>f. improving accessibility and connections between (and within) towns and villages; so, helping to reduce social exclusion, isolation and rural deprivation. To do this the Council and its partners will seek to:</p> <p>i. improve the quality of the bus network;</p> <p>ii. improve public transport connectivity through enhanced integration between bus and rail services at King's Lynn, Downham Market, Watlington and Lakenheath;</p> <p>iii. extend the choice of transport available for communities;</p> <p>iv. work with commercial providers of broadband to increase the accessibility of high speed connections within the borough;</p> <p>v. provide integrated and safe routes for pedestrians and cyclists;</p> | to include explicit reference to integration of bus and rail services. |
| LP14 PARKING PROVISION IN NEW DEVELOPMENT | | | | | |
| MM | 91 | 5 | 5.8.1 | Relevant Local and National Policies and Guidance <ul style="list-style-type: none"> • National Planning Policy Framework: Promoting sustainable transport • National Planning Policy Framework: Delivering a sufficient supply of homes • Strategic Policy LP13: Transportation • Norfolk County Council: Parking Standards for Norfolk 2007 (currently under review) Parking Guidelines for new developments in Norfolk¹ | Amend reference to NCC's revised parking standards in response to Inspectors' Action List [G12] Action 47 |
| MM | 91 | 5 | 5.8.2 | Policy Approach Policy Justification 5.8.2 Having a parking standard for new residential dwellings is desirable because this provides certainty for developers and neighbours of how this will be treated. The dwelling standard proposed is derived from past practice and experience in the Borough and the advice of Norfolk County Council as local highways authority. | Insertion of header to clarify justification section in response to Inspectors Initial Questions Part 2 Question 19. |
| MM | 92 | 5 | LP14 3. | Reductions in car parking requirements may be considered for town centres, and for other urban locations where it can be shown that the location and the availability of a range of sustainable transport links and taking into consideration local car ownership levels is likely to lead to a reduction in car ownership and hence need for car parking provision. | Response to Matter 4 Question 74 [H19]. Inspectors Action List [G12] Action 47. |
| MM | 92 | 5 | LP14 5. | 5. Each dwelling will be supported and encouraged to provide a minimum of one secure electric vehicle charging point wherever is possible on site. | superseded by Part S of the Building Regulations Response to Matter 4 Question 75 [H19] Inspectors; Action List [G12] Action 47. |
| LP15 COASTAL AREAS | | | | | |
| MM | 93 | 6 | 6.1.4 | Policy Justification 6.1.4 To ensure that people and their homes are protected from flooding, new development will need to be carefully considered. Therefore, where the Shoreline Management Plans and Strategic Flood Risk Assessments highlight an area at high risk of flooding on the coast with no possible mitigation, development will be resisted for safety reasons. High risk refers to areas in Flood Zone 3 and areas shown to flood to a certain depth in the Tidal Hazard Mapping (THM). For development management purposes, it will normally be requirement for the applicant to undertake a bespoke assessment where the THM is lacking or not fit for purpose; e.g. sites in between modelled breach locations. . | Insertion of header to clarify justification section in response to Inspectors Initial Questions Part 2 Question 19. Requirements for development management re tidal hazard mapping/ failure of coastal flood defences. |
| LP16 NORFOLK COAST AONB | | | | | |

¹ [Parking Guidelines for new developments in Norfolk](#)

| MM | Page (Reg 19) | Section ref | Para/ Policy/ Figure/ Table No. | Proposed Main Modification | Reason |
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| MM | 98 | 6 | 6.2.9 | Policy Approach Policy Justification 6.2.9 Policies within the local plan and specifically within the AONB policy will support the aims and visions set out in protecting the richly diverse and distinctive landscapes that make up our historic and natural environment. The policy will conserve and enhance the importance of this designation and will require new development to appropriately contribute to the importance of the local sites, biodiversity, landscape character, cultural heritage, local employment and social needs. The beauty of the AONB brings a variety of challenges and positive attributes to all users who visit, explore, relax and breathe the surroundings. | Insertion of header to clarify justification section in response to Inspectors Initial Questions Part 2 Question 19. |
| MM | 98 | 6 | Policy LP16 (last paragraph) | Policy LP16 contributes to Core Strategic Objectives 6 Economy, 9,11 Society, 12,13,14,16 Environment, 19 King's Lynn, 33,34 Rural Areas, 37,38 Coastal Areas. | Removal of reference to SADMP allocations. Inspectors Initial Questions Part 1 Question 1 |
| LP17 COASTAL CHANGE MANAGEMENT AREA (HUNSTANTON TO DERSINGHAM) | | | | | |
| MM | 102 | 6 | 6.3.3 | Policy Approach Policy Justification 6.3.6 The Shoreline Management Plan identifies that coastal development is likely to be exposed to a much higher risk of flooding within 10 to 15 years, but this could be sooner. The UK Climate Impacts Programme (UKCIP) provides scenarios that show how our climate might change and co-ordinates research on dealing with our future climate. <u>6.3.7 Sea level rise and coastal changes associated with climate change, are inevitable and bring both challenges and opportunities for people and nature. Sustainable coastal management needs to embrace long-term change and achieve positive outcomes for both. The Borough Council will work with Natural England and other relevant stakeholders to develop a robust and effective Integrated Coastal Zone Management approach, setting sustainable levels of economic and social activity for the Coastal Change Management Area, whilst protecting the environment.</u> 6.3.7 6.3.8 The Strategic Policies aim to ensure that future growth in the Borough is sustainable and that the findings of the Strategic Flood Risk Assessment are used to guide future growth away from areas of high flood risk... | Insertion of header to clarify justification section in response to Inspectors Initial Questions Part 2 Question 19. To include specific reference to an Integrated Coastal Zone Management approach Additional paragraph to follow 6.3.6 with subsequent re-numbering |

| MM | Page (Reg 19) | Section ref | Para/ Policy/ Figure/ Table No. | Proposed Main Modification | Reason |
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| MM | 105-106 | 6 | LP17 2 & 3 | <p>Amendments to Policy LP17(2) and (3), as follows:</p> <p>Replacement Dwellings</p> <p>2. Replacement dwellings will only be permitted in areas at risk of flooding in a 1 in 200 AEP event (including the relevant allowance for climate change), either directly or as a result of a breach in the coastal defences where all of the following seven criteria are satisfied:</p> <ol style="list-style-type: none"> Flood Risk Assessment (FRA) must be undertaken for the development; all habitable accommodation will be provided above ground floor level (habitable accommodation would usually include bedrooms, sitting rooms, dining rooms, kitchens and any other room designed for habitation. Rooms that are not normally used for living in, such as toilets, storerooms, pantries, cellars and garages, are not considered to be habitable); The dwelling will only be occupied between 1st April and 30th September in any one year; the dwelling will incorporate resistance and resilience measures in accordance with the Department for Communities and Local Government publication: "Improving the flood performance of new buildings, flood resilient construction" (2007); the building must be appropriately designed to withstand and be resilient to hydrostatic pressure resulting from a breach/overtopping of the tidal defences; a flood warning and evacuation plan will be prepared for the property and retained on site; The level of habitable accommodation provided by the new dwelling would not be greater than that provided by the original dwelling. Proposals should not result in an increase in the number of bedrooms over and above the number in the original dwelling; and <u>The replacement dwelling and associated landscaping works, will not encroach any closer to the flood defences than the footprint of the current dwelling. Where the current dwelling already encroaches onto/into the defence structure, the replacement shall be set back from the defence and the defence restored to an appropriate condition.</u> <p>Replacement Caravans</p> <p>3. The replacement of existing permitted caravans will be allowed, in doing so opportunities should be taken to improve the resilience/resistance of the replacement caravans. Proposals must not:</p> <ol style="list-style-type: none"> result in an increase in the number of bedrooms over and above the number in the original caravan; and <u>encroach closer to the flood defences than the current plot, or where encroachment already occurs, the replacement caravan should be set back from the defence.</u> | strengthen the policy to include additional criteria what is acceptable in terms of minor developments within the coastal area |
| LP18 DESIGN AND SUSTAINABLE DEVELOPMENT | | | | | |
| MM | 107 | 6 | 6.4.3 | <p>Policy Justification</p> <p>6.4.3 The choice of location has a key bearing on the long term sustainability of any proposed development. The Proposals Map and the Settlement Hierarchy Policy LP02 show a more strategic overview of acceptable locations for development. However, more specific details such as the exact location, form, layout and accessibility of the site for proposed development should also be designed to promote sustainability, for example, by situating development next to established walking, cycling or public transport routes for access to local services.</p> | Insertion of header to clarify justification section in response to Inspectors Initial Questions Part 2 Question 19. |
| MM | 110 | 6 | 6.4.24 | <p>6.4.24 Renewable and low carbon energy includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels). Electricity usage (from all sources) creates waste, particularly through functions such as lighting. Light pollution, both in terms of local amenity and energy wastage, has impacts across the Borough with particular implications for sensitive areas such as the AONB. It is therefore important to minimise these effects. All these technologies have a role to play in meeting Government targets and were positive outcomes for the borough in the Sustainability Appraisal.</p> | Light pollution to be recognised as a potential concern |
| MM | 111 | 6 | LP18 3. f. | <p>f. the provision of swift and bat boxes, bee bricks and hedgehog highways whenever built-in nesting boxes (e.g. boxes for migratory bird species, bats, or bee bricks) and/ or safe road crossing methods (e.g. for hedgehogs), wherever possible;</p> | broadened to encourage provision of infrastructure for a range of species |
| MM | 111 | 6 | LP18 3. g. | <p>g. the promotion of water efficiency - all new housing must meet Building Regulation requirement of 110 l/h/d. Non-domestic buildings, where relevant, should as a minimum reach 'Good' BREEAM status:</p> | To recognise to take account of Circumstances where BREEAM standards are not applicable |

| MM | Page (Reg 19) | Section ref | Para/ Policy/ Figure/ Table No. | Proposed Main Modification | Reason |
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| MM | 113 | 6 | LP18 endnote | Policy LP18 contributes to Core Strategy Strategic Objectives 5, Economy, 11, 12, 13, 15, Environment, 18, King's Lynn, 32, Coast. | Removal of reference to SADMP allocations. Inspectors Initial Questions Part 1 Question 1 |
| LP19 ENVIRONMENTAL ASSETS – GREEN INFRASTRUCTURE, LANDSCAPE CHARACTER, BIODIVERSITY AND GEODIVERSITY | | | | | |
| MM | 114 | 6 | 6.5.2 | Policy Justification 6.5.2 Part of the appeal of the area to visitors and local people is the environment, therefore it is important that these assets are protected and enhanced. | Insertion of header to clarify justification section in response to Inspectors Initial Questions Part 2 Question 19. |
| MM | 115 | 6 | Policy LP19 1.3. & 6. | <p>1. Proposals incorporating nature-based solutions such as natural capital, biodiversity net gain and/ or green infrastructure, to protect and enhance our landscape character, biodiversity and geodiversity will be encouraged and supported.</p> <p>2.The Council will conserve (and where appropriate enhance) County Wildlife Sites, Ancient Woodlands, and County Geodiversity Sites from development which damages their interest or significance unless the need for, and public benefits of the development outweigh the loss of interest or significance.</p> <p>3.Development should seek to avoid, and where this is not possible, justify, mitigate or compensate for any adverse impacts on biodiversity, geodiversity and heritage, as well as seeking to enhance sites through the creation of features of new biodiversity interest. The design of new development should be sensitive to the surrounding area and not detract from the inherent quality of the environment. Development should, in line with the mitigation hierarchy, seek to avoid, and where this is not possible, with justification, mitigate or compensate for any adverse impacts on biodiversity, geodiversity and heritage, as well as seeking to enhance sites through the creation of features of new biodiversity interest.</p> <p>4.Appropriate weight will be given to the roles performed by the area's soils. These must be valued as a finite multi-functional resource which underpins our wellbeing and prosperity. Decisions about development must take full account of the impact on soils, their intrinsic character and the sustainability of the many ecosystem services they deliver.</p> <p>5.The long-term capability of the best and most versatile agricultural land (Grades 1, 2 and 3a in the Agricultural Land Classification) will be safeguarded as a resource for the future.</p> <p>6.The Council and its partners will support a range of initiatives and proposals that will improve areas of poor quality lacking in biodiversity and geodiversity as well as maintaining, enhancing and linking areas of good quality. The Council and its partners will support a range of initiatives and proposals, for example, Local Nature Recovery Strategies and biodiversity net gain, that will improve areas of poor quality, lacking in biodiversity and geodiversity as well as maintaining, enhancing and linking areas of good quality.</p> <p>7.The Borough Council will work with partners...</p> | <p>To clarify the role natural capital, biodiversity net gain and green infrastructure play in addressing climate change.</p> <p>To provide greater clarity re mitigation hierarchy: avoid, mitigate and compensate.</p> |
| LP20 HISTORIC ENVIRONMENT | | | | | |
| LP21 ENVIRONMENT DESIGN AND AMENITY | | | | | |
| MM | 121 | 6 | 6.7.5 | Policy Approach-Justification 6.7.5 This policy complements Strategic Policy LP18, which outlines how design is considered in new development by ensuring that potential negative impacts to amenity, etc., are addressed in considering proposals for development. | Insertion of header to clarify justification section in response to Inspectors Initial Questions Part 2 Question 19. |
| LP22 PROVISION OF RECREATIONAL OPEN SPACE FOR RESIDENTIAL DEVELOPMENTS | | | | | |
| MM | 123 | 6 | 6.8.1 | 6.8.1 With over 11,000 new homes planned for the Borough at an average household size of 2.3 (Census,2011), this could mean that there may be an additional 25,300 people, which could lead to a further demand of open space over the plan period to 2036 2039 . | Change to Plan period to 2021-2039 to reflect date from which LHN applies and ensure minimum 15 year Plan period from adoption. Inspectors' Action Note, Action 6 [G12] |

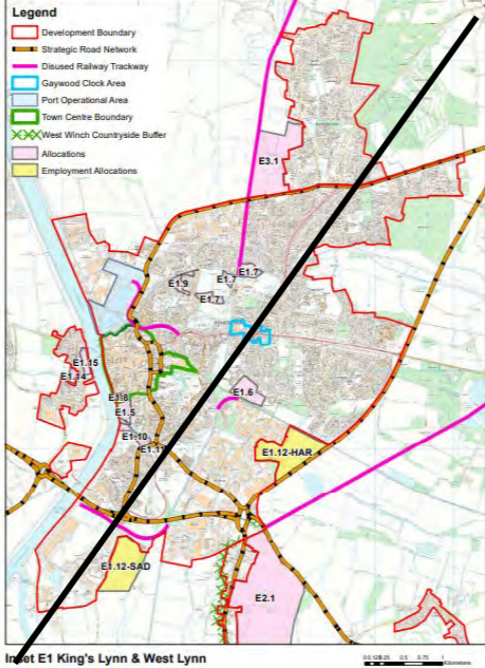
| MM | Page (Reg 19) | Section ref | Para/ Policy/ Figure/ Table No. | Proposed Main Modification | Reason |
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| MM | 123 | 6 | 6.8.3 | <p>Policy Approach Justification</p> <p>6.8.3 New developments will be expected to meet nationally recognised standards for the provision of open space. The Fields in Trust's Planning and Design for Outdoor Sport and Play suggested standard of 2.4 hectares of outdoor playing space per 1,000 population will be used when assessing the level of play space required, comprising 1.6 to 1.8 hectares (2/3 to 3/4 of total) for outdoor sport, including 1.2 hectares (1/2 of total) for pitch sports, and 0.6 – 0.8 hectares (1/4/ to 1/3 of total) for children's playing space</p> | Insertion of header to clarify justification section in response to Inspectors Initial Questions Part 2 Question 19. |
| LP23 GREEN INFRASTRUCTURE | | | | | |
| MM | 128 | 6 | 6.9.13 | <p>Addition of additional paragraph to follow 6.9.12 re Suitable Accessible Natural Green Spaces (SANGS):</p> <p>Policy Approach Justification</p> <p>6.9.12 The Borough Council seeks to protect existing green infrastructure, deliver new green infrastructure to support new development and mitigate its impacts, and support cross boundary green infrastructure projects in partnerships with neighbouring authorities and other organisations. Green space can perform a number of functions and the historic environment in particular has an important contribution to make. Parks and gardens, open spaces within Conservation Areas and the grounds of listed buildings can contribute to the wider objectives and benefits of green infrastructure, for example by enhancing health and well-being and biodiversity, and improving the efficiency of drainage systems.</p> <p>6.9.13 Larger residential developments, typically of 50 units or more, should include green space that is proportionate to its scale to minimise any predicted increase in recreational pressure to designated (Natura 2000) sites, by containing the majority of recreation within and around the developed area. Natural England (with the Landscape Partnership) previously developed Accessible Natural Green Space Standards. These may be applied in setting best practice for the development of alternative Suitable Accessible Natural Green Spaces (SANGS), in accordance with the requirements of the 2017 Habitat Regulations. As a minimum, SANGS should include:</p> <ul style="list-style-type: none"> • High-quality, informal, semi-natural areas • Circular dog walking routes of 2.9 km within the site and/or with links to surrounding public rights of way (ProW) • Dedicated 'dogs-off-lead' areas • Signage/information leaflets to householders to promote these areas for recreation • Dog waste bins • Contribution to the long term maintenance and management of these provisions <p>6.9.13 6.9.14 The Borough's Green Infrastructure Strategy is a significant resource on the Borough's natural environment and therefore it is important that it is utilised when considering development applications.</p> | <p>Insertion of header to clarify justification section in response to Inspectors Initial Questions Part 2 Question 19.</p> <p>Addition of benchmark standards for accessible natural greenspace</p> |
| LP24 RENEWABLE ENERGY | | | | | |
| MM | 131 | 6 | 6.10.4 | <p>Policy Approach Justification</p> <p>6.10.4 This policy defines the criteria against which applications for renewable energy will be considered to provide clarity for developers and the wider public. However, it does not apply to wind energy proposals. Decisions regarding wind energy will rely on national policy and guidance in the renewable and low carbon energy section of the Planning Practice Guidance. The approach is to minimise any adverse impact from renewable energy development including that from the decommissioning of any renewable energy technology. The Council will provide a consistent cross boundary approach with neighbouring North Norfolk District Council by affording greater protection from development within the Norfolk Coast Area of Outstanding Natural Beauty (AONB). It details factors that need to be considered so that a judgement can be made on the potential acceptability of impacts...</p> | Insertion of header to clarify justification section in response to Inspectors Initial Questions Part 2 Question 19. |
| MM | 131 | 6 | LP24 2. A. | <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> <p>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),</p> | specific reference to international biodiversity sites, in the interests of clarity |
| LP25 SITES IN AREAS OF FLOOD RISK | | | | | |

| MM | Page (Reg 19) | Section ref | Para/ Policy/ Figure/ Table No. | Proposed Main Modification | Reason |
|---|---------------|-------------|---------------------------------|---|---|
| MM | 133 | 6 | 6.11.3 | <p>Policy Approach Justification</p> <p>6.11.3 In order to comply with the full requirements for the Exception test in advance of any development in such areas, such allocations are explicitly made subject to the requirements still outstanding...</p> | Insertion of header to clarify justification section in response to Inspectors Initial Questions Part 2 Question 19. |
| MM | 134 | 6 | 6.11.4 | <p>Additional paragraph below 6.11.4, as follows with subsequent re-numbering</p> <p>6.11.4 When development is proposed in, or nearby to areas of flood risk, opportunities should be taken to reduce the existing risk of flooding. Development proposals should promote flood risk reduction, enabling opportunities identified in the SFRA. This may include reducing surface water discharge rates and volumes, providing increased flood storage or conveyance capacity, setting aside green space that could be used for water storage in future, or integrating or retrofitting surface water measures to replace and/or augment existing drainage infrastructure.</p> <p>6.11.5 Extensive data is available regarding flood sources, such as fluvial or surface water. A further significant potential flood source is groundwater. The NPPF highlights the need to manage flood risk from all sources (paragraph 160). In order to protect against groundwater flooding and contamination, the Council should work with the LLFA to ensure that principal or secondary aquifers are considered on a risk-based approach with the exception of developments involving deep infiltration systems (>2.0m below ground level). Potential sewerage, trade and storm effluent to groundwater needs to incorporate adequate safeguards against possible contamination.</p> <p>6.11.5 6.11.6 The development must not increase the risk of flooding within the development site or in the surrounding area...</p> | explain the groundwater as a source of flooding and the risks of groundwater contamination |
| LP26 PROTECTION OF OPEN SPACE | | | | | |
| MM | 138 | 6 | 6.12.4 | <p>Policy Approach Justification</p> <p>6.12.4 The National Planning Policy Framework sets policy designed to avoid the loss of open space, sports and recreational buildings and land and provides the opportunity for local communities to identify certain types of important local green spaces through a neighbourhood plan.</p> | Insertion of header to clarify justification section in response to Inspectors Initial Questions Part 2 Question 19. |
| LP27 HABITATS REGULATIONS ASSESSMENT (HRA) | | | | | |
| MM | 140 | 6 | 6.13.2 – 6.13.3 | <p>6.13.2 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.</p> <p>To protect the integrity of these designated sites and their qualifying features, the accompanying Local Plan Habitats Regulations Assessment performs rigorous checks to identify any likely significant effects and ensure these effects are mitigated.</p> <p>Policy Justification</p> <p>6.13.3 The 2016 Habitats Regulations Assessment (HRA) identified potential effects on designated European sites of nature conservation importance from additional recreational pressure.</p> | <p>Clarification to address potential ambiguity</p> <p>Insertion of header to clarify justification section in response to Inspectors Initial Questions Part 2 Question 19.</p> |

| MM | Page (Reg 19) | Section ref | Para/ Policy/ Figure/ Table No. | Proposed Main Modification | Reason |
|--------------------------------|---------------|-------------|--|---|---|
| MM | 142 | 6 | 6.13.8, 6.13.9, 6.13.10, 6.13.11 | <p><u>Dersingham Bog SAC/ Ramsar site</u></p> <p>6.13.8 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.</p> <p><u>Breckland SAC</u></p> <p>6.13.9 The Breckland SAC and SPA straddles the Norfolk-Suffolk border. <u>It is situated at the south eastern edge of the Borough, in the proximity of Key Rural Service Centres for the south: Feltwell with Hockwold-cum-Wilton and Methwold with Northwold. New developments in and around these locations may require the preparation of project level HRAs (appropriate assessments).</u></p> <p><u>6.13.10</u> # <u>The Breckland SAC</u> 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.</p> <p>6.13.10 <u>6.13.11</u> Relevant Local and National Policies</p> | strengthen policy wording, to address potential ambiguity |
| MM | 143 | 6 | Policy LP07 Criterion 2 | <p>LP27 2. Notwithstanding the above suite of measures the Borough Council will levy an interim Habitat Mitigation Payment of £50 per house <u>a GI-RAMS tariff of £185.93 per net dwelling</u> to cover monitoring/small scale mitigation at the European sites. 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).</p> | To clarify that the Norfolk Wide Green Infrastructure and Recreational Avoidance and Mitigation Strategy (RAMS) was implemented by the Council and the other Norfolk Councils in April 2022. Change required to reflect current contribution in response to Q11 of Matter 1[H1] |
| MM | 144 | 6 | Policy LP07 Criterion 7 (additional criterion) | <p><u>Roydon Common and Dersingham Bog SAC/Dersingham Bog Ramsar</u></p> <p><u>7. Development proposals should be consistent with the Council's Air Quality Management Strategy and must demonstrate that any effect on air quality will not adversely affect the integrity of either protected European site.</u></p> | To ensure development proposals take account of Air Quality Management Strategy response to Q12 of Matter 1[H1] |
| MM | 145 | 7 | 7.1.3 | <p><u>Policy Justification</u></p> <p>7.1.3 In accordance with the requirements of the NPPF, affordable housing should include provisions to remain at an affordable price for future eligible households or for any subsidy to be recycled for alternative affordable housing provision. Affordable rented properties are either Social-Rented or Affordable Rent, which determines the level of rent chargeable. <u>Nearly all rural parishes within the Borough are designated rural areas under the 1985 Housing Act (section 157). This restricts the future sale of rural affordable housing under the "Right to Buy"; recognising that rural affordable housing is a valuable asset.</u></p> | <p>Insertion of header to clarify justification section in response to Inspectors Initial Questions Part 2 Question 19.</p> <p>To explain the implications of the 1985 Housing Act for rural affordable housing in the Borough</p> |
| MM | 146 | 7 | 7.1.8 | <p>7.1.8 In light of the above evidence from the HNA 2020 and the overall percentages of affordable housing being sought, securing at 10% of sites as affordable home ownership would significantly prejudice the ability to meet the identified affordable housing needs of specific groups including families. Therefore, the 70/30% split as identified in the Core Strategy Policy CS09: Housing is carried forward in the Local Plan review <u>from the previous Local Plan is retained</u>, based upon the latest HNA and subject to viability.</p> | Removal of references to 2011 Core Strategy. |
| MM | 146 | 7 | 7.1.9 | <p>The HNA provides the following conclusion as illustrated by figure 7.1 below. This sets out the size and tenure requirements over the plan period (between 2016 and 2036 <u>2021 -2039</u>).</p> | Change to Plan period to 2021-2039 to reflect date from which LHN applies and ensure minimum 15 year Plan period from adoption. Inspectors' Action Note, Action 6 [G12] |
| MM | 148 | 7 | 7.1.13 | <p>The Council is required to plan for the future needs of Travellers in the Borough over the plan period up until 2036 <u>2039</u>.</p> | Change to Plan period to 2021-2039 to reflect date from which LHN applies and ensure minimum 15 year Plan period from adoption. Inspectors' Action Note, Action 6 [G12] |
| LP28 AFFORDABLE HOUSING | | | | | |
| | | | | | |

| MM | Page (Reg 19) | Section ref | Para/ Policy/ Figure/ Table No. | Proposed Main Modification | Reason |
|--|---------------|-------------|---------------------------------|---|--|
| MM | 154 | 7 | Policy LP28 16. | 16. The Borough Council will support schemes for the provision of affordable housing as exceptions to normal planning policies where: a. The site adjoins a sustainable settlement, as defined by the settlement hierarchy (LP02); b. The proposal is supported by evidence of local affordable housing need; c. Future management for affordable housing is supported by a Registered Social Landlord recognised Registered Provider or other arrangements for the effective management of affordable homes ; d. The scheme must be genuinely affordable housing led and any element of subsidy through provision of market housing is proven through viability assessments. | Registered Social Landlord" is an outdated description; "Registered Provider" being the correct name. Clarification of suitable management arrangements for affordable housing |
| LP29 HOUSING FOR THE ELDERLY AND SPECIALIST CARE | | | | | |
| MM | 157 | 7 | 7.3 | Policy Justification and Supporting Text 7.3.2 To deliver sustainable communities means to support the needs of the current population and any future populations. Paragraph 59 60 of the NPPF states that the needs of groups with specific housing requirements are addressed. Paragraph 61 62 continues: within this context, the type of housing needed for different groups in the community should be assessed and reflected in planning policies including, but not limited to older people, and people with disabilities. Paragraph 127 130 (point f) of the NPPF states that planning policies should ensure that developments create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and do not undermine the quality of life or community cohesion and resilience. | Insertion of header to clarify justification section in response to Inspectors Initial Questions Part 2 Question 19. NPPF cross-reference corrected to reflect 2021 update. |
| MM | 157 | 7 | 7.3.2 to 7.2.25 | Paragraphs 7.3.2 to 7.2.25 to be moved to precede Policy LP28 | Insertion of header to clarify justification section in response to Inspectors Initial Questions Part 2 Question 19. |
| LP30 ADAPTABLE AND ACCESSIBLE HOMES | | | | | |
| MM | 161 | 7 | 7.4.2 | Policy Justification and Supporting Text 7.4.2 The intention of this approach will be to maximise the flexibility of new housing to accommodate a wider spectrum of housing needs... | Insertion of header to clarify justification section in response to Inspectors Initial Questions Part 2 Question 19. |
| MM | 161-163 | 7 | 7.4.2-7.4.10 | Paragraphs 7.34.2 to 7.4.10 to be moved to precede Policy LP30 | Amendment to sub-heading title, in the interests of consistency; paragraphs 7.3.2-7.3.25 to be moved to precede LP30. |
| MM | 163 | 7 | 7.4.10 | 7.4.10 The evidence studies suggest that all new homes in the Borough should be designed to be adaptable to meet current and future needs. The HNA (page 83/84) states that the need for adaptable and accessible homes in King's Lynn and West Norfolk by the end of the plan period (2036). | Change to reflect study relates to 2036 and not the revised plan end date of 2039 as set out in Inspectors' Acton Note {G12} |
| LP31 RESIDENTIAL DEVELOPMENT REASONABLY RELATED TO EXISTING SETTLEMENTS | | | | | |
| MM | 165 | 7 | 7.5.3 | Policy Approach-Justification 7.5.3 It is recognised that windfall development makes an important contribution towards housing supply and delivery throughout the Borough. It enables people to live in desirable sustainable locations. | Insertion of header to clarify justification section in response to Inspectors Initial Questions Part 2 Question 19. |
| LP32 HOUSES IN MULTIPLE OCCUPATION | | | | | |
| MM | 169 | 7 | 7.6.6 | Policy Approach-Justification 7.6.6 A policy is proposed in order to regulate and manage this type of accommodation because of the pressures and problems mentioned above... | Insertion of header to clarify justification section in response to Inspectors Initial Questions Part 2 Question 19. |
| LP33 ENLARGEMENT OR REPLACEMENT DWELLINGS IN THE COUNTRYSIDE | | | | | |
| MM | 170 | 7 | 7.7.3 | Policy Approach-Justification 7.7.3 For the purposes of this policy, the countryside is defined as any area outside of the settlements listed in Strategic Policy LP02 The Settlement Hierarchy. | Insertion of header to clarify justification section in response to Inspectors Initial Questions Part 2 Question 19. |
| LP34 HOUSING NEED OF RURAL WORKERS | | | | | |

| MM | Page (Reg 19) | Section ref | Para/ Policy/ Figure/ Table No. | Proposed Main Modification | Reason |
|--|---------------|-------------|---------------------------------|--|--|
| MM | 172 | 7 | 7.8.4 | Policy Approach Justification 7.8.4 To ensure that new development in the countryside is carefully controlled, the proposed approach is to ensure that new rural occupational dwellings are only permitted where it relates to a proven need for a worker to live near their place of occupation. | Insertion of header to clarify justification section in response to Inspectors Initial Questions Part 2 Question 19. |
| LP35 RESIDENTIAL ANNEXES | | | | | |
| MM | 176 | 7 | 7.9.4 | Policy Approach Justification 7.9.4 In principle, annexes will be permitted in the defined settlements as listed in Strategic Policy LP02 Settlement Hierarchy providing they comply with other relevant planning policies relating to design, amenity and access in the Local Plan. Stricter criteria will apply to applications for annexes in the wider countryside to ensure that the countryside is protected from adverse development. | Insertion of header to clarify justification section in response to Inspectors Initial Questions Part 2 Question 19. |
| LP36 COMMUNITY AND CULTURE | | | | | |
| MM | 178 | 7 | 7.10.7-7.10.8 | Policy Justification 7.10.8 Providing opportunities for the community to work together, either by involving the community early in the design of new development, creating shared community facilities or by supporting different kinds of community groups, sports and activities will help to improve community cohesiveness. | Insertion of header to clarify justification section in response to Inspectors Initial Questions Part 2 Question 19. |
| LP37 COMMUNITY FACILITIES | | | | | |
| MM | 183 | 7 | 7.11.2 | 7.11.2 With 11,000 new homes planned for the Borough over the plan period to 2036 2039 it is important that new community facilities are provided to meet the needs of an expanding population. Strategic Policy LP05 identifies that community facilities will be sought within, or through contributions from, new development. | change to Plan period to 2021-2039 to reflect date from which LHN applies and ensure minimum 15 year Plan period from adoption. Inspectors' Action Note, Action 6 [G12] |
| MM | 183 | 7 | 7.11.3 | Policy Approach Justification 7.11.3 The policy seeks to protect existing community facilities where there is a proven demand and to encourage replacement facilities in the immediate locality if it is not viable to retain the facility on site. The application of criteria to protect community facilities aims to build upon strategic policies by setting a clear and consistent approach to assessing applications for development. | Insertion of header to clarify justification section in response to Inspectors Initial Questions Part 2 Question 19. |
| SETTLEMENT AND SITES – ALLOCATIONS AND POLICIES | | | | | |
| MM | 185 | 8 | 8.0.1 | 8.0.1 This part of the document provides more specific details of individual sites and allocations. Maps detailing the allocation boundaries are provided for each site. The Policies Map provides the definitive geographical illustration of site allocation boundaries. | Modification required in relation to Policies Map and provision of site allocation maps to make it clear that that if there are discrepancies between a boundary or policy designation shown on a site allocation map and the Policies Map, then the Policies Map takes precedence as the legally definitive geographical illustration of policies and allocations |
| MM | 186 | 9 | 9.1.9 | Justification Housing Growth 9.1.9 The Local Plan distributes the majority of future residential development within the Borough in King's Lynn as the most sustainable location for growth. The Distribution of Development chapter of this document sets out how these are distributed. After allowing for planned strategic growth on the outskirts of the town, dwellings built since the adoption of the Core Strategy, and current planning permissions yet to be built, 1,700 new dwellings will need to be provided within the existing built up areas of King's Lynn and West Lynn. It is anticipated that most of these 1,700 dwellings will result from the redevelopment of existing uses or vacant sites. | Clarification of justification of site in response to inspectors initial questions part 2: Question 19. |
| KING'S LYNN & SURROUNDING AREA | | | | | |

| MM | Page (Reg 19) | Section ref | Para/ Policy/ Figure/ Table No. | Proposed Main Modification | Reason |
|---------------------------------------|---------------|-------------|---------------------------------|---|--|
| MM | 189 | 9 | 9.1.20 to 9.1.22 | <p>Regeneration Areas</p> <p>9.1.20 Regeneration plans include the The Nar Ouse Regeneration Area (NORA), which is already underway with houses already constructed and an Enterprise Zone designation was previously the most significant regeneration project within King's Lynn. An area of South Lynn (within the greater King's Lynn urban area) was designated an Enterprise Zone, granted planning permission in 2005 and is now mostly complete; the Riverfront Regeneration Area; and the Town Centre Extension Development Framework (see Retail section above). The NORA Enterprise Zone comprises 15-hectares of serviced employment land and can accommodate approximately 40,000m² of employment floor space. Sites are available for a range of uses including office, industrial and research and development. A reserved matters application was approved in November 2018</p> <p>9.1.21 The other main regeneration area is the Great Ouse riverfront Regeneration area aims to maximise the potential of the riverfront area in King's Lynn. This regeneration scheme, now branded as 'Nelson Quay', is a high priority project for the Borough Council. A delivery plan was agreed in 2017. It encompasses proposals for housing, retail, commercial and employment opportunities together with the creation of a high-quality waterfront area. The scheme will increase King's Lynn's day and evening economies and significantly add to the town's tourism potential.</p> <p>9.1.22 The Heritage Action Zone (HAZ) status granted in 2017 is about ensuring new development works with historic Lynn and reinforce the economic, social and environmental vitality of this modern medieval town. HAZ projects include:</p> <ul style="list-style-type: none"> • Researching the history of key sites in King's Lynn to inform future new development; • Reviewing King's Lynn's listed buildings to improve knowledge; • Designing new developments to reinforce the importance of historic King's Lynn; • Finding economic uses for underused historic town centre buildings; • Bringing historic buildings back into use; <p>Programming community events exploring historic King's Lynn and its future.</p> | <p>Text updated to explain that NORA was previously a major/ strategic regeneration project for King's Lynn. It pre-dates the previous Local Plan and is largely complete. In response to Inspectors Initial Questions Part 2 Question 16</p> <p>Removal of reference to Nelson Quay to clarify.</p> |
| MM | 190 | 9 | Map |  | <p>Modification required in relation to updated Policies Map – removal of inset map and replacement with a site allocation map. Removal of sites already completed to be removed from Plan and removal of reference to SADMP</p> |
| MM | 190 | 9 | After 9.1.24 | <p>King's Lynn</p> <p>To follow</p> | <p>Modification required in relation to updated Policies Map – removal of inset map and replacement with a site allocation map. Removal of sites already completed to be removed from Plan and removal of reference to SADMP</p> |
| <p>LP38 KING'S LYNN POLICY</p> | | | | | |



| MM | Page (Reg 19) | Section ref | Para/ Policy/ Figure/ Table No. | Proposed Main Modification | Reason |
|----|---------------|-------------|---------------------------------|---|--|
| MM | 191 | 9 | 9.1.1.1 | <p>Introduction</p> <p>9.1.1.1 The Council will continue to promote the regeneration of King's Lynn and focus major growth within and around the town to enable the town to deliver the services and facilities necessary for a sub-regional centre.</p> <p>Justification</p> <p>9.1.1.2 The spatial strategy explains that the King's Lynn area will continue to fulfil its key role as the Borough's main town and administrative and cultural centre and develop its role as a sub-regional centre for the East of England. Policy LP38 (below) explains in greater detail how the overall spatial strategy should be applied in the case of King's Lynn, building upon the overall spatial strategy (Policy LP01(4)).</p> | Insertion of paragraphs and clarification of justification in response to inspectors initial questions part 2: Question 19 |
| MM | 191 | 9 | LP38 2. | <p>2. At least 1,100 of these dwellings are provided as part of the regeneration of the central part of the town main urban area, consisting of the historic core of King's Lynn and later suburbs and the remaining number will be/are allocated within urban expansion areas to the north and south east of the town.</p> | Reference to historic/ previous regeneration strategies removed, to reflect that many of these are complete and/ or superseded. Instead, the focus is now Nelson Quay, as the current key waterfront project. In response to Inspectors Initial Questions Part 2 Question 16 |
| MM | 191 | 9 | LP38 4. | <p>4. Provide at least 3,000 new jobs in existing and new employment areas to the east and south of the town at the Nar Ouse Business Park Enterprise Zone, the Hardwick Extension and the allocated sites at Boal Quay, Hardwick Saddlebow Road and Estuary Road, and as part of the West Winch Growth Area as part of a balanced mix of uses within areas of renewal and replacement.</p> | Reference to historic/ previous regeneration strategies removed, to reflect that many of these are complete and/ or superseded. Instead, the focus is now Nelson Quay, as the current key waterfront project. In response to Inspectors Initial Questions Part 2 Question 16 |
| MM | 191 | 9 | LP38 6. | <p>6. To achieve these outcomes precedence will be given to proposals set out in the: The focus for regeneration will be waterfront and regeneration projects, including Nelson Quay,</p> <p>a. Urban Development Strategy; b. Riverfront Delivery Plan; c. St Margaret's Conservation Area Management Plan; d. Heritage Action Zone; and the e. Town Centre Extension Development Framework.</p> | Reference to historic/ previous regeneration strategies removed, to reflect that many of these are complete and/ or superseded. Instead, the focus is now Nelson Quay, as the current key waterfront project. In response to Inspectors Initial Questions Part 2 Question 16 |
| MM | 193 | 9 | LP38 12. | <p>12. Open space and recreational facilities will be provided within and around the town to serve the needs of the existing residents and to meet the needs of the growing population. The amount of open space and recreational facilities will be assessed at the application stage in accordance with Policy LP22 requirements.</p> | Reference to Policy LP22 requirements. Inspectors' Action List [G12] Action 48. |

E1.1 KING'S LYNN TOWN CENTRE



| | | | | | |
|----|-----|-------|-------|--|--|
| MM | 194 | 9.1.2 | 9.1.2 | <p>Introduction</p> <p>9.1.2.1 The character and efficient functioning of King's Lynn town centre is vital to the wellbeing of the Borough as a whole, and the King's Lynn Town Centre Policy E1.1 addresses this.</p> <p>9.1.2.2 King's Lynn has an enviably rich variety of uses in the town centre. The nature and mix of uses in town centres in general are undergoing particularly rapid change at present, and the policy seeks to be supportive and flexible in the light of this. It is no longer considered desirable, for instance, to provide blanket protection to specified primary and secondary retail frontages but rather to identify the criteria and objectives against which changes will be assessed.</p> <p>9.1.2.3 The industrial operations of the Port about the identified town centre area. While this adds to the vibrancy of the area as a whole, housing proposals in the vicinity of the Port need to be considered in the light of the defined hazard zoning around the Port, the potential for noise and lighting, etc., disturbance to potential future residents and the potential for conflict between these and the operation for the Port. The East Marine Plans' Policy PS3 considers future opportunities for the expansion of ports and harbours.</p> <p>Justification</p> <p><u>9.1.2.3 Policy E1.1 ensures the town centre of Kings Lynn retains its vibrancy whilst allowing for flexibility to respond to market changes as and when they occur.</u></p> <p>Policy E1.1 King's Lynn – Town Centre A town centre area for King's Lynn is defined on the Policies Map.</p> <ol style="list-style-type: none"> 1. The Borough Council will promote this area as the prime focus in the Borough for retail, community and professional services, leisure, culture and entertainment. The historic character, local distinctiveness, facilities, amenity and vibrancy of the area will be maintained and enhanced, both for their own sake and to strengthen the appeal of the town centre. In order to achieve this and taking account of the requirements of Policy LP25 Sites In areas of Flood Risk: <ol style="list-style-type: none"> a. Development of retail, offices servicing visiting members of the public, hotels, assembly and leisure uses, and community and cultural facilities (e.g. Use Classes C1, E, F1, F2 and sui generis theatres) will be particularly encouraged in the area. b. Other uses which contribute to the character and vibrancy of the town centre will be encouraged, including residential (C3), and offices/light industry (E). The development of high-quality housing in the town centre would be particularly welcomed for its contribution to its architectural quality, social mix and economic health. c. Markets will be supported and enhanced d. Additional general industrial uses (B2) and warehousing and distribution (B8) will not be permitted in the town centre area unless it can be demonstrated that they will not have adverse impacts on the character, amenity and traffic of the town centre. e. improvements to town centre access, especially in terms of public transport, pedestrians and cyclists, and to parking provision and management, will be encouraged where this is compatible with the overall aims above. f. redevelopment to increase the provision of larger, modern format retail units will need to be carefully located and designed to avoid harm to heritage assets, and where this can be achieved will be encouraged where this can be achieved in a way that is consistent with the other objectives for the town centre. g. the retention of active frontages (i.e. window displays, entrances, and views of internal activity, etc.) will be encouraged in the main retail streets of the Town Centre, as will the refurbishment or replacement of shop frontages where this secures an active frontage and strengthens the local distinctiveness of the town and its heritage, and the active use of upper storeys of buildings. However, this does not preclude the removal of retail frontages outside the main retail streets of the town. The reinstatement of the original ground floor frontages of historic townhouses, for instance, will be particularly welcome for the contribution to the town's historic character, unless this has adverse impacts on the retail function of the town as a whole or on designated heritage assets. h. development in the vicinity of the Port will be carefully scrutinised to ensure its compatibility with Policy E1.2. | <p>Restructuring of paragraphs and clarification of justification of site in response to inspectors initial questions part 2: Question 19</p> <p>Heritage at Risk should also be addressed within Policy</p> |
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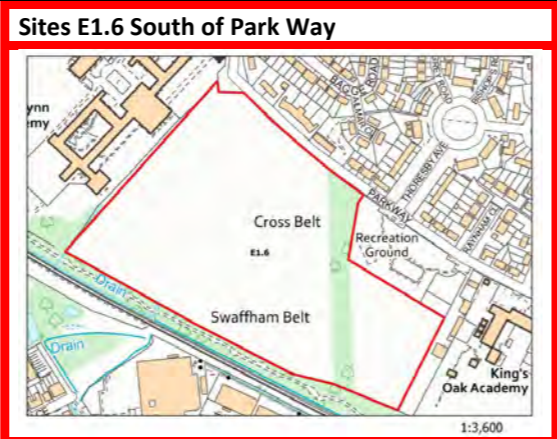
| MM | Page (Reg 19) | Section ref | Para/ Policy/ Figure/ Table No. | Proposed Main Modification | Reason |
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| MM | | | E1.1 New criterion | <u>i A flood risk assessment should be submitted with applications for commercial development in the King's Lynn town centre areas within Flood Zones 2 and 3a. This must consider guidance on any flood risk mitigation that would be required to make the development acceptable.</u> | Response to Matter 5 Question 82 [H22]. Inspectors' Action List [G12] Action 49 |
| E1.2 KING'S LYNN PORT | | | | | |
| MM | 197 | 9 | 9.1.2.4 | <p><u>9.1.2.4 The industrial operations of the Port abut the identified town centre area. While this adds to the vibrancy of the area as a whole, housing proposals in the vicinity of the Port need to be considered in the light of the defined hazard zoning around the Port, the potential for noise and lighting, etc., disturbance to potential future residents and the potential for conflict between these and the operation for the Port. The East Marine Plans' Policy PS3 considers future opportunities for the expansion of ports and harbours.</u></p> <p><u>Justification</u> <u>9.1.2.5 Policy E1.2 ensures the Port's role and capacity is retained and enhanced whilst remaining compatible with residential dwellings in the vicinity.</u></p> <p>Policy E1.2 King's Lynn Port The role and capacity of the Port of King's Lynn will be protected and strengthened through:</p> <ol style="list-style-type: none"> recognising and protecting the port operational area identified on the Policies Map; supporting port development and growth where this is compatible with other policies in the development plan; and having regard to compatibility with existing and likely potential port operations when determining proposals for development in the vicinity of the port, or which may affect the transport infrastructure which supports them. | Clarifying justification of site in response to inspectors initial questions part 2: Question 19 |
| E1.3 KING'S LYNN GAYWOOD CLOCK | | | | | |

| MM | Page (Reg 19) | Section ref | Para/ Policy/ Figure/ Table No. | Proposed Main Modification | Reason |
|--|---------------|-------------|---------------------------------|--|---|
| MM | 199 | 9 | 9.1.4 | <p>9.1.4 E1.3 King's Lynn - Gaywood Clock Policy</p> <p>Introduction</p> <p>9.1.4.1 The Gaywood Clock Area is situated within the built-up area of King's Lynn at the junction of the A148 (Wootton Road and Lynn Road) and A1076 (Gayton Road) principal roads, approximately one mile to the east of the town centre. The Gaywood Clock Area acts as a district shopping centre for the large residential areas in the east of King's Lynn. It has two supermarkets, local shops, a library, chemist, health centre, pub, takeaways, church, community hall, bowling alley and other services. This area includes a number of grade II listed buildings and the grade II* Church of St Faith. The remainder of the area is a mixture of housing interspersed with open space. The centre particularly benefits local residents without a car or with constrained mobility. The Council's policy approach seeks to ensure that the Gaywood Clock Area continues to fulfil its primary role of providing convenient and accessible shopping facilities within walking distance of nearby housing areas by retaining and enhancing the existing retail choice. Policy E1.3 below sets out this approach.</p> <p>9.1.4.2 The King's Lynn Transport Strategy identifies improvements to promote access to Gaywood Clock by active travel modes and by public transport. <u>Traffic generated by development in and around the Gaywood Clock area will need to be effectively managed in accordance with the relevant transportation criteria at Policy LP13.</u></p> <p>Justification</p> <p><u>The Council's policy approach seeks to ensure that the Gaywood Clock Area continues to fulfil its primary role of providing convenient and accessible shopping facilities within walking distance of nearby housing areas by retaining and enhancing the existing retail choice. Policy E1.3 below sets out this approach.</u></p> <p>Policy E1.3 King's Lynn - Gaywood Clock</p> <ol style="list-style-type: none"> 1. Development will be supported in the Gaywood Clock Area (as defined on the Policies Map) where it is: <ol style="list-style-type: none"> a. a retail use (Class E) or otherwise complementary to the neighbourhood retail function of the area; and b. of an appropriate scale to serve the population of their catchment without harming the <u>setting of heritage assets, or the</u> vitality and viability of other centres. 2. The loss of shopping facilities will be resisted where this would detract from the role and function of this neighbourhood retail centre. 3. Improvements to access to the district centre, especially in terms of public transport, walking and cycling, and to parking provision and management, will be encouraged where this is compatible with the overall aims above. | <p>Restructuring of paragraphs and clarification of justification of site in response to inspectors' initial questions part 2: Question 19</p> <p>Response to Matter 5 Question 89. [H22]</p> <p>Reference to Heritage Assets in the policy</p> |
| E1.KLR KING'S LYNN RIVERFRONT REGENERATION AREA | | | | | |
| MM | 201 | 9 | 9.1.5.2 | <p>9.1.5.2 The King's Lynn riverfront is an important space for business, living, leisure and activities. The areas which are allocated in the Site Allocations and Development Management Policies Plan (SADMP) (2016) still hold importance for creating a unique place which balances the needs of the economic, social and considerations to create a balanced and sustainable place</p> | Removal of reference to SADMP allocations. Inspectors Initial Questions Part 1 Question 1 |
| MM | 201 | 9. | 9.1.5.3 | <p>The riverfront regeneration policy aims to build upon the foundations laid by the SADMP and aims to bring a long standing and high level ambition together by drawing together in one strategic policy which sits above the four sperate policies for each site. With the overall aim of maximising the potential of the riverfront area in King's Lynn with the provision of a substantial, high calibre, mixed use regeneration vision.</p> | Removal of reference to SADMP allocations. Inspectors Initial Questions Part 1 Question 1 |

| MM | Page (Reg 19) | Section ref | Para/ Policy/ Figure/ Table No. | Proposed Main Modification | Reason |
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| MM | 201 | 9 | 9.1.5.3 | <p>Justification</p> <p>The riverfront regeneration policy aims to build upon the foundations laid by the Site Allocations and Development Management Policies Plan (SADMP) (2016) and aims to bring a long standing and high-level ambition together by drawing together in one strategic policy which sits above the four sperate policies for each site. With the overall aim of maximising the potential of the riverfront area in King's Lynn with the provision of a substantial, high calibre, mixed use regeneration vision.</p> | Re-naming of paragraphs and to clarify justification section in response to Inspectors Initial Questions Part 2 Question 19. |
| MM | 201 | 9 | 9.1.5.5 | <p>9.1.5.5 Whilst housing numbers are provided for each area, the requirements of each individual sites policy will determine which parcels of land can or cannot be developed i.e. clearly some portions will be for green or blue space. The successful implementation of a comprehensive scheme for the Waterfront Regeneration Area needs to recognise development constraints, such as key heritage assets and flood defences. The latter consists of buildings, roads and flood walls. Redevelopment projects may provide opportunities for removing demountable defences and replacing them with more passive measures such as areas of raised ground and flood walls. A very careful approach to each site is required in terms of assessing the viability of any scheme proposed and the Borough Council will consider this on a case by case basis considering the merits of each, and in particular its contribution to achieving the overall aim as highlighted with the strategic policy E1.KLR.</p> | Response to Matter 5 Question 90 [H22] and Inspectors' Action List [G12] Action 51. |
| MM | 202 | 9 | Map |  <p>King's Lynn Allocations (Policies E1.5 / E1.8 / E1.10 / E1.11) Zoomed</p> <p>© Crown copyright and database rights 2018 Ordnance Survey 10002014</p> | Reference to SADMP allocations removed in response to Inspectors Initial Questions Part 1 Question 1 |
| MM | 202 | 9 | Map | <p>Sites E1.5, E1.8, E1.10 and E1.11 (King's Lynn Riverfront Regeneration Area)</p>  <p>1:6,500</p> | Reference to SADMP allocations removed in response to Inspectors Initial Questions Part 1 Question 1 |

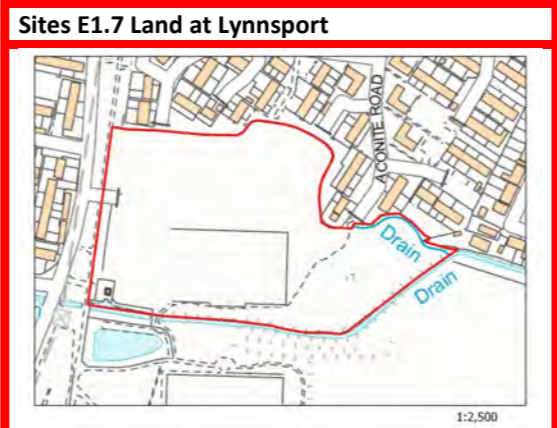

| MM | Page (Reg 19) | Section ref | Para/ Policy/ Figure/ Table No. | Proposed Main Modification | Reason |
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| MM | 203 | 9 | Policy E1.KLR criterion 3 | <p>1. Development will be subject to compliance with the following:</p> <ul style="list-style-type: none"> • Consideration of adjacent property/heritage assets/archaeology, through a heritage impact and archaeology impact assessment; • Suitable access arrangements, to the satisfaction of Norfolk Council as the Local Highway Authority, and provision for active travel; • Flood risk considerations, including submission of a site-specific flood risk assessment <u>and maintenance of flood defences to at least the current Standard of Protection provided for this area, taking account of climate change;</u>... | Response to Matter 5 Question 90 [H22] |
| MM | 204 | 9 | Policy E1.KLR criterion 3(e) | <p>e. or, if any negative impacts are identified, establishes that these could be suitably mitigated;</p> <ul style="list-style-type: none"> • Financial contributions towards the provision of appropriate infrastructure. • Provision of affordable housing in line with the current standards. <u>Policy LP28.</u> | To clarify affordable housing to be provided in accordance with LP28. Inspectors' Action List [G12] Action 51 |
| E1.5 KING'S LYNN BOAL QUAY | | | | | |
| MM | 205 | 9 | 9.1.6.3 | <p>9.1.6.3 The site contains the former loop of the River Nar, with elements of reedbed and saltmarsh, habitats of principal importance (UK Biodiversity Action Plan habitats), which should be addressed through the Ecological Study requirement in the policy. <u>The site also functions as flood defence infrastructure serving upstream developments, most significantly the Nar Ouse Regeneration Area. Therefore, development should maintain current standards of protection.</u></p> | To clarify flood defences. Response to Matter 5 Question 92 [H22] and Inspectors' Acton List [G12] Action 53 |
| MM | 205 | 9 | 9.1.6.4 | <p>9.1.6.4 The King's Lynn Conservation Area lies immediately to the east and north of this site. The Conservation Area includes a large number of listed buildings near to this site, many of which are listed at grade II but also including the Church of All Saints which is listed at Grade II*. Whitefriars Gateway scheduled monument lies on the eastern boundary of the site. Any development of the site therefore has the potential to impact upon the setting of these heritage assets.</p> <p><u>Justification</u> 9.1.6.5 The Boal Quay site, consisting of brownfield land, is in accordance with paragraph 119 of the NPPF which requires strategic policies to make as much use as possible of brownfield land. The site is currently used for car parking and has been assessed as suitable for regeneration.</p> | Clarifying justification of site in response to Inspectors' initial questions part 2: Question 19 |
| MM | 205 | 9 | E1.5 First paragraph of policy | <p>Land amounting to 4.1 hectares as identified on the Policies Map is allocated for a high calibre mixed use. This could include residential development, most likely apartments, of no more than <u>at least</u> 50 homes.</p> | To be positively prepared. Action 14 of Inspectors Hearing Acton List [G12] |
| MM | 205 | 9 | Policy E1.5 criterion 3 | <p>3. Submission of a site-specific Flood Risk Assessment. This must consider the residual risk of flooding to the site in the event of a breach of the flood defences. This should include details of the impact and likelihood of a breach occurring, <u>and how the current Standard of Protection will be maintained, taking account of climate change;</u></p> | To clarify requirements of flood risk assessment re existing defences. Response to Matter 5 Question 92 [H22] and Inspectors' Acton List [G12] Action 53 |
| MM | 206 | 9 | Policy E1.5 criterion 5 | <p>5. <u>A project level HRA should be undertaken and</u> Informal recreation provision on, or in the vicinity of, the allocated site to limit the likelihood of additional recreational pressure (particularly in relation to the exercising of dogs) on Roydon Common Special Area of Conservation. This provision may consist of some combination of:</p> | To clarify need for an HRA. Response to Matter 5 [H22] Question 94. Inspectors' Action List [G12] Action 53 |
| MM | 206 | 9 | Policy E1.5 criterion 9 | <p>9. Provision of affordable housing in line with the current standards. <u>Policy LP28.</u></p> | To clarify affordable housing to be provided in accordance with LP28. Inspectors' Action List [G12] Action 53 |

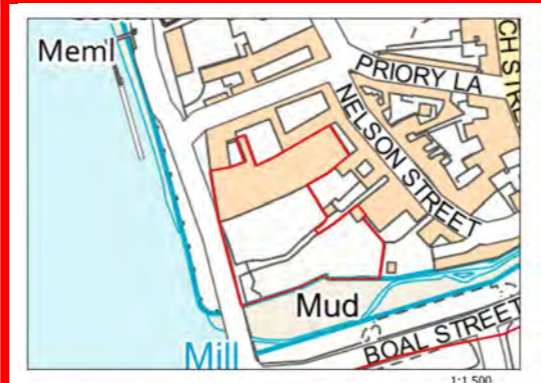
| MM | Page (Reg 19) | Section ref | Para/ Policy/ Figure/ Table No. | Proposed Main Modification | Reason |
|--|---------------|-------------|---------------------------------|---|---|
| MM | 207 | 9 | Map |  | Modification required in relation to updated Policies Map – removal of inset map and replacement with a site allocation map and removal of reference to SADMP |
| MM | 207 | 9 | Map | <p>Sites E1.5 Boal Quay (King's Lynn Riverfront Regeneration Area)</p>  | Modification required in relation to updated Policies Map – removal of inset map and replacement with a site allocation map and removal of reference to SADMP |
| E1.6 KING'S LYNN SOUTH OF PARKWAY | | | | | |
| MM | 208 | 9 | 9.1.7.1 | <p>9.1.7.1 The site at Parkway, Gaywood consists of former College of West Anglia playing fields, lying between the King's Lynn Academy to the west, the Howard schools to the east and the cycleway and Sand Line railway to the south. Development of this land is being taken forward as part of the Government's Accelerated Construction Programme. A full planning application was submitted in June 2020 following a consultation process. This is for 380 new homes and associated green space, landscaping and infrastructure, together with a new vehicular bridge over the sand line, including new roads, infrastructure and hard and soft landscaping on a larger site.</p> <p>Justification 9.1.7.2 Development of this land is being taken forward as part of the Government's Accelerated Construction Programme. Planning permission for 226 dwellings was granted on 30 March 2022</p> | <p>Clarifying justification of site in response to inspectors' initial questions part 2: Question 19</p> <p>To reflect recent planning permission. Response to Matter 5 [H22] Question 96 and Inspectors' Action List [G12] Action 54</p> |
| MM | 208 | 9 | E1.6 First paragraph of policy | Land amounting to 8.8 hectares is allocated for residential development of some at least 260 260 226 dwellings. | To be positively prepared. Action 14 of Inspectors Hearing Acton List [G12] and to reflect recent planning permission. Response to Matter 5 [H22] Question 96 and Inspectors' Action List [G12] Action 54 |
| MM | 208 | 9 | E1.6 2. | 2. Submission of a site specific Flood Risk Assessment in accordance with LP25 | need to cross reference LP25 for proposed development sites where site specific flood risk assessments are specifically required |

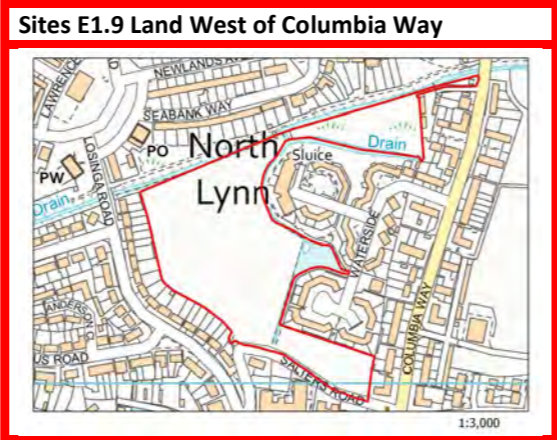
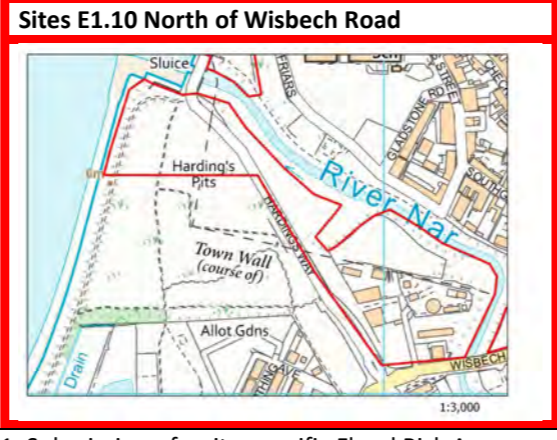
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| MM | 208 | 9 | E1.6 new criterion | New criterion to precede criterion 6 <u>A project level HRA to be undertaken to ensure appropriate mitigation is provided to avoid recreational pressure on Roydon Common SAC.</u> | Response to Matter 5 [H22] Question 98 to require HRA. Inspectors' Action List [G12] Action 54. |
| MM | 209 | 9 | E1.6 criterion 11 | 11. Provision of affordable housing in line with the current standards. <u>Policy LP28.</u> | To clarify affordable housing to be provided in accordance with LP28. Inspectors' Action List [G12] Action 54 |
| MM | 209 | 9 | After Policy E1.6 |  | Modification required in relation to updated Policies Map – removal of inset map and replacement with a site allocation map and removal of reference to SADMP |

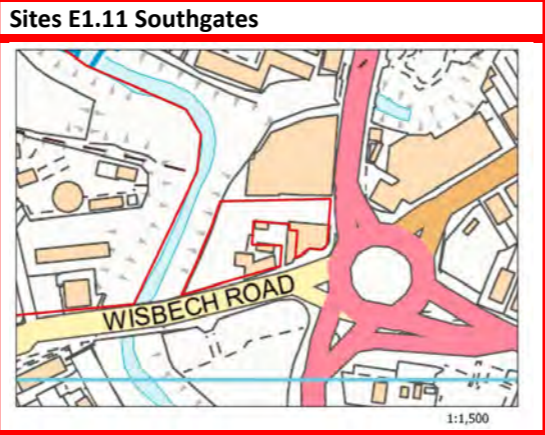
E1.7 KING'S LYNN LAND AT LYNNSPORT

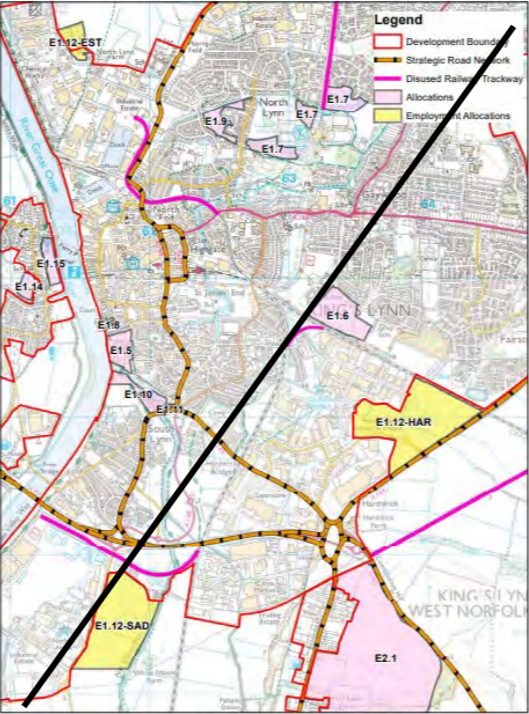
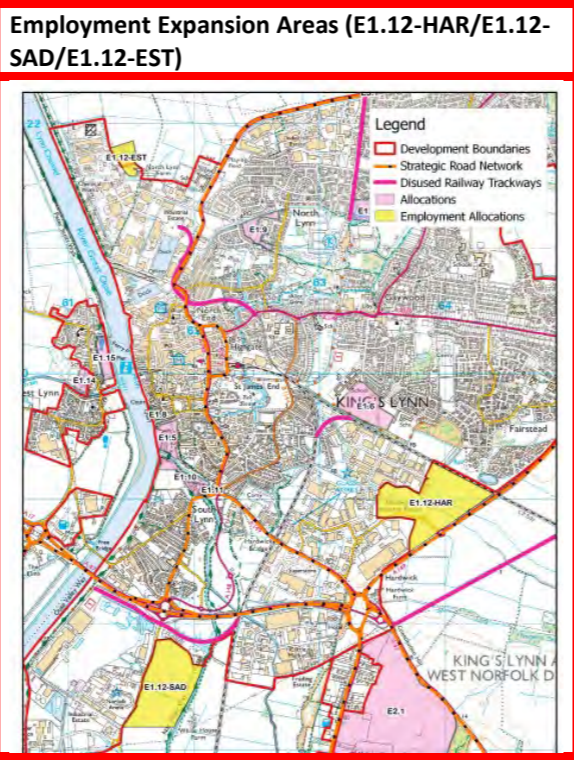
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| MM | 210 | 9.1.8 | 9.1.8.1 and Policy E1.7 | <p>9.1.8 E1.7 King's Lynn - Land at Lynnsport Policy Site Allocation</p> <p>9.1.8.1 A Land Review and Feasibility Study in 2009 identified the potential to rationalise existing uses and develop parts of the Lynnsport site for housing. Lynnsport is situated to the east of Columbia Way. A new access road from Edward Benefer Way was completed in 2016.</p> <p><u>Justification</u></p> <p>This <u>site is the last of three sites identified for development as part of a holistic plan for redevelopment of the area and is another of the sites being brought forward through the public/private joint venture. Full permissions have been issued for 225 dwellings on the 3 sites and construction is underway and largely completed.</u></p> <p>Policy E1.7 King's Lynn - Land at Lynnsport</p> <p>Land amounting to 13.7 4 hectares is allocated for residential development of at least 297 82 dwellings. Development will be subject to compliance with all of the following:</p> <ol style="list-style-type: none"> 1. Submission of a site specific Flood Risk Assessment <u>in accordance with LP25;</u> 2. Submission of details showing how sustainable drainage measures will integrate with the design of the development and how the drainage system will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission; 3. Informal recreation provision on, or in the vicinity of, the allocated site to limit the likelihood of additional recreational pressure (particularly in relation to the exercising of dogs) on Roydon Common Special Area of Conservation. This provision may consist of some combination of: <ol style="list-style-type: none"> a. Informal open space (new and/or existing); b. Pedestrian and cycle routes (new and/or existing) which provide a variety of terrain, routes and links to greenspace and/or the wider footpath and cycle network; c. A contribution to greenspace provision or management in the wider area within which the site is located; 4. In judging the amount of on-site open space appropriate under Policy LP22 (Provision of Recreational Open Space) regard will be given to the proximity of the development to existing safeguarded facilities (such as those at Lynnsport adjacent to the site). The Borough Council will consider flexibility of open space provision requirements where this would result in qualitative and quantitative benefits to the community and where the preceding habitats requirements are met; 5. Submission of an Ecological Study that establishes that either: <ol style="list-style-type: none"> a. there would be no negative impact on flora and fauna; b. or, if any negative impacts are identified, establishes that these could be suitably mitigated; 6. Financial contributions towards the provision of infrastructure; 7. Provision of affordable housing in line with the current standards. <u>Policy LP28</u> | <p>To remove two of the three sites that have already been completed.</p> <p>Clarifying justification of site in response to inspectors' initial questions part 2: Question 19. Response to Matter 5 [H22] Question 100 and Inspectors' Action List [G12] Action 55.</p> <p>Need to cross reference LP25 for proposed development sites where site specific flood risk assessments are specifically required</p> <p>To clarify that affordable housing provision is made in accordance with Policy LP28.</p> |
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| MM | Page (Reg 19) | Section ref | Para/ Policy/ Figure/ Table No. | Proposed Main Modification | Reason |
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| MM | 211 | 9 | After Policy E1.7 | <p>Sites E1.7 Land at Lynnsport</p>  | Modification required in relation to updated Policies Map – removal of inset map and replacement with a site allocation map and removal of reference to SADMP |
| E1.8 KING'S LYNN SOUTH QUAY | | | | | |
| MM | 212 | 9 | 9.1.9.1 | <p>9.1.9.1 The site consists of the former Grain Silos and the vacant former Sommerfeld and Thomas Warehouse and accordingly is classed a brownfield site.</p> <p>9.1.9.2 The site has a frontage to South Quay and the River Great Ouse. It is bounded to the south by the Millfleet, a watercourse that discharges to the River Great Ouse. To the east the site adjoins the backs of residential properties in Nelson Street. To the north it adjoins Hampton Court and properties fronting South Quay. Devil's Alley, a public footpath, runs through the site, linking Nelson Street to South Quay.</p> <p>9.1.9.3 The former Grain Silos site (0.32 ha) received planning permission, subject to a section 106 agreement, for 37 apartments and commercial unit(s) in 2014. The Silos site has since been purchased by the Borough Council.</p> <p>Justification 9.1.9.3 The former Grain Silos site (0.32 ha) received planning permission, subject to a section 106 agreement, for 37 apartments and commercial unit(s) in 2014. The Silos site has since been purchased by the Borough Council. To give more certainty to the premise of this site coming forward, the site has been allocated.</p> | Clarifying justification of site in response to inspectors initial questions part 2: Question 19 |
| MM | 212 | 9 | E1.8 First paragraph of policy | Land amounting to 0.5 hectare is allocated for residential development for no more than of at least 50 dwellings. | To be positively prepared. Action 14 of Inspectors Hearing Acton List [G12] |
| MM | 212 | 9 | E1.8 7. | 7. Submission of a site-specific Flood Risk Assessment in accordance with LP25 . This must consider the residual risk of flooding to the site in the event of a breach of the flood defences. This should include details of the impact and likelihood of a breach occurring; | need to cross reference LP25 for proposed development sites where site specific flood risk assessments are specifically required. Inspectors Action List [G12] Action 56. |
| MM | 212 | 9 | E1.8 10. | 11. Provision of affordable housing in line with the current standards. Policy LP28. | To clarify affordable housing to be provided in accordance with LP28. Inspectors' Action List [G12] Action 56 |
| MM | 213 | 9 | Map |  | Modification required in relation to updated Policies Map – removal of inset map and replacement with a site allocation map and removal of reference to SADMP |

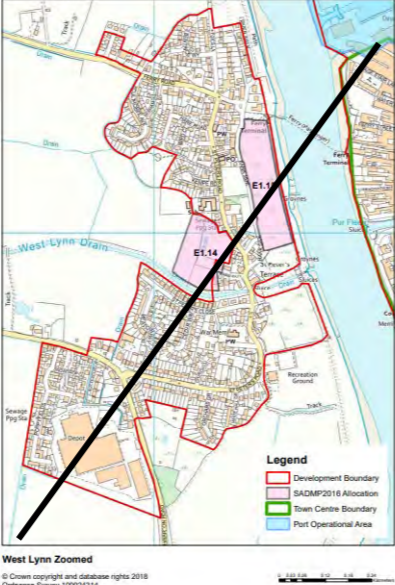
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| MM | 213 | 9 | After Policy E1.8 | <p>Sites E1.8 South Quay</p>  | Modification required in relation to updated Policies Map – removal of inset map and replacement with a site allocation map and removal of reference to SADMP |
| E1.9 KING'S LYNN LAND WEST OF COLUMBIA WAY | | | | | |
| MM | 214 | 9 | 9.1.10.1 | <p>Introduction Site Allocation</p> <p>9.1.10.1 This site consists of grass and scrubland between the Bawsey Drain and cycleway to the north, Columbia Way and Waterside to the west, Salters Road to the south and Losing a Road to the East.</p> <p>Justification</p> <p>9.1.10.2 Land west of Columbia Way is being brought forward as part of the public/private joint venture with funding from the Government's Accelerated Construction Programme.</p> <p>Policy E1.9 King's Lynn - Land west of Columbia Way</p> <p>Land amounting to 3.3 hectares is allocated for residential development of at least 100 dwellings. Development will be subject to compliance with all of the following:</p> <ol style="list-style-type: none"> 1. Provision of a link to the existing cycleway network in the vicinity of the site; 2. Submission of a site specific Flood Risk Assessment in accordance with LP25 ; 3. Submission of details showing how sustainable drainage measures will integrate with the design of the development and how the drainage system will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission; 4. Informal recreation provision on, or in the vicinity of, the allocated site to limit the likelihood of additional recreational pressure (particularly in relation to the exercising of dogs) on Roydon Common Special Area of Conservation. This provision may consist of some combination of: <ul style="list-style-type: none"> 5. Informal open space (new and/or existing); 6. Pedestrian and cycle routes (new and/or existing) which provide a variety of terrain, routes and links to greenspace and/or the wider footpath and cycle network; 7. A contribution to greenspace provision or management in the wider area within which the site is located; 8. In judging the amount of on-site open space appropriate under Policy LP22 (Provision of Recreational Open Space) regard will be given to the proximity of the development to existing safeguarded facilities (such as those at Lynnsport to the east of the site).The Borough Council will consider flexibility of open space provision requirements where this would result in qualitative and quantitative benefits to the community and where the preceding habitats requirements are met; 9. Submission of an Ecological Study that establishes that either: <ul style="list-style-type: none"> a. there would be no negative impact on flora and fauna; b. or, if any negative impacts are identified, establishes that these could be suitably mitigated; 10. Financial contributions towards the provision of infrastructure; 11. Provision of affordable housing in line with the current standards. <p>Site Description</p> <p>9.1.10.2 This site consists of grass and scrubland between the Bawsey Drain and cycleway to the north, Columbia Way and Waterside to the west, Salters Road to the south and Losing a Road to the east.</p> | <p>Re-order of paragraphs to clarify justification section in response to inspectors initial questions part 2: Question 19</p> <p>need to cross reference LP25 for proposed development sites where site specific flood risk assessments are specifically required</p> |
| MM | 214 | 9 | E1.9 introductory paragraph | Land amounting to 3.3 hectares is allocated for residential development of at least 100 78 dwellings. | To reflect planning permission. Response to Matter 5 [H22] Question 104. |
| MM | 214 | 9 | E1.9 2. | 2. Submission of a site specific Flood Risk Assessment in accordance with LP25 | need to cross reference LP25 for proposed development sites where site specific flood risk assessments are specifically required |
| MM | 214 | 9 | E1.9 new criterion to precede criterion 4 | A project level HRA to be undertaken to ensure appropriate mitigation is provided to avoid recreational pressure on Roydon Common SAC. | Response to Matter 5 [H22] Question 105 and Inspectors' Acton List [G12] Action 57 |

| MM | Page (Reg 19) | Section ref | Para/ Policy/ Figure/ Table No. | Proposed Main Modification | Reason |
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| MM | 214 | 9 | E1.9 11. | 11. Provision of affordable housing in line with the current standards. Policy LP28. | To clarify affordable housing to be provided in accordance with LP28. Inspectors' Action List [G12] Action 57 |
| MM | 215 | 9 | After 9.1.10.2 | <p>Sites E1.9 Land West of Columbia Way</p>  | Modification required in relation to updated Policies Map – removal of inset map and replacement with a site allocation map and removal of reference to SADMP |
| E1.10 KING'S LYNN NORTH OF WISBECH ROAD | | | | | |
| MM | 216 | 9 | 9.1.11.1 | <p>Site Allocation Introduction</p> <p>9.1.11.1 The land north of Wisbech Road consists of a mixture of industrial/former industrial uses to the east of the Hardings Way bus route adjoining the River Nar to the east, together with derelict, scrubland north of Blubberhouse Creek on the eastern side of the bus route and land between the northern boundary of the Harding's Pits Doorstep Green and the Rivers Great Ouse and Nar, west of the bus route.</p> <p>9.1.11.2 Planning permission for accesses and the moving of the bus gate was granted in September 2017. In addition, planning permission for 7 dwellings at the rear of Harvest House on part of the allocated area was granted in September 2018.</p> <p>Justification</p> <p>9.1.11.3 This site is allocated to provide sustainable residential development, making best use of previously development land in accordance with NPPF paragraph 119.</p> | Clarifying justification of site in response to inspectors' initial questions part 2: Question 19 |
| MM | 216 | 9 | E1.10 First paragraph of policy | Land amounting to 3.8 hectares is allocated for residential development of up to at least 50 dwellings. | To be positively prepared. Action 14 of Inspectors Hearing Acton List [G12] |
| MM | 217 | 9 | After Policy E1.10 | <p>Sites E1.10 North of Wisbech Road</p>  | Modification required in relation to updated Policies Map – removal of inset map and replacement with a site allocation map and removal of reference to SADMP |
| MM | 216 | 9 | E1.10 1. | 1. Submission of a site-specific Flood Risk Assessment in accordance with LP25. This must consider the residual risk of flooding to the site in the event of a breach of the flood defences. This should include details of the impact and likelihood of a breach occurring; | need to cross reference LP25 for proposed development sites where site specific flood risk assessments are specifically required |
| MM | 217 | 9 | E1.10 8 | 8. Provision of affordable housing in line with the current standards. Policy LP28. | To clarify affordable housing to be provided in accordance with LP28. |
| E1.11 KING'S LYNN SOUTHGATES | | | | | |
| MM | 218 | 9 | 9.1.12.1 | <p>Site Allocation Introduction</p> <p>9.1.12.1 This brownfield site is situated to the north of Wisbech Road, adjacent to the Southgates roundabout. The River Nar lies to the west of the site and a retail unit is situated to the north.</p> <p>Justification</p> <p>9.1.12.2 This site is allocated to provide sustainable residential development, making best use of previously development land in accordance with NPPF paragraph 119.</p> | Clarifying justification of site in response to inspectors initial questions part 2: Question 19 |

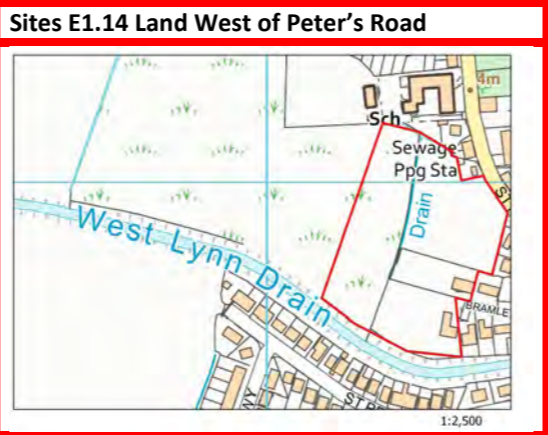
| MM | Page (Reg 19) | Section ref | Para/ Policy/ Figure/ Table No. | Proposed Main Modification | Reason |
|-------------------------------------|---------------|-------------|---------------------------------|--|---|
| MM | 218 | 9 | E1.11 First paragraph of policy | Land amounting to 0.2 hectare is allocated for residential development of up to at least 20 dwellings. | To be positively prepared. Action 14 of Inspectors Hearing Acton List [G12] |
| MM | 218 | 9 | E1.11 1. | 1. Submission of a site specific Flood Risk Assessment in accordance with LP25 | need to cross reference LP25 for proposed development sites where site specific flood risk assessments are specifically required |
| MM | 218 | 9 | E1.11 6. | 6. Provision of affordable housing in line with the current standards. Policy LP28. | To clarify affordable housing to be provided in accordance with LP28. Inspectors' Action List [G12] Action 59 |
| MM | 218 | 9 | After Policy E1.11 | <p>Sites E1.11 Southgates</p>  | Modification required in relation to updated Policies Map – removal of inset map and replacement with a site allocation map and removal of reference to SADMP |
| E1.12 KING'S LYNN EMPLOYMENT | | | | | |
| MM | 219 | 9 | 9.1.13 | <p>Employment Allocation</p> <p>9.1.13.1 The land adjacent to Hardwick Industrial Estate is an allocation (E1.12-HAR), brought forward from the 1998 Local Plan, and has been identified as a strategic employment site for the County. The site area for this is approximately 27 hectares and now has planning consent.</p> <p>9.1.13.2 The second allocation site (E1.12-SAD) is approximately 23 hectares and lies south-east of the A47(T) Saddlebow roundabout, east of Saddlebow Road and west of the King's Lynn - Cambridge/London railway line.</p> <p>9.1.13.3 A third site off Estuary Road, previously allocated in the 1998 Local Plan, is allocated to provide an additional 3 ha for B2, B8 and E use (and potential ancillary uses to support the employment uses). Part of the site was recently granted full planning permission for three commercial/industrial units - B2, B8 and E use on the redundant former farmyard.</p> <p>Justification</p> <p>9.1.13.4 In line with the recommendations from the Employment Land Review Background Paper 2017/2018, land is allocated at King's Lynn to ensure new jobs can support King's Lynn as the economic driver for the sub region/</p> <p>9.1.13.4 Strategic Policy</p> | Clarifying justification of site in response to inspectors initial questions part 2: Question 19 |

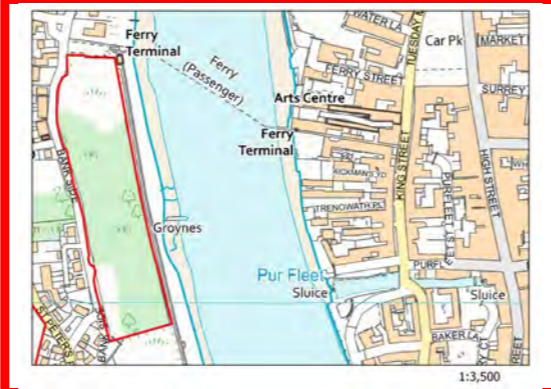
| MM | Page (Reg 19) | Section ref | Para/ Policy/ Figure/ Table No. | Proposed Main Modification | Reason |
|----|---------------|-------------|---------------------------------|--|--|
| MM | 220 | 9 | Map |  <p>Employment Expansion Areas (E1.12-SAD / E1.2-HAR / E1.12-EST)</p> <p>© Crown copyright and database rights 2021 Ordnance Survey 100024314</p> | Modification required in relation to completed sites being removed from plan and removal of reference to SADMP |
| MM | 220 | 9 | Map After Policy E1.12 | <p>Employment Expansion Areas (E1.12-HAR/E1.12-SAD/E1.12-EST)</p>  | Modification required in relation to completed sites being removed from plan and removal of reference to SADMP |

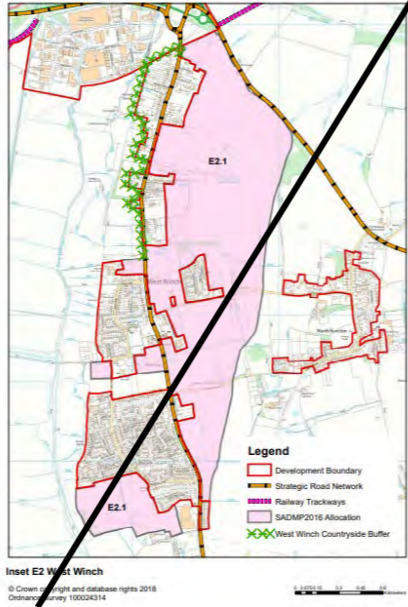
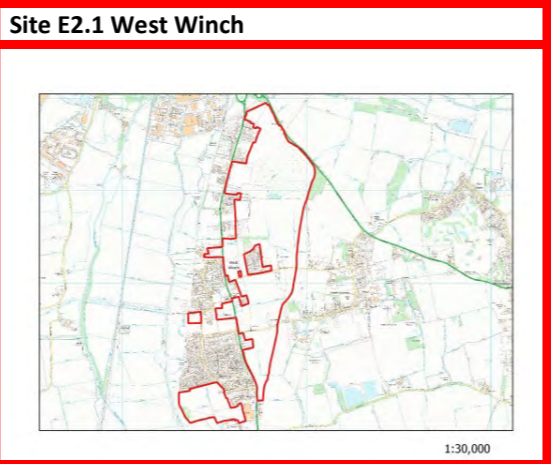
| MM | Page (Reg 19) | Section ref | Para/ Policy/ Figure/ Table No. | Proposed Main Modification | Reason |
|----|---------------|-------------|---------------------------------|--|---|
| MM | 221 | 9.1.14 | E1.13 | <p>Introduction</p> <p><u>9.1.14.1 Green infrastructure (GI) is needed to protect the GI assets that currently exist in urban areas and to configure new GI provision to create a coherent network. The scale of development in the Riverfront area requires GI linkages and provision to be considered. The Bawsey/Leziate Countryside and Recreation Zone (identified in the GI Strategy) offers the opportunity to provide access to an area of countryside and former mineral workings close to the eastern edge of the urban area of King's Lynn. The Leziate, Sugar and Derby Fens SSSI sites are home to important and diverse plant communities and these sites are particularly sensitive to recreational pressures or trespassing, so effective GI planning may alleviate these pressures. There may be future opportunities to enhance or extend the green infrastructure provision in the vicinity of the Gaywood Valley and Bawsey/Leziate.</u></p> <p><u>Justification</u></p> <p>9.1.14.12 The Green Infrastructure Strategy identifies gaps in the current Green Infrastructure (GI) network as being:</p> <ul style="list-style-type: none"> • the lack of opportunities to cross the A149 to access resources to the east of the town such as Bawsey Country Park, the Gaywood Valley and Roydon Common National Nature Reserve; • linkages and movement corridors for recreation and wildlife between the town centre and key resources to the north, east and south of the town; • high quality urban landscape within the town centre; • further GI provision in the south east of the town, especially where urban expansion is proposed; • a lack of provision in the northwest of the town. <p>9.1.14.2 The GI Strategy identifies the need for GI to be included within the urban expansion areas; to protect the GI assets that currently exist in these areas and to configure new GI provision to create a coherent network. The scale of development in the Riverfront area requires GI linkages and provision to be considered. The Bawsey/Leziate Countryside and Recreation Zone (identified in the GI Strategy) offers the opportunity to provide access to an area of countryside and former mineral workings close to the eastern edge of the urban area of King's Lynn. There may be future opportunities to enhance or extend the green infrastructure provision in the vicinity of the Gaywood Valley and Bawsey/Leziate.</p> <p>9.1.14.3 GI can be used to improve the environmental quality of an area and therefore enhance the image of a town. Employment sites are also included in the strategy, as it is possible to incorporate GI within these commercial areas through green roofs, formal garden areas for workers and sustainable transport routes. The inclusion of such provision in commercial areas can make such sites more appealing with a related positive impact upon rental prices.</p> <p>9.1.14.4 Additional green infrastructure provision is planned as part of the development of the strategic growth areas around King's Lynn at West Winch/North Runcton, South Wootton, and Knight's Hill. These will enhance the overall provision available in the King's Lynn area, as well as serving a local function in relation to the new housing developed at these locations.</p> <p>9.1.14.5 The Policy seeks to protect, as well as enhance and extend, GI in and around King's Lynn; by including wording to say that "An agreed package of habitat protection measures to mitigate the potential adverse effects of additional recreational pressures on Natura 2000 sites will be required"; by including reference to the preparation of more detailed local Green Infrastructure solutions for King's Lynn and to show named areas in the Policy(Gaywood Valley and Bawsey/Leziate) on the Policies Map.</p> <p>9.1.14.6 Policy LP23 deals with the overall approach to green infrastructure in the borough. Norfolk local authorities compromising 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</p> | <p>Re-order of paragraphs to clarify justification section in response to inspectors' initial questions part 2: Question 19</p> <p>AM to be a MM in response to Matter 5 Question 118 [H22] and Inspectors' Action List [G12] Action 61</p> |
| MM | 222 | 9 | E1.13 Criterion 1 | <p>Strategic Green Infrastructure in and around King's Lynn will be protected, enhanced and extended <u>in the first instance. Where it is acceptable for Strategic Green Infrastructure to be replaced, it should occur on site in the first instance, or if that is not possible, in a suitable offsite location that enhances other aspects of the built environment such as habitat corridors, spaces for urban cooling, or flood mitigation.</u></p> | <p>Response to Matter 5 Question 116 [H22] and Inspectors' Action List [[G12] Action 61. To clarify that SGI should be replaced if lost to development</p> |

| MM | Page (Reg 19) | Section ref | Para/ Policy/ Figure/ Table No. | Proposed Main Modification | Reason |
|--|------------------|-------------|------------------------------------|---|---|
| MM | 224 | 9 | Map |  <p>West Lynn Zoomed © Crown copyright and database rights 2018 Ordnance Survey 100024214</p> | Modification required in relation to updated Policies Map – removal of inset map and replacement with a site allocation map and removal of reference to SADMP |
| E1.14 WEST LYNN LAND WEST OF ST PETER'S ROAD | | | | | |


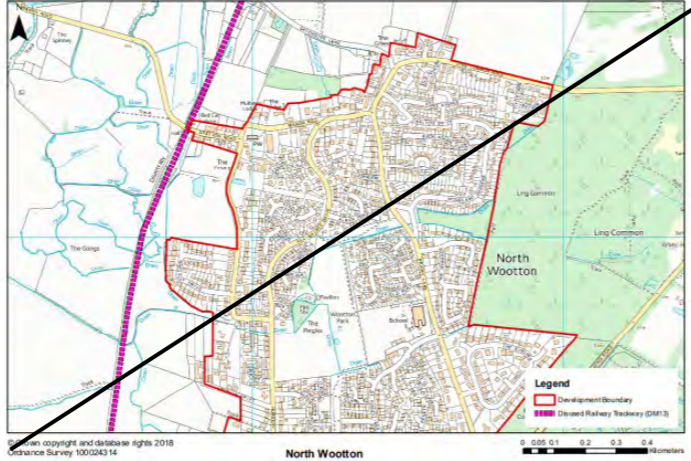
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|----|-----|---|-------|--|--|
| MM | 225 | 9 | 9.2.1 | <p>9.2.1 E1.14 West Lynn - Land West of St Peter's Road Policy</p> <p>Site Allocation Introduction</p> <p>9.2.1.1 The allocated site has good access to services in West Lynn and is a short walk away from the regular passenger ferry service to King's Lynn town centre. The allocated site offers a suitable site for housing which will help support the facilities and ferry service in West Lynn and will enable the overall growth for King's Lynn to be more widely distributed. Outline permission was granted in March 2017 for 44 dwellings on the bulk of the allocated site. A reserved matters application was submitted for 44 dwellings in March 2020.</p> <p>Justification</p> <p>9.2.1.2 The allocated site offers a suitable site for housing which will help support the facilities and ferry service in West Lynn and will enable the overall growth for King's Lynn to be more widely distributed.</p> <p>Policy E1.14 West Lynn - West of St Peter's Road</p> <p>Land amounting to 2.0 hectares is allocated for residential development of at least 49 dwellings Development will be subject to compliance with all of the following:</p> <ol style="list-style-type: none"> Plans that demonstrate that all land currently used by West Lynn Primary School for the school playing field is excluded from development and that the boundary of the development site is reduced accordingly; Submission of details showing how sustainable drainage measures will integrate with the design of the development and how the drainage system will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission; The precise provision of open space will be considered with regard to the proximity of the development to existing safeguarded facilities (such as the nearby recreational facilities to the south of the site). The Borough Council will consider flexibility of open space provision where this would result in qualitative and quantitative benefits to the community; Submission of details relating to the West Lynn Drain demonstrating that any development will not obstruct access to the watercourse and a 9 metre strip of land adjacent to the watercourse is safeguarded from development, to the satisfaction of King's Lynn Internal Drainage Board; Submission of an Ecological Study that establishes that either: <ol style="list-style-type: none"> there would be no negative impact on flora and fauna or, if any negative impacts are identified, establishes that these [negative impacts] could be suitably mitigated against; Financial contributions towards the provision of infrastructure; Provision of affordable housing in line with the current standards Policy LP28; Development should preserve the nearby listed building and its setting; Submission of a site specific Flood Risk Assessment in accordance with LP25. This must consider the residual flood risk to the site in the event of breaching and/or overtopping of the tidal River Ouse. Where possible, a sequential approach should be adopted regarding the layout of the site, with the most vulnerable development situated in areas at lowest risk of flooding (i.e. shallower flood depths). <p>Site Description and Justification</p> <p>9.2.1.2 The allocated site has good access to services in West Lynn and is a short walk away from the regular passenger ferry service to King's Lynn town centre.</p> <p>Sequential Test</p> <p>9.2.1.3 The site lies within Flood Zone 2 (Medium probability of flooding) identified by the Strategic Flood Risk Assessment and in the flood defence breach Hazard Zone. None of the available sites in the settlement is at a lower risk of flooding. Therefore, the sequential test set by the National Planning Policy Framework is met.</p> <p>Exceptions Test</p> <p>9.2.1.4 The Council considers that further housing development is necessary within West Lynn in order to strengthen the sustainability of King's Lynn, its community and services, and that these benefits outweigh the flood risk involved. A site-specific flood risk assessment has not yet been carried out. This would be required before this site could pass the exceptions test set by the National Planning Policy Framework and be developed. This site could only be granted permission if such an assessment demonstrates that housing development on this site would be safe, and it can be shown that this can be achieved in a way compatible with the site's surroundings. The detailed requirements for this are set out in Policy LP25 Allocated Sites in Areas of Flood Risk. It will be for the site owner or prospective developer to provide such an assessment.</p> <p>9.2.1.5 King's Lynn Internal Drainage Board (IDB) requires a 9 metre easement and access to maintain the West Lynn Drain to the south of the site.</p> <p>9.2.1.6 Access could be to the north of the site's road frontage on St Peter's Road; as far from the bend in the road opposite Victoria Terrace as possible. It would be possible to allocate in the region of 78 dwellings on the site as put forward. However, the site includes the school playing field and this will be excluded from allocation, together with the 9</p> | <p>Re-order of paragraphs to clarify justification section in response to inspectors' initial questions part 2: Question 19</p> <p>To clarify provision of affordable housing in line with Policy LP28</p> <p>need to cross reference LP25 for proposed development sites where site specific flood risk assessments are specifically required</p> |
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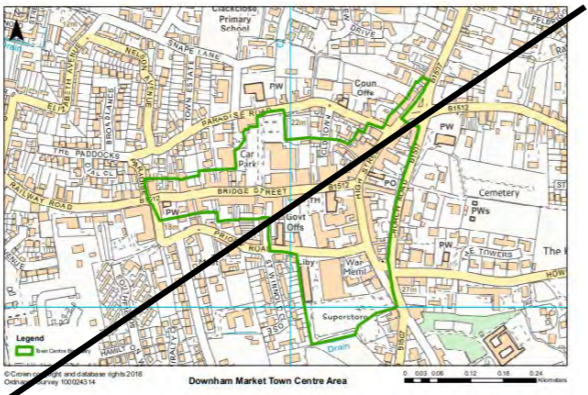
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| | | | | metre strip required by the IDB to run adjacent to West Lynn Drain. As such the developable site area is reduced from 4.3 ha to 2.0 ha. | |
| MM | 226 | 9 | After 9.2.1.6 | <p>Sites E1.14 Land West of Peter's Road</p>  | Modification required in relation to updated Policies Map – removal of inset map and replacement with a site allocation map |
| E1.15 WEST LYNN LAND AT BANKSIDE | | | | | |
| MM | 227 | 9 | 9.2.2 | <p>Site Allocation Introduction</p> <p>9.2.2.1 The former Del Monte site at Bankside, West Lynn is a derelict brownfield site capable of achieving a high density, waterfront development.</p> <p>9.2.2.2 The site should include additional car parking to serve the West Lynn Ferry, which gives it direct access to King's Lynn town centre.</p> <p>Justification</p> <p>9.2.2.3 This site is allocated to provide sustainable residential development, making best use of previously development land in accordance with NPPF paragraph 119.</p> <p>Policy E1.15 West Lynn - Land at Bankside</p> <p>Land amounting to 2.6 hectares is allocated for residential development of at least 120 dwellings. Development will be subject to compliance with all of the following:</p> <ol style="list-style-type: none"> 1. Provision of additional car parking and cycle storage to serve the West Lynn Ferry; 2. Development should conserve and where appropriate enhance Kings Lynn Conservation Area and associated listed buildings and their settings; 3. Submission of a site specific Flood Risk Assessment in accordance with LP25. This must consider the residual risk of flooding to the site in the event of a breach of the flood defences. This should include details of the impact and likelihood of a breach occurring; 4. Submission of details showing how sustainable drainage measures will integrate with the design of the development and how the drainage system will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission; 5. The precise provision of open space will be considered with regard to the proximity of the development to existing safeguarded facilities (such as the nearby recreational facilities to the west of the site). The Borough Council will consider flexibility of open space provision where this would result in qualitative and quantitative benefits to the community; 6. Financial contributions towards the provision of infrastructure; 7. Provision of affordable housing in line with the current standards Policy LP28. <p>Site Description and Justification</p> <p>9.2.2.1 The former Del Monte site at Bankside, West Lynn is a derelict brownfield site capable of achieving a high density, waterfront development.</p> <p>9.2.2.2 The site should include additional car parking to serve the West Lynn Ferry, which gives it direct access to King's Lynn town centre.</p> | <p>Re-order of paragraphs to clarify justification section in response to inspectors' initial questions part 2: Question 19</p> <p>need to cross reference LP25 for proposed development sites where site specific flood risk assessments are specifically required</p> <p>Inspectors' Action List [G12] Action 64 to ensure clarity that affordable housing is to be provided in accordance with LP28</p> |
| MM | 227 | 9 | E1.15 3. | 3. Submission of a site specific Flood Risk Assessment in accordance with LP25 . This must consider the residual risk of flooding to the site in the event of a breach of the flood defences. This should include details of the impact and likelihood of a breach occurring; | need to cross reference LP25 for proposed development sites where site specific flood risk assessments are specifically required |

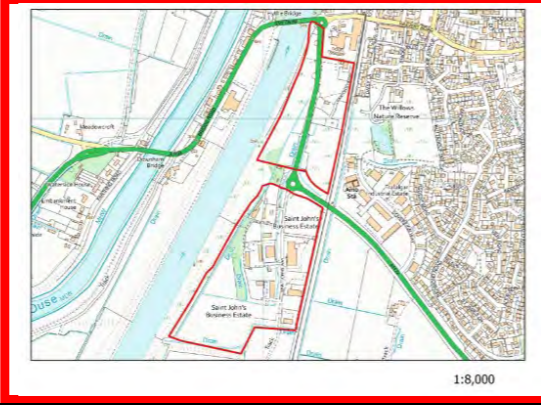
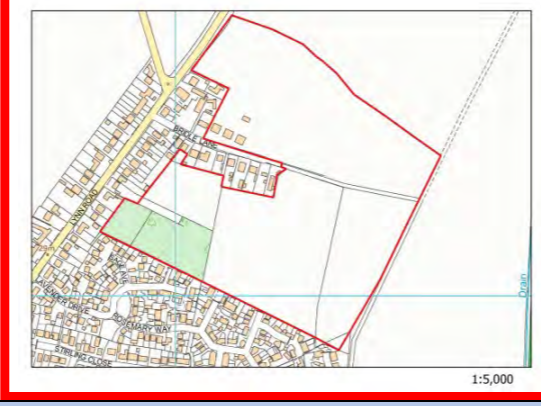
| MM | Page (Reg 19) | Section ref | Para/ Policy/ Figure/ Table No. | Proposed Main Modification | Reason |
|------------------------------------|---------------|-------------|---------------------------------|---|--|
| MM | 227 | 9 | After Policy E1.15 | <p>Sites E1.15 Land at Bankside</p>  | Modification required in relation to updated Policies Map – removal of inset map and replacement with a site allocation map |
| WEST WINCH | | | | | |
| MM | 229 | 9 | 9.3.8 | 9.3.8 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 2039, 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 2039 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. | change to Plan period to 2021-2039 to reflect date from which LHN applies and ensure minimum 15 year Plan period from adoption. Inspectors' Action Note, Action 6 [G12] |
| MM | 230 | 9 | 9.3.13 | 9.3.13 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 2039 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. | change to Plan period to 2021-2039 to reflect date from which LHN applies and ensure minimum 15 year Plan period from adoption. Inspectors' Action Note, Action 6 [G12] |
| E2.1 WEST WINCH GROWTH AREA | | | | | |
| MM | 231 | 9 | E2.1 Part A 7. | A network of cycle and pedestrian routes (including links to King's Lynn town centre) which would facilitate the level of growth both that planned to 2036 2039 and potential further growth. | To comply with Paragraph 22 of NPPF that Strategic policies should look ahead over a minimum 15 year period from Adoption. change to Plan period to 2021-2039 to reflect date from which LHN applies and ensure minimum 15 year Plan period from adoption. Inspectors' Action Note, Action 6 [G12] |
| MM | 232 | 9 | E2.1 Part A 10. | 10. Provide financial contributions towards the provision of infrastructure including additional primary and secondary school places, and, in an appropriate location provide sufficient land free of charge for a new primary school up to 2 hectares to service the development to 2039 and a further 2ha of land free of charge, in an appropriate location for a new primary school post 2039. | To reflect requirements of the IDP |
| MM | 233 | 9 | E2.1 Part B 1. | 1. Demonstrate how the proposals for development of the individual application area(s) contribute to the implementation of the each of the outcomes listed above and their indicative distribution shown on the Strategic Diagram and how development proposals meet the requirements of Policies GA01 to GA10 of the North Runcton and West Winch Neighbourhood Plan | To clarify NP policies apply. |
| MM | 233 | 9 | E2.1 Part B 3. | Provide a scheme and timetable of phasing of construction over the period to 2036 2039 demonstrating how it complements the timely and coordinated implementation of the whole growth area development to 2036 2039 and the potential for further development beyond the plan period. | To comply with Paragraph 22 of NPPF that Strategic policies should look ahead over a minimum 15 year period from Adoption. change to Plan period to 2021-2039 to reflect date from which LHN applies and ensure minimum 15 year Plan period from adoption. Inspectors' Action Note, Action 6 [G12] |
| MM | 234 | 9 | E2.1 Part B 9. | 9. Submission of a site specific Flood Risk Assessment in accordance with LP25. | need to cross reference LP25 for proposed development sites where site specific flood risk assessments are specifically required |

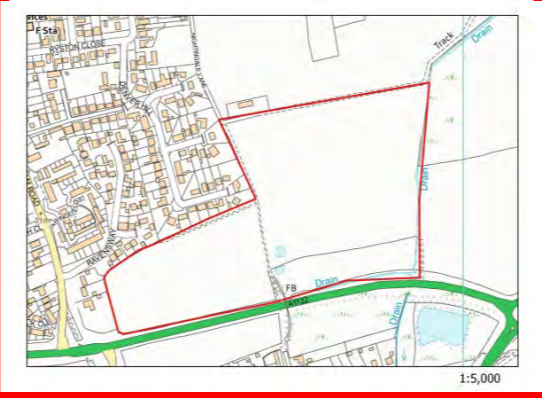
| MM | Page (Reg 19) | Section ref | Para/ Policy/ Figure/ Table No. | Proposed Main Modification | Reason |
|----|---------------|-------------|---------------------------------|--|---|
| MM | 235 | 9 | Map |  <p>Inset E2 West Winch © Crown copyright and database rights 2018 Ordnance Survey 100024314</p> | Modification required in relation to updated Policies Map – removal of inset map and replacement with a site allocation map and removal of reference to SADMP |
| MM | 235 | 9 | Map |  <p>Site E2.1 West Winch 1:30,000</p> | Modification required in relation to updated Policies Map – removal of inset map and replacement with a site allocation map and removal of reference to SADMP |
| MM | 237 | 9 | 9.3.1.6 | <p>9.3.1.6 Policy E2.1 Part B, b requires the preparation of an Infrastructure Delivery Plan. This is an important mechanism to ensure that an agreed set of infrastructure is identified; costed and; apportioned between respective landowners. The Borough Council has produced an IDP – December 2018. The IDP has identified the individual elements and ensures the programming of them. Trigger points and phasing are included. With the numbers of units involved and the complexity of the wider growth area to beyond 20362039, the IDP sets out monitorable milestones.</p> | change to Plan period to 2021-2039 to reflect date from which LHN applies and ensure minimum 15 year Plan period from adoption. Inspectors' Action Note, Action 6 [G12] |
| MM | 238 | 9 | 9.3.1.7 | <p>Additional paragraph after 9.3.1.7 as follows with subsequent re-numbering of paragraphs:</p> <p>9.3.1.7 The timing of housing delivery is critical to achieving high quality new development whilst limiting the impact upon existing communities and providing the critical infrastructure. The Borough Council recognise that delivery of the housing numbers set out in the Plan may extend beyond period. Delivery can be quite complex with a number of interdependent issues relying on their timely delivery i.e. trigger points for delivering infrastructure and build out rates dependency upon the housing market and sales.</p> <p><u>9.3.1.8 In 2021 the County Council advised that the increase in capacity to up to 4,000 dwellings (delivery of circa 1,500 beyond 2039) will have significant additional infrastructure implications/ requirements, notably a need for a further 2ha of land to accommodate a second new primary school in an appropriate location; and free of charge, when the additional housing comes forward (up to 1,500 dwellings) in the fullness of time.</u></p> <p>9.3.1.89.3.1.9 The land identified is mainly in two ownerships...</p> | To reflect requirements of the IDP |
| MM | 239 | 9 | 9.3.1.14 | <p>9.3.1.14 The major land owning interests for the area are known, and the Borough Council is working towards an agreed statement of how the development can be phased and how the costs of infrastructure can be fairly and practically divided between the different ownerships and phases. This assessment should include development areas beyond the initial phases intended to deliver 3,200 2,500 units to 2036 2039, consideration of how the new development will affect the existing community, and how the benefits can be shared should be a part of this agreement.</p> | To reflect Housing Trajectory and change to Plan period to 2021-2039 to reflect date from which LHN applies and ensure minimum 15 year Plan period from adoption. Inspectors' Action Note, Action 6 [G12] |

| MM | Page (Reg 19) | Section ref | Para/ Policy/ Figure/ Table No. | Proposed Main Modification | Reason |
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| E2.2 DEVELOPMENT WITHIN EXISTING BUILT UP AREAS OF WEST WINCH | | | | | |
| MM | 247 | 9 | 9.3.2.1 | <p>Site Allocation Introduction</p> <p>9.3.2.1 A development boundary for West Winch is shown on the policies map. (This is distinct from the Strategic Growth Area identified in Policy E2.1)</p> <p>Justification</p> <p>9.3.2.2 This policy ensures windfall development is suitable within the built up areas of West Winch.</p> | Clarify justification for site in response to inspectors initial questions part 2: Question 19 |
| SOUTH WOOTTON | | | | | |
| MM | 248 | 9 | 9.4.5 & 9.4.6 | <p>9.4.5 Significant growth has been sought in the King's Lynn and surrounding area, which includes South Wootton. No specific number of dwellings has been assigned to South Wootton and thus part of the role of Site Allocations and Development Management Policies Plan (SADMP) (2016) sets the balance between this and the other strategic urban expansion areas of Knights Hill (King's Lynn North East) and West Winch (King's Lynn South East). The balance weights the relative constraints and opportunities associated with each of these three areas.</p> <p>9.4.6 The SADMP made an allocation at Hall Lane, South Wootton, for at least 300 dwellings. The Local Plan review seeks to support this, it also recognises that this poses represents significant growth for the South Wootton Area which will take a number years to be fully realised (completed). With this in mind the Local Plan review does not seek to make a further allocation at South Wootton.</p> | Reference to SADMP allocations removed in response to Inspectors Initial Questions Part 1 Question 1 |
| MM | 250 | 9 | Map | | Modification required in relation to updated Policies Map – removal of inset map and replacement with a site allocation map |
| E3.1 SOUTH WOOTTON HALL LANE | | | | | |
| MM | 256 | 9 | 9.4.1 | <p>Site Allocation Introduction</p> <p>9.4.1.1 The allocated site is off Hall Lane, and provides the opportunity to accommodate at least 300 new dwellings in a manner compatible with the existing character of South Wootton, and provide enhancements to local facilities. Like the existing built up area, development here would be visible but not prominent in a range of distant views, and is expected to be softened by planting within the development area and on its boundary.</p> <p>Justification</p> | Clarify justification for site in response to inspectors' initial questions part 2: Question 19 |
| MM | 256 | 9 | 9.4.1.2 – 9.4.1.7 | Move paragraphs 9.4.1.2 – 9.4.1.7 to precede Policy E3.1 | Re-order of paragraphs to clarify justification section in response to inspectors' initial questions part 2: Question 19 |


| MM | Page (Reg 19) | Section ref | Para/ Policy/ Figure/ Table No. | Proposed Main Modification | Reason |
|-----------------------|---------------|-------------|---------------------------------|--|--|
| MM | 256 | 9 | After 9.4.1.7 | <p>Site E3.1 Hall Lane</p>  | Modification required in relation to updated Policies Map – removal of inset map and replacement with a site allocation map |
| NORTH WOOTTON | | | | | |
| MM | 257 | 9.5 | 9.5.5 | <p>9.5.5 The development boundary for North Wootton is shown on the Policies Map map below. There may be some scope for windfall development to continue to come forward in this area.</p>  | Modification required in relation to updated Policies Map – removal of inset map and associated wording where no allocation. |
| DOWNHAM MARKET | | | | | |
| MM | 261 | 10 | 10.1 | <p>10.1 Downham Market Main Town Description Introduction</p> | Re-order of paragraphs to clarify justification section in response to inspectors' initial questions part 2: Question 19 |
| MM | 262 | 10 | 10.1.9 and 10.1.10 | <p>10.1.9 The SADMP (2016) Local Plan made makes provision for:</p> <ul style="list-style-type: none"> at least 390 new homes; at least 17 ha in land for a balanced mix of employment uses. Support will also be given to the for the development of a business park at Bexwell (to the east of the town) as per the extant planning permission. <p>10.1.10 These significant development sites are defined within the Local Plan review and indicated on the Policies Map.</p> | Reference to SADMP allocations removed in response to Inspectors Initial Questions Part 1 Question 1 |

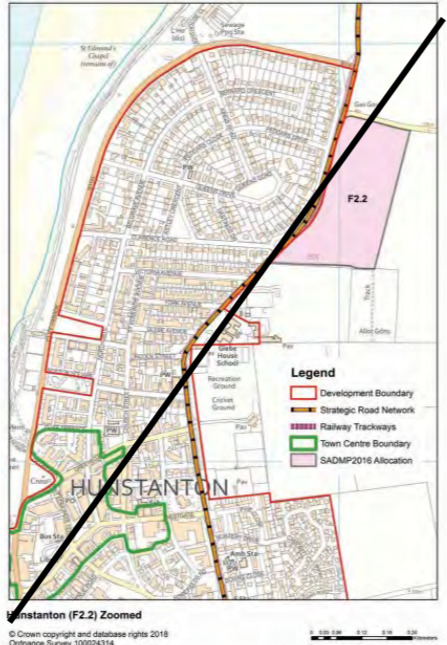
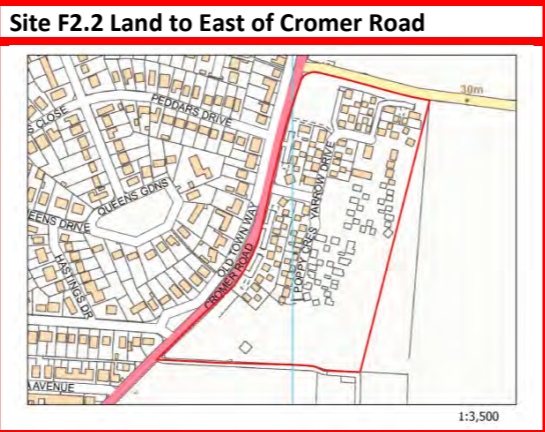
| MM | Page (Reg 19) | Section ref | Para/ Policy/ Figure/ Table No. | Proposed Main Modification | Reason |
|---|---------------|-------------|---------------------------------|---|---|
| MM | 263 | 10 | Map |  | Modification required in relation to updated Policies Map – removal of inset map and replacement with a site allocation map |
| LP39 DOWNHAM MARKET | | | | | |
| F1.1 DOWNHAM MARKET TOWN CENTRE AREA AND RETAILING | | | | | |
| MM | 267 | 10.1 | 10.1.2.1 | Move paragraph 10.1.2.1 to precede Policy LP39 | Re-order of paragraphs to clarify justification section in response to inspectors initial questions part 2: Question 19 |
| MM | 268 | 10 | Map |  | Modification required in relation to updated Policies Map – removal of inset maps. |
| MM | 269 | 10 | 10.1.3.1 | 10.1.3.1 The Local Plan review aims to provide a sufficient and flexible supply of employment land during the plan period (Policy LP07: The Economy). This is to include the allocation of 16.5ha worth of employment land at Downham Market made by the SADMP (2016) | Reference to SADMP allocations removed in response to Inspectors Initial Questions Part 1 Question 1 |
| MM | 269 | 10 | 10.1.3.4 | Employment Site Allocation 10.1.3.4 The allocation was made by the SADMP (2016) and is in fulfilment of the requirement of the Core Strategy (2011). This stated that ‘In supporting the town provision will be made at least 15ha in existing employment areas; combined support for an employment area along the east bank of the Relief Channel south of Hythe Bridge; and as part of a balanced mix of uses within areas of renewal and replacement’. | Reference to SADMP allocations removed in response to Inspectors Initial Questions Part 1 Question 1 |
| F1.2 DOWNHAM MARKET LAND OFF ST. JOHN’S WAY | | | | | |
| MM | 270 | 10 | 10.1.3.5 | Move paragraphs 10.1.3.5 to precede Policy F1.2 | Re-order of paragraphs to clarify justification section in response to inspectors’ initial questions part 2: Question 19 |

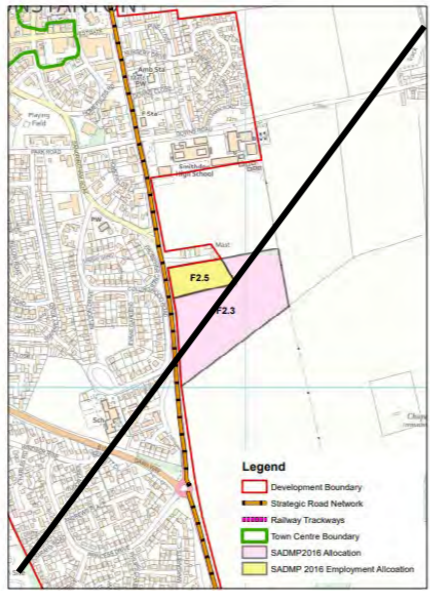
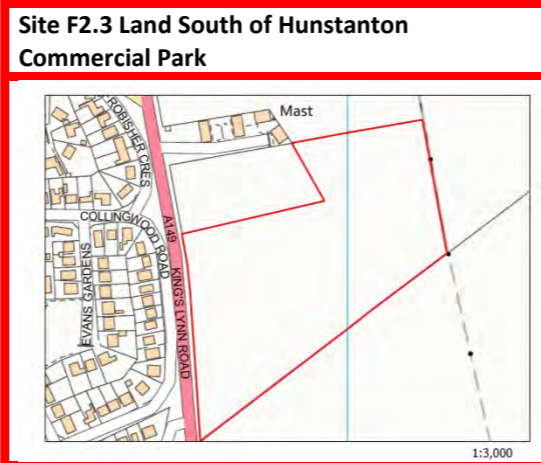
| MM | Page (Reg 19) | Section ref | Para/ Policy/ Figure/ Table No. | Proposed Main Modification | Reason |
|---|---------------|-------------|---------------------------------|---|---|
| MM | 270 | 10 | After 10.1.3.7 | <p>Site F1.2 Land off St. John's Way</p>  | Modification required in relation to updated Policies Map – removal of inset map and replacement with a site allocation map |
| F1.3 LAND EAST OF LYNN ROAD IN VICINITY OF BRIDLE LANE | | | | | |
| MM | 271 | 10 | 10.1.4.1 | 10.1.4.1 Two areas to the east of the town were are allocated for housing development by the SADMP (2016), one to the south-east and the other to the north-east. The Local Plan review seeks to support these. The spread of the new housing across two sites will help provide a degree of choice and competition, reduce the impact upon existing residents and businesses in each locality, and mitigate the risk of the development of either area being held up by problems and help ensure timely delivery. | Reference to SADMP allocations removed in response to Inspectors Initial Questions Part 1 Question 1 |
| MM | 271 | 10 | 10.1.4.2 – 10.4.1.11 | Move paragraphs 10.1.4.2 – 10.1.4.11 to precede policy F1.3 | Re-order of paragraphs to clarify justification section in response to inspectors initial questions part 2: Question 19 |
| MM | 274 | 10 | After 10.1.4.11 | <p>Site F1. 3 Land east of Lynn Road in vicinity of Bridle Lane</p>  | Modification required in relation to updated Policies Map – removal of inset map and replacement with a site allocation map |
| F1.4 DOWNHAM MARKET SOUTH-EAST LAND NORTH OF SOUTHERN BYPASS IN VICINITY OF NIGHTINGALE LANE | | | | | |
| MM | 276-277 | 10 | 10.1.5.1-10.1.5.5 | Move paragraphs 10.1.5.1 – 10.1.5.5. Precede paragraph 10.1.5.1 with Introduction And Paragraph 10.1.5.2 with Justification | Re-order of paragraphs to clarify justification section in response to inspectors' initial questions part 2: Question 19 |
| MM | 277 | 10 | 10.1.5.2 | 10.1.5.2 The Core Strategy Inspector's Report supported growth to the east of the town, which includes this general area. The site has been subsequently allocated by the SADMP (2016). The specific allocated site is within easy reach of the town centre. The site is well related to the town's main highway network. A new access will be required onto the town's southern bypass (A1122). The site has cycling and pedestrian access, and this would provide a more direct route to the town centre, thus helping encourage non-car journeys. A restricted byway, Nightingale Lane, runs down the western edge of the site, giving access to a bridge across the A1122 and beyond to the south, and into the residential road network to the north-west | Reference to SADMP allocations removed in response to Inspectors Initial Questions Part 1 Question 1 |

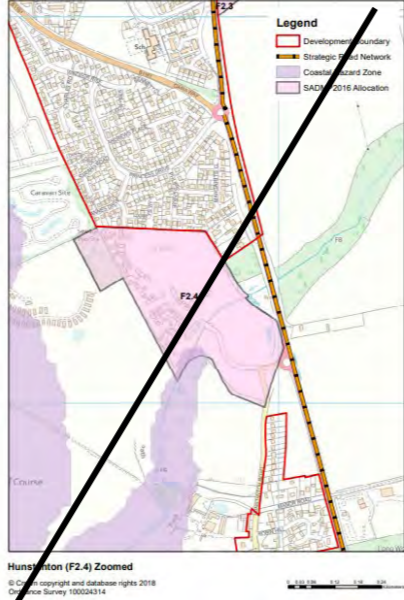
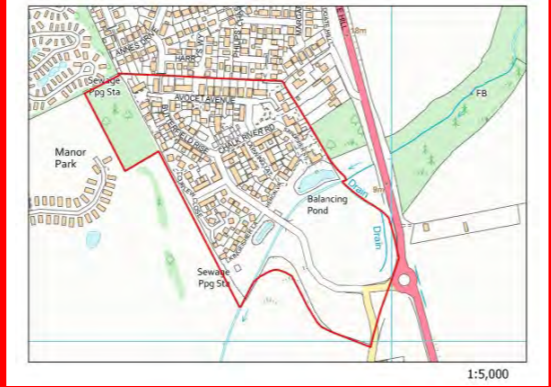
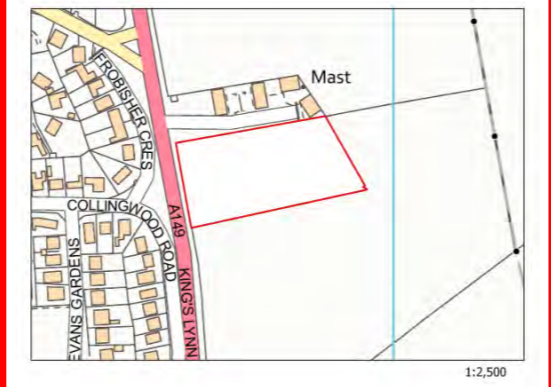
| MM | Page (Reg 19) | Section ref | Para/ Policy/ Figure/ Table No. | Proposed Main Modification | Reason |
|-------------------|---------------|-------------|---------------------------------|---|---|
| MM | 277 | 10 | After 10.1.5.5 | <p data-bbox="943 184 1448 247">Site F1.4 Land north of southern bypass in vicinity of Nightingale Lane</p>  | Modification required in relation to updated Policies Map – removal of inset map and replacement with a site allocation map |
| HUNSTANTON | | | | | |
| MM | 278-281 | 10 | 10.2.1 | Remove Introduction and move to replace Description on page 278, replace 'Introduction' with Justification on page 281 | Re-order of paragraphs to clarify justification section in response to inspectors initial questions part 2: Question 19 |

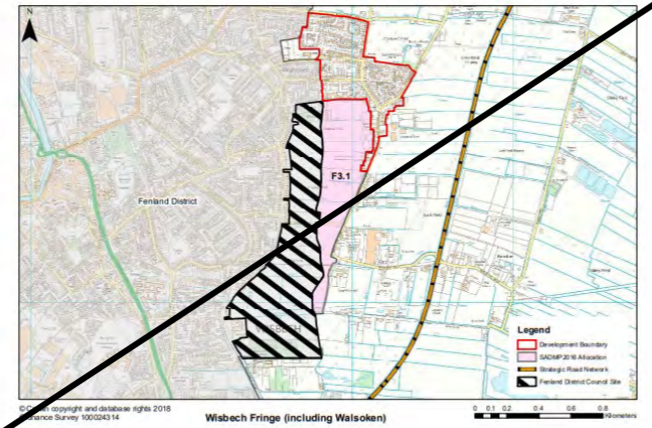
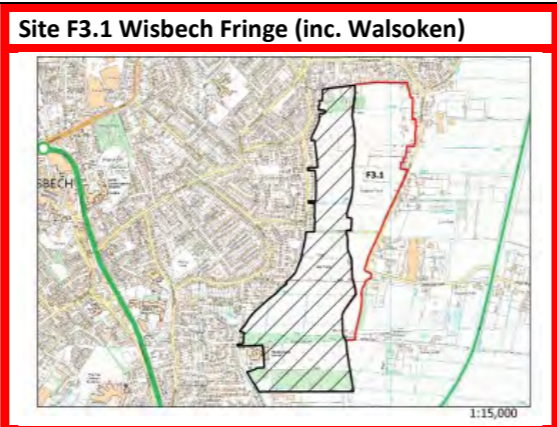
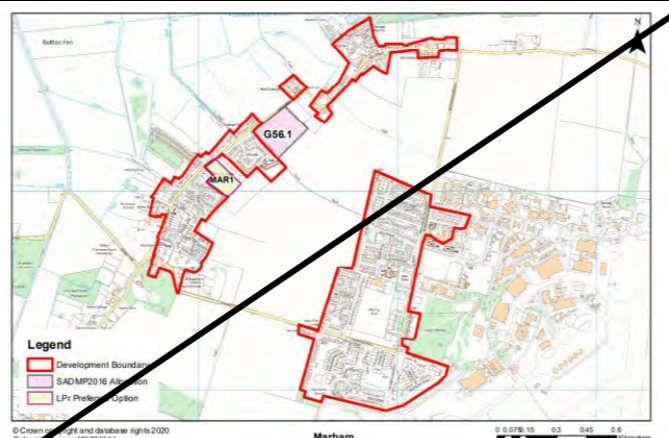
| MM | Page (Reg 19) | Section ref | Para/ Policy/ Figure/ Table No. | Proposed Main Modification | Reason |
|----|---------------|-------------|---------------------------------|---|---|
| MM | 279 | 10 | 10.2.7 | <p>Justification</p> <p>10.2.7 Due to the excellent range of services and facilities in Hunstanton, Policy LP40 states requires that the town will provide for at least 333 new homes (existing allocations), with new allocations of at least 40 new dwellings and approximately 1 ha of employment land (existing allocation).</p> <p>Policy LP40 Hunstanton Policy</p> <p>10.2.8 The focus for Hunstanton will be on ensuring that as a main town it develops its position as a successful service hub for the local area, while strengthening the role as a tourist destination with year-round activities. This will utilise evidence within the previous masterplan and the Hunstanton Prospectus, Southern Seafront Masterplan and Neighbourhood Plan.</p> <p>Policy LP40 – Hunstanton</p> <p>2. The strategy for the town is to:</p> <ul style="list-style-type: none"> a. retain and strengthen the role of Hunstanton as a main town in the north of the borough and a service centre supporting retail, culture and social infrastructure; b. build upon the relationship between Hunstanton and King’s Lynn so the town is able to benefit from growth proposals for King’s Lynn. <p>3. 1. Provision will be made for at least 333 new homes with new allocations of at least 40 houses.</p> <p>4. 2. Limited locations in Hunstanton are available to accommodate new development</p> <p>5. 3. The aim is to:</p> <ul style="list-style-type: none"> a. provide modest and balanced employment growth to create jobs and opportunities to meet the needs of existing and new residents. This should be quality year-round employment, with less reliance on seasonal/tourist activity; while acknowledging and being sympathetic to the valuable natural assets of the town and surrounding area; b. promote opportunities for residential development within the town centre, particularly for affordable housing, if suitable it could occur as mixed use, with a commercial use on the ground floor; c. strengthen the town’s role as a visitor destination. Support will be given to additional sustainable tourist facilities and leisure development which extends the season by providing diverse year-round activities, as well as high-grade seasonal activities and facilities, while acknowledging and being sympathetic to the valuable natural assets of the town and surrounding area; <p>6. 4. Ensure that the transport and movement strategy for the town includes:</p> <ul style="list-style-type: none"> a. securing the provision of adequate levels of parking in the town as a whole, particularly during the summer months. b. improvements to public transport; increasing the frequency and reducing journey times of services to King’s Lynn; supporting more frequent services along the coast; and strengthening public transport links within rural areas; c. improvements to routes, signage and facilities for walking and cycling, enhance the local character of the town, promoting high quality design of the local environment and the public realm. In particular to: <ul style="list-style-type: none"> i. respect the heritage of Hunstanton while promoting the vibrancy of the town centre and The Green; ii. ensure that new development meets modern requirements while respecting the historic environment in the conservation area; iii. promote a new style of design for the Southern Seafront area, creating a new identity that reflects modern and high quality architecture. <p>7. 5. Seek to enhance green infrastructure in the town in accordance with the Green Infrastructure Strategy in particular Oasis Way; and links to Heacham and Hunstanton Park.</p> <p>Neighbourhood Plan</p> <p>A draft Hunstanton Neighbourhood Plan was published for consultation in accordance with the Regulation 14 stage in November 2018. The Neighbourhood Plan is still in the process of being prepared accordingly.</p> <p>Southern Seafront Master Plan</p> <p>10.2.1.2 A Southern Seafront Master Plan is being prepared for an area of the seafront between The Green and the Power Boat Ramp.</p> <p>10.2.1.3 Policy LP40 contributes to Strategic Objectives 1-5 Economy, 6-10 Society, 11-15 Environment and 23 to 27 for Hunstanton.</p> | Clarifying justification of policy in response to inspectors initial questions part 2: Question 19 drawing from LP02 original wording |

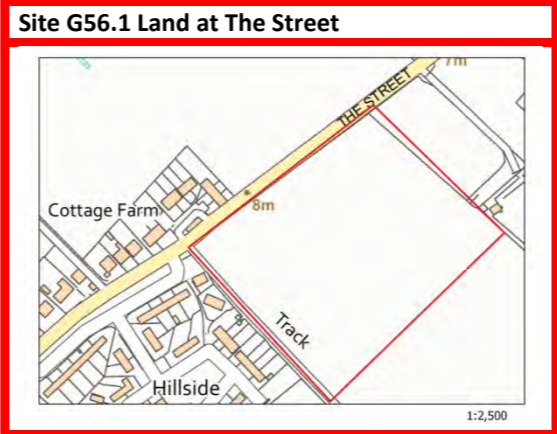
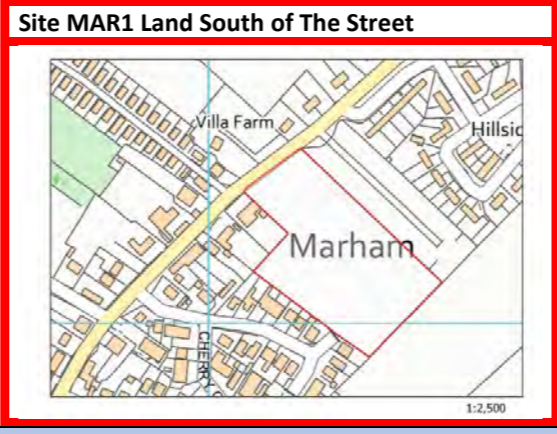
| MM | Page (Reg 19) | Section ref | Para/ Policy/ Figure/ Table No. | Proposed Main Modification | Reason |
|--|---------------|-------------|---------------------------------|---|---|
| MM | 280 | 10 | Map |  | Modification required in relation to updated Policies Map – removal of inset map and replacement with a site allocation map |
| LP40 HUNSTANTON | | | | | |
| F2.1 HUNSTANTON TOWN CENTRE AND RETAILING | | | | | |
| MM | 284 | 10.2.2 | 10.2.2 | <p>Add paragraph</p> <p>Site allocation Introduction 10.2.2.2 Policy F2.1 covers the retail centre for Hunstanton, setting out what is acceptable development for the area over the plan period.</p> <p>Justification 10.2.2.3 The policy seeks to ensure this area is able to provide the necessary services and facilities to maintain sustainable living.</p> | Clarify justification for site in response to inspectors initial questions part 2: Question 19 |
| F2.2 HUNSTANTON LAND TO THE EAST OF CROMER ROAD | | | | | |
| MM | 286 | 10.2.3 | 10.2.3 | <p>Site allocation Introduction 10.2.2.4 Policy F2.2 allocates land for residential development.</p> <p>Justification 10.2.2.5 The policy seeks to ensure this area is able to provide the necessary housing to maintain vitality of the area.</p> | Clarify justification for site in response to inspectors initial questions part 2: Question 19 |
| MM | 286 | 10 | Policy F2.2 criterion 2 | 2.Provision of affordable housing in line with the current standards Policy LP28. | To clarify affordable housing to be provided in accordance with LP28. |
| AM | 287 | 10.2.3 | 10.2.3.1 | Move 10.2.3.1 to precede Justification | Re-order of paragraphs to clarify justification section in response to inspectors initial questions part 2: Question 19 |

| MM | Page (Reg 19) | Section ref | Para/ Policy/ Figure/ Table No. | Proposed Main Modification | Reason |
|---|---------------|-------------|---------------------------------|--|---|
| MM | 288 | 10 | Map |  <p>Hunstanton (F2.2) Zoomed</p> <p>© Crown copyright and database rights 2018 Ordnance Survey 100024314</p> | Modification required in relation to updated Policies Map – removal of inset map and replacement with a site allocation map |
| MM | 288 | 10 | After 10.2.3.1 |  <p>Site F2.2 Land to East of Cromer Road</p> <p>1:3,500</p> | Modification required in relation to updated Policies Map – removal of inset map and replacement with a site allocation map |
| F2.3 HUNSTANSON LAND SOUTH OF HUNSTANTON COMMERCIAL PARK | | | | | |
| MM | 289 | 10.2.4 | 10.2.4 | <p>Site allocation <u>Introduction</u></p> <p><u>10.2.4.1 Policy F2.3 allocates land for a care home and residential development.</u></p> | Re-order of paragraphs to clarify justification section in response to inspectors initial questions part 2: Question 19 |
| MM | 291 | 10.2.4. | 10.2.4.1 | Move 10.2.4.1 to follow 10.2.4.1 as outlined in MM xx | Re-order of paragraphs to clarify justification section in response to inspectors initial questions part 2: Question 19 |

| MM | Page (Reg 19) | Section ref | Para/ Policy/ Figure/ Table No. | Proposed Main Modification | Reason |
|---|---------------|-------------|---------------------------------|--|---|
| MM | 292 | 10 | Map |  <p>Hunstanton (F2.3 & F2.5) Zoomed © Crown copyright and database rights 2018 Ordnance Survey 100024314</p> | Modification required in relation to updated Policies Map – removal of inset map and replacement with a site allocation map |
| MM | 292 | 10 | After 10.2.4.1 | <p>Site F2.3 Land South of Hunstanton Commercial Park</p>  <p>1:3,000</p> | Modification required in relation to updated Policies Map – removal of inset map and replacement with a site allocation map |
| F2.4 UNSTANTON LAND NORTH OF HUNSTANTON ROAD | | | | | |
| MM | 293 | 10 | F2.4 criterion 2 | 2.Provision of affordable housing in line with the current standards. Policy LP28. | To clarify affordable housing to be provided in accordance with LP28. |
| AM | 294 | 10.2.5 | 10.2.5.1 | Move 10.2.5.1 – 10.2.5.2 to precede policy F2.4 and replace 'Site Description' with ' Introduction ' | Re-order of paragraphs to clarify justification section in response to inspectors initial questions part 2: Question 19 |
| MM | 293 | 10.2.5 | 10.2.5.3 | Justification 10.2.5.3 Development at this site will help meet the housing need in a sustainable location. | Clarify justification for site in response to inspectors initial questions part 2: Question 19 |
| MM | 294 | 10 | 10.2.5.2 | 10.2.5.2 The allocation Policy F2.4 contained a requirement for: "Submission of an Environmental Statement that satisfies Norfolk County Council that: the applicant has carried out investigations to identify whether the resource (sand, gravel, 53arstone) is viable for mineral extraction; and if the mineral resource is viable, that: the applicant has considered whether it could be extracted economically prior to development taking place; and if the mineral resource can be extracted economically, whether (or not): there are opportunities to use the onsite resource during the construction phase of development." A mineral assessment was submitted to the Mineral Planning Authority as part of the application. Intrusive site investigations that took place across the site were able to prove to the satisfaction of the Mineral Planning Authority that viable mineral did not occur on site, and that 'needless sterilisation' would not occur. | Reference to SADMP allocations removed in response to Inspectors Initial Questions Part 1 Question 1 |

| MM | Page (Reg 19) | Section ref | Para/ Policy/ Figure/ Table No. | Proposed Main Modification | Reason |
|---|---------------|-------------|---------------------------------|--|---|
| MM | 296 | 10 | Map |  <p>Hunstanton (F2.4) Zoomed © Crown copyright and database rights 2018 Ordnance Survey 100028114</p> | Modification required in relation to updated Policies Map – removal of inset map and replacement with a site allocation map |
| MM | 296 | 10 | After 10.2.5.2 | <p>Site F2.4 Land North of Hunstanton Road</p>  | Modification required in relation to updated Policies Map – removal of inset map and replacement with a site allocation map |
| F2.5 HUNSTANTON EMPLOYMENT LAND SOUTH OF HUNSTANTON COMMERCIAL PARK LAND | | | | | |
| MM | 297 | 10.2.6 | 10.2.6 | <p>Introduction</p> <p><u>10.2.6.1 The Land south of Hunstanton Commercial Park is allocated for employment uses. Currently agricultural land, this site provides a suitable extension to Commercial Park.</u></p> <p>Justification</p> <p><u>10.2.6.2 As per the Employment land Review 2016/2017, this additional piece of employment land will help ensure there are jobs to support residents, helping to ensure Hunstanton remains sustainable.</u></p> | Clarify justification for site in response to inspectors initial questions part 2: Question 19 |
| MM | 295 | 10 | After Policy F2.5 | <p>Site F2.5 Employment Land South of Hunstanton Commercial Park</p>  | Modification required in relation to updated Policies Map – removal of inset map and replacement with a site allocation map |

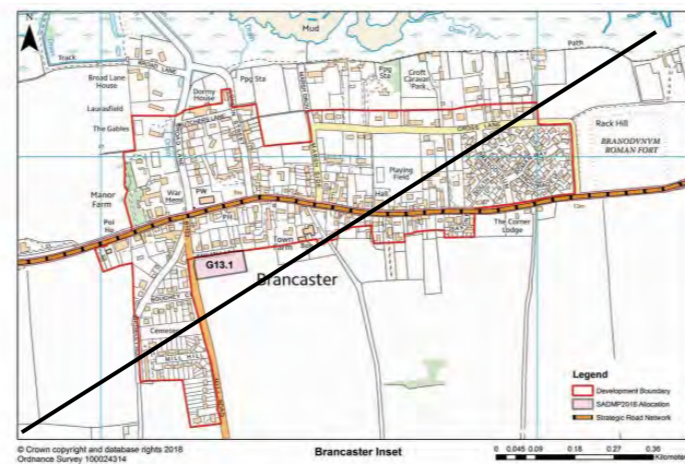
| MM | Page (Reg 19) | Section ref | Para/ Policy/ Figure/ Table No. | Proposed Main Modification | Reason |
|--|---------------|-------------|---------------------------------|--|---|
| F3.1 WISBECH FRINGE LAND EAST OF WISBECH (WEST OF BURRETTGATE ROAD) | | | | | |
| MM | 298 | 10.3.2 | 10.3.2. | Replace 'Strategic background' with ' Justification ' | Clarify justification for site in response to inspectors initial questions part 2: Question 19 |
| MM | 298 | 10 | 10.3.3 | 10.3.3 The Borough's Local Plan provides for a minimum of 550 houses on the edge of Wisbech up to 2036 2039 . Strategic directions of growth are indicated towards Walsoken and West Walton as well as Emneth. | change to Plan period to 2021-2039 to reflect date from which LHN applies and ensure minimum 15 year Plan period from adoption. Inspectors' Action Note, Action 6 [G12] |
| MM | 300 | 10 | F3.1 1. d. | d. submission of a site-specific Flood Risk Assessment in accordance with LP25 , and accompanying topographical information, to be prepared in order to ensure that development is designed appropriately and built in those areas of the site least at risk of flooding. | need to cross reference LP25 for proposed development sites where site specific flood risk assessments are specifically required |
| MM | 303 | 10 | Map |  | Modification required in relation to updated Policies Map – removal of inset map and replacement with a site allocation map |
| MM | 303 | 10 | After policy F3.1 |  | Modification required in relation to updated Policies Map – removal of inset map and replacement with a site allocation map |
| MARHAM | | | | | |
| MM | 311 | 11 | 11.1.5 | 11.1.5 The SADMP (2016) made an allocation for at least 50 dwellings (G56.1). The Local Plan review carries this forward. In addition, given the above, it makes a further allocation for at least another 35 dwellings. | Reference to SADMP allocations removed in response to Inspectors Initial Questions Part 1 Question 1 |
| MM | 311 | 11 | Map |  | Modification required in relation to updated Policies Map – removal of inset map and replacement with a site allocation map |

| MM | Page (Reg 19) | Section ref | Para/ Policy/ Figure/ Table No. | Proposed Main Modification | Reason |
|--|---------------|-------------|---------------------------------|---|---|
| G56.1 MARHAM LAND AT THE STREET | | | | | |
| MM | 312 | 11.1.1 | 11.1.1.2 – 11.1.1.5 | Move 11.1.1.2-11.1.1.5 to precede Policy G56.1 | Re-order of paragraphs to clarify justification section in response to inspectors' initial questions part 2: Question 19 |
| MM | 313 | 11 | After 11.1.1.5 | <p>Site G56.1 Land at The Street</p>  | Modification required in relation to updated Policies Map – removal of inset map and replacement with a site allocation map |
| MAR1 MARHAM LAND SOUTH OF THE STREET | | | | | |
| MM | 313 | 11 | 11.1.2.2-11.1.2.8 | Move 11.1.2.2 – 11.1.2.8 to precede Policy MAR1 | Re-order of paragraphs to clarify justification section in response to inspectors' initial questions part 2: Question 19 |
| MM | 313 | 11 | MAR1 | <p>Policy MAR1 – Marham – Land off School Lane Land south of The Street</p> <p>Land of around 1.6 hectares to the south of The Street, as shown on the Policies Map, is allocated for residential development of at least 35 dwellings. Development will be subject to compliance with the following:</p> <ol style="list-style-type: none"> 1. Subject to safe access, including provision of a continuous, all weather, off carriageway footpath/footway between the site and Cherry Tree Academy infant school at Cedar Road, being achieved to the satisfaction of Norfolk County Council as the local highway authority; 2. Submission of details showing sustainable drainage measures will integrate with the design of the development and the drainage system will contribute to the amenity and biodiversity of the development. A suitable plan for future management and maintenance of the SUDS should be included with submission; 3. Development will be subject to a programme of archaeological mitigatory work in accordance with National Planning Policy Framework para. 199; 4. Provision of affordable housing in line with the current standards Policy LP28. | Correction to title and infrastructure requirements |
| MM | 314 | 11 | After 11.1.2.8 | <p>Site MAR1 Land South of The Street</p>  | Modification required in relation to updated Policies Map – removal of inset map and replacement with a site allocation map |
| G112.1 WATLINGTON LAND SOUTH OF THEIVES BRIDGE ROAD | | | | | |
| MM | 317 | 11 | 11.2.1.3 | <p>11.2.1.3 This site was allocated by the SADMP (2016) and the Local Plan review seeks to support this. The site lies in the southern part of Watlington in a relatively built up area. It is situated south of Thieves Bridge Road and opposite established residential development in the form of bungalows and large detached houses.</p> | Reference to SADMP allocations removed in response to Inspectors Initial Questions Part 1 Question 1 |
| MM | 318 | 11 | 11.2.1.9 | <p>11.2.1.9 The Borough Council considers that the site is of a sufficient scale to accommodate at least 32 dwellings, which were originally sought by the SADMP (2016) in this settlement, at a density consistent with its surroundings and without detriment to the form and character of the locality.</p> | Reference to SADMP allocations removed in response to Inspectors Initial Questions Part 1 Question 1 |

| MM | Page (Reg 19) | Section ref | Para/ Policy/ Figure/ Table No. | Proposed Main Modification | Reason |
|----|---------------|-------------|---------------------------------|--|---|
| MM | 317 | 11 | 11.2.1.5-11.2.1.9 | Move 11.2.1.5 – 11.2.1.9 to precede Policy G112.1 | Re-order of paragraphs to clarify justification section in response to inspectors' initial question's part 2: Question 19 |
| MM | 317 | 11. | 11.2.1.5 | 11.2.1.5 Site description and Justification | Re-order of paragraphs to clarify justification section in response to inspectors' initial questions part 2: Question 19 |
| MM | 317 | 11 | G112.1 criterion 3 | 3. Provision of affordable housing in line with the current standards. Policy LP28. | To clarify affordable housing to be provided in accordance with LP28. |

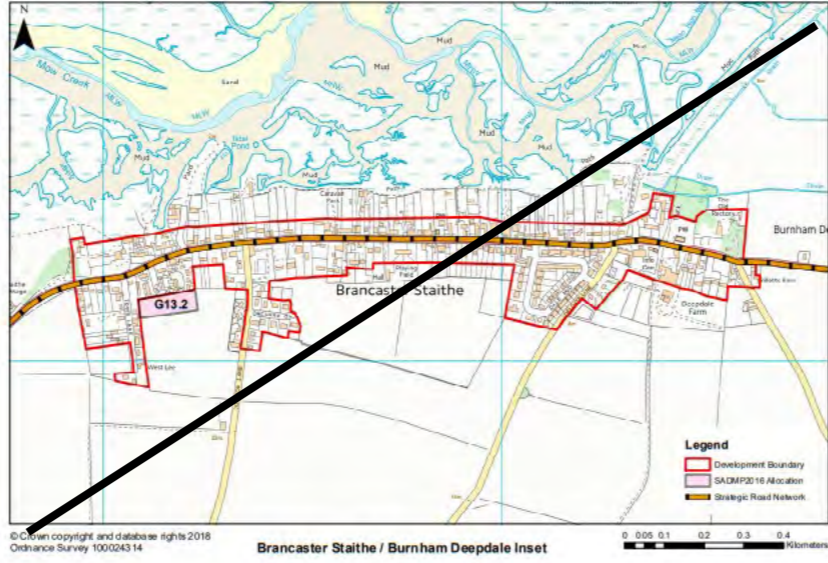
BRANCASTER WITH BRANCASTER STAITHE/BURNHAM DEEPDALE

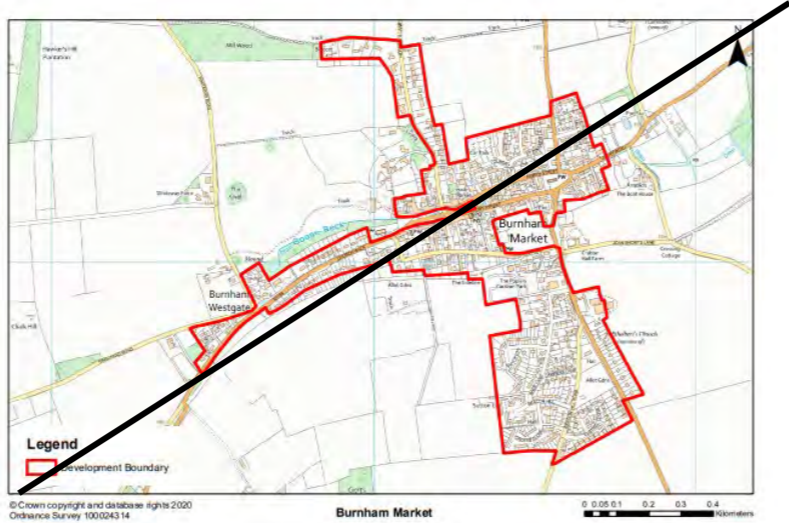
| MM | Page (Reg 19) | Section ref | Para/ Policy/ Figure/ Table No. | Proposed Main Modification | Reason |
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| MM | 321 | 12 | 12.1.1 to 12.1.8 | <p>12.1 Brancaster with Brancaster Staithe/Burnham Deepdale Key Rural Service Centre Description 12.1.1 Brancaster, Brancaster Staithe and Burnham Deepdale are coastal settlements within the Norfolk Coast Area of Outstanding Natural Beauty (AONB) which have developed in a linear pattern along the A149. The settlement hierarchy designated the settlements as a joint Key Rural Service Centre, according to their proximity to each other providing the opportunity for mutual support, with a combined population of 797(39). 12.1.2 The highest concentration of local services is in Burnham Deepdale which contains a local centre focused around a set of small business and retail outlets adjacent to a fuel station and convenience store and a tourist information centre and camping business. Additionally, the settlements also contain public houses, a school, churches, a village hall and other businesses associated largely with tourism. The villages are connected via a bus route along the A149. 12.1.3 Part of Brancaster has been designated a Conservation Area for its historic interest. The settlements are interspersed with small scale infilling of modern development. The area is rich in natural and historic assets including:</p> <ul style="list-style-type: none"> • Remains of roman fort: Branodunum in Brancaster • Peddars Way and the Norfolk Coast Footpath • Titchwell Marsh RSPB Reserve • Tidal creeks which are navigated for sailing • Salt marsh. <p>12.1.4 Brancaster, Brancaster Staithe and Burnham Deepdale are located next to the undeveloped coast which is protected by national and international designations for its natural, environmental and historic significance. Further development in these settlements must be particularly sensitive in terms of visual impact and the impact new residents could have on the immediate surroundings. 12.1.5 The policies below carry forward the allocations made by the SADMP (2016) for at least fifteen houses altogether; at least five houses in Brancaster and at least ten houses in Brancaster Staithe. Brancaster Neighbourhood Plan 12.1.6 The Brancaster Neighbourhood Plan first came into force for this area on the 30 November 2015. The neighbourhood plan went through a review from 2018 and came into force on the 22 February 2021. The Area this covers corresponds with the Parish Boundary and includes the settlements of Brancaster, Brancaster Staithe and Burnham Deepdale. 12.1.7 The neighbourhood plan review forms part of the Local Development Plan and sits alongside the Local Plan. It assists in guiding development within the Neighbourhood Plan Area through local policies and allocations. To find more information please go to: https://www.west-norfolk.gov.uk/info/20127/neighbourhood_plans/117/completed_plans 12.1.8 It is not the Borough Council's intention to make further allocations at this joint Key Rural Service Centre. However, within the spirit of the NPPF (2018) and the Localism Act (2011), the Parish Council and local community were left to decide how best to accommodate future growth in a sustainable manner regarding the neighbourhood plan review</p> | <p>Site G13.1 completed therefore does not need to be allocated. Associated maps and text to be removed.</p> |



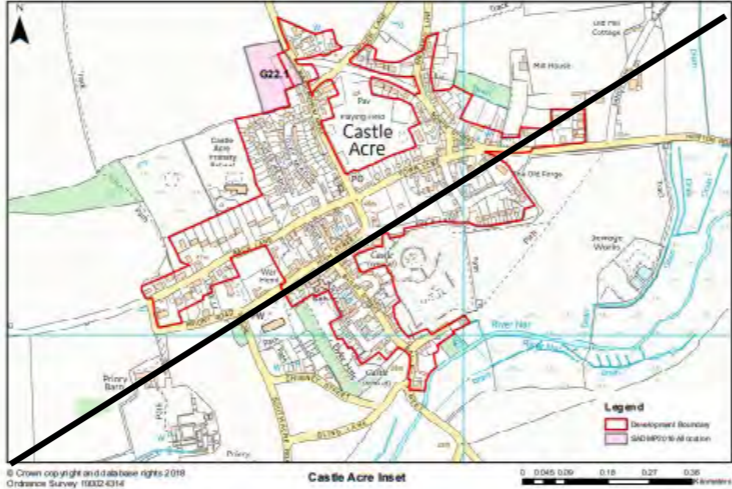
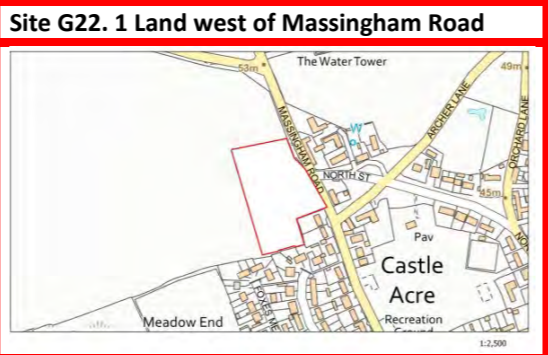
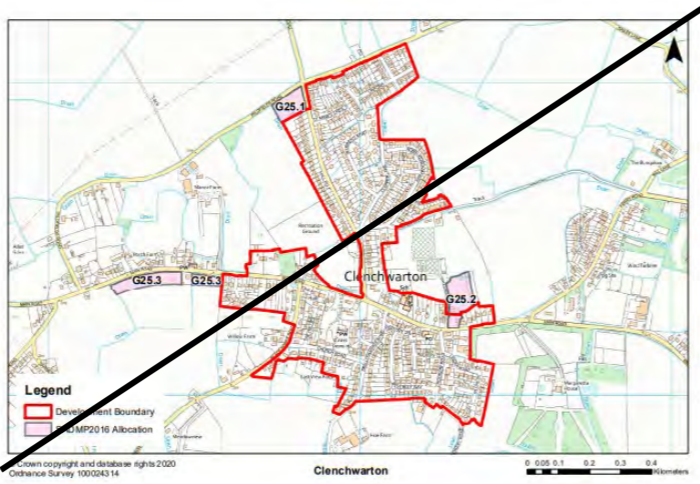
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| MM | 324 | 12 | 12.1.1 to 12.1.1.5 and Policy G13.1 | <p>12.1.1 G13.1 – Brancaster – Land to the east of Mill Road Policy Site Allocation Policy G13.1 Brancaster – Land to the east of Mill Road Land amounting to 0.5 hectares, as shown on the Policies Map, is allocated for residential development of at least 5 dwellings. Development will be subject to compliance with all of the following: 1. Provision of a new road to access the site from the B1153; 2. Submission of an ecological study that establishes that either: a. there would be no negative impact on flora and fauna; b. or, if any negative impacts are identified, establishes that: c. these [negative impacts] could be suitably mitigated against; 3. The design of development, and in particular its massing and materials, shall have regard to its potential impact on the scenic beauty of the Norfolk Coast Area of Outstanding Natural Beauty and the setting of Brancaster Conservation Area; 4. Incorporation of a high quality landscaping scheme to integrate the development into the landscape of the Area of Outstanding Natural Beauty, and minimise its impact of the development on the wider countryside, with particular attention to the south and east boundaries, including incorporating existing planting here as far as practicable; 5. Provision of affordable housing in line with the current standards; 6. Submission of details showing how sustainable drainage measures will integrate with the design of the development and how the drainage system will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission.</p> <p>Site Description and Justification 12.1.1.1 The site offers the opportunity to create a small development on land which is currently unused to the south of the A149 away from more sensitive locations near the coast or the remains of the Roman Fort. Vehicular access to the B1153 could be achieved through creating a new separate access road, this is supported by Norfolk County Council as the local highway's agency. 12.1.1.2 The location of the site offers safe walking and cycling access to nearby local services and Brancaster Primary School. 12.1.1.3 Whilst the site is within the Area of Outstanding Natural Beauty, the site is bordered by existing development to the south and east which provides a semi-urban backdrop reducing the visual impact on the wider countryside. 12.1.1.4 The majority of views of the site are limited to the near distance from adjacent roads, properties and public rights of way. The Conservation Area extends to the opposite side of Mill Road (to the north west of the site). It is possible to view the Grade 1 Listed Church above the existing properties to the north of the site. It is not considered that development of the site would have a material impact on the setting of this Heritage Asset. The policy contains a clause to ensure that new development would not have an adverse impact on the setting of the Conservation Area and on the Area of Outstanding Natural Beauty designation. 12.1.1.5 The site came forward with a planning application (17/01517/FM & 18/02114/F) and currently has the benefit of full planning permission for 12 dwellings and indeed development of the site has started.</p> | Site G13.1 completed therefore does not need to be allocated. Associated maps and text to be removed. |


G13.2 BRANCASTER STAITHE AND BURNHAM DEEPLE LAND OFF THE CLOSE

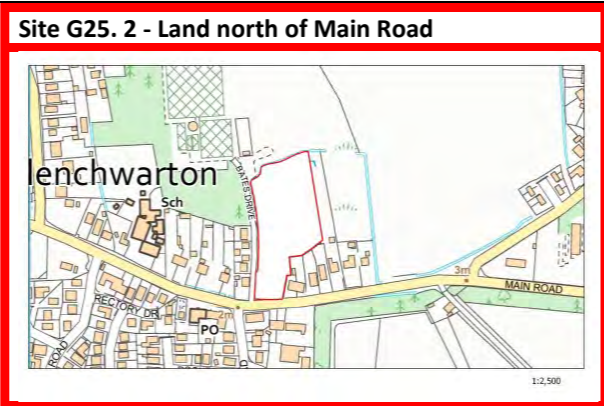
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| MM | 326 | 12.1.2 | 12.1.2 to 12.1.2.4 | <p>12.1.2 G13.2 – Brancaster Staithe and Burnham Deepdale – Land off The Close Policy Site Allocation Policy G13.2 Brancaster Staithe and Burnham Deepdale – Land off the Close Land amounting to 0.7 hectares, as shown on the Policies Map, is allocated for residential development of at least 10 dwellings. Development will be subject to compliance with all of the following: 1. Submission of details demonstrating safe access provision onto The Close; 2. The design of development, and in particular its massing and materials, shall have regard to its potential impact on the scenic beauty of the Norfolk Coast Area of Outstanding Natural Beauty; 3. Incorporation of a high quality landscaping scheme to the south and east boundaries to minimise the impact of the development on the wider countryside; 4. Submission of details showing how sustainable drainage measures will integrate with the design of the development and how the drainage system will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission; 5. Provision of affordable housing in line with the current standards.</p> <p>Site Description and Justification 12.1.2.1 The borough council considers that the site is considered to have the least impact on the visual amenity of the Area of Outstanding Natural Beauty than any other suggested options. 12.1.2.2 The site is largely surrounded by development (on three of its four sides), with undeveloped arable farmland to the south and a small portion of open space to the north. The site has the advantage of being well related to other built development and safe pedestrian access is achievable to the village services. 12.1.2.3 Views of the site are limited but it would have some impact on adjacent properties and the site can be partly seen from Common Lane. However, the site would present a continuation of existing development around The Close and therefore it is not considered to have a significant detrimental impact on the wider scenery as existing housing can already be seen from Common Lane. Effective natural screening will be sought to reduce the wider visual impact on the countryside. The policy contains a clause to ensure the form of development will be designed with special regard to the potential impact on the Area of Outstanding Natural Beauty. 12.1.2.4 The site came forward with a planning application (16/02140/FM) and currently has the benefit of full planning permission for 12 dwellings.</p>  | Site G13.2 completed. Site no longer needs to be allocated. Associated text and maps to be removed. |

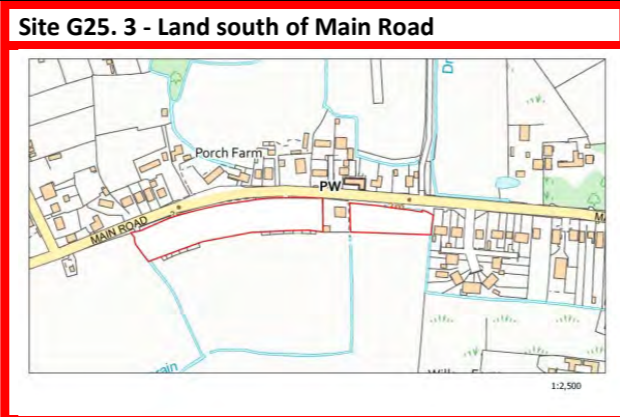
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| MM | 329 | 12.2 | 12.2 to 12.2.5 | <p>12.2 Burnham Market Key Rural Service Centre Description 12.2.1 Burnham Market is situated close to the coast within the Norfolk Coast Area of Outstanding Natural Beauty and has a traditional village form consisting of a high street occupied by small independent retailers and a pub fronting the village green. Built character within the village comprises a mixture of colour washed buildings, interspersed with brick, which provide strong definition to the streets. There is a high concentration of Listed Buildings surrounding the village green which is part of the Conservation Area. 12.2.2 The parish of Burnham Market has a population of 877(40) As with the surrounding coastal villages, the area has long been popular with local people, retirees, and tourists which has led to limited affordability of the local housing stock. Burnham Market is one of few rural settlements which does not suffer from declining services, managing to retain and attract small businesses and therefore provide a sustainable service offer to surrounding villages and hamlets. Burnham Market is connected to coastal villages via the Coast hopper bus route along the A149. 12.2.3 The village is in a scenic location within the Area of Outstanding Natural Beauty (AONB) and the central part of the village is designated a Conservation Area. When assessing potential development, the Borough Council considers the potential impact of development on the rural and historic character of the village and surrounding scenic countryside. 12.2.4 The Site Allocations and Development Management Policies Plan (2016) made an allocation for land amounting to 2.7 hectares for a development of at least 32 dwellings and a 1.2 hectare public car park, along with associated landscaping and public toilets. This site duly came forward, gained planning permission (13/01810/FM) and the development is now complete. Accordingly, the allocation has been removed from the Policies Map and the completed site is now included within the development boundary for Burnham Market. Burnham Market Neighbourhood Plan 12.2.5 During the latter part of 2019 and early part of 2020 Burnham Market Parish Council and the local community have been seriously exploring the option of preparing a neighbourhood plan for their area. Planning Policy officers from the Borough Council have met with them on several occasions and it is anticipated that a neighbourhood plan for Burnham Market Parish will be forthcoming in the near future. The Borough Council would fully support this.</p>  | Modification required in relation to updated Policies Map – removal of inset map and associated wording where no allocation. |
| CASTLE ACRE | | | | | |
| MM | 331 | 12 | 12.3.4 | <p>12.3.4 Castle Acre is designated a Key Rural Service Centre and therefore is identified as having potential to accommodate growth to sustain the wider rural community. The Site Allocations and Development Management Policies Plan (2016) provided an allocation of at least 15 dwellings in order to meet the identified need at that time. The Local Plan review seeks to support this and carry the allocation forward.</p> | Reference to SADMP allocations removed in response to Inspectors Initial Questions Part 1 Question 1 |
| G22.1 CASTLE ACRE LAND WEST OF MASSINGHAM ROAD | | | | | |

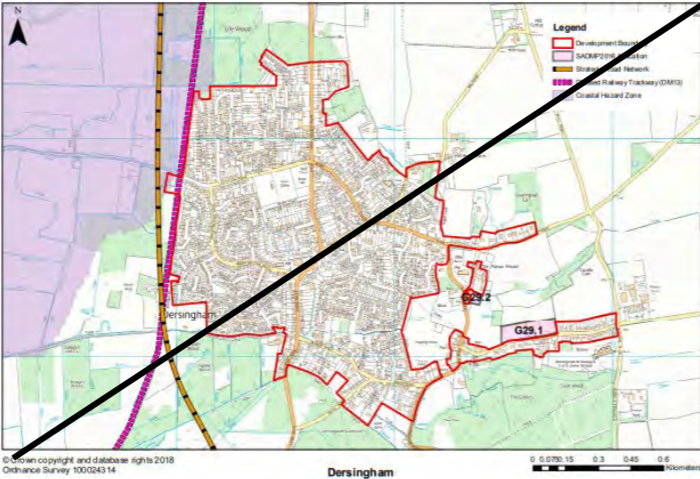
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| AM | 333 | 12.3.1 | 12.3.1.1-12.3.1.6 | <p>Move 12.3.1.1-12.3.1.6 to precede Policy G22.1 as follows:</p> <p>Introduction</p> <p>12.3.1.1 The allocated site is situated on the northern part of Castle Acre, adjacent the proposed development boundary. The landscape of the site is undeveloped and comprises of Grade 3 (moderate quality) agricultural land although it is not currently in agricultural production. Other than the boundary hedgerows there are no landscape features of importance on the site.</p> <p>12.3.1.2 The site is located in a fairly built up part of the settlement with housing development to the east and south and mature planting mostly screening the site from the wider landscape on the northern and western sides. Views of the site are limited to near distance from adjacent roads, properties and public rights of way. Medium and long distance views are possible from the north and west however in this view development would mainly be seen in the context of the existing settlement. It is considered that development on the site would not be visually intrusive in the landscape. In addition, a policy is included to ensure that any potential conflict of built development with the landscape when viewed from the north-west would be mitigated using appropriate and high quality landscaping.</p> <p>Site description and Justification</p> <p>12.3.1.3 The Borough Council considers that the site is capable of accommodating at least 15 dwellings at a density consistent with its surrounding without detriment to the form and character of the locality. It would form a continuation to the established residential development to the south. Castle Acre Parish Council supported the development of the site over others considered at the time.</p> <p>12.3.1.4 The site is well located to services scoring positively in the sustainability appraisal in terms of proximity and access to services. Site access and egress is obtainable from Massingham Road as supported by Norfolk County Council Highway Authority subject to local foot-way improvements and demonstration of safe access.</p> <p>12.3.1.5 The eastern site boundary immediately abuts Castle Acre Conservation Area. Three Grade II Listed Buildings are also to be found close to the eastern part of the site. The sensitivity of the site will require careful design to ensure that the site makes a positive contribution to the Conservation Area and the setting of the nearby Listed Buildings. Standard housing designs are unlikely to achieve this.</p> <p>12.3.1.6 It should be noted that this site has come forward with a planning proposal and does now benefit from planning permission (15/00942/OM). This is a hybrid permission in that the houses to the front of the site which are within the development boundary have full planning permission and the houses behind these have outline planning permission. The front section has since been superseded (16/02057/F). These 4 houses have been completed. This rear section has since come forward with a reserved matters application for 11 dwellings (17/02341/RMM) which also has now been granted. In total this will provide the 15 new homes which were originally sought.</p> | Re-order of paragraphs to clarify justification section in response to inspectors' initial questions part 2: Question 19 |

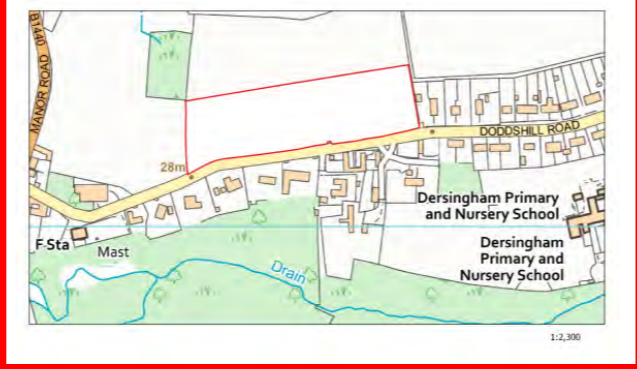
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| MM | 332 | 12 | Map |  <p>Castle Acre Inset</p>  <p>Site G22.1 Land west of Massingham Road</p> | Modification required in relation to updated Policies Map – removal of inset map and replacement with a site allocation map |
| MM | 333 | 12 | G22.1 criterion 6 | 6.Provision of affordable housing in line with the current standards. <u>Policy LP28.</u> | To clarify affordable housing to be provided in accordance with LP28. |
| CLENCHWARTON | | | | | |
| MM | 335 | 12 | 12.4.2 | 12.4.2 Clenchwarton is designated a Key Rural Service Centre. It is identified as having the potential to accommodate growth to sustain the wider rural community. The SADMP (2016) made three allocations to accommodate at least 50 new dwellings. The Local Plan review seeks to carry these forwards. | Reference to SADMP allocations removed in response to Inspectors Initial Questions Part 1 Question 1 |
| MM | 336 | 12 | Map following 12.4.3 |  <p>Clenchwarton</p> | Modification required in relation to updated Policies Map – removal of inset map and replacement with individual site allocation map |
| G25.1 CLENCHWARTON LAND BETWEEN WILDFIELDS ROAD AND HALL ROAD | | | | | |
| MM | 337 | 12 | Policy G25.1 criterion 5 | 5. Provision of affordable housing in line with the current standards. <u>Policy LP28.</u> | To clarify affordable housing to be provided in accordance with LP28. |

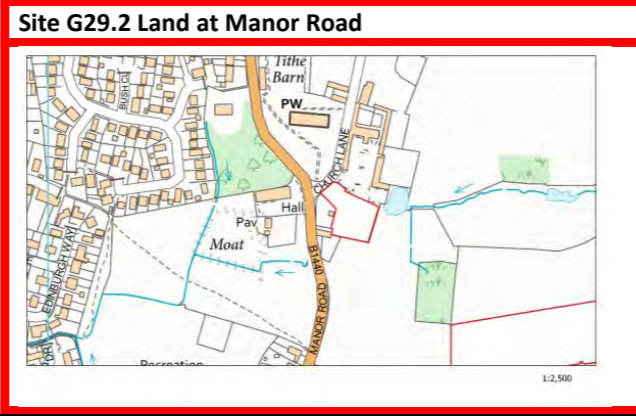
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| AM | 338 | 12.4.1 | 12.4.1.1-12.4.1.7 | <p>Move 12.4.1.1-12.4.1.7 to precede Policy G25.1 as follows:</p> <p>Introduction</p> <p>2.4.1.2 The allocated site is situated to the north of Clenchwarton in a built-up part of the village, with its southern and eastern boundaries immediately abutting the proposed development boundary.</p> <p>12.4.1.3 The site comprises Grade 2 (good quality) agricultural land. Whilst development on the site would result in the loss of good quality agricultural land, majority of the site options in the settlement fall within the same category and the need to allocate additional housing to sustain existing services outweigh this constraint.</p> <p>Site description and Justification</p> <p>12.4.1.4 The site is considered to be suitably located for residential development. It is situated on the edge of a built up area with established residential development on the east and south. Development would form a natural continuation of housing along Hall Road without detriment to the form and character of the surrounding area. The site is relatively close to village services and provides some opportunity for residents to walk or cycle to these services. The local Highway Authority identifies the site to be well located and has no objections to the allocation of the site subject to a safe access and provision of the appropriate footway links.</p> <p>12.4.1.5 Landscape features within the site include boundary hedgerows and trees, a ditch along the northern boundary, and a number of trees within the site but these are not subject to any tree preservation orders. The site is well integrated with its surrounding and it is considered that development would not be visually intrusive in the landscape as the site is well screened and the mature planting along the western site boundary forms a natural boundary with existing line of development. Views are limited to near distance from adjacent roads and properties.</p> <p>12.4.1.6 The site falls within flood zone 3 (high flood risk area) and the flood hazard zone, but this applies to the majority of the settlement. As such development is subject to the appropriate flood mitigation measures as set out in the policy above.</p> <p>12.4.1.7 The site benefits from both outline planning permission (15/01315/OM) and reserved matters (19/00913/RMM) for 10 dwellings (granted 08/10/2019). Indeed, a number of conditions have since been discharged. As part of the planning process the Environment Agency were satisfied with the flood risk assessment submitted, subject to conditions.</p> | Re-order of paragraphs to clarify justification section in response to inspectors' initial questions part 2: Question 19 |
| MM | 338 | 12 | After 12.4.1.7 | <p>Site G25. 1 Land between Wildfields Road and Hall Road</p>  | Modification required in relation to updated Policies Map – removal of inset map and replacement with a site allocation map |
| G25.2 CLENCHWARTON LAND NORTH OF MAIN ROAD | | | | | |
| MM | 339 | 12 | Policy G25.2 criterion 3 | 3. Provision of affordable housing in line with the current standards. Policy LP28. Policy LP28. | To clarify affordable housing to be provided in accordance with LP28. |

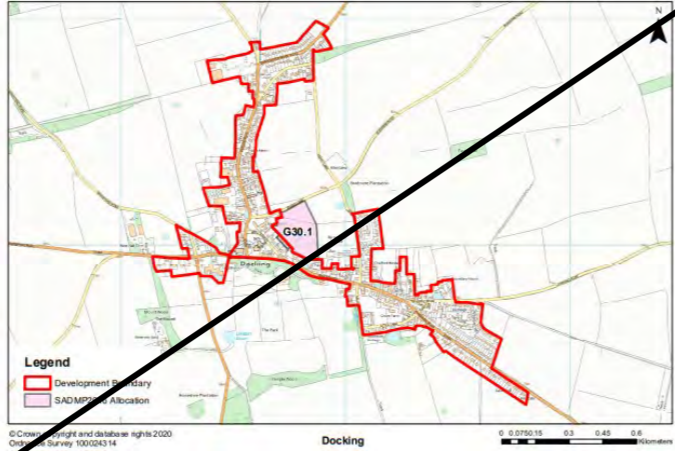
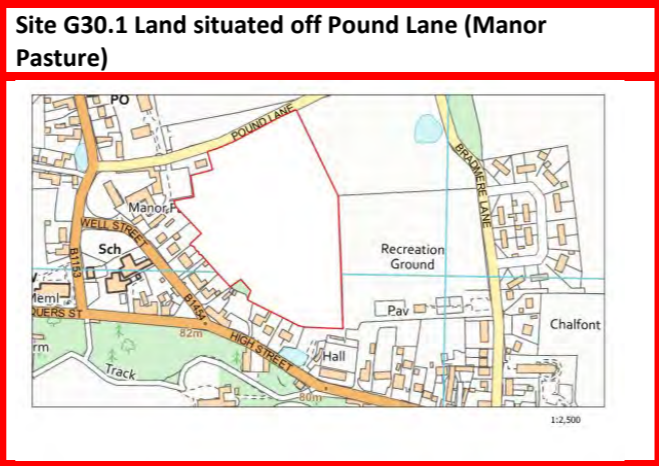
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| AM | 339-340 | 12.4.2 | 12.4.2.1-12.4.2.8 | <p>Move 12.4.2.1-12.4.2.8 to precede Policy G25.2 as follows:</p> <p>Introduction</p> <p>12.4.2.2 The allocated site is located on the eastern part of Clenchwarton in a built-up part of the settlement. The site comprises Grade 2 agricultural land but is not currently in agricultural production.</p> <p>12.4.2.3 The site is bordered by mature trees and hedgerows but there are no identified biodiversity constraints.</p> <p>12.4.2.4 The site is well located within the built-up area of the village and is mostly surrounded by existing residential development. It is well screened, and views are limited to long distance from the wider landscape, but in this view the site is seen in context of the existing built environment. Near distance views are limited to glimpses from adjacent roads and from neighbouring properties.</p> <p>Site description and Justification</p> <p>12.4.2.5 The site is identified as the highest scoring site in terms of proximity to services. Clenchwarton is well serviced and the central location of the site makes it easily accessible to a number of local services including the school, bus route, shop and Post Office. Thus, providing an opportunity for residents to walk and cycle to these services. Safe access into the site can be achieved from the existing access to the south of the site from Main Road. Norfolk County Council Highways has no objections to the allocation of the site provided safe access is delivered and has shown a preference to the allocation of the site over some other sites in the settlement.</p> <p>12.4.2.6 The Borough Council considers that the site is of a suitable scale to accommodate 20 dwellings at a density consistent with its surrounding area and without detriment to the form and landscape character of the locality.</p> <p>12.4.2.7 The site falls within a high flood risk area and hazard zone, but this applies to the majority of the settlement. As such development is subject to the appropriate flood mitigation measures as set out in the policy above.</p> <p>12.4.2.8 The site has come forward and benefits from outline planning permission (15/01269/OM) and reserved matters (19/00466/RMM) for 19 dwellings.</p> | Re-order of paragraphs to clarify justification section in response to inspectors' initial questions part 2: Question 19 |
| MM | 340 | 12 | After 12.4.2.8 | <p>Site G25. 2 - Land north of Main Road</p>  | Modification required in relation to updated Policies Map – removal of inset map and replacement with a site allocation map |
| G25.3 CLENCHWARTON LAND SOUTH OF MAIN ROAD | | | | | |
| MM | 341 | 12 | Policy G25.3 criterion 4 | 4 .Provision of affordable housing in line with the current standards. Policy LP28. Policy LP28. | To clarify affordable housing to be provided in accordance with LP28. |

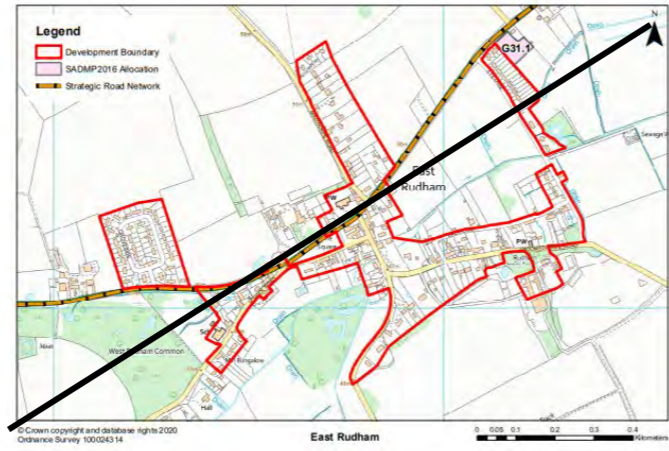

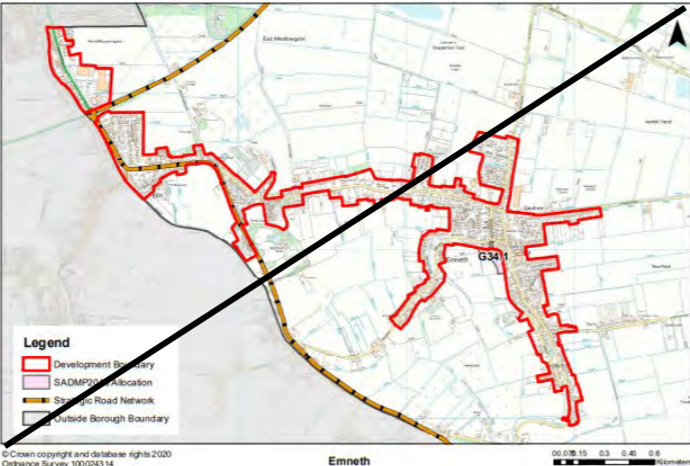
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| MM | 341 | 12.4 | 12.4.3.1-12.4.3.5 | <p>Move 12.4.3.1-12.4.3.5 to precede policy G25.3 as follows:</p> <p>Introduction</p> <p>12.4.3.1 The allocated site is situated on the western edge of Clenchwarton south of Main Road. The eastern site boundary immediately abuts the proposed development boundary.</p> <p>12.4.3.2 The site, classed as grade 2 agricultural land, comprises of two separate sections with a detached two storey dwelling between the two sections. There are no landscape features of note within the site.</p> <p>12.4.3.3 The surrounding area comprises of existing development to the north and east with open fields to the south and west. The site scores positively in terms of proximity and access to services; it is situated on Main Road where majority of the local services in the settlement are located with a public house immediately opposite. Safe site access and egress is obtainable off Main Road as supported by the Local Highway Authority subject to provision of adequate footpath links.</p> <p>Site Description and Justification</p> <p>12.4.3.4 The site is on the edge of a line of established development. It is considered that in comparison to some other site options, development on the site would have minimal impacts on the form and character of the locality but would form a natural continuation of existing housing along Main Road. The site is capable of accommodating 20 dwellings at a density consistent with its surrounding area. The site falls within a high flood risk area and hazard zone, but this applies to the majority of the settlement. As such development is subject to the appropriate flood mitigation measures as set out in the policy above.</p> <p>12.4.3.5 The site has come forward and benefits from outline planning permission and reserved matters for 20 dwellings (15/02008/O, 19/ 01288/RM & 16/00305/OM,19/01287/RMM).</p> | Re-order of paragraphs to clarify justification section in response to inspectors' initial questions part 2: Question 19 |
| MM | 341 | 12 | G25.3 1. | 1. Submission of a Flood Risk Assessment (FRA) in accordance with LP25 that should address all forms of flood risk (coastal inundation, fluvial, pluvial and groundwater). The FRA should explain how surface water drainage will be managed. The FRA must demonstrate how the development would provide wider sustainability benefits to the community that outweigh the risk associated with flooding and that the development would be safe for its lifetime without increasing flood risk elsewhere and, where possible, would reduce flood risk overall. The FRA should also suggest appropriate mitigation (flood resiliency measures); | need to cross reference LP25 for proposed development sites where site specific flood risk assessments are specifically required |
| MM | 342 | 12 | After 12.4.3.5 | <p>Site G25. 3 - Land south of Main Road</p>  | Modification required in relation to updated Policies Map – removal of inset map and replacement with a site allocation map |
| DERSINGHAM | | | | | |
| MM | 343 | 12 | 12.5.3 | 12.5.3 Dersingham has seen a high level of housing development in the last century, and benefits from a high proportion of services and facilities which relate to the population size. Accordingly, the SADMP (2016) made two allocations for a combined 30 new homes. | Reference to SADMP allocations removed in response to Inspectors Initial Questions Part 1 Question 1 |

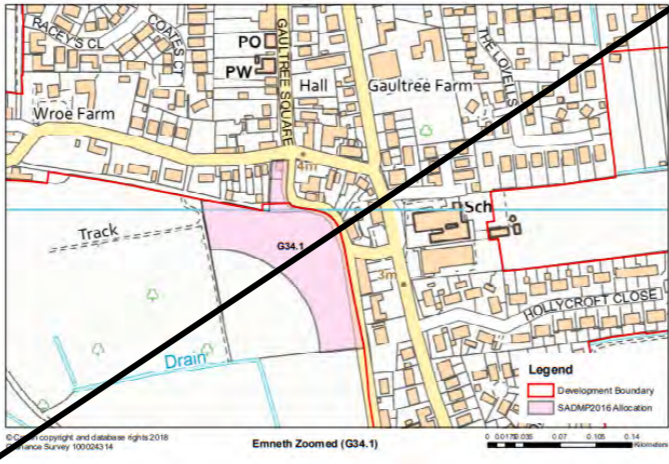
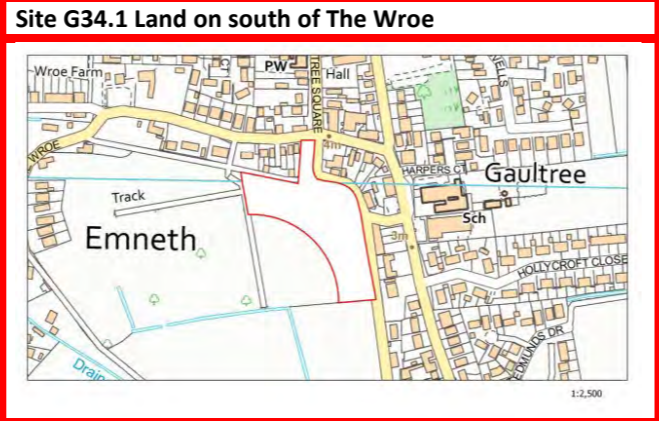
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| MM | 344 | 12 | Map |  | Modification required in relation to updated Policies Map – removal of inset map and replacement with individual site allocation maps |
| G29.1 DERSINGHAM LAND NORTH OF DODDSHILL ROAD | | | | | |
| MM | 346 | 12 | Policy G29.1 criterion 8 | 8.Provision of affordable housing in line with the current standards. Policy LP28. | To clarify affordable housing to be provided in accordance with LP28. |

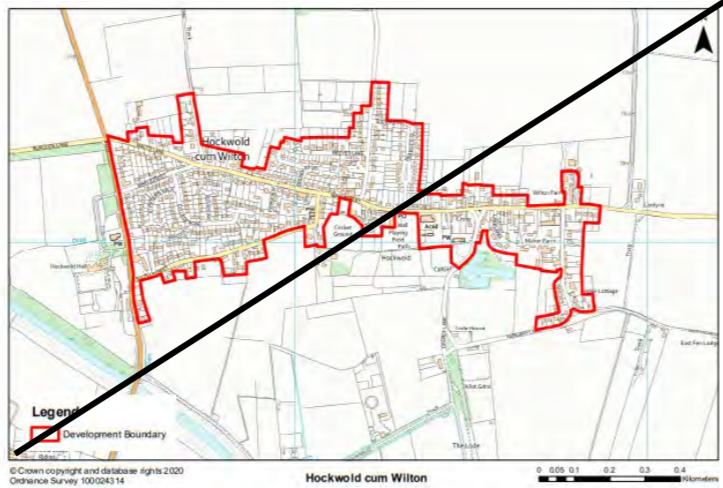
| MM | Page (Reg 19) | Section ref | Para/ Policy/ Figure/ Table No. | Proposed Main Modification | Reason |
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| MM | 346 | 12 | 12.5.1.1 | <p>Move 12.5.1.1-12.5.1.9 to precede Policy G29.1 as follows:</p> <p>Introduction</p> <p>12.5.1.1 The allocated site provides the opportunity to create a development which is located alongside existing housing and is close to some local services and the Junior School.</p> <p>12.5.1.2 In comparison to alternative site options, the proposed allocation site is in a less sensitive location, outside of the Conservation Area and is not subject to an objection by Norfolk County Council Highways Authority. The site is also of a suitable scale to accommodate 20 dwellings at a density that is consistent with the surrounding area.</p> <p>12.5.1.3 The site lies to the east of the village immediately adjacent to the existing settlement boundary. The site has previously been used for horse paddocks and smallholdings and is classified as Grade 4 agricultural land which is not the highest quality. The site is bordered by a hedge fronting Doddshill Road. The policy contains a clause to ensure the existing hedgerow is retained, where possible in the new development.</p> <p>Site Description and Justification</p> <p>12.5.1.4 While the site is on higher ground to the north and east, the majority of views of the site are limited to the near distance from adjacent roads and properties. The slope and the wood beyond in the north-west corner afford some natural screening from the wider landscape. For medium and long distance views from the wider landscape and the village, these views of the site are seen in the context of the existing built environment. There are no significant landscape features of importance within the site boundary other than the hedgerow.</p> <p>12.5.1.5 The impact of potential growth on Dersingham Bog National Nature Reserve which, amongst other designations is a Special Area of Conservation, needs to be established before development is commenced. A project level Habitats Regulation Assessment would be required to establish the impact of growth and potential mitigation strategies.</p> <p>12.5.1.6 Areas to the west and north of the site have been marked by Historic Environment Records relating to probable medieval and post medieval earthworks. To the west of the site there are possible Late Iron Age and Roman cropmarks. The western boundary of the site abuts the newly designated Conservation Area. It is likely the site could contain further historical finds therefore further work is necessary to assess the archaeological significance of the site.</p> <p>12.5.1.7 The policy includes a clause to give emphasis to the importance of addressing heritage impacts in the design of the proposed housing. The policy also requires a Heritage Asset Statement and Archaeological Field Evaluation to be undertaken prior to development. A high quality development incorporating natural landscaping would reduce the visual impact of the development on the surrounding area, minimising the impact on the setting of the Conservation Area.</p> <p>12.5.1.8 The Borough Council considers that a modest development, designed sensitively in response to the location, including appropriate screening, would not have a significant adverse impact on the historic character of the surrounding area. The new development would enable the settlement to grow over the plan period at a modest scale and also improve connectivity to the eastern part of the settlement.</p> <p>12.5.1.9 The site has come forward with a planning proposal and now benefits from outline planning permission (17/01336/OM) for 30 new homes.</p> | Re-order of paragraphs to clarify justification section in response to inspectors' initial questions part 2: Question 19 |
| MM | 347 | 12 | After 12.5.1.9 | <p>Site G29.1 Land north of Doddshill Road</p>  | Modification required in relation to updated Policies Map – removal of inset map and replacement with individual site allocation maps |
| G29.2 DERSINGHAM LAND AT MANOR ROAD | | | | | |

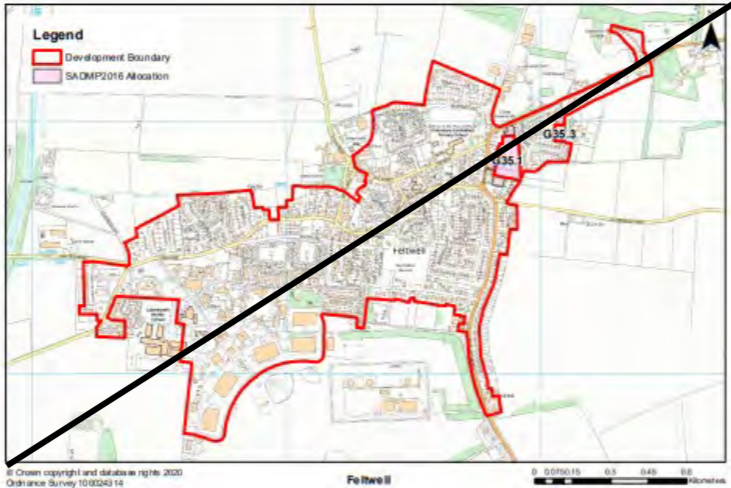
| MM | Page (Reg 19) | Section ref | Para/ Policy/ Figure/ Table No. | Proposed Main Modification | Reason |
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| MM | 348 | 12 | Policy G29.2 criterion 5 | 5.Provision of affordable housing in line with the current standards. Policy LP28. | To clarify affordable housing to be provided in accordance with LP28. |
| MM | 348 | 12 | 12.5.2.1 to 12.5.2.7 | <p>Move 12.5.2.1-12.5.2.7 to precede Policy G29.2 as follows:</p> <p>Introduction</p> <p>12.5.2.1 The allocated site lies east of Dersingham, adjacent the development boundary.</p> <p>12.5.2.2 The site is situated in a less built up part of the settlement with the surrounding area consisting of mixed uses. Opposite the site, on the north-western side is the Grade 1 Listed Church of St Nicholas, to the west is a detached residential dwelling and on the north is a small complex of businesses including the doctor's surgery. Open fields border the eastern and southern site boundaries. The site is enclosed by an attractive low old brick wall and currently houses a few outbuildings and a grass area used as pastureland. A policy is included above to ensure retention of the attractive low brick wall which is considered to be of heritage and amenity value. There are no other landscape features of note within the site.</p> <p>Site description and Justification</p> <p>12.5.2.3 In terms of views, existing development screens the site from the north and partly from the west. The majority of views of the site are limited to those from adjacent roads and properties. There are opportunities for medium and long distance views from the wider landscape particularly from the east and south but in these views, development on the site would be seen in the context of the existing built environment.</p> <p>12.5.2.4 The site scored averagely in the SADMP (2016) sustainability appraisal in terms of proximity and access to services, this is mainly because it is not in the central part of the village where majority of the local amenities are situated. It is however within walking distance to the doctor's surgery, some business uses, a place of worship, bus stops, and a public house with good vehicular and pedestrian links to other local amenities. Site access is obtainable through St Nicholas Court to the north. The access point would be gained through removal of two parking spaces and the removal of part of the wall. Norfolk County Council Highway Authority has no objections to the proposed access arrangements, but this is subject to its implementation.</p> <p>12.5.2.5 The site enjoys a fairly prominent position within Dersingham Conservation Area. In addition, it is opposite the Grade 1 Listed Church of St Nicholas, and its walled yard is also referred to in the accompanying character statement suggesting some heritage value. Therefore, given its sensitive location, the development would require careful design and layout that would enhance and preserve the character of the Conservation Area and the setting of the Listed Building. The scale, height and layout of the scheme is crucial in determining the impact on heritage and landscape.</p> <p>12.5.2.6 The site is promoted by the landowner for development of retirement dwellings. The Council considers that modest scale development of 10 sensitively designed single storey housing for a specific identified need in the area, makes the best use of the otherwise fairly untidy plot, without detriment to the form and character of the locality.</p> <p>12.5.2.7 This site has come forward with a planning proposal and now benefits from full planning permission (17/01376/FM) for 10 new homes, this is in line with allocated policy.</p> | Re-order of paragraphs to clarify justification section in response to inspectors' initial questions part 2: Question 19. Retains reference to SADMP as previous SA's are relevant to Plan making. |
| MM | 349 | 12 | After 12.5.2.7 | <p>Site G29.2 Land at Manor Road</p>  | Modification required in relation to updated Policies Map – removal of inset map and replacement with individual site allocation maps |
| DOCKING | | | | | |

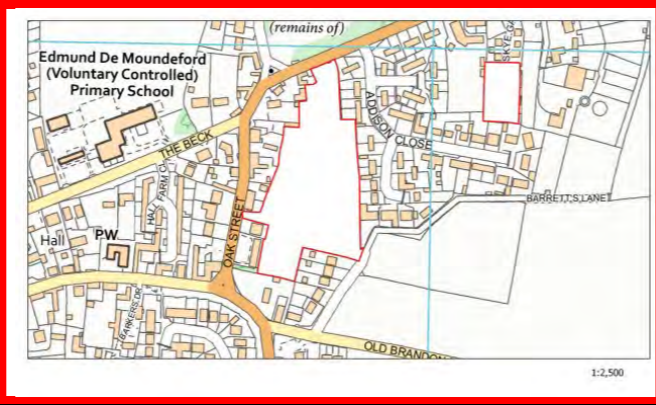
| MM | Page (Reg 19) | Section ref | Para/ Policy/ Figure/ Table No. | Proposed Main Modification | Reason |
|---|---------------|-------------|---------------------------------|---|---|
| MM | 350 | 12 | 12.6.2 | 12.6.2 The SADMP (2016) made an allocation to accommodate at least 20 new dwellings | Reference to SADMP allocations removed in response to Inspectors Initial Questions Part 1 Question 1 |
| MM | 351 | 12 | Map |  | Modification required in relation to updated Policies Map – removal of inset map and replacement with individual site allocation maps |
| G30.1 DOCKING LAND SITUATED OFF POUND LANE (MANOR PASTURE) | | | | | |
| MM | 352 | 12 | Policy G30.1 criterion 7 | 7.Provision of affordable housing in line with the current standards <u>Policy LP28.</u> | To clarify affordable housing to be provided in accordance with LP28. |
| MM | 353 | 12 | 12.6.1.3-12.6.1.10 | Move 12.6.1.3-12.6.1.10 to precede Policy G30.1 | Re-order of paragraphs to clarify justification section in response to inspectors' initial questions part 2: Question 19. |
| MM | 353 | 12 | After 12.6.1.10 | Site G30.1 Land situated off Pound Lane (Manor Pasture)  | Modification required in relation to updated Policies Map – removal of inset map and replacement with individual site allocation maps |
| EAST RUDHAM | | | | | |
| MM | 354 | 12 | 12.7.3 | 12.7.3 East Rudham acts as a centre for the surrounding rural area. It has a range of facilities including a primary school, bus service, pub, shop, and limited mobile post service. This role is reflected in the designation of Key Rural Service Centre. The SADMP (2016) made an allocation for at least 10 new dwellings. The Local Plan review seeks to carry this forward. | Reference to SADMP allocations removed in response to Inspectors Initial Questions Part 1 Question 1 |

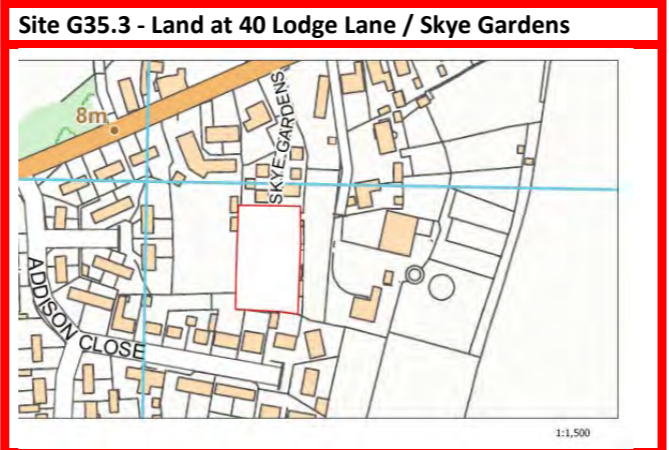
| MM | Page (Reg 19) | Section ref | Para/ Policy/ Figure/ Table No. | Proposed Main Modification | Reason |
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| MM | 355 | 12 | Map |  | Modification required in relation to updated Policies Map – removal of inset map and replacement with individual site allocation maps |
| G31.1 EAST RUDHAM LAND OFF FAKENHAM ROAD | | | | | |
| MM | 356 | 12 | Policy G31.1 Criterion 4 | 4.Provision of affordable housing in line with the current standards. Policy LP28. | To clarify affordable housing to be provided in accordance with LP28. |
| MM | 357 | 12 | 12.7.1.2-12.7.1.9 | Move 12.7.1.2-12.7.1.9 to precede Policy G31.1 | Re-order of paragraphs to clarify justification section in response to inspectors' initial questions part 2: Question 19. |
| MM | 357 | 12 | After 12.7.1.9 |  | Modification required in relation to updated Policies Map – removal of inset map and replacement with individual site allocation maps |
| EMNETH | | | | | |
| MM | 358 | 12 | 12.8.2 | 12.8.2 Emneth is classed as Key Rural Service Centre and accordingly the SADMP (2016) made an allocation for at least 36 dwellings. The Local Plan review carries this forward. local plan makes | Reference to SADMP allocations removed in response to Inspectors Initial Questions Part 1 Question 1 |
| MM | 359 | 12 | Map |  | Modification required in relation to updated Policies Map – removal of inset map and replacement with individual site allocation maps |

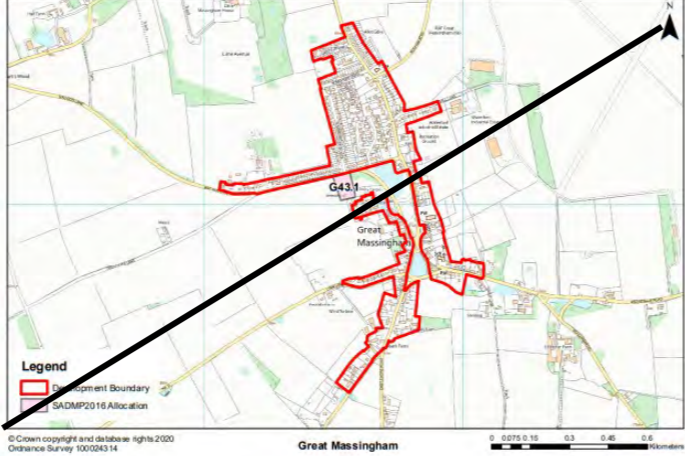
| MM | Page (Reg 19) | Section ref | Para/ Policy/ Figure/ Table No. | Proposed Main Modification | Reason |
|---|---------------|-------------|---------------------------------|--|---|
| MM | 360 | 12 | Map |  | Modification required in relation to updated Policies Map – removal of inset map and replacement with individual site allocation maps |
| G34.1 EMNETH LAND ON SOUTH OF THE WROE | | | | | |
| MM | 361 | 12 | Policy G34.1 criterion 2 | 2.Provision of affordable housing in line with the current standards. Policy LP28. | To clarify affordable housing to be provided in accordance with LP28. |
| MM | 361 | 12 | 12.8.1.1-12.8.1.4 | <p>Move 12.8.1.1-12.8.1.4 to precede Policy G34.1 as follows:</p> <p>Introduction</p> <p>12.8.1.1 The site is located in the central area of the settlement in close proximity to the village services. The development boundary immediately abuts the sites northern and eastern boundaries and part of the western boundary. The Borough Council considers the site is capable of the achieving at least 36 residential units at a density consistent with that of the surrounding area. Development of this site is supported by Emneth Parish Council.</p> <p>12.8.1.2 To the north of the site there is a residential property, and the remaining site is in agricultural use (Grade 1). There is a public right of way crossing the site, however there are no important landscape features and the Borough Council considers due to the proximity to services and the size of the development it is appropriate to develop on this high-quality agricultural land. The site is well integrated into the surroundings and development would conserve the local character. Norfolk County Council as the Highways Authority support development of the site.</p> <p>12.8.1.3 The majority of views of the site are limited to the near distance from adjacent roads, properties and public rights of way. Medium and long distance views from the wider landscape are possible from the north. However, in these views the site is seen in the context of the existing settlement.</p> <p>Site Description and Justification</p> <p>12.8.1.4 This site is allocated for housing development due to its proximity to services and facilities, and limited impact on the character of the settlement.</p> | Re-order of paragraphs to clarify justification section in response to inspectors' initial questions part 2: Question 19. |
| MM | 361 | 12 | After 12.8.1.4 | <p>Site G34.1 Land on south of The Wroe</p>  | Modification required in relation to updated Policies Map – removal of inset map and replacement with individual site allocation maps |
| FELTWELL WITH HOCKWOLD-CUM-WILTON | | | | | |


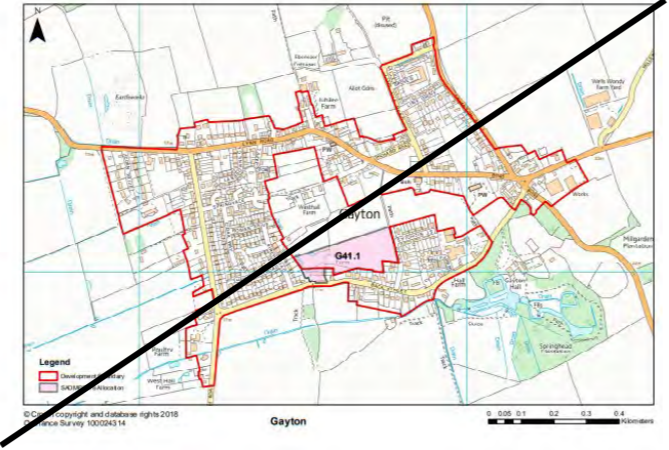
| MM | Page (Reg 19) | Section ref | Para/ Policy/ Figure/ Table No. | Proposed Main Modification | Reason |
|----|---------------|-------------|---------------------------------|---|---|
| MM | 362 | 12.9 | 12.9 to 12.9.10 | <p>12.9 Feltwell with Hockwold cum Wilton Key Rural Service Centre Description 12.9.1 Feltwell and Hockwold cum Wilton are is situated to the far southeast of the Borough. The villages are respectively 13 and 16 miles to the north of Downham Market and 5 and 7 miles to the east of Brandon. The villages benefit from a full range of services and facilities including a school, GP surgery, bus route, shop, pub and local employment. Feltwell is also home to an RAF station (currently used by the United States Air Forces, Europe). The Parish of Feltwell has a population of 2,825(48)</p> <p>12.9.2 Feltwell has developed around the B1112 and B1386 crossroads. The core of the village has an urban character with approach roads to the village being more rural in character with views across open countryside.</p> <p>12.9.3 Hockwold cum Wilton is a compact village which was linear in its basic form, with more recent development taking place on back land areas. There is a Conservation Area to the east of the village.</p> <p>12.9.4 Feltwell and Hockwold are is within 1,500 metres of the Breckland Special Protection Area (SPA). Stone Curlews are sensitive to human presence, and Nightjar and Woodlark for recreational impacts. These bird populations are qualifying features of this SPA and protected by law. The areas around the designated SPA in the vicinity of Feltwell and Hockwold are important to the Stone Curlew population within the SPA. Great care therefore needs to be taken to ensure that no harm results to this bird population from any development in the locality, and in law the onus is on the promoters of development to demonstrate no harm, rather than harm having to be proven to resist development.</p> <p>12.9.5 The understanding of the potential effects of additional development and human population in the vicinity of these bird populations is incomplete but developing. It is now believed that where new housing is limited in scale and screened by existing development the direct impact of the new housing itself and activities around it are unlikely to be problematic.</p> <p>12.9.6 However, the Habitats Regulations Assessment for the Site Allocations and Development Management Policies (2016) identifies potential for disturbance of the protected bird populations from recreational impacts from daily activities of local people, such as dog walking in the forest, associated with the additional human population in new development. The recreational impacts arising from the proposed allocations in Feltwell and Hockwold are is thought unlikely to alone cause significant effects, but they may do so in combination with other developments in neighbouring districts.</p> <p>12.9.7 In order to address this issue, the site allocations for development in these this settlements are each is subject to a project level habitats regulations assessment to consider this in more detail in relation to the specific development proposals and the up-to-date situation in the neighbouring districts.</p> <p>12.9.8 The SAMP (2016) made four allocations for a combined total of at least 105 new homes. The Local Plan review carries the two of these allocations made at Feltwell forward (a total of at least dwellings).</p> <p>12.9.9 The site known as G35.2 Land north of Munson's Lane, which was allocated through the SADMP is not carried forward as the majority landowner has no intention of pursuing the possibility of gaining planning permission on the land or developing the site.</p> <p>12.9.10 The site at Hockwold has come forward, gained planning permission and has subsequently been built out and there is complete and now included within the development boundary.</p>  | <p>Modification required in relation to updated Policies Map – removal of inset map and associated wording where no allocation.</p> <p>Reference to SADMP allocations removed in response to Inspectors Initial Questions Part 1 Question 1</p> |

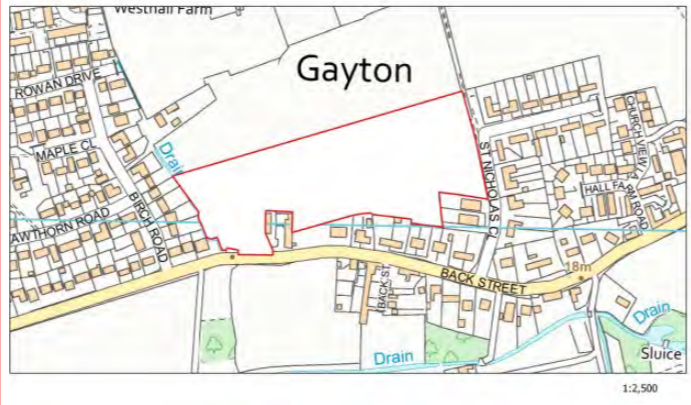
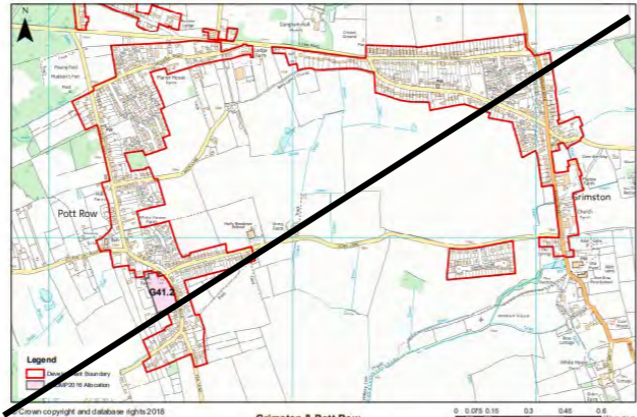
| MM | Page (Reg 19) | Section ref | Para/ Policy/ Figure/ Table No. | Proposed Main Modification | Reason |
|---|---------------|-------------|---------------------------------|---|--|
| MM | 364 | 12 | Map |  | Modification required in relation to updated Policies Map – removal of inset map and replacement with individual site allocation maps. |
| G35.1 FELTWELL LAND TO THE REAR OF CHOCOLATE COTTAGE, 24 OAK STREET | | | | | |
| MM | 366 | 12 | Policy G35.1 criterion 7 | 7.Provision of affordable housing in line with the current standards. Policy LP28. | To clarify affordable housing to be provided in accordance with LP28. |

| MM | Page (Reg 19) | Section ref | Para/ Policy/ Figure/ Table No. | Proposed Main Modification | Reason |
|--|---------------|-------------|---------------------------------|---|---|
| MM | 367 | 12 | 12.9.1.1-12.9.1.7 | <p>Move 12.9.1.1-12.9.1.7 to precede Policy G35.1 as follows:</p> <p>Introduction 12.9.1.1 The allocated site is located a short distance to the east of the centre of Feltwell, within close proximity to village services and facilities.</p> <p>Site description and Justification 12.9.1.2 Development at this location provides the greatest opportunity for new residents to walk to existing services, in particular the local school. The Borough Council considers the site suitable to accommodate at least 50 residential. 12.9.1.3 Norfolk County Council as the local highway authority has no objection to the site providing safe access is achieved from Lodge Road. The site is in multiple ownership, with all the owners agreeing to promote the site for a comprehensive scheme including the provision for addition car-parking for the Alms Houses situated on Oak Street. 12.9.1.4 The site is classified as grade 3 agricultural land, currently being used to keep horses and includes paddocks, a ménage and stables. Trees and hedgerows form the site boundaries, and this could potentially be incorporated into the design of the development. The site is situated within the Special Protection Area (SPA) "buffer zone," for Stone Curlews but it is well screened on all sides by single and two storey development and therefore development at this location is likely to have minimal impact on the visual amenity of the surrounding landscape and the SPA, although a project level habitats regulations assessment will be required. 12.9.1.5 The majority of views of the site are limited to the near distance from adjacent roads, properties and public rights of way. Medium and long-distance views from the wider landscape are possible from the south east. However, in these views the site is seen in the context of the existing settlement. 12.9.1.6 The site although mainly within Flood Zone 1 (low risk) is at risk of flooding (partially being within Flood Zones 2 and 3). The site has been through the local plan process and was found sound. The SADMP (2016) Inspector recommended modifying the plan to include all of this site as adopted. As part of that process a site-specific flood risk assessment was shared with the Environment Agency and as the Inspectors report states the Environment Agency concluded they had no objection to the larger site being allocated. In light of this, the above policy includes a flood risk clause for completeness. 12.9.1.7 The Historic Environment Services have identified the site as having considerable archaeological potential, as it is adjacent to a medieval cross, which may indicate a former focal point for the settlement. Therefore, an archaeological field evaluation must be submitted with any planning permission, in accordance with paragraph 189 of the NPPF (2019). 12.9.1.8 This site has come forward with a planning proposal for the northern portion of the site, which has been granted for 18 new homes (19/00859/FM) the scheme has been designed in such a way which would enable the southern element of the site to come forward.</p> | Re-order of paragraphs to clarify justification section in response to inspectors' initial questions part 2: Question 19. |
| MM | 368 | 12 | After 12.9.1.7 | <p>Site G35.1 Land to the rear of Chocolate Cottage, 24 Oak Street</p>  | Modification required in relation to updated Policies Map – removal of inset map and replacement with individual site allocation maps |
| G35.3 FELTWELL - LAND AT 40 LODGE LANE / SKYE GARDENS | | | | | |
| MM | 368 | 12 | Policy G35.3 criterion 4 | 4.Provision of affordable housing in line with the current standards. <u>Policy LP28.</u> | To clarify affordable housing to be provided in accordance with LP28. |


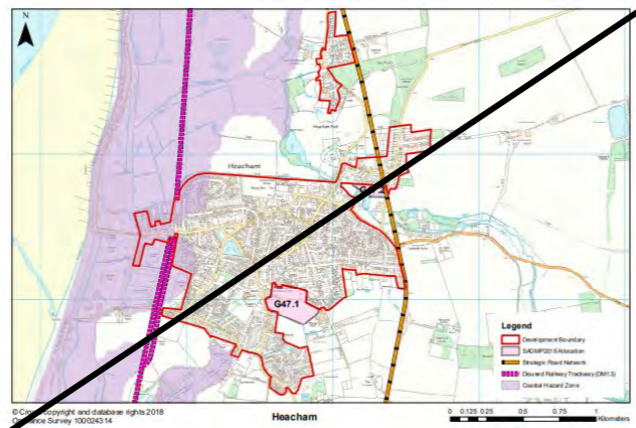
| MM | Page (Reg 19) | Section ref | Para/ Policy/ Figure/ Table No. | Proposed Main Modification | Reason |
|-------------------------|---------------|-------------|---------------------------------|---|---|
| MM | 368 | 12 | 12.9.2.1-12.9.2.6 | <p>Move 12.9.2.1-12.9.2.6 to precede Policy G35.3 as follows:</p> <p>Introduction</p> <p>12.9.2.1 The allocated site lies to the north-east of the settlement and is within walking distance to the local services and facilities. The site abuts the development boundary to the south. The Borough Council considers the site is of suitable scale to accommodate 10 residential units at a density consistent with that of the surrounding area.</p> <p>Site description and Justification</p> <p>12.9.2.2 The site scored highly in terms of sustainability and contains good pedestrian links to services which will encourage new residents to walk to existing services. Furthermore, with housing development to the immediate north, development of the site would form an acceptable continuation of this residential estate development. Norfolk County Council as the local highway authority have stipulated that the current access road from Lodge Road (Skye Gardens) must be of an adoptable standard for the site to be developed.</p> <p>12.9.2.3 The site is identified as grade 3 agricultural land, although is not in agricultural usage. Whilst development would result in the loss of undeveloped land, the Council considers due to the scale of development and the benefits of the site it is appropriate to develop on this grade of agricultural land.</p> <p>12.9.2.4 Whilst the site is located within the Breckland Special Protection Area buffer zone, it is enclosed by existing development to all four aspects. However a project level habitats regulation assessment will have to be provided.</p> <p>12.9.2.5 Short distance views into the site are available and these are seen in the context of the existing settlement. Existing development surrounding the site, particularly immediately to the north, are two storey dwellings in an estate style arrangement, one plot in depth with gardens to the rear of the dwelling, this site could potentially be developed in a similar way.</p> <p>12.9.2.6 The Surface Water Network has been identified as being at capacity meaning a sustainable drainage system (SUDS) would be sought to serve new development</p> | Re-order of paragraphs to clarify justification section in response to inspectors' initial questions part 2: Question 19. |
| MM | 369 | 12 | After 12.9.2.6 | <p>Site G35.3 - Land at 40 Lodge Lane / Skye Gardens</p>  | Modification required in relation to updated Policies Map – removal of inset map and replacement with individual site allocation maps |
| GREAT MASSINGHAM | | | | | |
| MM | 370 | 12 | 12.10.4 | <p>12.10.4 Great Massingham is designated as a Key Rural Service Centre. It has a range of facilities and the potential to accommodate growth to sustain existing rural services and the wider rural community. The SADMP (2016) Local Plan therefore made makes an allocation for at least 12 new homes, and the Local Plan review carries this forward.</p> | Reference to SADMP allocations removed in response to Inspectors Initial Questions Part 1 Question 1 |

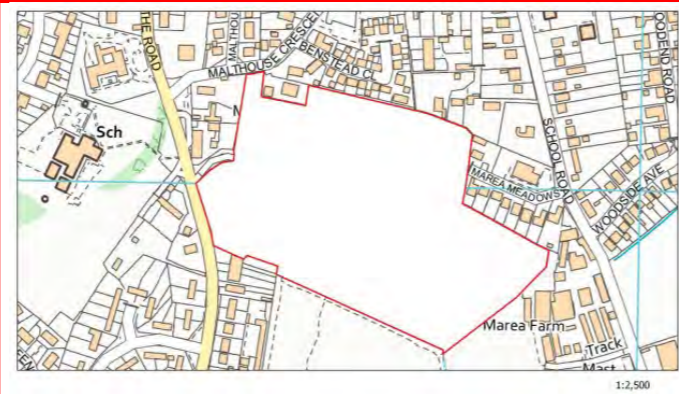
| MM | Page (Reg 19) | Section ref | Para/ Policy/ Figure/ Table No. | Proposed Main Modification | Reason |
|---|---------------|-------------|---------------------------------|---|---|
| MM | 371 | 12 | Map |  | Modification required in relation to updated Policies Map – removal of inset map and replacement with individual site allocation maps |
| G43.1 GREAT MASSINGHAM LAND SOUTH OF WALCUP'S LANE | | | | | |
| MM | 372 | 12 | Policy G43.1 criterion 8 | 8.Provision of affordable housing in line with the current standards. Policy LP28. | To clarify affordable housing to be provided in accordance with LP28. |
| MM | 373 | 12 | 12.10.1.1-12.10.1.8 | <p>Move 12.10.1.1-12.10.1.8 to precede Policy G43.1 as follows:</p> <p>Introduction</p> <p>12.10.1.1 The allocated site is situated west of the centre of the village along Walcup's Lane. The site consists of flat arable land classed as Grade 3 (moderate quality) agricultural land not currently in agricultural production.</p> <p>Site description and Justification</p> <p>12.10.1.2 The eastern site boundary is bordered by an overgrown and heavily treed area ,with a number of mature trees that are subject to a Tree Preservation Order. This area is of landscape value and is considered to contribute to the amenity of the area. As such, a policy is included above, to ensure that the proposed development has special regard to this area in terms of its design and layout. The mature planting within this area, also provides a natural screening of development when viewed from Abbey Road and the notable village pond immediately opposite.</p> <p>12.10.1.3 Other surrounding features consists of built development to the north and partly to the south, and open fields to the west. The western site boundary is bordered by a public right of way. The site is sufficiently large for development to take place without any substantial detriment to this public amenity.</p> <p>12.10.1.4 The site is situated in a fairly built-up part of the village and is considered to be well-contained within its surroundings without encroaching into open countryside. In the medium and long distance views that are available from the wider landscape, particularly from the west, development would be seen in the context of the existing village.</p> <p>12.10.1.5 The site is well located in terms of proximity to services and is within reasonable walking distance to a number of local amenities that address the day-to-day needs of the local population. Safe access and egress can be achieved through Walcup's Lane. Norfolk County Council as the local highway authority would not object to the allocation of the site subject to evidence demonstrating a safe and deliverable access and local improvements being made to the footpath network.</p> <p>12.10.1.6 The eastern site boundary immediately abuts Great Massingham Conservation Area, and the Grade II Listed Abbey House adjacent the south-east boundary. The sensitivity of its location requires careful design to ensure that the site makes a positive contribution to the character and distinctiveness of the Conservation Area and the setting of the nearby Listed Building. Standard housing designs are unlikely to achieve this. The design and layout of the scheme must be sympathetic to the historic character of the area.</p> <p>12.10.1.7 The allocated site is identified in the Sustainability Appraisal as the least constrained of all other options to accommodate the required growth in the village. It is of a suitable scale to allow flexibility in layout and could potentially accommodate different forms of development. This is considered to facilitate a development which contributes successfully to the Conservation Area and the site's surroundings.</p> <p>12.10.1.8 The site has come forward and benefits from planning permission for 16 dwellings(16/01634/OM & 18/02038/RMM).</p> | Re-order of paragraphs to clarify justification section in response to inspectors' initial questions part 2: Question 19. |

| MM | Page (Reg 19) | Section ref | Para/ Policy/ Figure/ Table No. | Proposed Main Modification | Reason |
|---|---------------|-------------|---------------------------------|---|---|
| MM | 373 | 12 | After 12.10.1.8 | <p>Site G43.1 Land south of Walcup's Lane</p>  | Modification required in relation to updated Policies Map – removal of inset map and replacement with individual site allocation maps |
| GRIMSTON/POTT ROW WITH GAYTON | | | | | |
| MM | 374 | 12 | 12.11.5 | 12.11.5 Gayton, Grimston, and Pott Row are designated a joint Key Rural Service Centre. Accordingly the SADMP (2016) made the Local Plan makes two allocations for at least 46 new homes | Reference to SADMP allocations removed in response to Inspectors Initial Questions Part 1 Question 1 |
| MM | 376 | 12 | Map |  | Modification required in relation to updated Policies Map – removal of inset map and replacement with individual site allocation maps |
| G41.1 GAYTON LAND NORTH OF BACK STREET | | | | | |
| MM | 377 | 12 | Policy G41.1 criterion 5 | 5.Provision of affordable housing in line with the current standards. Policy LP28. | To clarify affordable housing to be provided in accordance with LP28. |

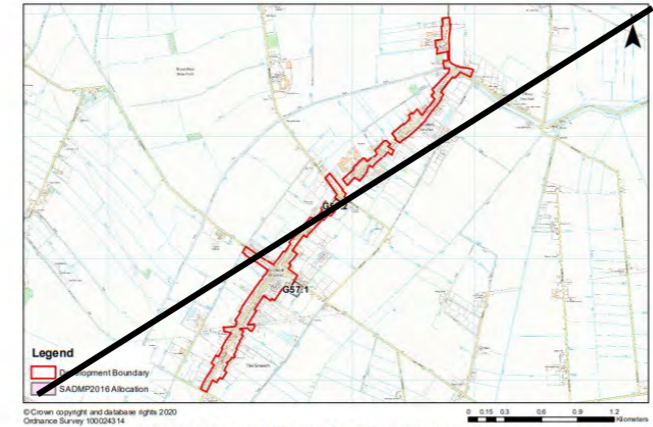
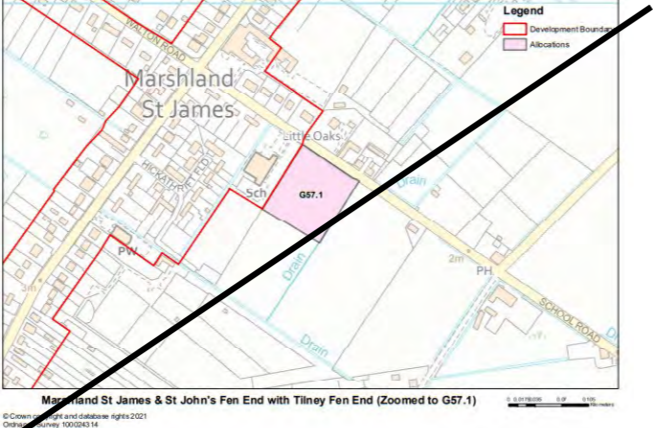
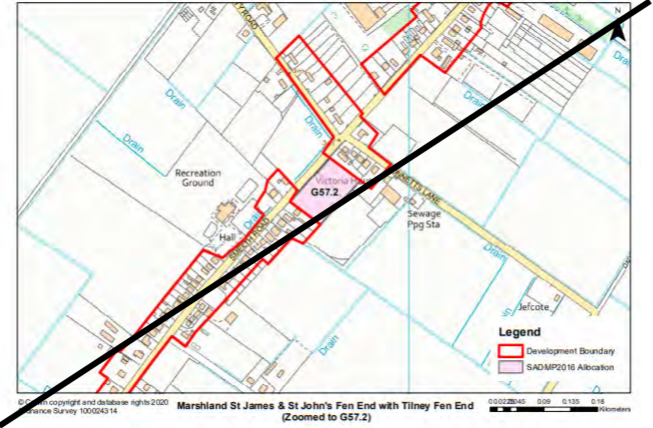
| MM | Page (Reg 19) | Section ref | Para/ Policy/ Figure/ Table No. | Proposed Main Modification | Reason |
|----|---------------|-------------|---------------------------------|---|---|
| MM | 377 | 12 | 12.11.1.1-12.11.1.5 | <p>Move 12.11.1.1-12.11.1.5 to precede Policy G41.1 as follows:</p> <p>Introduction 12.11.1.1 The allocated site is situated in the south of Gayton, in a built-up part of the village. Its south, east and western boundaries about the proposed development boundary. The site comprises of undeveloped Grade 3 (moderate quality) agricultural land. The land is flat with no landscape features of particular note.</p> <p>Site description and Justification 12.11.1.2 The site is well integrated with the village, with the surrounding area mostly consisting of existing housing. Views are limited to glimpses from adjacent roads and properties. There are few opportunities for long distance views from the wider landscape but in these views, development would be seen in the context of the existing built environment. The location of the site in a built-up area, at the rear of existing housing means that development would not be visually prominent in the landscape and the beauty of the surrounding countryside would remain unaffected by the proposed growth in the village. The site is considered capable of accommodating at least 23 units at a density consistent with the surrounding area, without detriment to the form and character of the locality.</p> 12.11.1.3 The central location of the site means that it is in close proximity and accessible to a number of services in the village. A public right of way runs along the eastern site boundary. The site is of a sufficient scale for development to take place without any substantial detriment to this public amenity. Also walking and cycling access to services particularly the school can be facilitated by connection to this public footpath. Safe site access is obtainable from Back Street as supported by Norfolk County Council as the local highway authority. 12.11.1.4 Anglian Water identifies that Grimston Water Recycling Centre (WRC) which also serves Gayton, needs additional capacity for the planned growth in Grimston and Gayton. A clause is included above to ensure that prior to the development taking place the developer, together with Anglian Water, agree a suitable scheme to accommodate the planned growth. 12.11.1.5 The site has come forward and benefits from outline planning permission for 40 new homes (15/01888/OM). A reserved matters application in line with this has been submitted and is currently being considered (19/00694/RMM) | Re-order of paragraphs to clarify justification section in response to inspectors' initial questions part 2: Question 19. |
| MM | 378 | 12 | After 12.11.1.5 | <p>Site G41.1 Land north of Back Street</p>  | Modification required in relation to updated Policies Map – removal of inset map and replacement with individual site allocation maps |
| MM | 380 | 12 | Map |  | Modification required in relation to updated Policies Map – removal of inset map and replacement with individual site allocation maps |

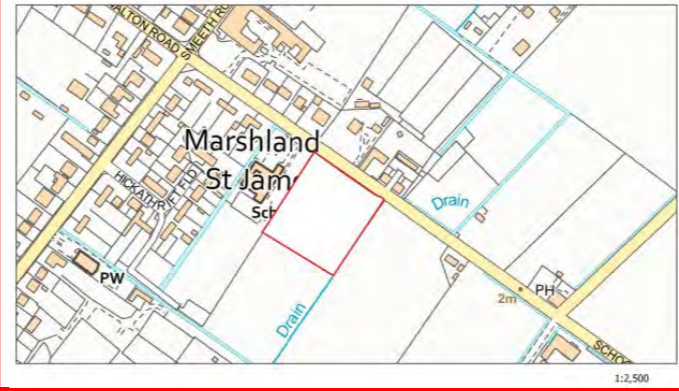
| MM | Page (Reg 19) | Section ref | Para/ Policy/ Figure/ Table No. | Proposed Main Modification | Reason |
|--|---------------|-------------|---------------------------------|--|---|
| G41.2 GRIMSTON AND POTT ROW LAND ADJACENT STAVE FAARM, WEST OF ASHWICKEN ROAD | | | | | |
| MM | 381 | 12 | Policy G41.2 criterion 6 | 6.Provision of affordable housing in line with the current standards. Policy LP28. | To clarify affordable housing to be provided in accordance with LP28. |
| MM | 381-382 | 12 | 12.11.2.1-12.11.2.8 | <p>Move 12.11.2.1-12.11.2.8 to precede Policy G41.2 as follows:</p> <p>Introduction</p> <p>12.11.2.1 The allocated site is situated south of Pott Row village along Ashwicken Road, adjacent the development boundary. The site comprises of Grade 4 (fairly poor) agricultural land and currently consists of two flat, open fields, split by hedgerows, with other trees and vegetation along the borders.</p> <p>Site description and Justification</p> <p>12.11.2.2 The surrounding area comprises of residential (mainly frontage) development to the north, south and east with the western boundary of the site leading into undeveloped countryside. Views are limited to near distance from adjacent roads and properties. Development on the site would be screened in terms of wider views by existing hedgerows. The location of the site within a built-up area means that the site is viewed in large measure against the backdrop of the existing settlement and that allocation would not encroach into surrounding countryside but would simply close up the gap between the existing developments. The Borough Council considers that development on the site is unlikely to have any significant detrimental visual impacts on the landscape.</p> <p>12.11.2.3The site is well located and lies adjacent the road which links the village of Pott Row with Grimston and surrounding towns and villages. It was the highest scoring of all sites under consideration in terms of proximity to services. Its closeness to village services enhances the propensity for residents to walk and cycle. Norfolk County Council as the local highway authority consider that the site well located and appropriate for development but this is subject to the delivery of a safe access.</p> <p>12.11.2.4 A pumping station is located within 15 metres of parts of the site and Anglian Water has also indicated that a water-mains and a sewer cross the site. These constraints are addressed in the policy above.</p> <p>12.11.2.5 The site is identified as a mineral safeguarded site for car stone, sand and silica but this is not likely to prevent development as the proposed scale of development is less than 1 hectare, however the developer is encouraged to explore the potential to extract the minerals and utilise them on site in the development.</p> <p>12.11.2.6 The size of the site is sufficiently large to help address any possible issues surrounding road frontage, access, loss of hedgerows, pumping station cordon sanitaire and sterilisation of part of the site by water main and sewer.</p> <p>12.11.2.7 Anglian Water identifies that Grimston Water Recycling Centre (WRC) which also serves Gayton, needs additional capacity for the planned growth in Grimston and Gayton. A clause is included above to ensure that prior to the development taking place the developer, together with Anglian Water, agree a suitable scheme to accommodate the planned growth.</p> <p>12.11.2.8 This site has come forward with a planning proposal and now benefits from outline planning permission (15/01786/OM) for 27 new homes. The first phase of this site has since come forward with a reserved matters application (17/02375/RMM) which has been granted for 12 dwellings. The majority of the new homes on this portion of the site have completed. The second phase has also come forward and now benefits from reserved matters for 15 dwellings (19/01680/RMM).</p> | Re-order of paragraphs to clarify justification section in response to inspectors' initial questions part 2: Question 19. |

| MM | Page (Reg 19) | Section ref | Para/ Policy/ Figure/ Table No. | Proposed Main Modification | Reason |
|---|---------------|-------------|---------------------------------|---|--|
| MM | 382 | 12 | After 12.11.2.8 | <p>Site G41.2 Land adjacent Stave Farm, west of Ashwicken Road</p>  | Modification required in relation to updated Policies Map – removal of inset map and replacement with individual site allocation maps |
| HEACHAM | | | | | |
| MM | 383 | 12 | 12.12.3 | 12.12.3 Heacham has one of the largest parish population sizes of all designated Key Rural Service Centres, second only to the combined parish population of Upwell and Outwell. Heacham benefits from a high proportion of services and facilities, and therefore is considered to be a sustainable location to accommodate new residents. However, additions and upgrades to infrastructure will be required to serve an expanded population. Accordingly, the SADMP (2016) made this Plan makes two allocations for at least 66 new homes | Reference to SADMP allocations removed in response to Inspectors Initial Questions Part 1 Question 1 |
| MM | 384 | 12 | Map |  | Modification required in relation to updated Policies Map – removal of inset map and associated wording where no allocation. Modification required in relation to updated Policies Map – removal of inset map and replacement with individual site allocation maps |
| G47.1 HEACHAM LAND OFF CHENEY HILL | | | | | |
| MM | 386 | 12 | Policy G47.1 criterion 8 | 8.Provision of affordable housing in line with the current standards Policy LP28. | To clarify affordable housing to be provided in accordance with LP28. |

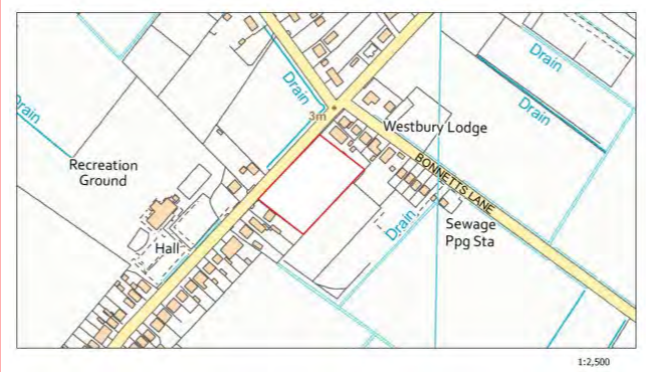
| MM | Page (Reg 19) | Section ref | Para/ Policy/ Figure/ Table No. | Proposed Main Modification | Reason |
|---|---------------|-------------|---------------------------------|--|---|
| MM | 386-387 | 12 | 12.12.1.1-12.12.1.7 | <p>Move 12.12.1.1-12.12.1.7 to precede Policy G47.1 as follows:</p> <p>Introduction</p> <p>12.12.1.1 The allocated site offers the greatest potential to integrate new housing with existing development as the site is surrounded on three sides by existing development. The site is located close to the village centre and local services, which enables new residents to easily access village facilities by walking or cycling. There are several potential access points to the surrounding road network, which provides the opportunity to improve the connectivity of the surrounding area. Norfolk County Council Highways Authority have indicated that this area of land is favourable for development in terms of access.</p> <p>Site description and Justification</p> <p>12.12.1.2 The site is currently used as arable agricultural land (grade 3) and is split into four fields divided by drainage ditches and some hedgerow in places. Other than the hedgerow and a few trees there are no other significant landscape features on the site. Whilst development would result in the loss of productive agricultural land, it is not possible to provide this level of housing on previously developed land in Heacham and development in this location would not encroach on the wider countryside.</p> <p>12.12.1.3 The SADMP's Habitats Regulations Assessment Report identified the need for measures, as included in the policy, to ensure no adverse impact on the nearby designated nature conservation areas through exacerbation of existing adverse recreational impacts.</p> <p>12.12.1.4 The Surface Water Network has been identified as being at capacity meaning a Sustainable Drainage System (SUDS) would be sought to serve the new development.</p> <p>12.12.1.5 The potential impact on the wider countryside to the east of Heacham is somewhat limited due to the site being screened by existing industrial/agricultural buildings to the east of the site surrounding School Road. A further network of fields separates the site from the Area of Outstanding Natural Beauty, and the Norfolk Coast Partnership and Natural England have expressed a preference for development at this location above alternative options.</p> <p>12.12.1.6 Notwithstanding this, the design of the development should have regard to the potential visual impact on the wider countryside and to existing residents in the surrounding area.</p> <p>12.12.1.7 The site has come forward with a planning proposal and now benefits from outline planning permission (15/00352/OM & 16/01385/OM) for a combined total of 133 new homes. Approximately half the site has come forward with a reserved matters proposal detailing 69 dwellings (18/00226/RMM), which is currently being considered</p> | Re-order of paragraphs to clarify justification section in response to inspectors' initial questions part 2: Question 19. |
| MM | 387 | 12 | After 12.12.1.7 | <p>Site G47.1 Land off Cheney Hill</p>  | Modification required in relation to updated Policies Map – removal of inset map and replacement with individual site allocation maps |
| G47.2 HEACHAM LAND TO THE SOUTH OF ST MARY'S CLOSE | | | | | |

| MM | Page (Reg 19) | Section ref | Para/ Policy/ Figure/ Table No. | Proposed Main Modification | Reason |
|--|---------------|-------------|---------------------------------|---|----------------|
| MM | 387 | 12.12.2 | 12.12.2 to 12.12.2.7 | <p>12.12.2 G47.2 Heacham – Land to the south of St. Mary's Close Policy Site Allocation</p> <p>Policy G47.2 Heacham – Land to the south of St. Mary's Close</p> <p>Land amounting to 1.3 hectares, as shown on the Policies Map, is allocated for residential development of at least 6 dwellings.</p> <p>Development will be subject to compliance with all of the following:</p> <ol style="list-style-type: none"> 1. Establish a safe vehicular and pedestrian access point from St. Mary's Close; 2. Submission of a Tree Survey to establish the significance of the trees on site and identify trees which must be retained; 3. Submission of an Ecological Study that establishes that either there would be no negative impact on flora and fauna. Or, if any negative impacts are identified, establishes that these [negative impacts] could be suitably mitigated; 4. Submission of an archaeological assessment; 5. The design of development, and in particular its massing and materials, shall have regard to its potential impact on the setting of Heacham Conservation Area and the Area of Outstanding Natural Beauty. Established trees and vegetation should be retained on the south west boundary of the site to provide natural screening from Heacham Conservation Area. The hedgerow should be retained on the eastern boundary of the site to provide natural screening from the Area of Outstanding Natural Beauty; 6. Enhanced informal recreational provision on, or in the vicinity of the allocated site to limit the likelihood of additional recreational pressure (particularly in relation to exercising dogs) on Habitats Regulations protected nature conservation sites in the wider area. This could be in the form of a contribution to greenspace provision or management in the wider area within which the site is located, or provision may consist of some combination of informal recreational open space (over and above the Council's normal standards for play space) and/or pedestrian routes which help provide a variety of terrain, routes and links to greenspace and/or the wider footpath network; 7. Submission of details showing how sustainable drainage measures will integrate with the design of the development and how the drainage system will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission; 8. Provision of a financial contribution towards affordable housing commensurate with the current standards. <p>Site Description and Justification</p> <p>12.12.2.1 The site lies to the south of St Mary's Close, which is a small cul-de-sac of large detached properties. The site currently comprises a private landscaped garden with some established trees within the site. The site provides the opportunity to create a low density development of detached properties which take advantage of the setting of the site. The site is well integrated with existing development to the north and new development would not encroach on the wider countryside. Views of the site are limited to the near distance from adjacent roads/ footpaths and properties. The site is well connected to the more historic part of Heacham within close proximity of the A149 strategic road link and within walking distance of bus stops connected to the village centre and on the A149.</p> <p>12.12.2.2 There is a Historic Environment Record for the vicinity of a post medieval system of drainage ditches acting as water meadows along the Heacham River valley, which is identified through earthworks and cropmarks. An archaeological assessment is therefore required, and discussion of this with Norfolk Historic Environment Service is recommended.</p> <p>12.12.2.3 The Surface Water Network has been identified as being at capacity meaning a Sustainable Drainage System (SUDS) would be sought to serve new development.</p> <p>12.12.2.4 The west and south west boundary of the site abuts Heacham Conservation Area and is close to Historic Park and Gardens. A line of trees and shrubs provides a natural visual screen from the Conservation Area to the site and the policy contains a clause to retain this vegetation. The site does contain further areas of dense vegetation and established trees in addition to a pond to the south. The policy requires an ecological survey to be undertaken to establish the significance of flora and fauna on the site. Where possible, the Council will seek to retain established vegetation but will need to consider detailed design and layout configurations at the planning application stage.</p> <p>12.12.2.5 To the east of the site lies the Area of Outstanding Natural Beauty (AONB). The site is currently well screened from the AONB by established trees and hedgerow which bound the east of the A149 road. An immature hedgerow, bank and fence exists on the eastern boundary of the site and these should be retained and enhanced to provide further screening from the site.</p> <p>12.12.2.6 A proportion of affordable housing would normally be expected to be included in the development, however in this particular case in view of the nature of the site and the anticipated character of the development an equivalent contribution to affordable housing elsewhere will be acceptable.</p> <p>12.12.2.7 This site has come forward with a planning proposal and now benefits from outline planning permission (16/00245/O) for 8 new homes. This has been progressed by a series of reserved matters permissions (17/00251/RM, 17/01114/RM, 18/01458/RM & 19/01005/RM). The first four homes have been completed.</p> | Site completed |
| MARSHLAND ST JAMES/ST JOHN'S FEN END WITH TILNEY FEN END | | | | | |

| MM | Page (Reg 19) | Section ref | Para/ Policy/ Figure/ Table No. | Proposed Main Modification | Reason |
|---|---------------|-------------|---------------------------------|--|---|
| MM | 390 | 12 | 12.13.3 | 12.13.3 The is Plan SADMP (2016) marks two residential housing allocations for at least 25 new dwellings. The Local Plan review carries these forwards. | Removal of reference to the SADMP as per inspector's question Part Two: question 1. |
| MM | 391 | 12 | Map |  | Modification required in relation to updated Policies Map – removal of inset map and replacement with individual site allocation maps |
| MM | 392 | 12 | Map |  | Modification required in relation to updated Policies Map – removal of inset map and replacement with individual site allocation maps |
| MM | 393 | 12 | Map |  | Modification required in relation to updated Policies Map – removal of inset map and replacement with individual site allocation maps |
| G57.1 MARSHLAND ST JAMES LAND ADJACENT TO MARSHLAND SAINT JAMES PRIMARY SCHOOL | | | | | |
| MM | 394 | 12 | Policy G57.1 criterion 4 | 4.Provision of affordable housing in line with the current standards <u>Policy LP28</u> . | To clarify affordable housing to be provided in accordance with LP28. |

| MM | Page (Reg 19) | Section ref | Para/ Policy/ Figure/ Table No. | Proposed Main Modification | Reason |
|---|---------------|-------------|---------------------------------|--|---|
| MM | 395 | 12 | 12.13.1.1-12.13.1.8 | <p>Move 12.13.1.1-12.13.1.8 to precede Policy G47.1 as follows:</p> <p>Introduction 12.13.1.1 The allocated site is situated towards the south of the settlement, adjacent to the local primary school. The development boundary immediately abuts the sites north west boundary. The Borough Council considers the site is suitable to accommodate at least 15 residential units at a density consistent with that of the surrounding area.</p> <p>Site description and Justification 12.13.1.2 The site scored highly in terms of sustainability particularly in relation to its proximity to services as it is located next to the primary school, therefore helping minimise the need for new residents to use cars in the settlement. 12.13.1.3 The site is currently classed as high-quality agricultural land (grade 2), bound to the north by hedgerows. Whilst development would result in the loss of undeveloped land, this applies to all potential development options located outside the village boundary. Whilst development at this site would not create a linear frontage as seen along Smeeth Road, it would be in keeping with the immediate form and surrounding landscape in the settlement, as an estate style development is seen on the opposite side of the school at Hickathrift Field. 12.13.1.4 Norfolk County Council as the local highway authority has no objection to this site been allocated providing safe access can be achieved and improvement to pavements to link the site to the services. 12.13.1.5 The site lies within Flood Zone 3 (high risk of flooding) as identified by the Borough Council's Strategic Flood Risk Assessment. None of the available sites in the settlement is at a lower risk of flooding as the whole of the settlement is in Flood Zone 3. Therefore, the sequential test set by the National Planning Policy is met. A site-specific flood risk assessment is required by the policy. developed. This site could only be granted permission if such an assessment demonstrates that housing development on this site would be safe, and it can be shown that this can be achieved in a way compatible with the site's surroundings. It will be for the site owner or prospective developer to provide such an assessment. The detailed requirements for this are set out in LP25: sites in areas of flood risk (see earlier in this document). 12.13.1.6 The Surface Water Network has been identified as being at capacity meaning a sustainable drainage system (SUDS) would be sought to serve new development. 12.13.1.7 The majority of the views into the site are limited to near distance from adjacent roads, properties and school. There are few opportunities for long distance views due to the site being located within a developed area. The site is completely screened by housing on the north-west boundary; the remainder of the site abuts open countryside. In the limited views that are available the site is seen in the context of the existing settlement. 12.13.1.8 The site has come forward and benefits from both outline planning permission(15/01826/OM) and reversed matters (17/00866/RMM / 18/00242/RMM) for 17 dwellings.</p> | Re-order of paragraphs to clarify justification section in response to inspectors' initial questions part 2: Question 19. |
| MM | 395 | 12 | After 12.13.1.8 | <p>Site G57.1 Land adjacent to Marshland Saint James Primary School</p>  | Modification required in relation to updated Policies Map – removal of inset map and replacement with individual site allocation maps |
| G57.2 MARSHLAND ST JAMES LAND ADJACENT 145 SMEETH ROAD | | | | | |
| MM | 396 | 12 | Policy G57.2 criterion 3 | 3.Provision of affordable housing in line with the current standards. Policy LP28. Policy LP28. | To clarify affordable housing to be provided in accordance with LP28. |

| MM | Page (Reg 19) | Section ref | Para/ Policy/ Figure/ Table No. | Proposed Main Modification | Reason |
|----|---------------|-------------|---------------------------------|---|--|
| MM | 397 | 12. | 12.13.2.1-12.13.2.8 | <p>Move 12.13.2.1-12.13.2.8 to precede Policy G57.2 as follows:</p> <p>Introduction 12.13.2.1 The allocated site (submitted site Ref. No. 755) is situated towards the centre of the settlement, south of the Smeeth Road and Bonnets Lane junction. The development boundary immediately abuts the site's north east and south west boundaries. The Borough Council considers the site is suitable to accommodate at least 10 residential units at a density consistent with that of the surrounding area.</p> <p>Site description and Justification 12.13.2.2 The site scored highly in terms of sustainability particularly in relation to its proximity to services as it is located near to the village playing field and village hall. The school is within walking distance and an existing footpath runs along the site's frontage, therefore minimising the need for new residents to use cars in the settlement. 12.13.2.3 The site is currently classed as high quality agricultural land (grade 2). Whilst development would result in the loss of undeveloped land, this applies to all potential development options located outside the village boundary. Development at this site would create a linear frontage in keeping with the form and surrounding landscape in the settlement, as seen along Smeeth Road. The site is supported by Marshland Saint James Parish Council. 12.13.2.4 Norfolk County Council as the local highway authority has no objection to this site being allocated as it is well related for local services and suitable for low scale frontage development. 12.13.2.5 The site lies within Flood Zone 3 (high risk of flooding) identified by the Borough's Strategic Flood Risk Assessment. None of the available sites in the settlement is at a lower risk of flooding as the whole of the settlement is in Flood Zone 3. Therefore, the sequential test set by the National Planning Policy is met. A site-specific flood risk assessment has not yet been carried out. This would be required before this site could pass the exceptions test set by the National Planning Policy Framework and be developed. This site could only be granted permission if such an assessment demonstrates that housing development on this site would be safe, and it can be shown that this can be achieved in a way compatible with the site's surroundings. It will be for the site owner or prospective developer to provide such an assessment. The detailed requirements for this are set out in LP25: sites in areas of flood risk (see earlier in this document). 12.13.2.6 The majority of the views into the site are limited to near distance from adjacent roads and properties. There are few opportunities for long distance views due to the site being located within a developed area. The site is completely screened by housing on the north-east and south-west boundaries; the remainder of the site abuts open countryside. In the limited views that are available the site is seen in the context of the existing settlement. 12.13.2.7 The Surface Water Network has been identified as being at capacity meaning a sustainable drainage system (SUDS) would be sought to serve new development. 12.13.2.8 The site has come forward and benefits from outline planning permission for 6 dwellings (17/01675/O) and reserved matters (18/00837/RM) for 2 of these dwellings. These permissions do not cover the entire site and the remaining area of the site is still available.</p> | Re-order of paragraphs to clarify justification section in response to inspectors' initial questions part 2: Question 19. |
| MM | 395 | 12 | G57.2 1. | <p>1. Submission of a Flood Risk Assessment (FRA) in accordance with LP25 that should address all forms of flood risk (coastal inundation, fluvial, pluvial and groundwater). The FRA should explain how surface water drainage will be managed. The FRA must demonstrate how the development would provide wider sustainability benefits to the community that outweigh the risk associated with flooding and that the development would be safe for its lifetime without increasing flood risk elsewhere and, where possible, would reduce flood risk overall. The FRA should also suggest appropriate mitigation (flood resiliency measures);</p> | need to cross reference LP25 for proposed development sites where site specific flood risk assessments are specifically required |

| MM | Page (Reg 19) | Section ref | Para/ Policy/ Figure/ Table No. | Proposed Main Modification | Reason |
|-------------------------|------------------|-------------|------------------------------------|--|---|
| MM | 397 | 12 | After 12.13.2.8 | <p data-bbox="943 184 1546 216">Site G57.2 Land adjacent 145 Smeeth Road</p>  | Modification required in relation to updated Policies Map – removal of inset map and replacement with individual site allocation maps |
| METHWOLD with Northwold | | | | | |

MM

398 to 400

12.14

12.14.4 and map

12.14 Methwold with Northwold

Key Rural Service Centre Description

12.14.1 Methwold and Northwold are situated to the south of the Borough. The villages are approximately 9 and 10 miles respectively south west of Downham Market. Methwold is a large village and has open views towards the Fens in the west, whilst bordering the Brecks in the south east. The village has contrasting character; an imposing village centre with an almost urban character which is dominated by St. George's Church; the more peaceful, rural, setting of the outskirts of the village, in which farm buildings dominate; and an area of pronounced "industrial" character in the east of the village. The quality of the streetscape, in terms of the design of village spaces and the buildings which define them is outstanding and often enhanced by interesting detailing such as stone walling and well matured, landscape settings.

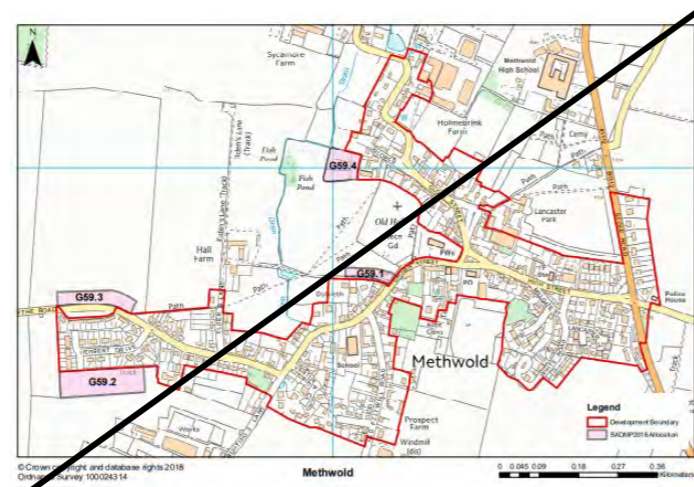
12.14.2 Northwold has a peaceful rural setting with many quality architectural features. The village is essentially linear village along an east-west axis.

12.14.3 The Parish of Methwold has a population of 1,502, and the Parish of Northwold 1,085(54). Collectively, these villages are in proximity to a range of village services which include a GP surgery, schools, bus route, Post Office, pub, filling station and other employment and retail uses. Both settlements have designated listed buildings which are spread through the Conservation Areas centred in Methwold and Northwold.

12.14.4 Methwold and Northwold collectively form a Key Rural Service Centre and are considered to have a good range of services and facilities which serve the existing community. Accordingly, the SAMP (2016) made four allocations for a combined total of at least 60 new homes. The Local Plan review carries these forwards.

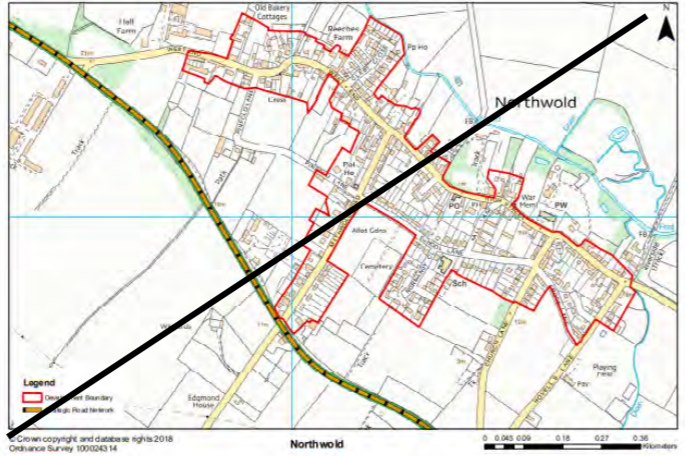
Methwold & Northwold Neighbourhood Plans

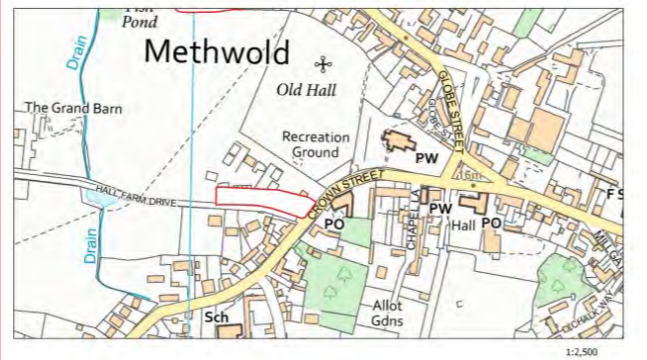
12.14.5 Both Methwold and Northwold Parish Councils and the local communities are exploring the potential for preparing neighbourhood plans for their respective areas. Should either progress, this would be supported by the Borough Council.

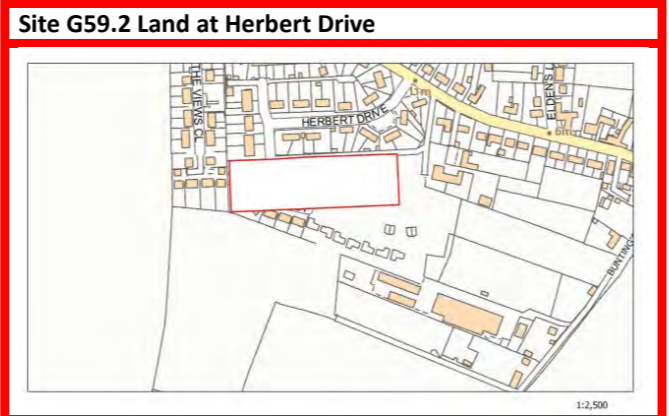


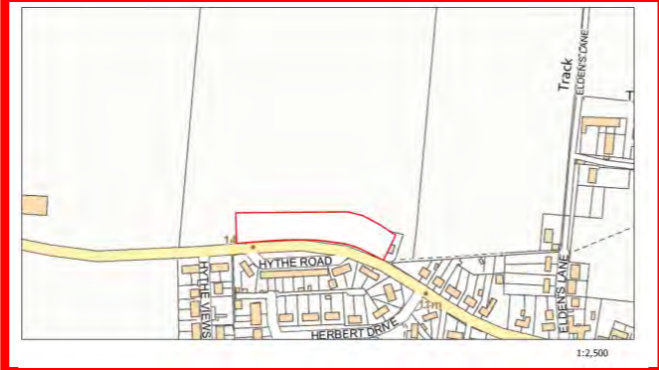
Modification required in relation to updated Policies Map – removal of inset map and associated wording where no allocation.

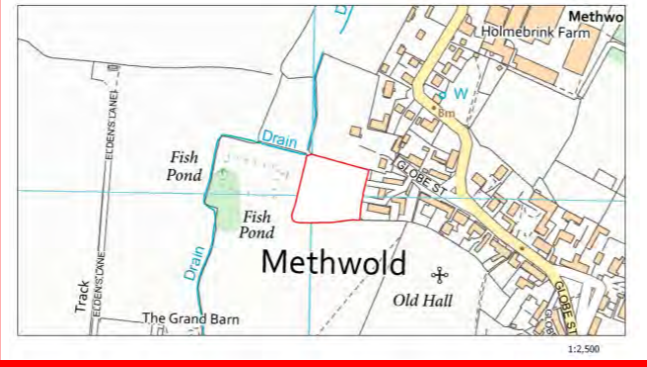
Reference to SADMP allocations removed in response to Inspectors Initial Questions Part 1 Question 1

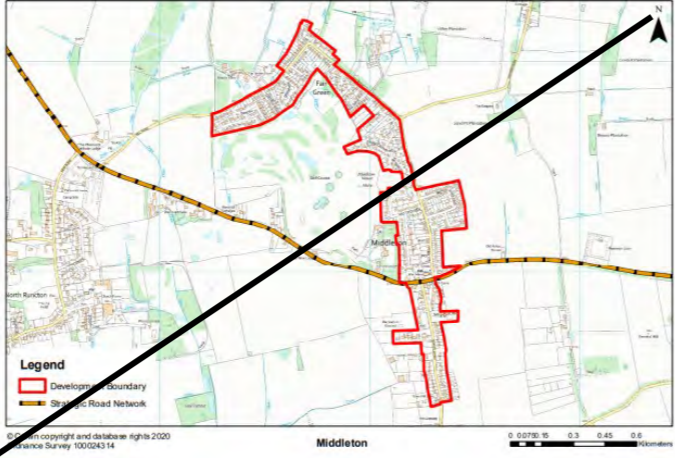
| MM | Page (Reg 19) | Section ref | Para/ Policy/ Figure/ Table No. | Proposed Main Modification | Reason |
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| | | | |  | |
| G59.1 METHWOLD LAND AT CROWN STREET | | | | | |
| MM | 401 | 12 | Policy G59.1 criterion 8 | 8.Provision of affordable housing in line with the current standards. Policy LP28. Policy LP28. | To clarify affordable housing to be provided in accordance with LP28. |
| MM | 401 | 12. | 12.14.1.1 - 12.14.1.7 | Move paragraphs 12.14.1.1 - 12.14.1.7 to precede Policy G59.1 | Re-order of paragraphs to clarify justification section in response to inspectors initial questions part 2: Question 19 |
| MM | 401 | 12 | 12.14.1.1 - 12.14.1.7 | <p>Site Description and Justification Introduction</p> <p>12.14.1.1 The allocated site is located in the heart of the village, southeast of the village recreation ground and church and in close proximity to the majority of the village services to address the daily needs of the residents. The Borough Council considers the site is capable of achieving at least 5 dwellings in the settlement at a density consistent with that of the surrounding area.</p> <p>Justification</p> <p>12.14.1.2 The site scored highly in terms of sustainability, being ideally located close to the school and near the Post Office. The allocated site lies with the Conservation Area and abuts a public right of way and is bounded by trees which provide a natural screening to the site. Where possible, these important landscape features should be retained and incorporated into the design of the development. Although this is a sensitive location, the Council considers that with a high standard of design and layout, development could conserve and enhance the Conservation Area. The majority of views into the site are from Crown Street and adjacent properties. There are extensive views from Crown Street through the site to the open countryside. The site area selected enabled this view to be maintained. There are opportunities for long distance views looking back at the site from the footpath network in the countryside, but the site is seen in the context of the existing settlement.</p> <p>12.14.1.3 There is only one suitable access point to the site and that is from Crown Street. The site is Norfolk County Council Highways preferred location for growth providing safe access can be achieved.</p> <p>12.14.1.4 The Historic Environment Service have indicated that the site is a find spot for late Saxon, medieval and post-medieval finds. Development on this site should take into account the findings of the required archaeological field evaluation.</p> <p>12.14.1.5 Submission of details showing how sustainable drainage measures will integrate with the design of the development and how the drainage system will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission;</p> <p>12.14.1.6 An odour assessment must be carried out to the satisfaction of Anglian Water to ensure any amenity issues relating to odour for new residents are avoided.</p> <p>12.14.1.7 The site came forward during 2015 prior to the formal adoption of the SADMP(2016) during a period when the Borough Council experienced difficulties in demonstrating a healthy five year housing land supply position. Full planning permission was gained for a wider sites area for 30 new homes (15/01683/FM). The site was subsequently sold, and further permission granted (19/00144/F) to amend the approved plans, the development has since commenced.</p> | Re-order of paragraphs to clarify justification section in response to inspectors initial questions part 2: Question 19 |

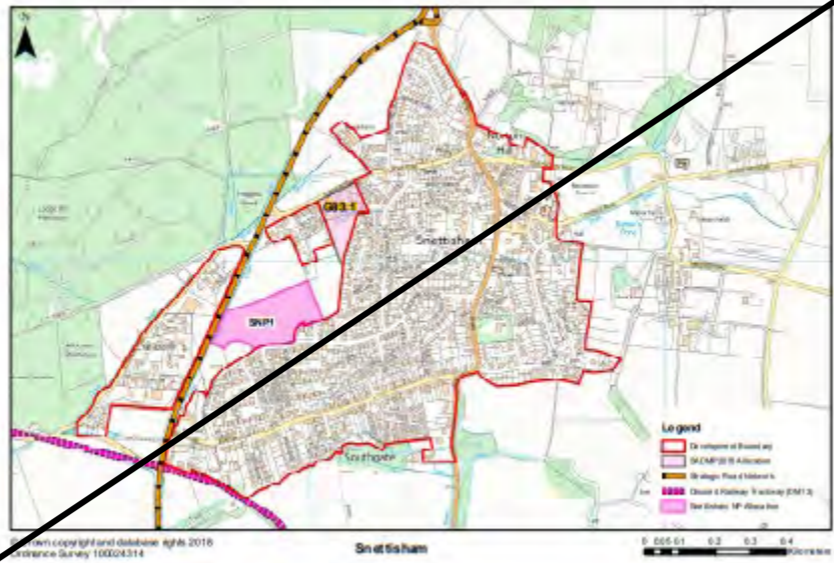
| MM | Page (Reg 19) | Section ref | Para/ Policy/ Figure/ Table No. | Proposed Main Modification | Reason |
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| MM | 402 | 12 | After 12.14.1.7 | <p>Site G59.1 Land at Crown Street</p>  | Modification required in relation to updated Policies Map – removal of inset map and replacement with individual site allocation maps |
| G59.2 METHWOLD LAND AT HERBERT DRIVE | | | | | |
| MM | 402 | 12. | 12.14.2.1-12.14.2.7 | Move paragraphs 12.14.2.1-12.14.2.7 to precede Policy G59.2 | Re-order of paragraphs to clarify justification section in response to inspectors initial questions part 2: Question 19 |
| am | 402 | 12 | 12.14.2.1-12.14.2.7 | <p>Site Description and Justification</p> <p>Introduction</p> <p>12.14.2.1 The site is located relatively close to the school, and the site is of a distance from the Conservation Area to suggest that development would not impact to a significant degree on this Heritage Asset. This is reflected in the positive scoring in the sustainability appraisal for these factors.</p> <p>Justification</p> <p>12.14.2.2 The Borough Council considers the site is capable of accommodating at least 25 residential units. The development would form an extension off Herbert Drive and would be of a density which is considered appropriate given the proximity of the site to the centre of settlement and the surrounding area.</p> <p>12.14.2.3 The site is currently greenfield agricultural land (Grade 2), however the Council considers due to the size and location of the development it is appropriate to develop on this high-quality land. The only suitable place where access could be achieved is from Herbert Drive, this is supported by the local highway authority.</p> <p>12.14.2.4 Sand and gravel deposits have been identified in this part of the village but Norfolk County Council, as mineral planning authority, has indicated this would not prevent small scale development. However, Norfolk County Council encourages developers to explore opportunities to extract sand and gravel from the development site for use in the construction phases of development.</p> <p>12.14.2.5 There are limited views in to the site with only glimpses available from Herbert Drive and Buntings Lane, which is a private road. The adjacent properties will be affected by development, but suitable boundary treatment and integration would reduce this. Any long distance views from the countryside are seen in the context of the existing settlement.</p> <p>12.14.2.6 The Surface Water Network has been identified as being at capacity meaning a sustainable drainage system (SUDS) would be sought to serve new development.</p> <p>12.14.2.7 This site has come forward with a planning proposal and now benefits from full planning permission for 44 new homes (15/02125/OM & 19/00029/RMM)</p> | Re-order of paragraphs to clarify justification section in response to inspectors initial questions part 2: Question 19 |

| MM | Page (Reg 19) | Section ref | Para/ Policy/ Figure/ Table No. | Proposed Main Modification | Reason |
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| MM | 402 | 12 | G59.2 | <p>Additional criteria with subsequent re-numbering of paragraphs</p> <p>Development will be subject to the following:</p> <ol style="list-style-type: none"> 1. Submission of an Environmental Statement that satisfies Norfolk County Council that the applicant has carried out investigations to identify whether the resource (sand and gravel) is viable for mineral extraction. If the mineral resource is viable, that the applicant has considered whether it could be extracted economically prior to development taking place. If the mineral resource can be extracted economically, whether (or not) there are opportunities to use the on-site resource during the construction phases of the development; 2. Submission of details showing how sustainable drainage measures will integrate with the design of the development and how the drainage system will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission; 3. Preparation of a project level HRA (appropriate assessment) focusing upon the potential impacts of development for stone curlew breeding sites and patterns in/ around the area, to demonstrate no significant adverse impacts upon these protected species; 3. Safe access being achieved onto Herbert Drive to the satisfaction of the local highway authority; 4, Provision of affordable housing in line with the current standards Policy LP28. | <p>Project level HRA required as possible implications as stone curlews breeding in this area are functionally linked to the SPA population</p> <p>To clarify affordable housing to be provided in accordance with LP28.</p> |
| MM | 404 | 12 | After 12.14.2.7 | <p>Site G59.2 Land at Herbert Drive</p>  | <p>Modification required in relation to updated Policies Map – removal of inset map and replacement with individual site allocation maps</p> |
| G59.3 METHWOLD LAND AT HYTHE ROAD | | | | | |
| MM | 405 | 12 | Policy G59.3 criterion 3 | 3.Provision of affordable housing in line with the current standards Policy LP28 . | To clarify affordable housing to be provided in accordance with LP28. |
| MM | 405-406 | 12 | 12.14.3.1-12.14.3.6 | Move 12.14.3.1-12.14.3.6 to precede Policy G59.3 | Re-order of paragraphs to clarify justification section in response to inspectors initial questions part 2: Question 19 |

| MM | Page (Reg 19) | Section ref | Para/ Policy/ Figure/ Table No. | Proposed Main Modification | Reason |
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| MM | 405-406 | 12 | 12.14.3.1-12.14.3.6 | <p>Site Description and Justification</p> <p>Introduction</p> <p>12.14.3.1 The allocated site is situated on the west approach to the settlement along Hythe Road. The development boundary immediately abuts the site's southern boundary. The Council considers that the site is capable of accommodating at least 10 residential units. The development density is considered appropriate given the proximity of the site to the centre of settlement and the density of the surrounding area.</p> <p>Justification</p> <p>12.14.3.2 The site is located relatively close to the school, and bus stop, making the site accessible. The site is of a distance from the Conservation Area to suggest that development would not impact to a significant degree on this Heritage Asset. This is reflected in the positive scoring in the sustainability appraisal for these factors.</p> <p>12.14.3.3 The land is currently in agricultural use (Grade 2), however there are no particularly important landscape features on the site and the Council considers due to the modest size of the site it is appropriate to develop on this high quality agricultural land. Development will form a minor extension to the south west of Methwold. Access would be achieved from Hythe Road, as supported by the Highways Authority.</p> <p>12.14.3.4 The majority of the views into the site are limited to near distance from Hythe Road and adjacent properties. There are opportunities for long distance views from the north, but they are seen in the context of the existing settlement.</p> <p>12.14.3.5 The Surface Water Network has been identified as being at capacity meaning a sustainable drainage system (SUDS) would be sought to serve new development.</p> <p>12.14.3.6 This site has come forward with a planning proposal (15/02122/OM &19/01261/FM) and now benefits from full planning permission for 12 new homes.</p> | Re-order of paragraphs to clarify justification section in response to inspectors initial questions part 2: Question 19 |
| MM | 406 | 12 | After 12.14.3.6 | <p>Site G59.3 Land at Hythe Road</p>  | Modification required in relation to updated Policies Map – removal of inset map and replacement with individual site allocation maps |
| G59.4 METHWOLD LAND OFF GLOBE STREET/ST GEORGE'S COURT | | | | | |
| MM | 406 | 12 | Policy G59.4 criterion 6 | 6.Provision of affordable housing in line with the current standards Policy LP28 . | To clarify affordable housing to be provided in accordance with LP28. |
| MM | 407 | 12 | 12.14.4.1-12.14.4.6 | Move 12.14.4.1-12.14.4.6 to precede Policy G59.4 | Re-order of paragraphs to clarify justification section in response to inspectors initial questions part 2: Question 19 |

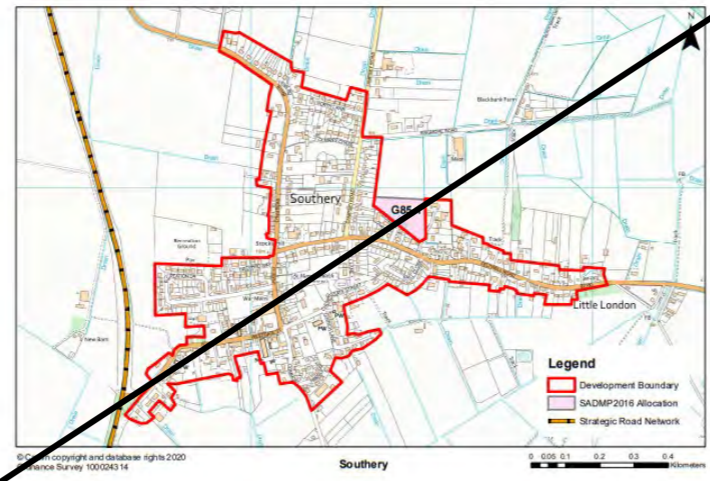
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| MM | 407 | 12 | 12.14.4.1-12.14.4.6 | <p>Site Description and Justification Introduction</p> <p>12.14.4.1 The allocated site is centrally located within the village, north west of the recreation ground and church. It is in close proximity to the majority of the village services. The Borough Council considers the site is capable of achieving at least 5 dwellings at a density consistent with that of the surrounding area.</p> <p>Justification</p> <p>12.14.4.2 The site scores highly in terms of sustainability, being located within close proximity of the school and Post Office. It lies within the Conservation Area and is bounded by trees which provide a natural screening to the site. Where possible, these should be retained and incorporated into the design of the development. Despite its sensitive location, the Council considers that with a high standard of design and layout, development could conserve and enhance the Conservation Area, as seen with existing residential dwellings that currently form St George's Court to the east.</p> <p>12.14.4.3 The majority of views into the site are from the village recreation ground and adjacent properties. There are also medium distance views available from Crown Street. There are opportunities for long distance views looking back at the site from the footpath network in the countryside, but the site is seen in the context of the existing settlement and in particular the St George's Court development.</p> <p>12.14.4.4 The Historic Environment Service (HES) have indicated that the site is immediately adjacent to an earthwork site thought to represent a medieval moat or fishpond and a series of tofts, indicative of medieval settlement. In addition, a possible medieval castle or hall is recorded as being located to the south east of the site. Consequently, there is potential that significant heritage assets with archaeological interest (buried archaeological remains) may be present at the site. They recommend any development on this site takes into account the findings of an archaeological field evaluation.</p> <p>12.14.4.5 Access would be achieved to the site from Globe Street via the St George's Court development. Norfolk County Council as the local highway authority consider this as acceptable.</p> <p>12.14.4.6 The following site constraints must be resolved prior to development. An odour assessment must be carried out to the satisfaction of Anglian Water to ensure any amenity issues relating to odour for new residents are overcome, as the north western edge of the village is within a cordon sanitaire for a sewage treatment works. The Surface Water Network has been identified as being at capacity meaning a sustainable drainage system (SUDS) would be sought to serve new development.</p> | Re-order of paragraphs to clarify justification section in response to inspectors initial questions part 2: Question 19 |
| MM | 407 | 12 | After 12.14.4.6 | <p>Site G59.4 Land off Globe Street/St George's Court</p>  | Modification required in relation to updated Policies Map – removal of inset map and replacement with individual site allocation maps |
| MIDDLETON | | | | | |

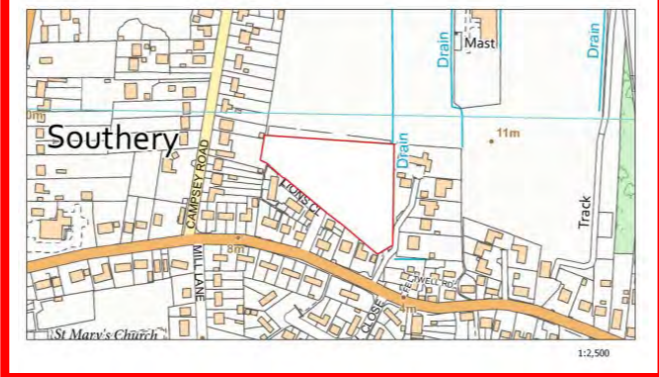
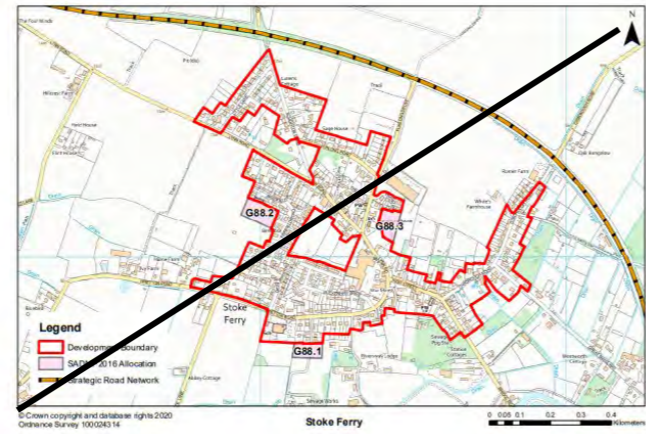
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| MM | 408 | 12.15 | 12.15 to 12.15.3 | <p>12.15 Middleton Key Rural Service Centre Description 12.15.1 Middleton is situated 3 miles southeast of King's Lynn on the A47. The busy traffic corridor of the A47 runs through the village dividing the settlement into two and disturbing its generally tranquil character. The village has a traditional focus around the Church and crossroads. The limits of the village are defined by an immediate transition to agricultural land. The streetscape is varied in character with the area around the village hall being high quality. 12.15.2 Middleton benefits from a range of services including a school, bus route, shop, village hall, post office, church and pub but employment opportunities in the village are limited. The Parish population of the settlement was recorded as 1450 in the 2011 Population Census (55) 12.15.3 Middleton is designated as a Key Rural Service Centre by the Local Plan review. The SADMP (2016) made an allocation for at least 15 dwellings. This was known as G60.1 – Land south of Walter Howes Crescent, Middleton. However, the landowner, through their agent, proposes no further action on the site and suggests it is removed from the Local Plan as they do not wish to develop the site. This is the approach taken by the Local Plan review.</p>  | Modification required in relation to updated Policies Map – removal of inset map and associated wording where no allocation. |


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| MM | 410 | 12 | 12.16 to 12.16.7 | <p>12.16 Snettisham Key Rural Service Centre Description 12.16.1 Snettisham is a village situated to the east of the A149 in the vale of the River Ingol. Snettisham is a relatively large village with a good range of services including shops, a GP clinic, a school, pubs and other small businesses. Snettisham parish has a population of 2,570(56). Frequent bus services run between King's Lynn and Hunstanton via Snettisham along the A149. To the west of the village is Snettisham Scalp, and The Wash which has numerous environmental designations for its importance for wildlife and habitats, as well as a RSPB bird reserve. 12.16.2 Part of the village is a Conservation Area which contains many traditional buildings of carstone and red brick covered with pantile roofs. Snettisham has a good range of facilities and is well connected to other larger villages and towns via the A149 coastal road. Like most settlements on the coastal fringe, the local infrastructure can become strained in the summer months due to the seasonal influx of tourists. 12.16.3 The SADMP (2016) made an allocation for at least 34 new homes, and the Local Plan review carries this forward. Snettisham Neighbourhood Plan and Review 12.16.4 The Borough Council supports those Town/Parish Councils and local communities who wish to prepare a Neighbourhood Plan for their Area. Snettisham Parish Council have prepared a Neighbourhood Plan for their Area, which corresponds with the Parish boundary. The Snettisham Neighbourhood Plan has been made and came into force 03/12/2018. The Neighbourhood Plan sits alongside the Local Plan and forms part of the Local Development Plan. These policies are used to in the planning determination process. 12.16.5 The Snettisham Neighbourhood Plan also makes an allocation (SNP1) at Poppyfields, this is shown on the Policies Map. The site has come forward with a planning proposal for 69 new dwellings (20/00226/OM) which currently being considered. 12.16.6 For further details please see the Snettisham Neighbourhood Plan, link below: https://www.west-norfolk.gov.uk/download/downloads/id/5313/snettisham_neighbourhood_plan_adopted.pdf 12.16.7 Snettisham Parish Council and local community have indicated a desire to undertake a review of their neighbourhood plan. This would be supported by the Borough Council.</p>  | Modification required in relation to updated Policies Map – removal of inset map and associated wording where no allocation. |

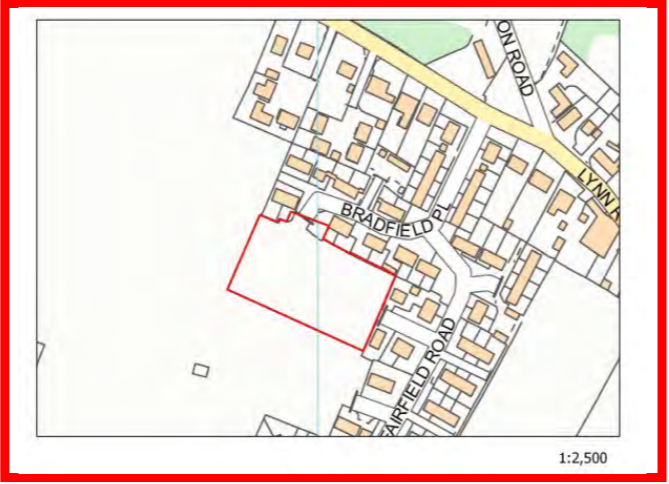
G83.1 SNETTISHAM LAND SOUTH OF COMMON ROAD AND BEHIND TEAL CLOSE

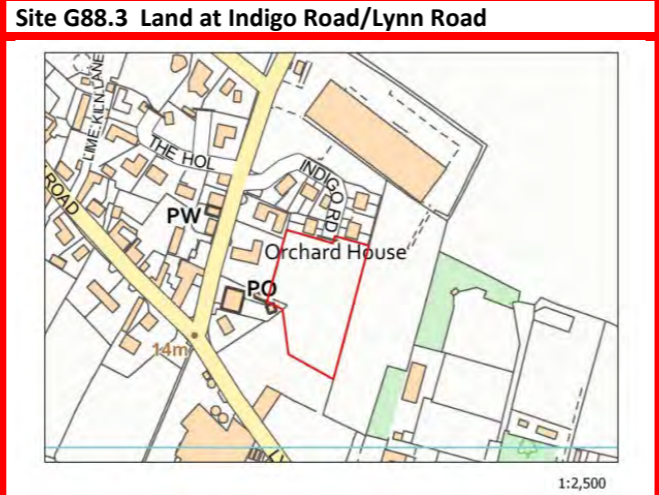
| MM | Page (Reg 19) | Section ref | Para/ Policy/ Figure/ Table No. | Proposed Main Modification | Reason |
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| MM | 412 | 12 | 12.16.1 to 12.16.1.7 Policy G83.1 | <p>12.16.1 G83.1 – Snettisham Land south of Common Road and behind Teal Close Policy Site Allocation Policy G83.1 – Land south of Common Road and behind Teal Close, Snettisham Land amounting to 1.5 hectares, as shown on the Policies Map, is allocated for residential development of at least 34 dwellings. Development will be subject to compliance with all of the following:</p> <ol style="list-style-type: none"> 1. Provision of safe vehicular and pedestrian access connecting the site to Common Road; 2. Submission of details of sustainable drainage measures and how they will integrate with the design of the development and how they will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission; 3. Provision of affordable housing in line with current standards; 4. Submission of a Heritage Asset Statement that establishes that there will be no negative impact on Heritage Assets in the locality, accompanied by an Archaeological Field Evaluation of the site; 5. Submission of details showing how the sewer crossing the site can be accommodated within the development (including any easements/diversions) to the satisfaction of Anglian Water; 6. Enhanced informal recreational provision on, or in the vicinity of the allocated site to limit the likelihood of additional recreational pressure (particularly in relation to exercising dogs) on Habitats Regulations protected nature conservation sites in the wider area. This provision may consist of some combination of informal open space (over and above the Council's normal standards for play space), pedestrian routes which provide a variety of terrain, routes and links to greenspace and/or the wider footpath network, a contribution to greenspace provision or management in the wider area within which the site is located. <p>Site Description and Justification</p> <p>12.16.1.1 The site is close to the villages' services and facilities and there is potential for safe walking/cycling access to the village centre from Common Road and Alma Road</p> <p>12.16.1.2 From the surrounding area the site is viewed against a semi-urban backdrop. The majority of views of the site are limited to the near distance from adjacent roads, properties and public rights of way. Medium and long distance views from the wider landscape are possible from across the field to the north. In these views the site is seen in the context of the existing village. The site is adjacent to the Area of Outstanding Natural Beauty (AONB) which abuts the north west boundary of the site opposite Common Road. It is not considered that development on the site would have an adverse impact on the AONB as it lies within existing development. Development of part of the site received support of a range of consultees, including the Parish Council, Norfolk County Council as the local highway authority, and Norfolk Coast (AONB) Partnership.</p> <p>12.16.1.3 The site is a greenfield site (agricultural grade 3/4) mainly used for pasture and grazing, with a hedgerow along the Common Road frontage. Whilst new housing would result in the loss of undeveloped land, there are no currently available opportunities to utilise previously developed land for new housing in Snettisham. Apart from the hedgerows there are no other landscape features of importance within the site boundary. There is a power line over part of the site which would be a design consideration.</p> <p>12.16.1.4 A number of Medieval and Post-Medieval archaeological finds have been identified immediately west, south and east of the site including drainage and boundary ditches and pits as well as evidence of a probable Roman track or road to the south of the site. Due to the potential for archaeological finds it is required that the site archaeology is further investigated prior to development.</p> <p>12.16.1.5 The Internal Drainage Board for King's Lynn state that there is a need for careful surface water drainage design to avoid increasing the risk of flooding on drains south of Snettisham meaning a Sustainable Drainage System (SUDS) would be sought to serve new development.</p> <p>12.16.1.6 The SADMP Habitats Assessment Report has identified a risk of indirect adverse effects on designated nature conservation sites from development in this location. In order to avoid any such effect particular measures, need to be delivered with development, as set out in the Policy</p> <p>12.16.1.7 This site has come forward in two parts. The first part gained from full planning permission (14/00944/FM) for 23 dwellings, and the is complete. The second part of the site currently benefits from planning permission (15/02006/OM & 19/00577/RM), this details 9 dwellings.</p> | Site completed |
| SOUTHERY | | | | | |
| MM | 414 | 12 | 12.17.2 | <p>12.17.2 Southery is designated as a Key Rural Service Centre by the Local Plan review and is considered to have an adequate range of services to serve the existing and wider rural community. The SADMP (2016) made Local Plan makes an allocation for at least 15 dwellings. The Local Plan review seeks to carry this forward.</p> | Reference to SADMP allocations removed in response to Inspectors Initial Questions Part 1 Question 1 |


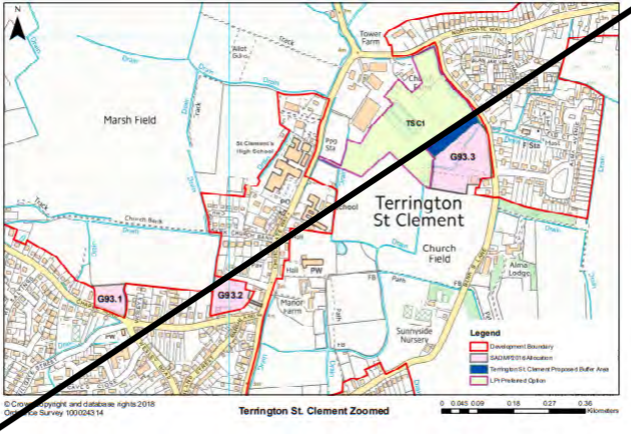
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| MM | 415 | 12 | Map |  | Modification required in relation to updated Policies Map – removal of inset map and replacement with individual site allocation maps |
| G85.1 SOUTHERY LAND OFF LIONS CLOSE | | | | | |
| MM | 416 | 12 | Policy G85.1 criterion 3 | 3.Provision of affordable housing in line with the current standards. Policy LP28. | To clarify affordable housing to be provided in accordance with LP28. |
| MM | 416-417 | 12. | 12.17.1.1-12.17.1.8 | Move 12.17.1.1-12.17.1.8 to precede policy G85.1 | Re-order of paragraphs to clarify justification section in response to inspectors initial questions part 2: Question 19 |
| MM | 416-417 | 12 | 12.17.1.1-12.17.1.8 | <p>Site Description and Justification Introduction</p> <p>12.17.1.1 The allocated site is located towards the east in the central area of the settlement. The site will be well integrated with the services and facilities that address the daily needs of the residents, as reflected by the positive scores in the sustainability appraisal. The development boundary immediately abuts the site on the east, south and west boundaries.</p> <p>Justification</p> <p>12.17.1.2 The site is of high-quality agricultural use (Grade 2) and the Council considers due to modest amount of land required for development and proximity to services it is appropriate to develop on this agricultural land. The development will form part of an infill development between two residential sites.</p> <p>12.17.1.3 The Borough Council considers the site is capable of accommodating at least 15 residential units at a density which is considered appropriate given the proximity of the site to the centre of the settlement. If designed correctly with suitable landscaping and publicly accessible open spaces the allocation would conserve the landscape setting of village.</p> <p>12.17.1.4 The majority of views of the site are limited to the near distance from adjacent roads, and properties. Medium and long-distance views from the wider landscape are possible from the north. However, in these views the site is seen in the context of the existing settlement.</p> <p>12.17.1.5 Norfolk County Council as the local highway authority consider the site to be acceptable with access off Lions Close, this road would need to be adopted.</p> <p>12.17.1.6 One constraint which must be resolved prior to development to the satisfaction of Anglian Water; an odour assessment must be carried out to determine the likelihood of any amenity issues relating to odour, as the site is located within a cordon sanitaire for a sewage treatment works.</p> <p>12.17.1.7 The Surface Water Network has been identified as being at capacity meaning a sustainable drainage system (SuDS) would be sought to serve new development.</p> <p>12.17.1.8 This site is considered favourably by the Borough Council as the allocation for housing in Southery as it is capable of providing the housing numbers as infill rather than extending the settlement. Furthermore, in comparison to the other sites it is considered to have the least negative impact upon the landscape.</p> <p>12.17.1.9 The site has come forward and benefits from full planning permission for 19 dwellings (16/00658/FM). The development has commenced, and several of the dwellings are now complete</p> | Re-order of paragraphs to clarify justification section in response to inspectors initial questions part 2: Question 19 |

| MM | Page (Reg 19) | Section ref | Para/ Policy/ Figure/ Table No. | Proposed Main Modification | Reason |
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| MM | 417 | 12 | After 12.17.1.8 | <p>Site G85.1 Land off Lions Close</p>  | Modification required in relation to updated Policies Map – removal of inset map and replacement with individual site allocation maps |
| STOKE FERRY | | | | | |
| MM | 418 | 12 | 12.18.3 | 12.18.3 Stoke Ferry is designated as a Key Rural Service Centre, it has a range of services and facilities to serve the existing and wider community. The SADMP (2016) Local Plan makes made three allocations for a total of at least 27 dwellings. The Local Plan review carries these allocations forward | Reference to SADMP allocations removed in response to Inspectors Initial Questions Part 1 Question 1 |
| MM | 419 | 12 | Map |  | Modification required in relation to updated Policies Map – removal of inset map and replacement with individual site allocation maps |
| G88.1 STOKE FERRY LAND SOUTH OF LARK ROAD/WRETTON ROAD | | | | | |
| MM | 420 | 12 | Policy G88.1 criterion 5 | 5.Provision of affordable housing in line with the current standards Policy LP28. | To clarify affordable housing to be provided in accordance with LP28. |
| MM | 420-421 | 12 | 12.18.1.1-12.18.1.6 | Move paragraphs 12.18.1.1-12.18.1.6 to precede Policy G88.1 | Re-order of paragraphs to clarify justification section in response to inspectors initial questions part 2: Question 19 |

| MM | Page (Reg 19) | Section ref | Para/ Policy/ Figure/ Table No. | Proposed Main Modification | Reason |
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| MM | 420-421 | 12 | 12.18.1.1-12.18.1.6 | <p>Site Description and Justification Introduction</p> <p>12.18.1.1 This site is located to the south west area of Stoke Ferry and situated immediately to the south of a new cul-de-sac development at Lark Road. The development boundary immediately abuts the site's northern boundary. The Borough Council considers the site is suitable to accommodate at least 5 residential units at a density consistent with that of the surrounding area.</p> <p>Justification</p> <p>12.18.1.2 The site scored relatively highly in the sustainability appraisal due to its proximity to a range of services, in particular the local school. The land is currently in agricultural use (grade 3) and development on the site will form an extension onto Lark Road, which is considered the only suitable access point. Stoke Ferry Parish Council are in favour of this site being allocated.</p> <p>12.18.1.3 There are no major landscape features on the site (e.g tress or hedgerows) however there is a path running across the centre of the site which could potentially be incorporated into the design of development. The site sits a distance from the Conservation Area, screened by development and it is not considered that development of the site would be of detriment to the character and appearance of this Heritage Asset.</p> <p>12.18.1.4 The majority of the views into the site are limited to near distance from Lark Road and adjacent properties. There are few opportunities for long distance views due to the site being located within a developed area. The site is completely screened by housing on the north boundary. In the limited views that area available the site is seen in the context of the existing settlement.</p> <p>12.18.1.5 The following constraints must be resolved prior to development; a sewer crosses the site and therefore easement/ diversion may be required in consultation with Anglian Water. An odour assessment must be carried out to the satisfaction of Anglian Water to ensure any amenity issues relating to odour for new residents are overcome. The Surface Water Network has been identified as being at capacity meaning a sustainable drainage system (SUDS) would be sought to serve new development</p> <p>12.18.1.6 The site has come forward and benefits from planning permission for 13 dwellings(15/01931/OM & 18/02068/RM)</p> | Re-order of paragraphs to clarify justification section in response to inspectors initial questions part 2: Question 19 |
| MM | 421 | 12 | After 12.18.1.6 | <p>Site G88.1 Land South of Lark Road/Wretton Road</p>  | Modification required in relation to updated Policies Map – removal of inset map and replacement with individual site allocation maps |
| G88.2 STOKE FERRY LAND AT BRADFIELD PLACE | | | | | |
| MM | 422 | 12 | Policy G88.2 criterion 4 | 4.Provision of affordable housing in line with the current standards. Policy LP28. | To clarify affordable housing to be provided in accordance with LP28. |
| MM | 422-423 | 12 | 12.18.2.1-12.18.2.6 | Move 12.18.2.1-12.18.2.6 to Precede Policy G88.2 | Re-order of paragraphs to clarify justification section in response to inspectors initial questions part 2: Question 19 |

| MM | Page (Reg 19) | Section ref | Para/ Policy/ Figure/ Table No. | Proposed Main Modification | Reason |
|--|---------------|-------------|---------------------------------|---|---|
| MM | 422-423 | 12 | 12.18.2.1-12.18.2.6 | <p>Site Description and Justification Introduction</p> <p>12.18.2.1 The site is located outside of the Conservation Area and within fairly close proximity of village services, scoring positively for this factor in the sustainability appraisal. The site is situated to the rear of residential properties, with the northern and eastern boundaries abutting the current proposed development boundary.</p> <p>Justification</p> <p>12.18.2.2 The Borough Council considers the site is suitable to accommodate at least 10 dwellings at a density consistent with that of the surrounding area.</p> <p>12.18.2.3 Currently the site is in agricultural use (Grade 3), and apart from a few hedgerows and trees there are no other landscape features of importance within the site boundary. The Stoke Ferry Conservation Area sits a good distance from the site and due to the built form in the immediate vicinity of the site; it is not considered that development of the site would be of detriment to the character and appearance of the Conservation Area. Stoke Ferry Parish Council support this site.</p> <p>12.18.2.4 Norfolk County Council as the local highways authority support development on this site providing safe access and visibility is achieved.</p> <p>12.18.2.5 The site abuts the development on two sides with the western boundary bordered by agricultural land. Views are limited to near distance from adjacent roads and properties. In the wider views are available from the west the site is seen in the context of the existing settlement.</p> <p>12.18.2.6 A water main(s) crosses the site and therefore easement/diversion may be required in consultation with Anglian Water. The Surface Water Network has been identified as being at capacity meaning a sustainable drainage system (SUDS) would be sought to serve new development.</p> <p>12.18.2.7 The site has come forward and benefits from outline planning permission for 20 dwellings (16/00168/OM). The Borough Council is the owner of Site G88.2 and intends to develop the site for Custom and Self-Build housing, most likely in the form of serviced plots. This means that the infrastructure required for the site, such as roads and amenity connections will be provided, and then each plot will be sold separately to someone who is looking to build or commission the design and build of their own home.</p> | Re-order of paragraphs to clarify justification section in response to inspectors initial questions part 2: Question 19 |
| MM | 422 | 12 | After 12.18.2.6 | <p>Site G88.2 Land at Bradfield Place</p>  | Modification required in relation to updated Policies Map – removal of inset map and replacement with individual site allocation maps |
| G88.3 STOKE FERRY LAND AT INDIGO ROAD/LYNN ROAD | | | | | |
| MM | 423 | 12 | Policy G88.3 criterion 6 | 6.Provision of affordable housing in line with the current standards Policy LP28. | To clarify affordable housing to be provided in accordance with LP28. |
| MM | 423-424 | 12 | 12.18.3.1-12.8.3.10 | Move paragraphs 12.18.3.1-12.8.3.10 to precede policy G88.3 | Re-order of paragraphs to clarify justification section in response to inspectors initial questions part 2: Question 19 |

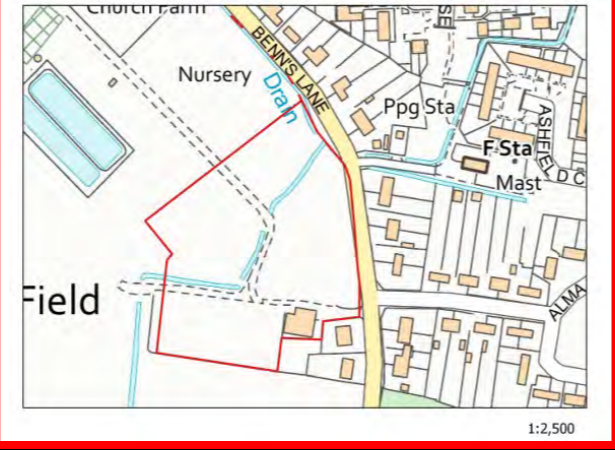
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|----|---------------|-------------|---------------------------------|---|---|
| MM | 423-424 | 12 | 12.18.3.1-12.8.3.10 | <p>Site Description and Justification Introduction</p> <p>12.18.3.1 Site G88.3 has support from Stoke Ferry Parish Council as well as the public because the site is centrally located within the settlement, therefore in close proximity of village services and it would provide a much-needed formal car parking facility, and financial contributions, to the village hall, benefiting the local community.</p> <p>12.18.3.2 The site is situated to the south of the Indigo Road residential development and to the north of Lynn Road and the feed mill. The southern and western boundaries abut the development boundary, with the southern boundary meeting the Stoke Ferry Conservation Area.</p> <p>Justification</p> <p>12.18.3.3 The Borough Council considers the site is suitable to accommodate at least 12 dwellings at a density consistent with that of the surrounding area, in particular that seen at Indigo Road, together with a car park.</p> <p>12.18.3.4 The northern section of the originally submitted site has been excluded as it has already been developed as a residential estate (Indigo Road). The southern section of the originally submitted site is in the same ownership and has been partially excluded. It lies within the development boundary and should come forward for residential development as part of a development phasing scheme, although part of this land, to the west of the village hall, has been included as it will be allocated for the provision of a c.26 car spaces car park for the village hall. An approximate location guide for this facility is indicated on the Policies Map.</p> <p>12.18.3.5 The site an unused brownfield site, formally a petrol station, now cleared. This and other previous site uses have led to contamination of the land.</p> <p>12.18.3.6 Development of this site would allow the reuse of this currently unused, centrally located, parcel of land and through the use of a high design standard has the potential to positively contribute to the visual amenity of the locality.</p> <p>12.18.3.7 Access to the site could be gained from Indigo Road, to the north, and/or Lynn Road, to the south. Norfolk County Council as the local highway authority support development on this site providing safe access and visibility is achieved.</p> <p>12.18.3.8 Views into the site are limited to the near distance from adjacent roads and properties. In these views the site is seen in the context of the existing built environment of the settlement.</p> <p>12.18.3.9 The Surface Water Network has been identified as being at capacity meaning a sustainable drainage system (SUDS) would be sought to serve new development.</p> <p>12.18.3.10 The site has come forward in combination with a section land which is within the development boundary and benefits from full planning permission for 29 dwellings(16/00493/FM). The development has subsequently commenced.</p> | Re-order of paragraphs to clarify justification section in response to inspectors initial questions part 2: Question 19 |
| MM | 424 | 12 | After 12.18.3.10 | <p>Site G88.3 Land at Indigo Road/Lynn Road</p>  | Modification required in relation to updated Policies Map – removal of inset map and replacement with individual site allocation maps |

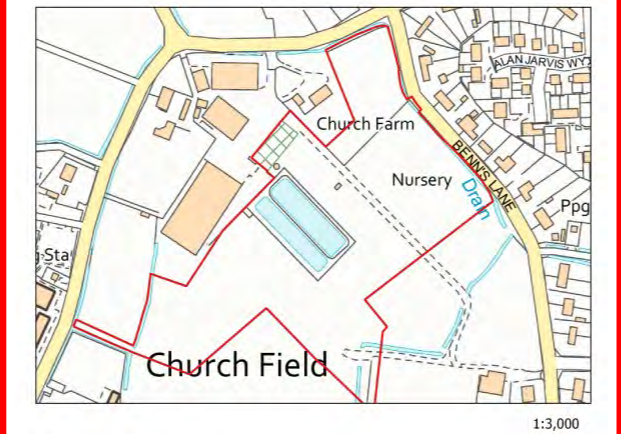
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| MM | 425 | 12 | 12.19 to 12.19.4 | <p>12.19 Terrington St Clement Key Rural Service Centre Description</p> <p>12.19.1 Terrington St Clement is a relatively large marshland village situated to the north of the A17 road, 7 miles west of King's Lynn. The village church known as the 'Cathedral of the Marshland' dominates the surrounding fenland and forms the core of the village. The pattern of the village often follows the lines of sea defence banks and parts of the intervening spaces have been in-filled with development. The often-mature landscape gives the village a rural feel which is enhanced by frequent glimpses of open countryside.</p> <p>12.19.2 A part of the settlement (north-east) is designated a Conservation Area to preserve and enhance its special architectural and historic quality.</p> <p>12.19.3 The settlement benefits from a range of services including schools, surgery, bus route, post office, shops, pubs, filling station and other employment and retail uses. The village and its importance as a centre for services and employment create a lively and active place. The population of the parish is 4,125(58)</p> <p>12.19.4 Terrington St Clement is designated a Key Rural Service Centre because of the range of facilities available and its potential to accommodate growth to sustain the wider rural community. The SADMP (2016) made three residential housing allocations for at least 55 new dwellings. The Local Plan review seeks to carry these forward and also seeks to make a further allocation for at least 76 new dwellings. The site represents a rather unique opportunity to bring an unused brownfield (previously developed) parcel of land in a relatively central position back into active use.</p>  | <p>Modification required in relation to updated Policies Map – removal of inset map and replacement with individual site allocation maps.</p> <p>Removal of allocated site that has already completed.</p> <p>Reference to SADMP allocations removed in response to Inspectors Initial Questions Part 1 Question 1</p> |
| MM | 427 | 12 | Map |  | <p>Modification required in relation to updated Policies Map – removal of inset map and replacement with individual site allocation maps</p> |
| <p>G93.1 TERRINGTON ST CLEMENT LAND AT CHURCH BANK CHAPEL ROAD</p> | | | | | |

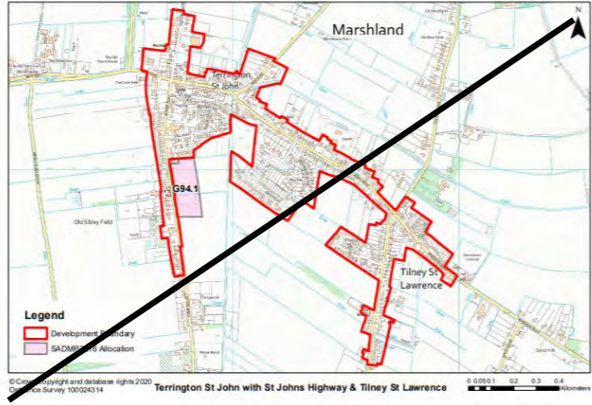
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| MM | 425 | 12.19 | 12.19.1 to 12.19.15 | <p>12.19.1 G93.1 – Terrington St. Clement – Land at Church Bank, Chapel Road Policy Site Allocation Policy G93.1 Terrington St. Clement – Land at Church Bank, Chapel Road Land amounting to 0.5 hectare at Church Bank, Chapel Road, as shown on the Policies Map is allocated for residential development of at least 10 dwellings. Development will be subject to compliance with all of the following:</p> <ol style="list-style-type: none"> 1. Prior submission of a desk based Archaeological Assessment of the site and proposed development; 2. A Flood Risk Assessment (FRA) that should address all forms of flood risk (coastal inundation, fluvial, pluvial and groundwater). The FRA should explain how surface water drainage will be managed. The FRA must demonstrate how the development would provide wider sustainability benefits to the community that outweigh the risk associated with flooding and that the development would be safe for its lifetime without increasing flood risk elsewhere and, where possible, would reduce flood risk overall. The FRA should also suggest appropriate mitigation (flood resiliency measures); 3. Submission of details showing how the sewer crossing the site can be accommodated within the development (including any easements/diversions) to the satisfaction of Anglian Water; 4. Demonstration of safe access and provision of adequate improvements to local road network; 5. Provision of affordable housing in line with the current standards. <p>Site Description and Justification 12.19.1.1 The allocated site is situated in a central part of the settlement immediately adjacent the development boundary. The site comprises Grade 1 (excellent quality) agricultural land. Whilst development would result in the loss of productive agricultural land, this also applies to other developable site options in the village and there is an identified need for additional housing in the settlement. The land is flat grassland and other than boundary hedgerows there are no landscape features of importance on the site</p> <p>12.19.1.2 The site is situated in a built up part of the village. The surrounding area comprises of existing housing development to the south, east and west with open fields to the north. It is considered that development on the site will not be visually intrusive in the landscape. Views are limited to near distance from adjacent roads and properties. Wider views are available from the north but in this view, development would be seen in the context of the existing settlement.</p> <p>12.19.1.3 It is considered that development of 10 residential dwellings in this location will not be detrimental to the form and character of the area but would rather form a continuation of existing housing on Chapel Street, infilling the gap between existing housing to its east and west. The site is well integrated with the central part of the village and in close proximity to a number of services the village has to offer. This potentially provides opportunity for residents to walk or cycle to these amenities. Norfolk County Council as the local highway authority identifies the site to be well located and made no objections to the allocation of this the site subject to localised improvements to the road network.</p> <p>12.19.1.4 All of Terrington St. Clement is located within Flood Zone 3 according to the BCKLWN SFRA (2019), therefore there are no sites located within a lower risk flood zone. The appropriate flood mitigation measures are required by the allocation policy above.</p> <p>12.19.1.5 The site has come forward and benefits from full planning permission for 10 dwellings (17/01649/O & 19/01589/RMM)</p> | Site completed – policy and associated wording to be removed. |
| G93.2 TERRINGTON ST CLEMENT LAND ADJACENT KING WILLIAM CLOSE | | | | | |

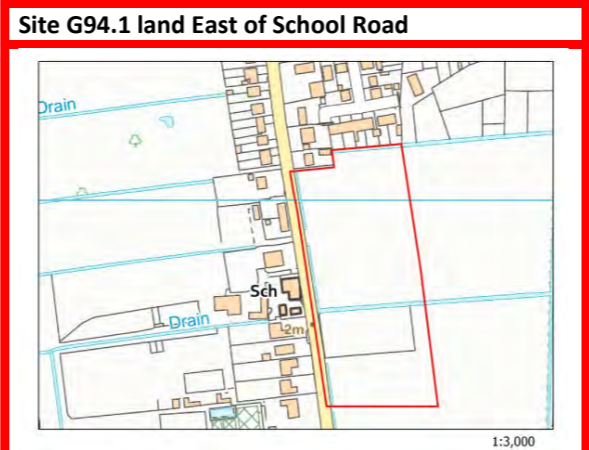
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|---|---------------|-------------|---------------------------------|---|---|
| MM | 429 | 12.19.2 | 12.19.2 to 12.19.2.6 | <p>12.19.2 G93.2 – Terrington St. Clement – Land Adjacent King William Close Policy Site Allocation</p> <p>Policy G93.2 Terrington St. Clement – Land Adjacent King William Close</p> <p>Land amounting to 0.7 hectare north of Chapel Road, as shown on the Policies Map is allocated for residential development of at least 17 dwellings. Development will be subject to compliance with all of the following:</p> <ol style="list-style-type: none"> 1. Submission of a Heritage Asset Statement that establishes that development would enhance and preserve the setting of the Conservation Area and the setting of the nearby Listed Building (Grade II Listed Post Office); 2. Submission of a detailed Contamination Assessment in accordance with the requirements of the National Planning Policy Framework (NPPF) and the Environment Agency’s ‘Guiding Principles for Land Contamination’; 3. Demonstration of safe access and adequate visibility being achieved, the details of which are to be agreed by Norfolk County Council as local highway; 4. Provision of affordable housing in line with the current standards. 5. Submission of a Flood Risk Assessment (FRA) that should address all forms of flood risk (coastal inundation, fluvial, pluvial and groundwater). The FRA should explain how surface water drainage will be managed. The FRA must demonstrate how the development would provide wider sustainability benefits to the community that outweigh the risk associated with flooding and that the development would be safe for its lifetime without increasing flood risk elsewhere and, where possible, would reduce flood risk overall. The FRA should also suggest appropriate mitigation. <p>Site Description and Justification</p> <p>12.19.2.1 The site previously contained industrial buildings but these have since been demolished. Development of the site would allow the reuse of this previously developed land thus reducing the pressure to build on productive agricultural land. Landscape features within the site include boundary hedgerows but no other landscape features of note.</p> <p>12.19.2.2 The site is located in a built up part of the village. It is largely surrounded on all sides by existing housing. As such, the proposed development would relate satisfactorily with the existing character of the area. Views are limited to glimpses from adjacent roads and properties. There are few opportunities for long and medium distance views from the west, but in these views, development would largely be seen in the backdrop of the existing settlement.</p> <p>12.19.2.3 The site’s eastern boundary immediately abuts Terrington St Clement Conservation Area, there is a Listed Building adjacent the site (Grade 2 Listed Post Office) and access is proposed through the Conservation Area. Therefore, given its sensitive location, the design and layout of the development must be of a high standard that would conserve and enhance the setting of the Conservation Area and respect the settings of the Listed Building.</p> <p>12.19.2.4 This site is identified as the highest scoring site, of those available in the village, in terms of proximity to services; it is well located with good links and provides an opportunity for residents to walk or cycle to key village services. Safe access into the site can be achieved from either King William Close or the junction off Churchgate Way adjacent the public house. King William Close is a private road, as such the developer would be required to bring it up to adoptable standards in order for access to be gained. Access could alternatively be obtained off Churchgate Way, at the junction next to the public house subject to adequate visibility being achieved. The policy ensures that the specific details regarding access be agreed by the local Highway Authority prior to the development taking place.</p> <p>12.19.2.5 All of Terrington St. Clement is located within Flood Zone 3 according to the BCKLWN SFRA (2019), therefore there are no sites located within a lower risk flood zone. The appropriate flood mitigation measures are required by the allocation policy above.</p> <p>12.19.2.6 The site has come forward and benefits from full planning permission for 17 dwellings (19/00712/F). The majority of the site is complete.</p> | Site Completed -policy and associated wording to be removed |
| G93.3 TERRINGTON ST CLEMENT LAND WEST OF BENN’S LANE | | | | | |
| MM | 432 | 12 | Policy G93.3 criterion 4 | 4.Provision of affordable housing in line with the current standards. Policy LP28 . | To clarify affordable housing to be provided in accordance with LP28. |
| MM | 432-434 | 12 | 12.19.3.1-12.19.3.8 | Move paragraphs 12.19.3.1-12.19.3.8 to precede Policy G93.3 | |

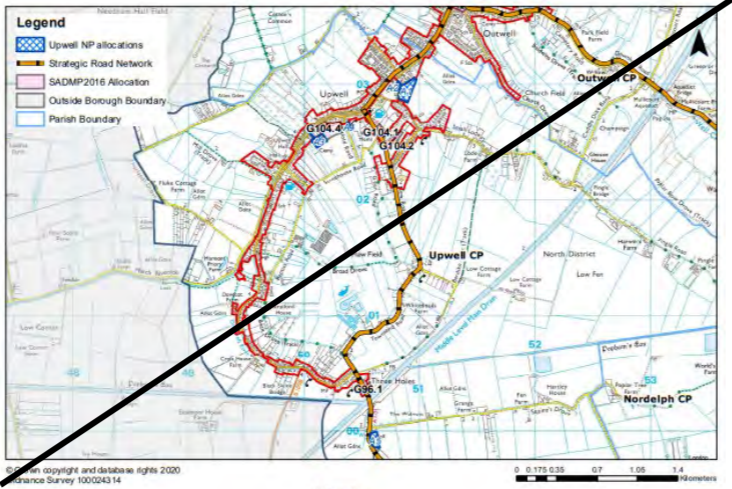
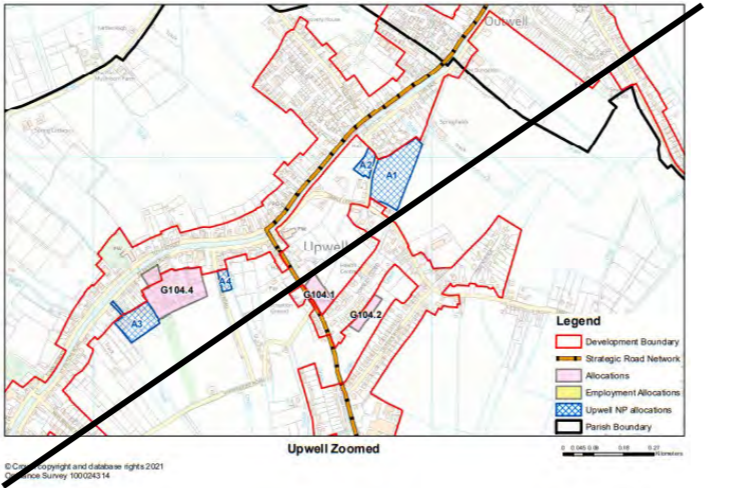
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| MM | 433-434 | 12.19.3 | 12.19.3.1-12.19.3.8 | <p>Site Description and Justification Introduction</p> <p>12.19.3.1 The allocated site is situated north-east of the village of Terrington St Clement, with its eastern boundary abutting the development boundary. The site comprises brownfield land. The land currently accommodates derelict greenhouses which were previously used for horticultural purposes. Development of the site reduces the pressure to build on greenfield productive land and also provides an opportunity to improve the existing derelict appearance of the site. Landscape features on the site include mature hedges along the site boundaries.</p> <p>12.19.3.2 The surrounding area consists of residential road frontage development to the east, open fields to the south and west, and industrial land to the north.</p> <p>Justification</p> <p>12.19.3.3 The site is well screened by mature hedges along the eastern site boundary. Near distance views are limited to glimpses from adjacent road and nearby properties. There is some opportunity for medium and long-distance views particularly when viewed south of Benn's Lane, but in these views, development would be seen in the context of the existing built environment. Therefore, it is considered that development would not be harmful to the visual and landscape amenity of the area but would rather be an improvement on the derelict structures presently on the site.</p> <p>12.19.3.4 The site and the area north of the site is subject to a certificate of lawful use for B2 (general industrial) which was granted in 2010. There is currently no industrial development in the area but in order to avoid any conflicts between the proposed residential development and any future potential industrial uses north of the site, a policy is included as part of the allocation to ensure an explicit buffer area (minimum width of 30m) is provided along the northern site boundary as part of the residential development.</p> <p>12.19.3.5 There is an open drain within the site which is maintained by King's Lynn Internal Drainage Board (IDB). It is recommended that discussions are held with the IDB prior to the planning application stage.</p> <p>12.19.3.6 In terms of access and proximity to services, the site is within reasonable walking distance to Churchgate Way where the majority of local services are situated including the primary and high schools, shops, public house, village hall, post office and bus stops. Site access is proposed from the existing access on Benn's Lane. Due to the nature of the southern part of Benn's Lane and the junction onto Lynn Road, it is recommended that appropriate works are undertaken, and the design and layout of the scheme should aim to encourage use of the Northgate Way junction and the northern part of Benn's Lane.</p> <p>12.19.3.7 The size of the site is sufficiently large to accommodate at least 35 dwellings at a density consistent with the locality and also accommodate the aforementioned buffer area north of the site and address any other possible issues surrounding the drain within the site, site access and loss of hedgerows.</p> <p>12.19.3.8 Whilst the site is within a high flood risk area (flood zone 3). All of Terrington St Clement is within the same flood zone. The site is suitable in terms of distance to services and proximity to the village. Development on the site is subject to the appropriate flood mitigation measures outlined in the policy above.</p> <p>12.19.3.9 In summary, the Borough Council considers that this site provides an ideal opportunity for a well-located residential development on a derelict, brownfield site whilst also visually improving the area. The site has come forward and benefits from outline planning permission for 44 dwellings (16/02230/O). Should the wider area be allocated for development as proposed by this Plan, as TSC1, the buffer zone originally required by the SADMP policy is no longer required. This is because the two areas will be residential. Whereas the policy originally envisaged the buffer zone being required between a residential area and an employment area</p> | <p>Re-order of paragraphs to clarify justification section in response to inspectors initial questions part 2: Question 19</p> <p>Reference to SADMP allocations removed in response to Inspectors Initial Questions Part 1 Question 1</p> |

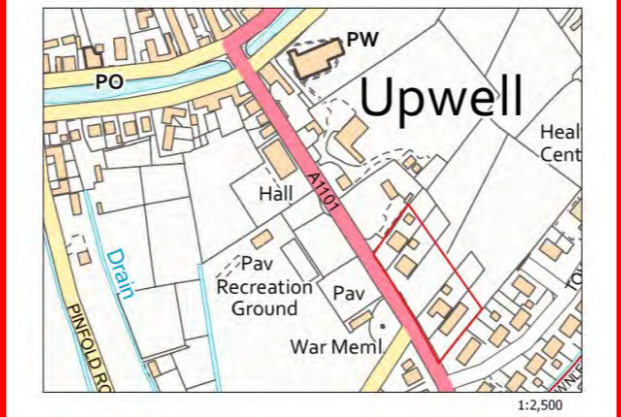
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|---|---------------|-------------|---------------------------------|--|---|
| MM | 434 | 12 | After 12.19.3.8 | <p>Site G93.3 Land West of Benn's Lane</p>  | Modification required in relation to updated Policies Map – removal of inset map and replacement with individual site allocation maps |
| TSC1 – TERRINGTON ST CLEMENT LAND SOUTH OF NORTHGATE WAY AND WEST OF BENN'S LANE | | | | | |
| MM | 435 | 12 | Policy TSC1 criterion 7 | 7.Provision of affordable housing in line with the current standards. Policy LP28. | To clarify affordable housing to be provided in accordance with LP28. |
| MM | 436-437 | 12.19.4 | 12.19.4.1-12.19.4.8 | Move paragraphs 12.19.4.1-12.19.4.8 to precede policy TSC1 | Re-order of paragraphs to clarify justification section in response to inspectors initial questions part 2: Question 19 |

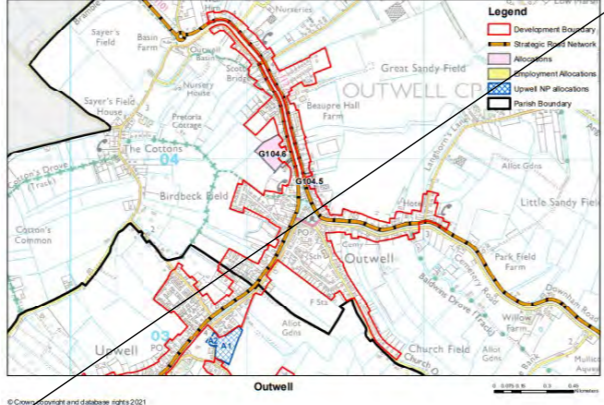
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| MM | 436-437 | 12.19.4 | 12.19.4.1-12.19.4.8 | <p>Site Description and Justification Introduction</p> <p>12.19.4.1 The site proposed for allocation (Site Ref. S369) is a slightly larger site than was originally submitted (Site Ref. H369). The larger site provides additional benefits and some of the constraints associated with the smaller site have been overcome through the evolution of a planning application for the larger site (18/00940/OM).</p> <p>Justification</p> <p>12.19.4.2 A significant proportion of the site has brownfield status as it was granted a certificate of lawful use for B2 General Industrial purposes in 2010. The rest of the site comprises remnants of a previous horticultural business, including a range of semi-derelict/ derelict structures associated with this. There also some parcels of land which could be classed as greenfield. The site has been vacant for some considerable time (approximately 10 years). Given the rural nature of the Borough the vast majority of sites which come forward are wholly Greenfield, the site therefore represents an opportunity to develop a brownfield and dilapidated site that has a very limited current use and ensure it makes a positive contribution to the local area and housing supply. This is very much in line with current Government thoughts as set out within the National Planning Policy Framework (NPPF 2019).</p> <p>12.19.4.3 Location wise, the site is situated just to the east of the central portion of the village, the majority of service and facilities on offer within the village are a relatively short distance away including the schools. The surrounding area consists of a mixture of road frontage residential development and estate style developments to north/east. To the south and west is the primary and high school. Near distance views are limited to glimpses from adjacent road and nearby properties. There is some opportunity for medium and long-distance views particularly when viewed south of Benn's Lane, but in these views, development would be seen in the context of the existing built environment. Therefore, it is considered that development would not be harmful to the visual and landscape amenity of the area but would rather be an improvement on the derelict structures presently on the site.</p> <p>12.19.4.4 Access to the site is proposed to be taken from Northgate Way, to the north, Norfolk County Council as the Local Highway Authority would object if access was taken from Benn's Lane, to the east, however they do not object to this access arrangement. The site also offers the opportunity to provide a link through to the allocated site G93.3 which could assist in alleviating traffic from Benn's Lane. A pedestrian link from the site to Churchgate Way is proposed and this would enable future residents to walk to services and facilities, including the schools which are located upon Churchgate Way, close by.</p> <p>12.19.4.5 Terrington St Clement is wholly located within Flood Zone 3, therefore there are no sites available within a lower flood risk zone. The site is located within a sustainable settlement which is identified as a Key Rural Service Centre, it is centrally located and is classed as previously developed land. The site is within Flood Zone 3 (high risk) of the latest Borough Council's Strategic Flood Risk Assessment (SFRA) 2019. The Environment Agency raised no objection to the planning application (18/00940/OM). Site allocation has been carried out in accordance with the BCKLWN's SFRA 2019 & The EA / BCKLWN Protocol for sites at risk to flooding.</p> <p>12.19.4.6 There is an open drain within the site which is maintained by King's Lynn Internal Drainage Board (IDB). It is recommended that discussions are held with the IDB prior to the planning application stage.</p> <p>12.19.4.7 The Terrington St. Clement Conservation Area, and the Grade 1 Listed Church and Tower, contained within this are a short distance away from the site, to the south west. There is also a Grade II Listed Building (Tower House) to the north of the site, on the northside of Northgate Way. Therefore, these heritage assets and their setting will need to be taken into consideration. Norfolk Historic Environmental Services (HES) have previously stated that there is the potential for archaeological remains to be present on the site. Hence the above policy contains an appropriate item.</p> <p>12.19.4.8 In summary, the Borough Council considers that this site provides an ideal opportunity for a well located sustainable residential development on a derelict, brownfield site whilst also visually improving the area.</p> | Re-order of paragraphs to clarify justification section in response to inspectors initial questions part 2: Question 19 |
| MM | 437 | 12 | After 12.19.4.8 | <p>Site TSC1 Land South of Northgate Way and West of Benn's Lane</p>  | Modification required in relation to updated Policies Map – removal of inset map and replacement with individual site allocation maps |

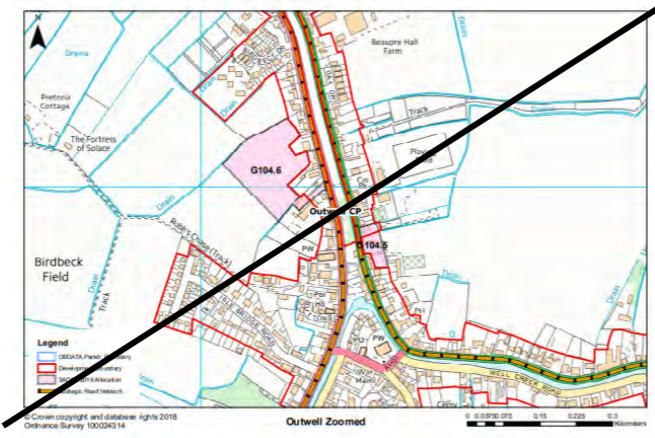
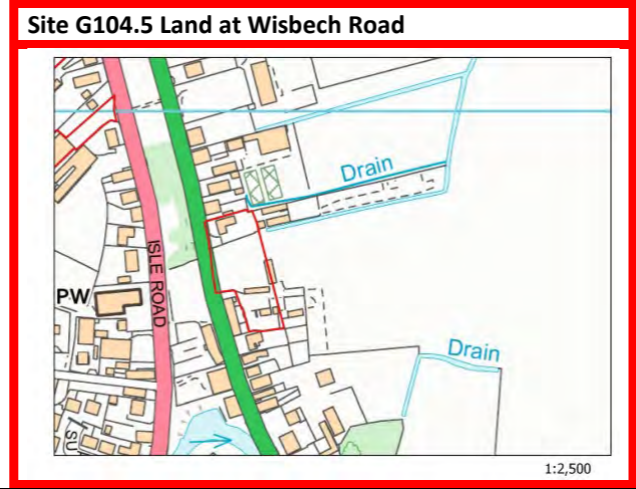
| MM | Page (Reg 19) | Section ref | Para/ Policy/ Figure/ Table No. | Proposed Main Modification | Reason |
|--|---------------|-------------|---------------------------------|--|---|
| TERRINGTON ST JOHN WITH ST JOHNS HIGHWAY/TILNEY ST LAWRENCE | | | | | |
| MM | 438 | 12 | 12.20.6 | 12.20.6 The SADMP (2016) made Local Plan makes two a residential housing allocations. The Local Plan review carries forward G94.1 – Land east of School Road for at least 35 dwellings. However, it does not carry forward the site previously known as G94.2 – Land north of St John’s Road as the site has not come forward with a planning proposal since the site was originally allocated in 2016 and the landowner/ agent have not responded to Borough Council enquiries. The Development of the site relies upon the relocation of an existing transport business, this has not occurred. Therefore, there is a question mark over the future of the site and its ability to deliver the housing envisaged by the SADMP, hence its removal from the Local Plan. | Reference to SADMP allocations removed in response to Inspectors Initial Questions Part 1 Question 1 |
| MM | 440 | 12 | Map |  | Modification required in relation to updated Policies Map – removal of inset map and replacement with individual site allocation maps |
| G94.1 - TERRINGTON ST JOHN, ST JOHN'S HIGHWAY AND TILNEY ST LAWRENCE LAND EAST OF SCHOOL ROAD | | | | | |
| MM | 441 | 12 | Policy G94.1 criterion 4 | 4.Provision of affordable housing in line with the current standards. Policy LP28. | To clarify affordable housing to be provided in accordance with LP28. |
| MM | 441-442 | 12.20.1 | 12.20.1.1-12.20.1.7 | Move paragraphs 12.20.1.1-12.20.1.7 to precede policy G94.1 | Re-order of paragraphs to clarify justification section in response to inspectors initial questions part 2: Question 19 |
| MM | 441-442 | 12.20.1 | 12.20.1.1-12.20.1.7 | <p>Site Description and Justification Introduction</p> <p>12.20.1.1 The allocated site is situated east of School Road, south of Terrington St. John. It is located in a fairly built up area with its northern and western boundaries immediately abutting the development boundary. Open fields border the site on the south and east. The site mostly comprises of scrub land classed as Grade 2 (good quality) agricultural land but does not currently appear to be in agricultural production. Whilst development of the site would result in the loss of productive agricultural land, this applies to all other growth options in this settlement.</p> <p>Justification</p> <p>12.20.1.2 There are no significant landscape features within the site other than boundary hedges and trees. There is a school playing field within part of the site. This is proposed to be relocated as part of the scheme. The allocation includes a policy above to ensure that a suitable replacement playing field is provided prior to use of the land taking place.</p> <p>12.20.1.3 The site is considered to be ideally located for housing development. It is situated in a relatively built up area with established housing to its north and west. Development would form a continuation of existing housing on School Road without detriment to the form and character of the locality. In terms of visual and landscape impacts, whilst wider views of the site are available particularly from the south, development would mostly be seen in the backdrop of the existing settlement and would not cause significant harm to the visual amenity of the area.</p> <p>12.20.1.4 In addition, the site is well position in relation to local services, particularly the primary school which is situated immediately opposite. The site is also within reasonable walking/cycling distance to Main Road where the majority of local services are located. Site access is obtainable from School Road as supported by the Local Highway Authority subject to the its design and layout.</p> <p>12.20.1.5 The site is identified to be the least constrained site over other considered sites in the settlement and is of a sufficient scale to accommodate at least 35 dwellings at a density that is consistent with its surrounding area.</p> <p>12.20.1.6 In line with the sequential test, the site is located in a lower flood risk area compared to other higher flood risk sites in the settlement. The appropriate mitigation measures would be required in line with the allocation policy above.</p> <p>12.20.1.7 The site has come forward and benefits from outline planning permission(15/00438/OM) and reserved matters (17/02335/RMM) for 35 dwellings.</p> | Re-order of paragraphs to clarify justification section in response to inspectors initial questions part 2: Question 19 |

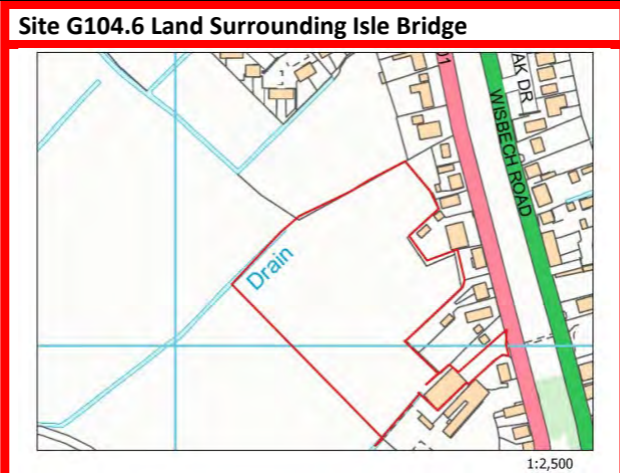
| MM | Page (Reg 19) | Section ref | Para/ Policy/ Figure/ Table No. | Proposed Main Modification | Reason |
|-----------------------|---------------|-------------|---------------------------------|---|---|
| MM | 442 | 12 | After 12.20.1.7 | <p>Site G94.1 land East of School Road</p>  | Modification required in relation to updated Policies Map – removal of inset map and replacement with individual site allocation maps |
| UPWELL/OUTWELL | | | | | |
| MM | 443 | 12 | 12.21.3 | <p>12.21.3 Outwell’s waterside development is distinctive and differs from the more rural parts of the settlement. The existing built up area is situated within the Churchfield and Plawfield, and Needham & Laddus IDBs; managed by the Middle Level Commissioners. The Commissioners have highlighted the need to mitigate the impacts of new developments upon downstream flood risk and water level management systems. The main part of the village is situated between the two principal watercourses which set the linear built form, but then extends out from this. In the north the character is dictated by the open green area, the filled in course of the Wisbech Canal.</p> | Additional information re downstream flood risk and water level management systems |
| MM | 443 | 12 | 12.21.4, 12.21.6 and 12.21.8 | <p>12.21 Upwell/Outwell Key Rural Service Centre Description 12.21.1 Upwell and Outwell are situated towards the south west of the Borough. Upwell is a long linear settlement either side of the old course of the River Nene. The village of Outwell has a similar form set alongside Well Creek and the path of the former Wisbech Canal. The villages are 7 and 5 miles, respectively, to the southeast of Wisbech. The Parish of Upwell has a population of 2,750 (including the settlements of Three Holes and Lakes End) and the Parish of Outwell has 2,083 (61). Collectively these villages have a good range of facilities which include a GP surgery, school, shops, pub, good public transport and employment uses. 12.21.2 In Upwell the form of the village follows the River Nene (old course) and for much of the length is only a single plot in depth. The range of attractive vistas are provided as the river turns in a gentle arc and the historic buildings which line it work to produce an attractive setting, resulting in the area running either side of the river being a designated Conservation Area. The settlement has also grown to the southeast along New Road and Small Lode. 12.21.3 Outwell’s waterside development is distinctive and differs from the more rural parts of the settlement. The main part of the village is situated between the two watercourses, but then extends out from this. In the north the character is dictated by the open green area, the filled in course of the Wisbech Canal. 12.21.4 Upwell and Outwell are grouped together to form a Key Rural Service Centre. Collectively the villages are considered to have a good range of services and community facilities to serve the community. The SADMP (2016) made 6 allocations. The Local Plan review seeks to carry all of these forwards. Neighbourhood Plans 12.21.5 The Borough Council supports those Town/Parish Councils and local communities who wish to prepare a Neighbourhood Plan for their Area. Upwell and Outwell together form a Key Rural Service Centre. The two settlements are individual parishes in their own right. Upwell Neighbourhood Plan 12.21.6 Upwell Parish Council neighbourhood plan has reached the stage where the decision statement has been signed and it is now awaiting a referendum. The Upwell Neighbourhood Plan makes 5 allocations (A1, A2, A3, A4 and A5). These can be seen on the policies map. Allocation A1 reflects the same site allocation as G104.3, however, the allocation size has been extended in the neighbourhood plan to cater for at least 20 dwellings instead of at least 5 dwellings at present in the adopted SADMP 2016. Allocations A2, A3, A4 and A5 have allocations which add up to 27 new dwellings. In the Local Plan Review G104.3 has now been removed and shows A1 as the policy allocation. For further details please see the Upwell Neighbourhood Plan, link below: 12.21.7 https://www.west-norfolk.gov.uk/info/20127/neighbourhood_plans/775/upwell_neighbourhood_plan Outwell Neighbourhood Plan 12.21.8 Outwell Parish Council are in the process of preparing Neighbourhood Plans for their Area. The Outwell Neighbourhood Plan Area was formally designated by the Borough Council 09/10/2017 and corresponds with the boundaries of Outwell Parish. They are currently preparing draft version of their Neighbourhood Plan for consultation.</p> | <p>Site G104.2 completed, Associated wording to be removed.</p> <p>Reference to SADMP allocations removed in response to Inspectors Initial Questions Part 1 Question 1</p> |

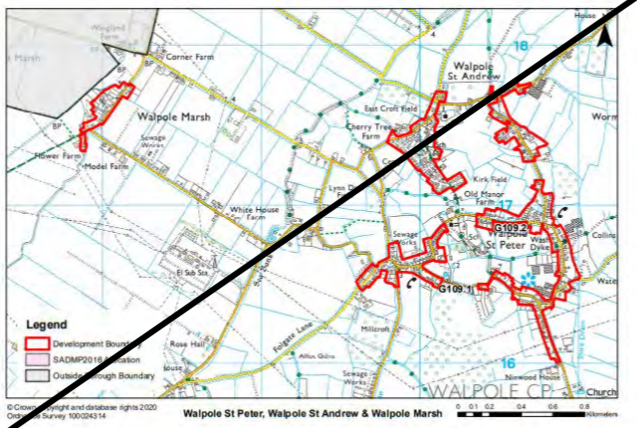
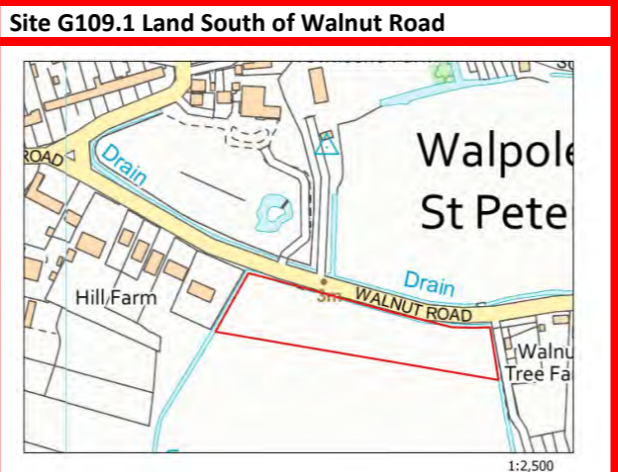
| MM | Page (Reg 19) | Section ref | Para/ Policy/ Figure/ Table No. | Proposed Main Modification | Reason |
|---|---------------|-------------|---------------------------------|---|---|
| MM | 445 | 12 | Map |  | Modification required in relation to updated Policies Map – removal of inset map and replacement with individual site allocation maps |
| MM | 446 | 12 | Map |  | Modification required in relation to updated Policies Map – removal of inset map and replacement with individual site allocation maps |
| G104.1 - UPWELL - LAND NORTH WEST OF TOWNLEY CLOSE | | | | | |
| MM | 447 | 12 | Policy G104.1 criterion 5 | 5.Provision of affordable housing in line with the current standards. Policy LP28. | To clarify affordable housing to be provided in accordance with LP28. |
| MM | 447 | 12 | 12.21.1. | Site Description and Policy Justification 12.21.1.1 The allocated site is ideally located in the heart of the village, close to village services and within close proximity of the Conservation Area. | to clarify justification section in response to inspectors initial questions part 2: Question 19 |
| MM | 447 | 12 | 12.21.1.1-12.21.1.7 | Paragraphs 12.21.1.1 to 12.21.1.7 to be moved to precede Policy G104.1 | Re-order of paragraphs to clarify justification section in response to inspectors initial questions part 2: Question 19 |
| MM | 447 | 12 | G104.1 | Additional criterium after 1. as follows and subsequent re-numbering of paragraphs: Development will be subject to compliance with all of the following: 1. Submission of details showing how the sewer and water main crossing the site can be accommodated in the development (including any easements/ diversions) to the satisfaction of Anglian Water; 2. That adequate arrangements have been made for the long-term funding, management and maintenance arrangements for the upkeep of any water level and flood risk management system, whether on or off site, in perpetuity. 2-3. Careful design ensuring no adverse impact on the Conservation Area close by, and to strengthen local distinctiveness; | Additional criterium re long term management and maintenance of water level and flood risk management systems |

| MM | Page (Reg 19) | Section ref | Para/ Policy/ Figure/ Table No. | Proposed Main Modification | Reason |
|---|---------------|-------------|---------------------------------|--|---|
| MM | 448 | 12 | After 12.21.1.7 | <p>Site G104.1 Land North West of Towney Close</p>  | Modification required in relation to updated Policies Map – removal of inset map and replacement with individual site allocation maps |
| G104.2 - UPWELL - LAND SOUTH/ EAST OF TOWNLEY CLOSE POLICY | | | | | |
| MM | 448 | 12 | G104.2 12.21.2 to 12.21.2.5 | <p>12.21.2 G104.2 Upwell Land south/ east of Townley Close Policy Site Allocation</p> <p>Policy G104.2 Upwell Land south/ east of Townley Close</p> <p>Land south/ east of Townley Close amounting to 0.3 hectares, as identified on the Policies Map, is allocated for residential development of at least 5 dwellings. Development will be subject to compliance with all of the following:</p> <ol style="list-style-type: none"> 1. Submission of details relating to overcoming the major constraints with regards to the foul sewerage network to the satisfaction of Anglian Water; 2. Subject to safe access and improvements to the footway being achieved to the satisfaction of the Highways Authority; 3. Provision of affordable housing in line with the current standards. <p>Site Description and Justification</p> <p>12.21.2.1 The allocated site is located within the heart of the village, within close proximity of village services and facilities. The site immediately abuts the existing settlement to the west. The Borough Council considers the site is suitable to accommodate at least 5 residential dwellings at a density consistent with that of the surrounding area. This scale of development is supported by the Parish Council. The site is located outside of the Conservation Area, and development will form an extension to the south/east of Townley Close. Norfolk County Council as the local highway authority considers the site acceptable providing safe access can be achieved onto the A1101 and enhancements are made to the local footway.</p> <p>12.21.2.2 The site is classified as Grade 1 agricultural land, and currently a wooded area which where possible could be incorporated into the design of the development. The location of the site means it is well screened from public view.</p> <p>12.21.2.3 The majority of the views into the sites are available from New Road (A1101) and Townley Close and adjacent properties on Lister's Road. The site is already surrounded on all sides by development so there are no real opportunities for long distance views looking back at the site from the footpath network in the countryside.</p> <p>12.21.2.4 There is one constraint which must be resolved prior to development in that the foul sewerage network has reached capacity and therefore agreements with Anglian Water must be made prior to development.</p> <p>12.21.2.5 This site benefits from planning permission (16/01480/O & 19/01062/RM) for 5 dwellings.</p> | Site allocation to be removed as site completed. Associated wording removed. |
| G104.4 - UPWELL - LAND OFF ST PETER'S ROAD | | | | | |
| | | | | | |

| MM | Page (Reg 19) | Section ref | Para/ Policy/ Figure/ Table No. | Proposed Main Modification | Reason |
|--|---------------|----------------------|---------------------------------|--|---|
| MM | 449 | 12.21.3 to 12.21.3.5 | G104.4 | <p>12.21.3 G104.4 Upwell Land off St Peter's Road Policy Site Allocation</p> <p>Policy G104.4 Upwell Land off St Peter's Road</p> <p>Land off St Peter's Road amounting to 2.0 has, as identified on the Policies Map, is allocated for residential development of at least 15 dwellings.</p> <p>Development will be subject to compliance with all of the following:</p> <ol style="list-style-type: none"> 1. Careful design is required to ensure no adverse impact on the Conservation Area and its setting, and to strengthen local distinctiveness; 2. Subject to safe access and improvements to the footway being achieved to the satisfaction of the Highways Authority; Local Plan Review Pre-Submission Stage 2021 www.west-norfolk.gov.uk 3. Provision of affordable housing in line with the current standards; 4. Submission of details showing how sustainable drainage measures will integrate with the design of the development and how the drainage system will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission. <p>Site Description and Justification</p> <p>12.21.3.1 Norfolk County Council, as highway authority, had expressed reservations regarding to the access arrangements. The site boundaries have been changed to include more land fronting on to St Peter's Road and the highway authority have withdrawn their earlier objection and consider that details can be addressed during the processing of an application.</p> <p>12.21.3.2 The site is well integrated into the village, close to services and partly within the Conservation Area. The site is flat and is partly in agricultural use. There is an area of well-established planting along the south-western edge which continues southwards as a defined feature in the landscape. The Council considers that the development of the site is appropriate given the location, and the wider benefits it would bring to the local community.</p> <p>12.21.3.3 The majority of views into the site are available from St Peter's Road, Town Street and from the navigable watercourse adjacent. The site is bounded to the sides by development where it fronts St Peter's Road.</p> <p>12.21.3.4 The site had not been previously been rejected on grounds of flood risk, but it is considered that a drainage strategy would be required on account of the proximity to the watercourse to the north of the site.</p> <p>12.21.3.5 G104.4 has come forward and been developed as a Custom and Self Build site. The owners sought and gained outline planning permission (15/01496/OM) for 27 dwellings. The site owners have also provided the infrastructure and then broadly sold each plot off as serviced plot. Consequently, the majority of the site has come forward with individual plot level reserved matters, with all but one plot benefiting from reserved matters permission. The majority of the site has been built out.</p> | Site Completed |
| G104.5 - OUTWELL - LAND AT WISBECH ROAD | | | | | |
| MM | 451 | 12 | Map |  | Modification required in relation to updated Policies Map – removal of inset map and replacement with individual site allocation maps |

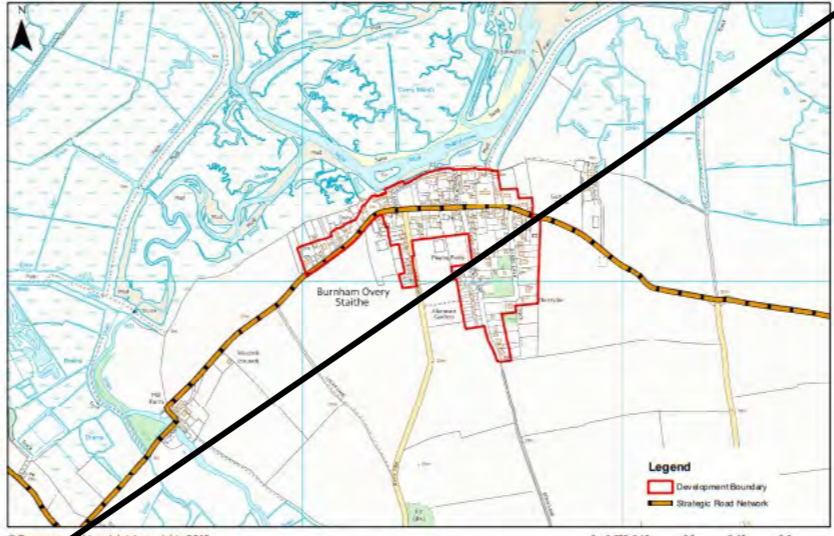
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|--|---------------|-------------|---------------------------------|---|---|
| MM | 452 | 12 | Map |  | Modification required in relation to updated Policies Map – removal of inset map and replacement with individual site allocation maps |
| MM | 453 | 12 | Policy G104.5 criterion 4 | 4.Provision of affordable housing in line with the current standards. Policy LP28. | To clarify affordable housing to be provided in accordance with LP28. |
| MM | 453 | 12 | 12.21.4.1 | Site Description and Policy Justification 12.21.4.1 The allocated site is ideally located in the centre of village within close proximity of village services and facilities. The Borough Council considers the site is suitable to accommodate at least 5 of the 80 residential units required in the settlement at a density reflecting that of the surrounding area. This scale of development is supported by the Parish Council. | to clarify justification section in response to inspectors initial questions part 2: Question 19 |
| MM | 453 | 12 | 12.21.4.1-12.21.4.6 | Paragraphs 12.21.4.1-12.21.4.6 moved to precede Policy G104.5; | Re-order of paragraphs to clarify justification section in response to inspectors initial questions part 2: Question 19 |
| MM | 454 | 12 | After 12.21.4.6 | Site G104.5 Land at Wisbech Road  | Modification required in relation to updated Policies Map – removal of inset map and replacement with individual site allocation maps |
| G104.6 - OUTWELL - LAND SURROUNDING ISLE BRIDGE | | | | | |
| MM | 454 | 12 | Policy G104.6 criterion 4 | 4.Provision of affordable housing in line with the current standards. Policy LP28. | To clarify affordable housing to be provided in accordance with LP28. |
| MM | 454 | 12 | 12.21.5.1 | Site Description and Policy Justification 12.21.5.1 The allocated site is located in the heart of the village and within close proximity to the majority of village services and facilities. The Borough Council considers that, at a density consistent with that of the surrounding area, the site is suitable to accommodating at least 35 development. Larger scale development on this site is supported by the Parish Council. | to clarify justification section in response to inspectors initial questions part 2: Question 19 |
| MM | 454 | 12 | 12.21.5.1-12.21.5.7 | Paragraphs 12.21.5.1-12.21.5.7 moved to precede Policy G104.6 | Re-order of paragraphs to clarify justification section in response to inspectors initial questions part 2: Question 19 |

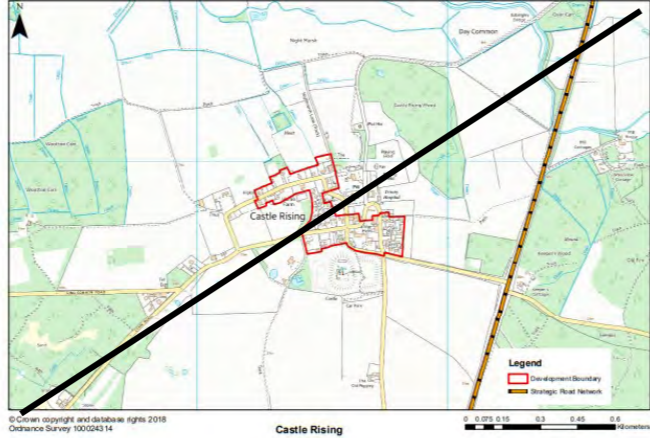
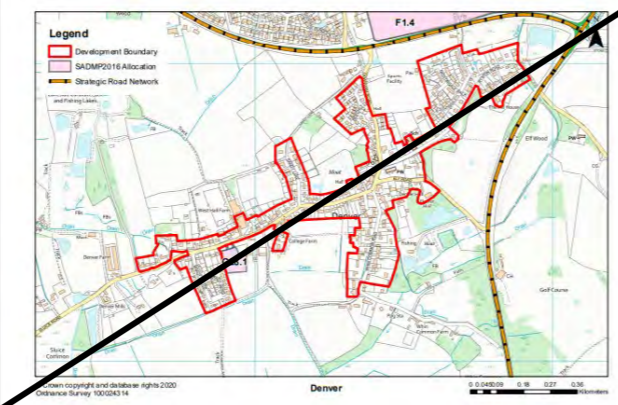
| MM | Page (Reg 19) | Section ref | Para/ Policy/ Figure/ Table No. | Proposed Main Modification | Reason |
|---|---------------|-------------|---------------------------------|--|---|
| MM | 454 | 12 | G104.6 | <p>Additional criterium after 2. as follows and subsequent re-numbering of paragraphs</p> <p>Development will be subject to compliance with all of the following:</p> <ol style="list-style-type: none"> 1. Submission of details relating to the sewer that crosses the site together with mitigation (easement/ diversion) to the satisfaction of Anglian Water; 2. Submission of an Odour Assessment, to the satisfaction of Anglian Water, in relation to any impacts on residential occupation of the site from the nearby sewage treatment works; 3. Appropriate mitigation for addressing flood risk from all sources, including foul water discharges, to meet current standards and the Middle Level Commissioners' requirements;... 4. Subject to safe access to the site being achieved from Isle Road to the satisfaction of the local highway authority; 5. Provision of affordable housing in line with the current standards. | additional criterion to explain the need for site specific mitigation to ensure that current standards of protection are maintained. |
| MM | 455 | 12 | After 12.21.5.7 | <p>Site G104.6 Land Surrounding Isle Bridge</p>  | Modification required in relation to updated Policies Map – removal of inset map and replacement with individual site allocation maps |
| WALPOLE ST PETER/WALPOLE ST ANDREW/WALPOLE MARSH | | | | | |
| MM | 456 | 12 | 12.22.1-12.22.4 | <p>12.22 Walpole St Peter/Walpole St Andrew/Walpole Marsh</p> <p>Key Rural Service Centre</p> <p>Description Introduction</p> <p>12.22.1 Walpole is a large parish that includes the villages of Walpole St. Peter, Walpole St. Andrew and Walpole Marsh. The villages lie to the north of the A47 approximately 10 miles southwest of King's Lynn and 6 miles northeast of Wisbech. The Parish population is 1,804 ⁽⁶²⁾.</p> <p>12.22.2 The villages of Walpole St. Peter and Walpole St. Andrew are physically joined, but within each village the settlement pattern is nucleated around the village church with spurs of development from this. Walpole St. Peter is characterised by ribbon development with a large area of agricultural open space forming the centre of the settlement and the built extent of the village following the roads around this land. Walpole Marsh is distinct but made up of a linear development along The Marsh Road and is much smaller in size.</p> <p>12.22.3 Collectively the villages have a range of services and facilities including schools, churches, a bus service, convenience store, retail and employment uses. Walpole St. Peter, Walpole St. Andrew and Walpole Marsh are grouped together to collectively form a Key Rural Service Centre. This is due to the shared services between the settlements, their close functional relationship and ability to support the rural community.</p> <p>12.22.4 The SADMP (2016) made two residential housing allocations for at least 20 new dwellings. The Local Plan review carries these forwards Local Plan allocates a site for at least 10 dwellings at Walpole St Peter.</p> | <p>to clarify justification section in response to inspectors initial questions part 2: Question 19</p> <p>Reference to SADMP allocations removed in response to Inspectors Initial Questions Part 1 Question 1</p> |

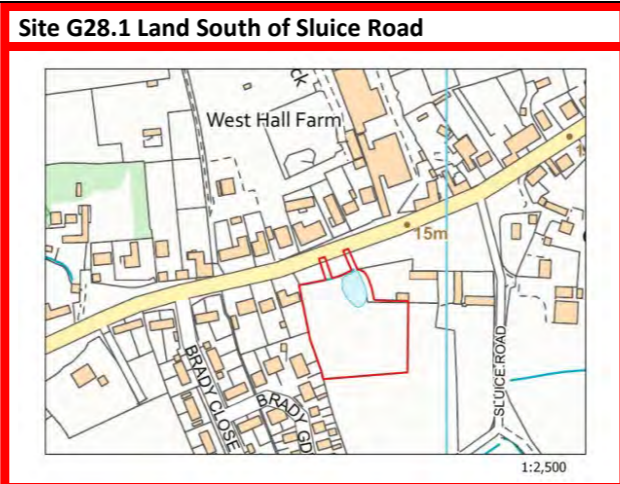
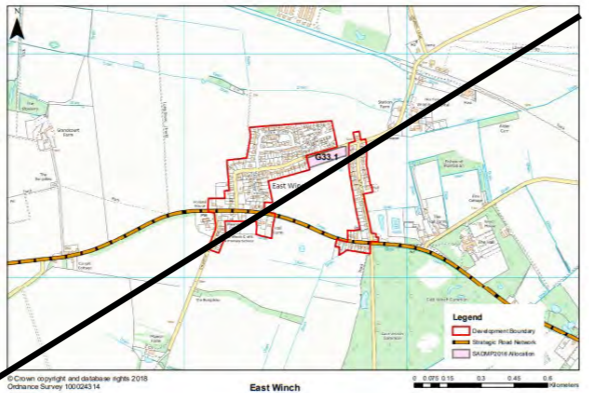
| MM | Page (Reg 19) | Section ref | Para/ Policy/ Figure/ Table No. | Proposed Main Modification | Reason |
|---|---------------|-------------|---------------------------------|---|---|
| MM | 456 | 12 | 12.22.4 | 12.22.4 The SADMP (2016) made two residential housing allocations for at least 20 new dwellings. The Local Plan review carries these forwards. | Reference to SADMP allocations removed in response to Inspectors Initial Questions Part 1 Question 1 |
| MM | 457 | 12 | Map |  | Modification required in relation to updated Policies Map – removal of inset map and replacement with individual site allocation maps |
| G109.1 - WALPOLE ST. PETER - LAND SOUTH OF WALNUT ROAD | | | | | |
| MM | 458 | 12 | G109.1 criterion 3 | 3.Provision of affordable housing in line with the current standards. Policy LP28. | To clarify affordable housing to be provided in accordance with LP28. |
| MM | 458 | 12 | G109.1 5. | 5. Submission of a Flood Risk Assessment (FRA) in accordance with LP25 that should address all forms of flood risk (coastal inundation, fluvial, pluvial and groundwater). The FRA should explain how surface water drainage will be managed. The FRA must demonstrate how the development would provide wider sustainability benefits to the community that outweigh the risk associated with flooding and that the development would be safe for its lifetime without increasing flood risk elsewhere and, where possible, would reduce flood risk overall. The FRA should suggest appropriate mitigation (flood resilience measures). | need to cross reference LP25 for proposed development sites where site specific flood risk assessments are specifically required |
| MM | 458 | 12 | 12.22.1.1 | Site Description and Policy Justification 12.22.1.1 The allocated site is a linear site situated to the south of Walpole St. Peter immediately outside the development boundary. The site fronts onto Walnut Road and currently comprises of Grade 2 (good quality) agricultural land. Whilst development would result in the loss of productive agricultural land, this applies to every site in the settlement and the proposed development sought is not of a scale to have a detrimental impact to the availability of productive agricultural land. | to clarify justification section in response to inspectors initial questions part 2: Question 19 |
| MM | 458-459 | 12 | 12.22.1.1-12.22.1.9 | Paragraphs 12.22.1.1-12.22.1.5 moved to precede Policy G109.1; | Re-order of paragraphs to clarify justification section in response to inspectors initial questions part 2: Question 19 |
| MM | 459 | 12 | 12.22.1.8 | 12.22.1.8 The site is located within Flood Zone 3a, as indicated by the BCKLWN SFRA 2019. This shows that this is a consistent upon the vast majority of the settlement. There are a few isolated small pockets of land within Flood Zone 1 however these are classed as dry islands. Given this there is no land within the settlement that is at less of a risk to flooding than this site. Accordingly, the policy contains the requirement for a site-specific flood risk assessment in accordance with LP25. | need to cross reference LP25 for proposed development sites where site specific flood risk assessments are specifically required |
| MM | 459 | 12 | After 12.22.1.9 | Site G109.1 Land South of Walnut Road  | Modification required in relation to updated Policies Map – removal of inset map and replacement with individual site allocation maps |

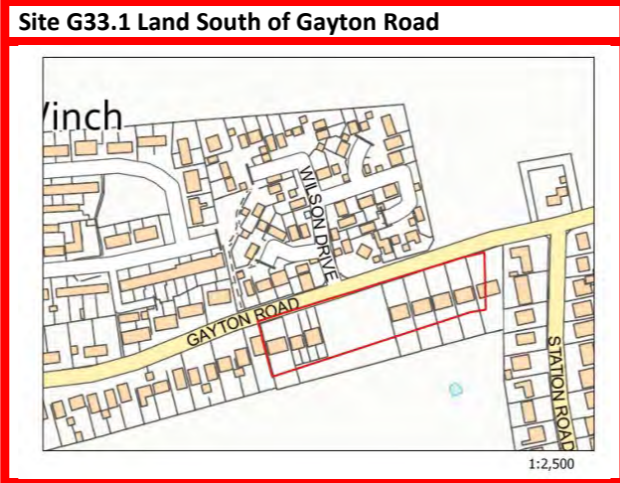
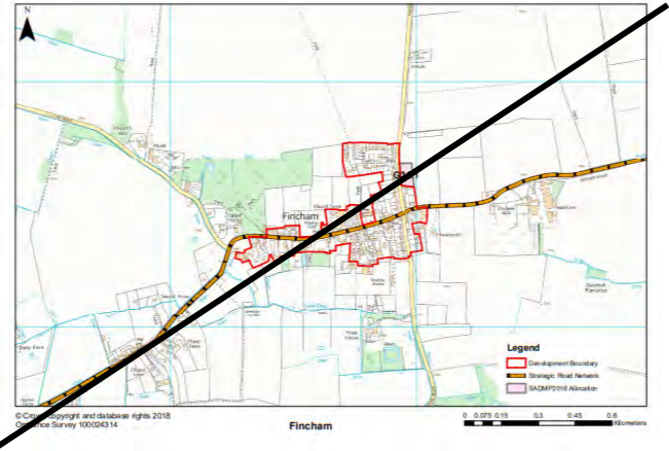
| MM | Page (Reg 19) | Section ref | Para/ Policy/ Figure/ Table No. | Proposed Main Modification | Reason |
|--|------------------|-------------|------------------------------------|--|----------------|
| G109.2 - WALPOLE ST. PETER - LAND SOUTH OF CHURCH ROAD | | | | | |
| MM | 460 | 12. | G109.2 12.22.2 to 12.22.2.7 | <p>12.22.2 G109.2 Walpole St. Peter Land south of Church Road Policy Site Allocation Policy G109.2 Walpole St. Peter Land south of Church Road Land amounting to 1.44 hectares south of Church Road as shown on the policies map is allocated for residential development of at least 10 dwellings. Development will be subject to compliance with all of the following:</p> <ol style="list-style-type: none"> 1. Submission of details showing how sustainable drainage measures will integrate with the design of the new development and how the drainage system will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the Sustainable Drainage System (SuDS) should be included with the submission; 2. Submission of a Flood Risk Assessment (FRA) that should address all forms of flood risk (coastal inundation, fluvial, pluvial and groundwater). The FRA should explain how surface water drainage will be managed. The FRA must demonstrate how the development would provide wider sustainability benefits to the community that outweigh the risk associated with flooding and that the development would be safe for its lifetime without increasing flood risk elsewhere and, where possible, would reduce flood risk overall. The FRA should suggest appropriate mitigation (flood resilience measures); 3. Provision of affordable housing in line with the current standards. <p>Site Description and Justification 12.22.2.1 The allocated site is situated north of Walpole St. Peter, fronting onto Church Road with its northern boundary immediately abutting the development boundary. The site is linear in form and comprises of Grade 1 (excellent quality) agricultural land currently in arable use. Although development on the site would result in the loss of productive agricultural land, all of the sites in the settlement fall within a similar category and the number of dwellings proposed is not of a scale to have an adverse impact on the availability of productive agricultural land. Landscape features on the site includes mature boundary hedgerows and a drainage ditch along the northern boundary of the site. 12.22.2.2 There is existing housing development on three sides of the site (north, east and west) and agricultural land to the south. Views are limited to near distance from adjacent roads and properties. Long distance views into the site are possible from the south but in these views, development would be seen in context of the existing settlement 12.22.2.3 The location of the site within a built up area minimises the impact of new development on the landscape and provides an opportunity for development to take place without placing pressure on much more significant sensitive areas around the village. 12.22.2.4 Development on the site would constitute infill development. The established residential developments adjacent the site all have the form and character of linear development. The site could potentially be developed in this same way to reflect the existing form and character of the village. 12.22.2.5 There is a scattered distribution of services in the village, and as in the case above the site scores averagely in terms of proximity to services. However, the site is relatively close to some services including a bus route. Norfolk County Council as the local highway authority raised no objections to the allocation in terms of adequacy of the road network and site access. 12.22.2.6 The site is located within Flood Zone 3a, as indicated by the BCKLWN SFRA 2019. This shows that this is a consistent upon the vast majority of the settlement. There are a few isolated small pockets of land within Flood Zone 1 however these are classed as dry islands. Given this there is no land within the settlement that is at less of a risk to flooding than this site. Accordingly, the policy contains the requirement for a site specific flood risk assessment. 12.22.2.7 The site has come forward and benefits from outline planning permission (15/01520/OM) and reserved matters (18/01472/RMM) for 10 dwellings. The development has commenced and 6 of the dwellings have completed (19/02/2020)</p> | Site Completed |
| WEST WALTON | | | | | |



| MM | Page (Reg 19) | Section ref | Para/ Policy/ Figure/ Table No. | Proposed Main Modification | Reason |
|---|---------------|-------------|---------------------------------|--|--|
| MM | 462 | 12 | 12.23 to 12.23.2 | <p>12.23 West Walton Key Rural Service Centre Description 12.23.1 West Walton is a marshland village three miles to the north of Wisbech and approximately 13 miles south west of King's Lynn. The Parish population, which includes both West Walton and Walton Highway, is recorded as 1,731 (63). West Walton village was originally centred around St Mary's Church and the crossroads, but has expanded towards the east in a linear form along Salts Road and School Road. The village has both a primary and secondary school, a commutable bus route, public house, as well as other retail and employment. 12.23.2 West Walton is classed as Key Rural Service Centre. This is due to the services and facilities mentioned above, and therefore the ability for the settlement to support the wider community. The SADMP (2016) made no allocation for West Walton. This was because at that time West Walton and Walton Highway together formed a Key Rural Service Centre and two allocations were made that provided at least 20 new dwellings.</p> | Modification required in relation to updated Policies Map – removal of inset map and associated wording where no allocation. |
| RURAL WEST NORFOLK | | | | | |
| LP41- DEVELOPMENT IN RURAL AREAS POLICY | | | | | |
| MM | 464 | 13 | 13.3.1.3 | <p>Policy Justification</p> <p>13.1.3 The Borough Council's approach to housing in rural areas will seek to sustain rural communities, identifying a need for both affordable and market housing. Rural exception sites can be used to enable the Council to deliver affordable housing in rural communities on sites not otherwise available for residential development</p> <p><u>13.1.4 The Key Rural Service Centres are identified as the focus for growth within the rural areas. To ensure the sustainability of the rural areas, it is necessary to balance sustainable economic development and the maintenance of a high-quality environment, protecting the countryside and recognising its intrinsic character and beauty. Policy LP41 explains the approach to managing development in/ around rural settlements (with reference to policies LP04 and LP07), allowing for the development of affordable or rural exceptions (including entry-level) housing schemes.</u></p> | Clarify justification for site in response to inspectors' initial questions part 2: Question 19 |
| RURAL VILLAGES | | | | | |
| BURNHAM OVERY STAITHE | | | | | |

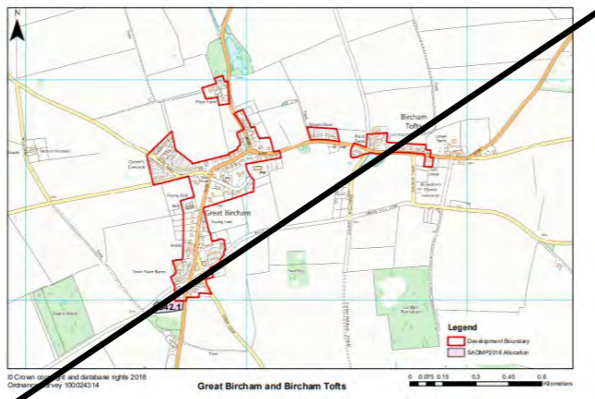
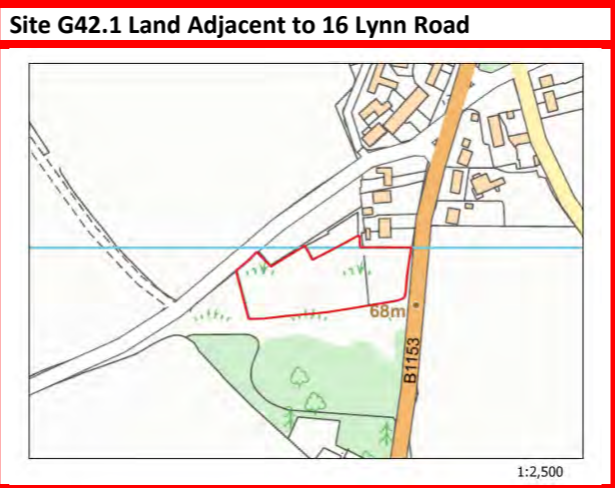

| MM | Page (Reg 19) | Section ref | Para/ Policy/ Figure/ Table No. | Proposed Main Modification | Reason |
|----|---------------|-------------|---------------------------------|--|---|
| MM | 467 | 14.1 | 14.1 to 14.1.4 | <p>14.1 Burnham Overy Staithe Rural Village Description 14.1.1 The small nucleated village of Burnham Overy Staithe in the Norfolk Coast AONB nestles at the edge of Overy Creek and Marshes. The village lacks convenience facilities and a school but does have a pub, a small harbour and facilities related to recreational sailing. 14.1.2 The diverse mixture of orange brick and pantile traditional buildings, with contrasting chalk clunch, flint and pebble facings are distinctive characteristics of buildings in the village which is designated a Conservation Area. Burnham Overy Parish has a population of 134 (64) 14.1.3 Burnham Overy Staithe has the smallest parish population of all designated 'Rural Villages' in the settlement hierarchy. It is in a particularly sensitive location, within the Area of Outstanding Natural Beauty, on the edge of the undeveloped coastline subject to a number of national and international designations for its environmental and heritage significance. 14.1.4 The SADMP (2016) method of distributing new development indicated that an allocation of one new house would be sought. Due to the minimal level of housing sought in the settlement and the level of constraints to development identified, the Borough Council did not allocate any new houses in Burnham Overy Staithe. This decision was supported by Burnham Overy Parish Council and the Norfolk Coast Partnership. The Local Plan review doesn't alter this, and no further housing allocations are sought here.</p>  | Modification required in relation to updated Policies Map – removal of inset map and associated wording where no allocations. |

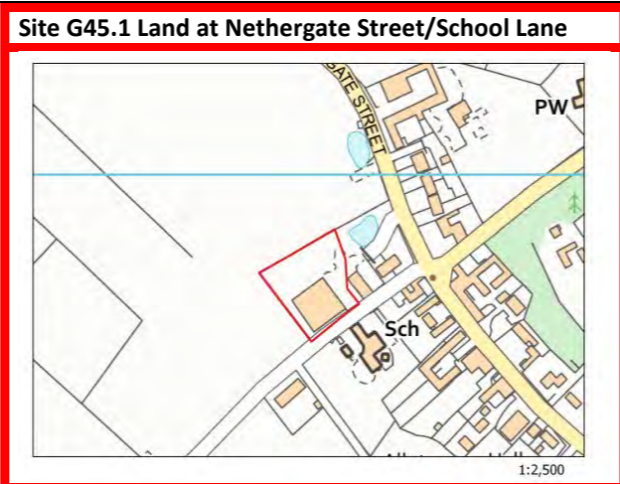
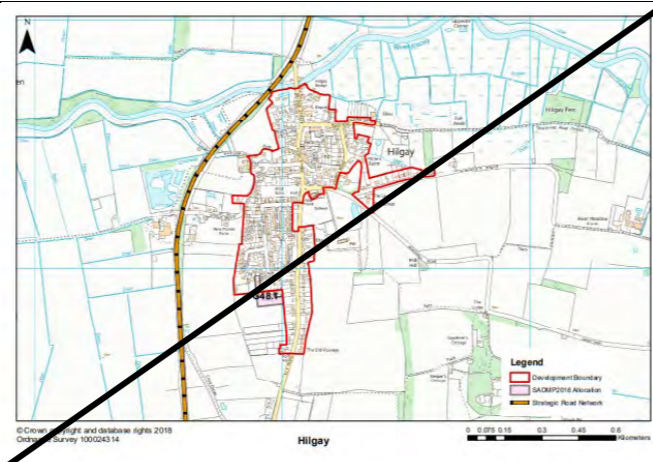
| MM | Page (Reg 19) | Section ref | Para/ Policy/ Figure/ Table No. | Proposed Main Modification | Reason |
|---|---------------|-------------|---------------------------------|---|---|
| MM | 469 | 14.2 | 14.2 to 14.2.2 | <p>14.2 Castle Rising Rural Village Description 14.2.1 Castle Rising is a small, historic village with a population of just 216(65) and is approximately five miles northeast of King's Lynn. The settlement contains a small number of services including tea rooms, a furniture shop, a pub and the Church of St. Lawrence. A greater number of services are located nearby in North Wootton and South Wootton. Older buildings in the village have been constructed using local materials including local bricks, Carrstone and Silver Carr. Castle Rising contains a significant 12th Century Castle which is a Scheduled Ancient Monument and is a visitor attraction in the village. 14.2.2 Castle Rising has a small population size and an average level of services for its designation as a Rural Village, except for a lack of a primary school.</p>  | Modification required in relation to updated Policies Map – removal of inset map and associated wording where no allocations. |
| DENVER | | | | | |
| MM | 471 | 14 | 14.3.2 | <p>14.3.2 Denver is designated as a Rural Village and is considered to have a good range of services and facilities. The Site Allocation and Development Management Plan 2016 did make Local Plan maeks an allocation of at least 8 new dwellings. The Local Plan review carries this forward with some minor amendments to area of the allocated site to reflect the current situation with regards to the site.</p> | Reference to SADMP allocations removed in response to Inspectors Initial Questions Part 1 Question 1 |
| MM | 472 | 14 | Map |  | Modification required in relation to updated Policies Map – removal of inset map and replacement with individual site allocation maps |
| G28.1 DENVER - LAND SOUTH OF SLUICE ROAD | | | | | |
| MM | 473 | 14 | Policy G28.1 criterion 6 | 6.Provision of affordable housing in line with the current standards. Policy LP28. | To clarify affordable housing to be provided in accordance with LP28. |
| MM | 473 | 14 | 14.3.1.1 to 14.3.1.7 | Paragraphs 14.3.1.1 to 14.3.1.7 to be moved to proceed Policy G28.1 | Re-order of paragraphs to clarify justification section in response to Inspectors Initial Questions Part 2 Question 19. |

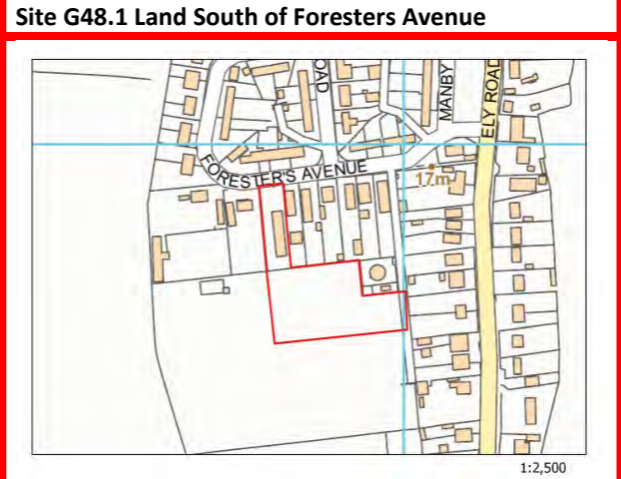
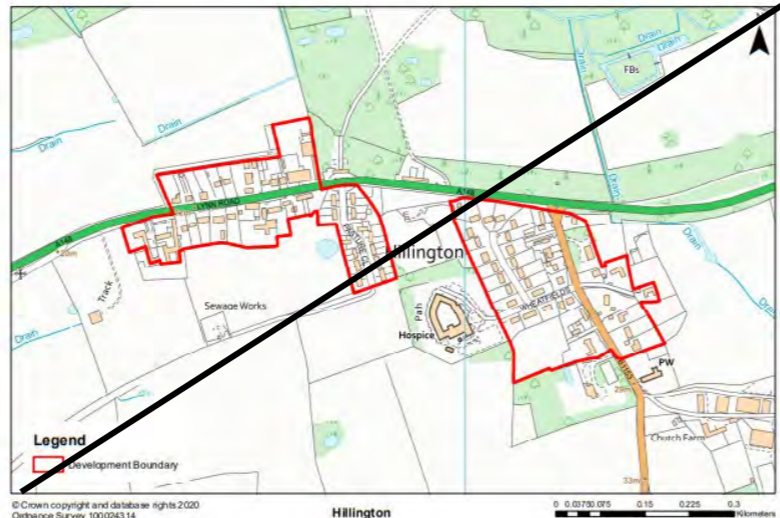
| MM | Page (Reg 19) | Section ref | Para/ Policy/ Figure/ Table No. | Proposed Main Modification | Reason |
|---|---------------|-------------|---------------------------------|---|---|
| MM | 473 | 14 | 14.3.1.1 | <p>Site Description and Justification 14.3.1.1 The allocated site is situated in the southern area of the settlement immediately south of Sluice Road. Between the site and Sluice Road there is a thin strip of common land, the site owner has provided information that an agreement with the common land owner in relation to rights across this land has been agreed in principle and the local highways authority state the site is considered appropriate for inclusion within the plan with this access point. The site is considered capable of accommodating at least 8 residential at a density reflecting that of the surrounding area.</p> | Heading changed to clarify justification section in response to Inspectors Initial Questions Part 2 Question 19 |
| MM | 474 | 14 | 14.3.1.4 | <p>Justification 14.3.1.4 The site is well integrated with the village and development will be well screened on the west by the existing development at Brady Gardens. The majority of the views into the site are limited to near distance from School Road and adjacent properties. There are few opportunities for long distance views due to the site being located within a developed area. In the limited views that are available the site is seen in the context of the existing settlement.</p> | Heading added to clarify justification section in response to Inspectors Initial Questions Part 2 Question 19 |
| MM | 474 | 14 | 14.3.1.7 | 14.3.1.7 The allocated site is identified in the SADMP (2016) Sustainability Appraisal as the least constrained of all the other options to accommodate growth in the village. It is of a scale to allow flexibility in the layout and respond to the specific characteristics of the locality. | Reference to SADMP allocations removed in response to Inspectors Initial Questions Part 1 Question 1 |
| MM | 474 | 14 | After 14.3.1.7 | <p>Site G28.1 Land South of Sluice Road</p>  | Modification required in relation to updated Policies Map – removal of inset map and replacement with individual site allocation maps |
| EAST WINCH | | | | | |
| MM | 475 | 14 | 14.4.3 | 14.4.3 East Winch is designated a Rural Village. East Winch received an allocation of at least 10 dwellings in the Site Allocation and Development Management Policies 2016 (SADMP). Land is allocated for at least 10 dwellings. | Reference to SADMP allocations removed in response to Inspectors Initial Questions Part 1 Question 1 |
| MM | 476 | 14 | Map |  | Modification required in relation to updated Policies Map – removal of inset map and replacement with individual site allocation maps |
| G33.1 EAST WINCH - LAND SOUTH OF GAYTON ROAD | | | | | |
| MM | 477 | 14 | Policy G33.1 criterion 2 | 2.Provision of affordable housing in line with the current standards. Policy LP28. | To clarify affordable housing to be provided in accordance with LP28. |

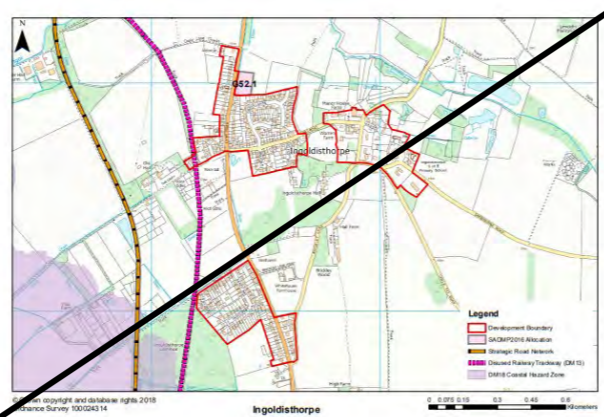
| MM | Page (Reg 19) | Section ref | Para/ Policy/ Figure/ Table No. | Proposed Main Modification | Reason |
|---|---------------|-------------|---------------------------------|--|---|
| MM | 477 | 14 | 14.4.1.1 | Site Description and Justification 14.4.1.1 The allocated site is centrally located in the village, surrounded by existing housing on the north, east and west. The site comprises of Grade 4 (poor quality) agricultural land and other than boundary hedgerows there are no landscape features of note within the site. | Heading changed to clarify justification section in response to Inspectors Initial Questions Part 2 Question 19 |
| MM | 477 | 14 | 14.4.1.1 to 14.4.1.5 | Paragraphs 14.4.1.1 to 14.4.1.5 to be moved to proceed Policy G33.1 | Re-order of paragraphs to clarify justification section in response to Inspectors Initial Questions Part 2 Question 19. |
| MM | 478 | 14 | After 14.4.1.5 | <p>Site G33.1 Land South of Gayton Road</p>  | Modification required in relation to updated Policies Map – removal of inset map and replacement with individual site allocation maps |
| FINCHAM | | | | | |
| MM | 479 | 14 | 14.5.2 | 14.5.2 Fincham is designated a Rural Village. The SADMP 2016 did make an allocation of Land is allocated for at least 5 dwellings. | Reference to SADMP allocations removed in response to Inspectors Initial Questions Part 1 Question 1 |
| MM | 480 | 14 | Map |  | Modification required in relation to updated Policies Map – removal of inset map and replacement with individual site allocation maps |
| G36.1 FINCHAM - LAND EAST OF MARHAM ROAD | | | | | |
| MM | 481 | 14 | Policy G36.1 criterion 4 | 4.Provision of affordable housing in line with the current standards Policy LP28. | To clarify affordable housing to be provided in accordance with LP28. |
| MM | 481 | 14 | 14.5.1.1 | Site Description and Justification 14.5.1.1 The allocated site is situated towards the north east edge of the settlement. The current proposed development boundary immediately abuts the site's southern and western boundaries. The Council considers the site is capable of providing 5 dwellings at a density appropriate to its location. The Highway Authority has no objection to small scale development on this site. | Heading changed to clarify justification section in response to Inspectors Initial Questions Part 2 Question 19 |
| MM | 481 | 14 | 14.5.1.1 to 14.5.1.8 | Paragraphs 14.5.1.1 to 14.5.1.8 to be moved to process Policy G36.1 | Re-order of paragraphs to clarify justification section in response to Inspectors Initial Questions Part 2 Question 19. |

| MM | Page (Reg 19) | Section ref | Para/ Policy/ Figure/ Table No. | Proposed Main Modification | Reason |
|------------------------------------|---------------|-------------|---------------------------------|---|---|
| MM | 482 | 14.6 | After 14.5.1.8 | <p>Site G36.1 Land East of Marham Road</p>  | Modification required in relation to updated Policies Map – removal of inset map and replacement with individual site allocation maps |
| FLITCHAM | | | | | |
| MM | 483 | 14.6 | 14.6 to 14.6.2 | <p>14.6 Flitcham Rural Village Description 14.6.1 Flitcham is a small linear settlement which spreads from the Church of St. Mary towards Flitcham Abbey and is situated seven miles northeast of King's Lynn. Flitcham is low in overall service provision, but the village does support a small school. The main access road from Flitcham is the B1153 but the village is not served by public transport links. Flitcham with Appleton parish has a population of 276(69). 14.6.2 The SADMP (2016) suggested that Flitcham would receive an allocation for new houses. However, no sites were identified which were acceptable in terms of heritage, landscape and highways issues. Therefore, no sites were allocated in Flitcham, and the Local Plan review retains this position.</p>  | Modification required in relation to updated Policies Map – removal of inset map and associated wording where no allocations. |
| GREAT BIRCHAM/BIRCHAM TOFTS | | | | | |
| MM | 486 | 14 | 14.7.7 | <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 The Local Plan makes 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> | Reference to SADMP allocations removed in response to Inspectors Initial Questions Part 1 Question 1 |

| MM | Page (Reg 19) | Section ref | Para/ Policy/ Figure/ Table No. | Proposed Main Modification | Reason |
|--|---------------|-------------|---------------------------------|---|---|
| MM | 487 | 14 | Map |  | Modification required in relation to updated Policies Map – removal of inset map and replacement with individual site allocation maps |
| G42.1 GREAT BIRCHAM AND BIRCHAM TOFTS - LAND ADJACENT TO 16 LYNN ROAD | | | | | |
| MM | 488 | 14 | Policy G42.1 criterion 4 | 4.Provision of affordable housing in line with the current standards. Policy LP28. | To clarify affordable housing to be provided in accordance with LP28. |
| MM | 488 | 14 | 14.7.1.1 | Site Description and Justification 14.7.1.1 The allocated site is relatively free of constraints. The site is not within the cordon sanitaire relating to odour issues, it has received no objection from the Highways Authority and development would not compromise the landscape separation between Great Bircham and Bircham Tofts | Heading changed to clarify justification section in response to Inspectors Initial Questions Part 2 Question 19 |
| MM | 488 | 14 | 14.7.1.1 to 14.7.1.5 | Paragraphs 14.7.1.1 to 14.7.1.5 to be moved to proceed Policy G42.1 | Re-order of paragraphs to clarify justification section in response to Inspectors Initial Questions Part 2 Question 19. |
| MM | 489 | 14 | After 14.7.1.5 |  | Modification required in relation to updated Policies Map – removal of inset map and replacement with individual site allocation maps |
| HARPLEY | | | | | |
| MM | 490 | 14 | 14.8.3 | 14.8.3 Harpley is one of the smaller designated Rural Villages in population size and is very rural in nature. Therefore, the Council sought limited growth to support essential services. The SADMP (2016) Local Plan did make makes an allocation of at least five houses, and this is carried forward within the Local Plan review. | Reference to SADMP allocations removed in response to Inspectors Initial Questions Part 1 Question 1 |
| MM | 491 | 14 | Map |  | Modification required in relation to updated Policies Map – removal of inset map and replacement with individual site allocation maps |

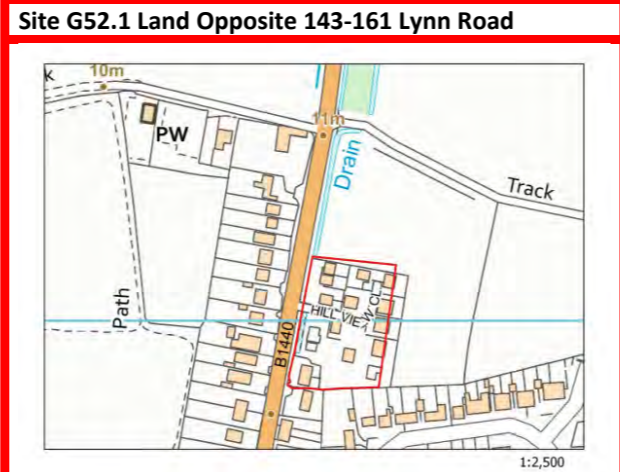
| MM | Page (Reg 19) | Section ref | Para/ Policy/ Figure/ Table No. | Proposed Main Modification | Reason |
|--|---------------|-------------|---------------------------------|---|---|
| G45.1 HARPLEY - LAND AT NETHERGATE STREET/SCHOOL LANE | | | | | |
| MM | 491 | 14 | Policy G45.1 criterion 4 | 4.Provision of affordable housing in line with the current standards. Policy LP28. | To clarify affordable housing to be provided in accordance with LP28. |
| MM | 492 | 14 | 14.8.1.1 | Site Description and Justification 14.8.1.1 The allocated site is ideally located close to the school and offers a number of options for development. Whilst a grain store occupies the site, evidence has satisfied the Borough Council that it cannot be used for this purpose due to its proximity to the school and the amenity issues when using the dryer. It is considered that an appropriate scheme of development could result in an improvement on the visual amenity of the site that is currently dominated by the grain store. | Heading changed to clarify justification section in response to Inspectors Initial Questions Part 2 Question 19 |
| MM | 492 | 14 | 14.8.1.1 to 14.8.1.5 | Paragraphs 14.8.1.1 to 14.8.1.5 to be moved to proceed Policy G45.1 | Re-order of paragraphs to clarify justification section in response to Inspectors Initial Questions Part 2 Question 19. |
| MM | 493 | 14 | After 14.8.1.5 | Site G45.1 Land at Nethergate Street/School Lane  | Modification required in relation to updated Policies Map – removal of inset map and replacement with individual site allocation maps |
| HILGAY | | | | | |
| MM | 494 | 14 | 14.9.2 | 14.9.2 Hilgay is designated as a Rural Village. The SADMP (2016) made Local Plan makes an allocation for at least 12 dwellings in Hilgay, and the Local Plan review carries this forward. | Reference to SADMP allocations removed in response to Inspectors Initial Questions Part 1 Question 1 |
| MM | 495 | 14 | Map |  | Modification required in relation to updated Policies Map – removal of inset map and replacement with individual site allocation maps |
| G48.1 HILGAY - LAND SOUTH OF FORESTERS AVENUE | | | | | |
| MM | 496 | 14 | Policy G48.1 criterion 4 | 4.Provision of affordable housing in line with the current standards. Policy LP28. | To clarify affordable housing to be provided in accordance with LP28. |
| MM | 496 | 14 | 14.9.1.1 | Site Description and Justification 14.9.1.1 The allocated site is situated towards the south west of the settlement, south of Forester’s Avenue. The development boundary immediately abuts the northern and eastern site boundaries. The site is located close to a bus stop and within a relatively short distance of the local school. The Council considers the site capable of accommodating the 12 residential units required in the settlement at a density reflecting that of the surrounding area. Development on this site is supported by Hilgay Parish Council. | Heading changed to clarify justification section in response to Inspectors Initial Questions Part 2 Question 19 |
| MM | 496 | 14 | 14.9.1.1 to 14.9.1.6 | Paragraphs 14.9.1.1 to 14.9.1.6 to be moved to precede Policy G48.1 | Re-order of paragraphs to clarify justification section in response to Inspectors Initial Questions Part 2 Question 19. |

| MM | Page (Reg 19) | Section ref | Para/ Policy/ Figure/ Table No. | Proposed Main Modification | Reason |
|-----------------------|---------------|-------------|---------------------------------|--|---|
| MM | 497 | 14 | After 14.9.1.6 | <p>Site G48.1 Land South of Foresters Avenue</p>  | Modification required in relation to updated Policies Map – removal of inset map and replacement with individual site allocation maps |
| HILLINGTON | | | | | |
| MM | 498 | 14.10 | 14.10 to 14.10.3 | <p>14.10 Hillington Rural Village Description 14.10.1 Hillington is essentially a linear village straddling the A148 King's Lynn to Cromer road. Aside from this road, the village is very rural in character and is centred around the historic entrance to Hillington Hall, on the edge of the Sandringham Estate. Development also stretches along the B1153 near to St. Mary's Church. Hillington has a shop/service station, bus services, The Ffolkes public house which has recently been re-developed and now provides accommodation, banqueting facilities as well as being a pub and restaurant. The village also plays home to The Norfolk Hospice, which is located off Wheatfields, this is a significant Borough/County wide resource for both in and out patients. The Hospice generates traffic to and from the site on a daily basis from clients, volunteers, employees and fund-raising events. 14.10.2 The level of services generally relate to the position of the settlement on the A148, as the parish has a population of only 400(72) making it one of the smaller rural villages. It lies seven miles north east of King's Lynn. 14.10.3 Hillington is designated as a Rural Village. The SADMP (2016) did make an allocation for at least 5 dwellings. However, since adoption the SADMP the landowner has expressed a desire not to develop the site and therefore it has been removed from the Local Plan review.</p>  | Modification required in relation to updated Policies Map – removal of inset map and associated wording where no allocations. |
| INGOLDISTHORPE | | | | | |
| MM | 500 | 14 | 14.11.2 | <p>14.11.2 Ingoldisthorpe has a medium population in comparison to other settlements designated as Rural Villages but has a limited range of facilities in the village itself. However, the village lies between the Key Rural Service Centres of Dersingham and Snettisham, meaning residents can access a greater range of services in these settlements, which are at a distance of around one mile. The SADMP (2016) Local Plan accordingly makes an allocation of at least 10 dwellings</p> | Reference to SADMP allocations removed in response to Inspectors Initial Questions Part 1 Question 1 |

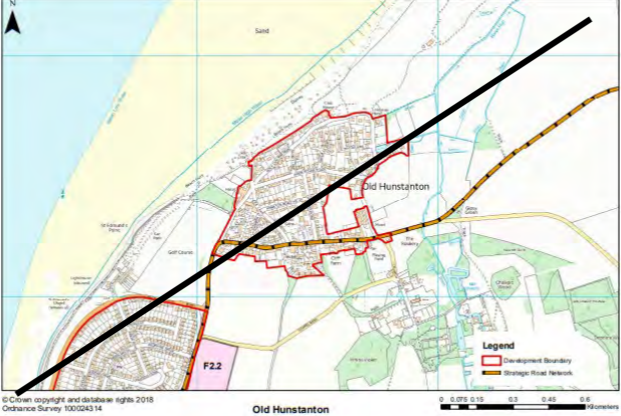
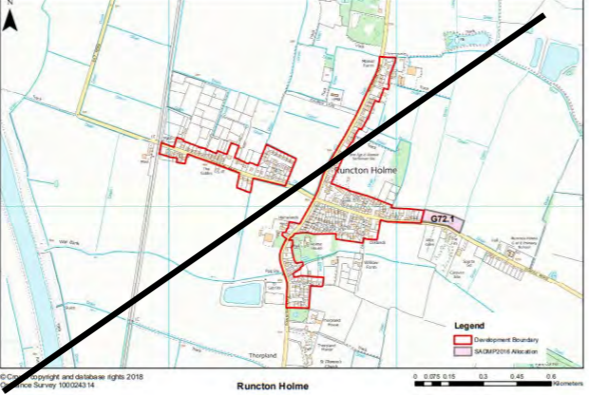
| MM | Page (Reg 19) | Section ref | Para/ Policy/ Figure/ Table No. | Proposed Main Modification | Reason |
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| MM | 501 | 14 | Map |  | Modification required in relation to updated Policies Map – removal of inset map and replacement with individual site allocation maps |

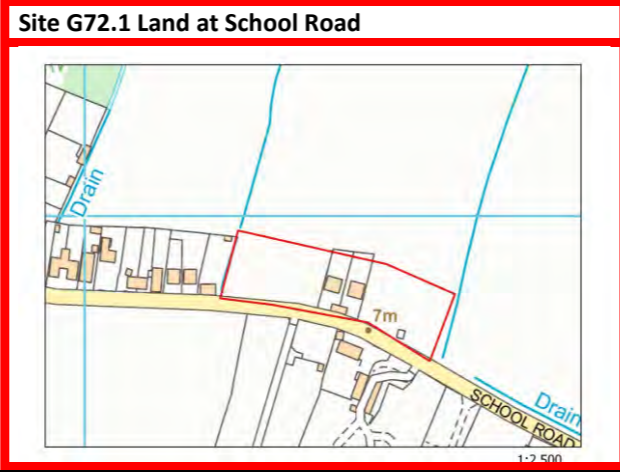
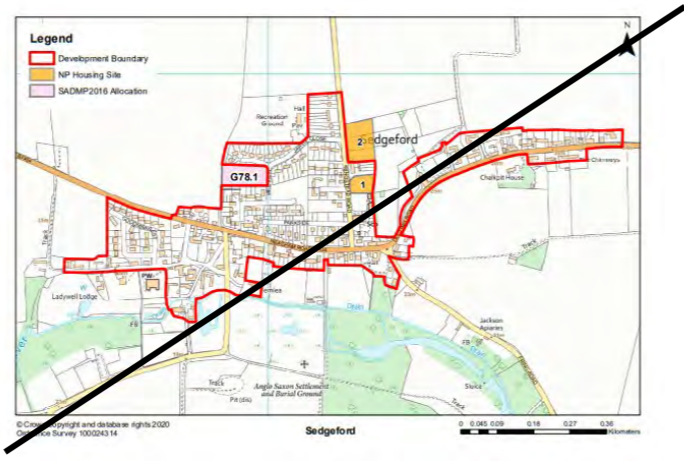
G52.1 INGOLDSTHORPE - LAND OPPOSITE 143 - 161 LYNN ROAD

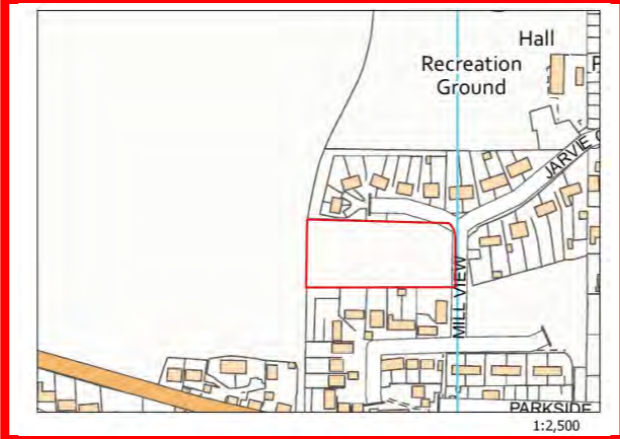
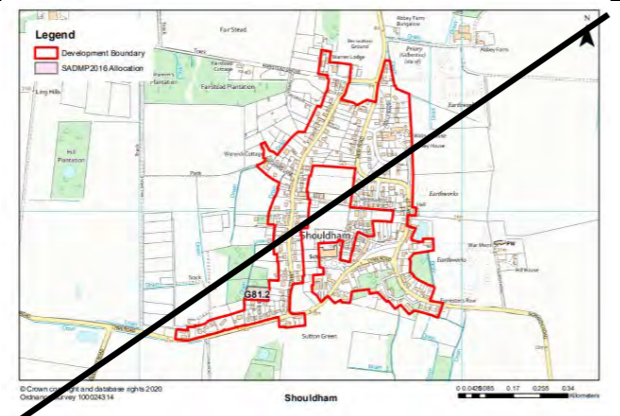
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| MM | 502 | 14 | Policy G52.1 criterion 3 | 3.Provision of affordable housing in line with the current standards. <u>Policy LP28.</u> | To clarify affordable housing to be provided in accordance with LP28. |
| MM | 502 | 14 | 14.11.1.1 | Site Description and Justification 14.11.1.1 The allocated site lies to the north of the village adjacent the proposed development boundary on its south and west sides. The site is situated in a fairly built up part of the settlement with the surrounding area consisting of road frontage residential developments to the west and south, and undeveloped agricultural land on the remaining two sides to the north and east. | Heading changed to clarify justification section in response to Inspectors Initial Questions Part 2 Question 19 |
| MM | 502 | 14 | 14.11.1.1 to 14.11.1.6 | Paragraphs 14.11.1.1 to 14.11.1.6 to be moved to precede Policy G52.1 | Re-order of paragraphs to clarify justification section in response to Inspectors Initial Questions Part 2 Question 19. |

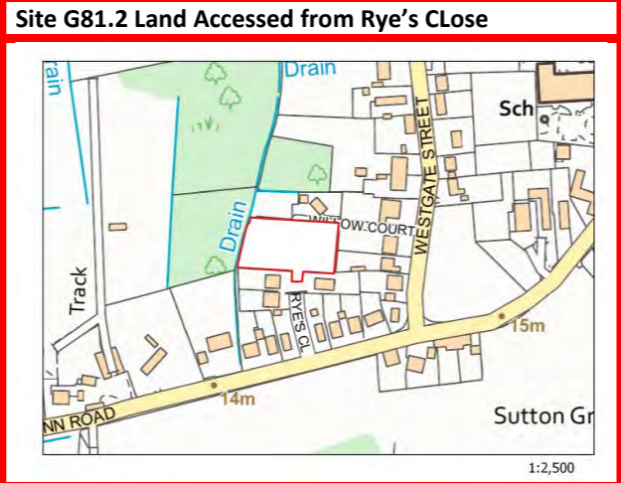
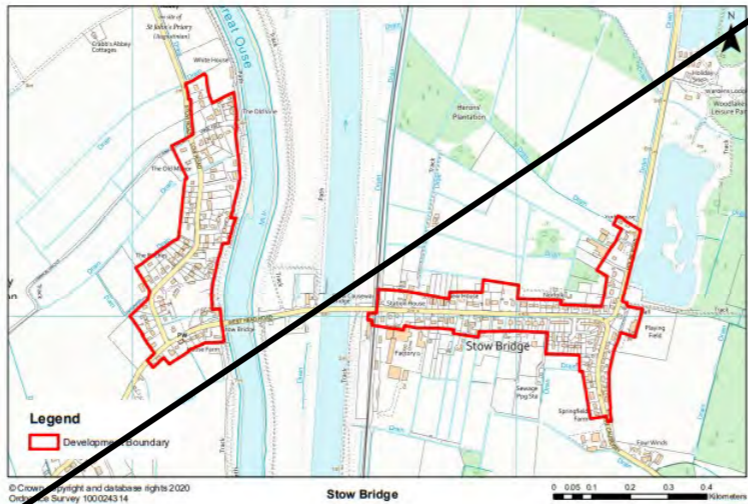
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| MM | 503 | 14 | After 14.11.1.6 | <p>Site G52.1 Land Opposite 143-161 Lynn Road</p>  | Modification required in relation to updated Policies Map – removal of inset map and replacement with individual site allocation maps |
|----|-----|----|-----------------|--|---|

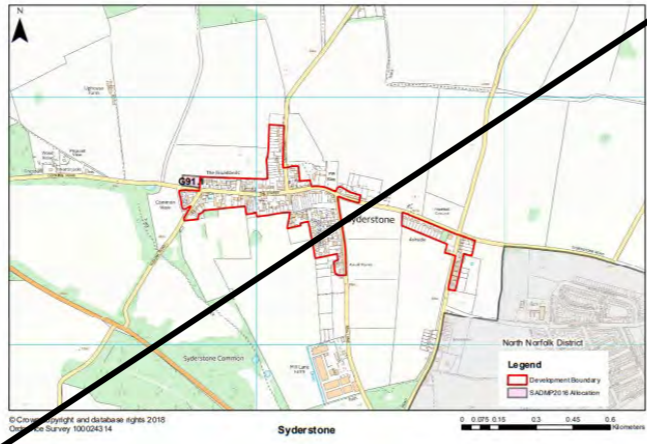
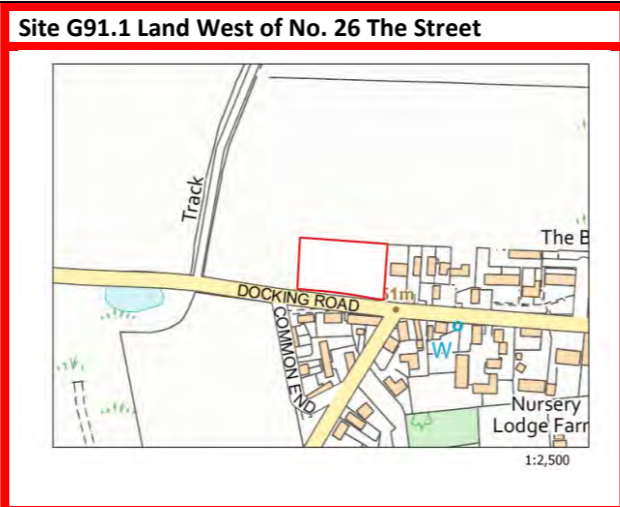
OLD HUNSTANTON

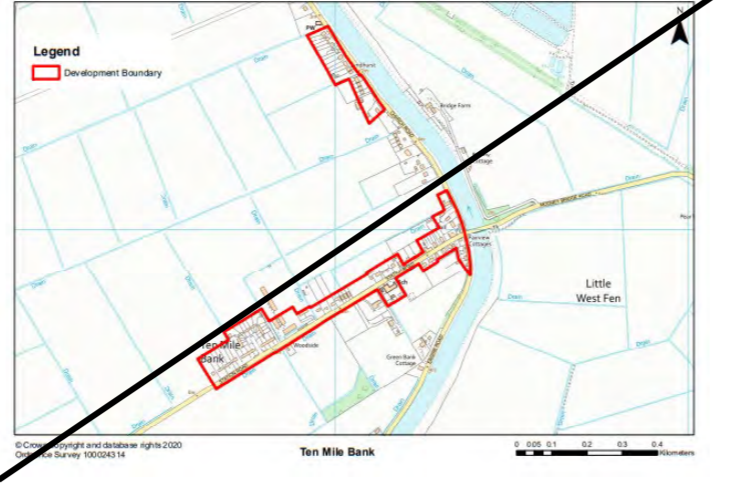
| MM | Page (Reg 19) | Section ref | Para/ Policy/ Figure/ Table No. | Proposed Main Modification | Reason |
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| MM | 504 | 14.12 | 14.12.1 to 14.12.4 | <p>14.12 Old Hunstanton Rural Village Description 14.12.1 Old Hunstanton is a small coastal village located just to the north of the seaside resort of Hunstanton. It lies adjacent to the Norfolk Coast Area of Outstanding Natural Beauty. (A small part of the eastern end of the development boundary lies within it). The village has a tranquil setting and contains mainly residential development. The village can become very busy in the summer with day trippers and weekenders due to its location with good access to the beach and the Norfolk Coast Path. The village features some traditional beach huts, hotels, the RNLI lifeboat station and is close to the Hunstanton Golf Course</p> <p>14.12.2 Old Hunstanton has no school but contains a broader range of facilities and is close to the larger service resort centre of Hunstanton. The village is connected to other coastal villages via the Coasthopper bus route along the A149 which interchanges in Hunstanton and Wells next the Sea. Old Hunstanton parish has a population of 628 according to the 2011 Census.</p> <p>14.12.3 Old Hunstanton has an average population size and a slightly lower than average level of services compared to the other settlements designation as a Rural Village. Old Hunstanton Neighbourhood Plan</p> <p>14.12.4 The Borough Council supports those Town/Parish Councils and local communities who wish to prepare a Neighbourhood Plan for their Area. The Old Hunstanton Neighbourhood Plan Area was formally designated by the Borough Council 25/07/2018 and corresponds with the boundaries of Old Hunstanton Parish. A draft version of the Neighbourhood Plan has been prepared and went out to consultation at the Regulation 14 stage between the months April to June 2021.</p>  | Modification required in relation to updated Policies Map – removal of inset map and associated wording where no allocations. |
| RUNCTON HOLME | | | | | |
| MM | 506 | 14 | 14.13.2 | <p>14.13.2 The Parish of Runcton Holme has a population of 657(74). The village has very few services and limited employment uses. Runcton Holme is designated as a Rural Village. The SADMP (2016) made Local Plan makes an allocation for at least 10 dwellings. The Local Plan review seeks to take this forward.</p> | Reference to SADMP allocations removed in response to Inspectors Initial Questions Part 1 Question 1 |
| MM | 507 | 14 | Map |  | Modification required in relation to updated Policies Map – removal of inset map and replacement with individual site allocation maps |
| G72.1 RUNCTON HOLME - LAND AT SCHOOL ROAD | | | | | |

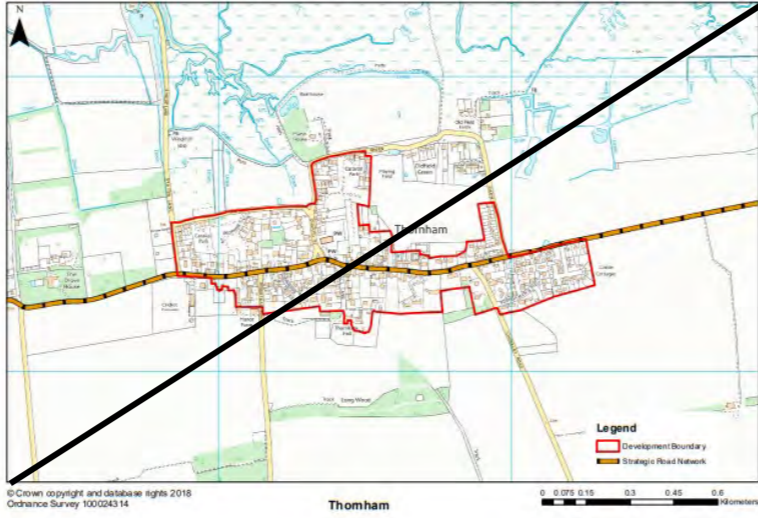
| MM | Page (Reg 19) | Section ref | Para/ Policy/ Figure/ Table No. | Proposed Main Modification | Reason |
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| MM | 508 | 14 | Policy G72.1 criterion 3 | 3.Provision of affordable housing in line with the current standards. Policy LP28. | To clarify affordable housing to be provided in accordance with LP28. |
| MM | 508 | 14 | 14.13.1.1-14.13.1.8 | Paragraphs 14.13.1.1-14.13.1.8 to be moved to precede Policy G52.1 | Re-order of paragraphs to clarify justification section in response to Inspectors Initial Questions Part 2 Question 19 |
| MM | 509 | 14 | After 14.13.1.8 | <p>Site G72.1 Land at School Road</p>  | Modification required in relation to updated Policies Map – removal of inset map and replacement with individual site allocation maps |
| SEDFORD | | | | | |
| MM | 510 | 14 | 14.14.3 | 14.14.3 The SADMP (2016) did make Local Plan makes an allocation of at least 10 dwellings. | Reference to SADMP allocations removed in response to Inspectors Initial Questions Part 1 Question 1 |
| MM | 510 | 14 | 14.14.5 | 14.14.5 The Sedgford Neighbourhood Plan was formally made and came into force September 2019 and can be viewed in full via the link below. The Sedgford Neighbourhood Plan sits alongside the Local Plan and forms part of the Local Development Plan. Its policies will be used to guide development and assist in the determination of planning applications within the Area. It also provides additional housing allocations, as well as altering the SADMP allocation. https://www.west-norfolk.gov.uk/info/20127/neighbourhood_plans/117/completed_plans | Reference to SADMP allocations removed in response to Inspectors Initial Questions Part 1 Question 1 |
| MM | 511 | 14 | Map |  | Modification required in relation to updated Policies Map – removal of inset map and replacement with individual site allocation maps |
| G78.1 SEDGFORD - LAND OFF JARVIE CLOSE | | | | | |
| MM | 512 | 14 | Policy G78.1 criterion 7 | 7.Provision of affordable housing in line with the current standards. Policy LP28. | To clarify affordable housing to be provided in accordance with LP28. |

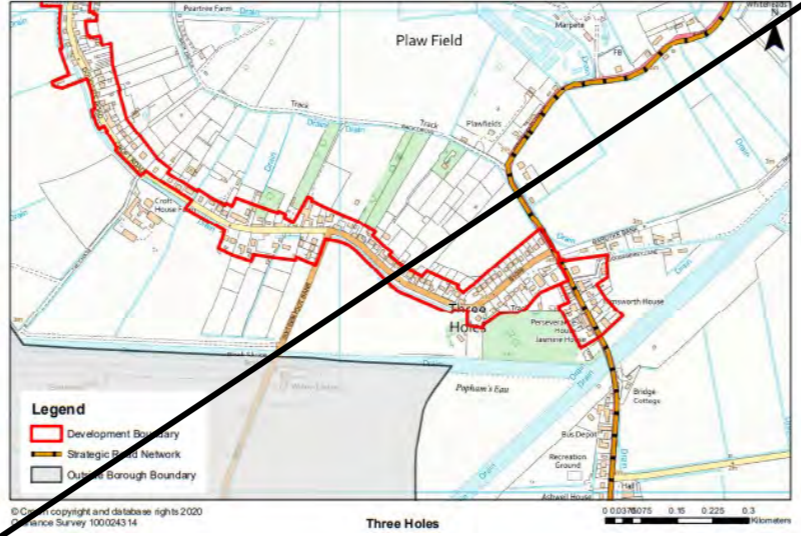
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| MM | 512 | 14 | After 14.14.1.2 | <p>Site G78.1 Land off Jarvie Close</p>  | Modification required in relation to updated Policies Map – removal of inset map and replacement with individual site allocation maps |
| H1 DEVELOPMENT OF SITE ALLOCATED AT JARVIE CLOSE | | | | | |
| MM | 513 | 14 | 14.14.2 H1 Development of site allocated at Jarvie Close | <p>Policy H1: Development of site allocated at Jarvie Close</p> <p>The development of the site allocated under Policy G78.1 of the Site Allocations and Development Management Policies DPD will be supported where it would meet the following criteria:</p> | Removal of references to 2016 Site Allocations and Development Management Policies Plan. |
| MM | 513 | 14 | 14.14.2.1 | <p>Site Description and Justification</p> <p>14.14.2.1 The site lies in a relatively central location in the village, with existing housing on three sides. The site currently comprises uncultivated Grade 3 agricultural land. There are no available opportunities to utilise previously developed land for new housing in Sedgeford. In this context, the site provides the opportunity to develop land which has no identified use.</p> | Heading changed to clarify justification section in response to Inspectors Initial Questions Part 2 Question 19 |
| MM | 513 | 14 | 14.14.2.1 to 14.14.2.9 | Paragraphs 14.14.2.1 to 14.14.2.9 moved to precede Policy G78.1 | Re-order of paragraphs to clarify justification section in response to Inspectors Initial Questions Part 2 Question 19 |
| SHOULDHAM | | | | | |
| MM | 515 | 14 | 14.15.2 | <p>14.15.2 Shouldham is designated as a Rural Village and is considered to have an adequate range of services and facilities. The SADMP 2016 did make Local Plan makes two an allocation providing at least 10 dwellings across the sites. Due to no progress the decision has been made to deallocate policy G81.1 from the local plan review.</p> | Reference to SADMP allocations removed in response to Inspectors Initial Questions Part 1 Question 1 |
| MM | 516 | 14 | Map |  | Modification required in relation to updated Policies Map – removal of inset map and replacement with individual site allocation maps |
| G81.2 SHOULDHAM - LAND ACCESSED FROM RYE'S CLOSE | | | | | |
| MM | 517 | 14 | Policy G81.2 criterion 4 | 4.Provision of affordable housing in line with the current standards Policy LP28. | To clarify affordable housing to be provided in accordance with LP28. |
| MM | 518 | 14 | 14.15.1.1 | <p>Site Description and Justification</p> <p>14.15.1.1 The allocated site is situated towards the south west of the settlement. The current development boundary immediately abuts the sites south and east boundary. The Council considers the site is suitable to accommodate 5 residential units at a density reflecting that of the surrounding area.</p> | Heading changed to clarify justification section in response to Inspectors Initial Questions Part 2 Question 19 |
| MM | 518 | 14 | 14.15.1.1 to 14.15.1.5 | Paragraphs 14.15.1.1 to 14.15.1.5 to be moved to precede Policy G81.2 | Re-order of paragraphs to clarify justification section in response to Inspectors Initial Questions Part 2 Question 19 |

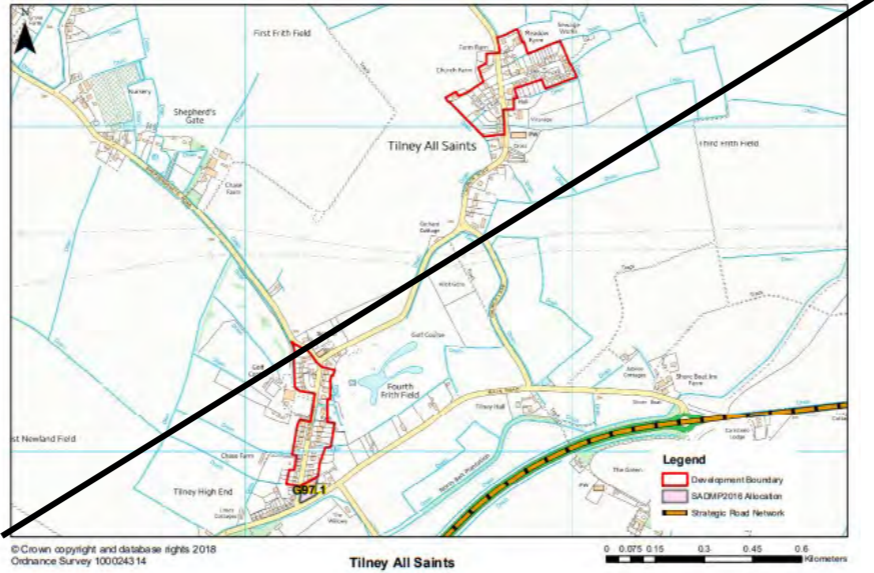
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| MM | 518 | 14 | After 14.15.1.5 | <p>Site G81.2 Land Accessed from Rye's Close</p>  | Modification required in relation to updated Policies Map – removal of inset map and replacement with individual site allocation maps |
| STOW BRIDGE | | | | | |
| MM | 519 | 14.16 | 14.16 to 14.16.2 | <p>14.16 Stow Bridge Rural Village Description 14.16.1 Stow Bridge is situated approximately 4 miles north of Downham Market. The village is relatively small and takes a mainly linear form. There are a number of local facilities including the Heron Public House, two farm shops with tea rooms (Bearts of Stow Bridge and Landymore's), a butchers (Sergeants), village hall and the Church of St. Peter. 14.16.2 The settlement is within the Parish of Stow Bardolph, along with the villages of Stow Bardolph and Barroway Drove. The Great Ouse and the Relief Channel run through the village.</p>  | Modification required in relation to updated Policies Map – removal of inset map and associated wording where no allocations. |
| SYDERSTONE | | | | | |
| MM | 521 | 14 | 14.17.2 | <p>14.17.2 Syderstone Common is a Norfolk Wildlife Trust nature reserve and designated as an SSSI (Site of Special Scientific Interest). Syderstone has an average population size and is very limited in services in comparison to other settlements designated as Rural Villages. The village is about 7 miles west of the town of Fakenham (in bordering North Norfolk District) which provides a good range of services and facilities. The SADMP 2016 did make Local Plan makes an allocation of at least 5 dwellings.</p> | Reference to SADMP allocations removed in response to Inspectors Initial Questions Part 1 Question 1 |

| MM | Page (Reg 19) | Section ref | Para/ Policy/ Figure/ Table No. | Proposed Main Modification | Reason |
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| MM | 522 | 14 | Map |  | Modification required in relation to updated Policies Map – removal of inset map and replacement with individual site allocation maps |
| G91.1 SYDERSTONE - LAND WEST OF NO.26 THE STREET | | | | | |
| MM | 523 | 14 | Policy G91.1 criterion 5 | 5.Provision of affordable housing in line with the current standards Policy LP28 . | To clarify affordable housing to be provided in accordance with LP28. |
| MM | 523 | 14 | 14.17.1.1 | Site Description and Justification 14.17.1.1 The site is of a size that could accommodate five dwellings taking full regard of the form, character and density of development in the locality of the site. The site is situated on the western edge of village and is within walking distance to central village services. | Heading changed to clarify justification section in response to Inspectors Initial Questions Part 2 Question 19 |
| MM | 523 | 14 | 14.17.1.1 to 14.17.1.8 | Paragraphs 14.17.1.1 to 14.17.1.8 to be moved to precede Policy G91.1 | Re-order of paragraphs to clarify justification section in response to Inspectors Initial Questions Part 2 Question 19 |
| MM | 524 | 14 | After 14.17.1.8 |  | Modification required in relation to updated Policies Map – removal of inset map and replacement with individual site allocation maps |
| TEN MILE BANK | | | | | |

| MM | Page (Reg 19) | Section ref | Para/ Policy/ Figure/ Table No. | Proposed Main Modification | Reason |
|----|---------------|-------------|---------------------------------|--|---|
| MM | 525 | 14.18 | 14.18 to 14.18.2 | <p>14.18 Ten Mile Bank Rural Village Description 14.18.1 Ten Mile Bank is located approximately five miles south of Downham Market and eighteen miles south of Kings Lynn. It is situated on the west bank of the River Great Ouse between Denver and Littleport and has the only road crossing of the river between these two points. The river road between Denver and Littleport runs parallel to the main A10 LondonCambridge King's Lynn road on the opposite side of the river. The village is part of Hilgay Parish with a population of 277 (78) and contains a school and bus service. 14.18.2 Ten Mile Bank is designated as a Rural Village. A site known as Policy G92.1 Land off Church Road was allocated by the SADMP (2016) and has since come forward for planning permission (15/00222/O and 17/01646/RM) for 3 dwellings and has been completed. Accordingly, the allocation has been removed from the plan and has been included within the development boundary.</p>  | Modification required in relation to updated Policies Map – removal of inset map and associated wording where no allocations. |

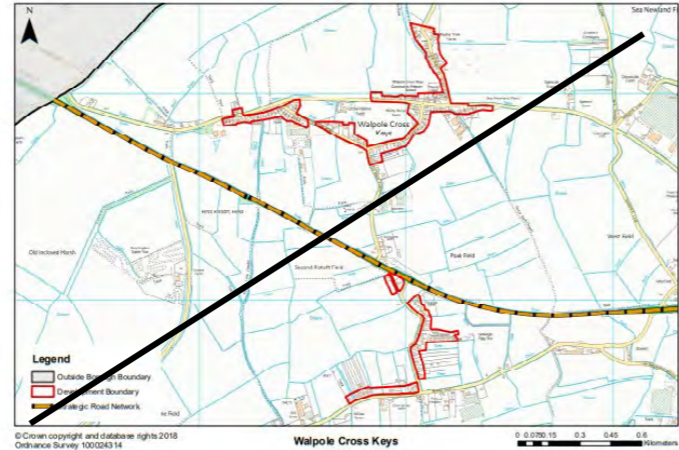
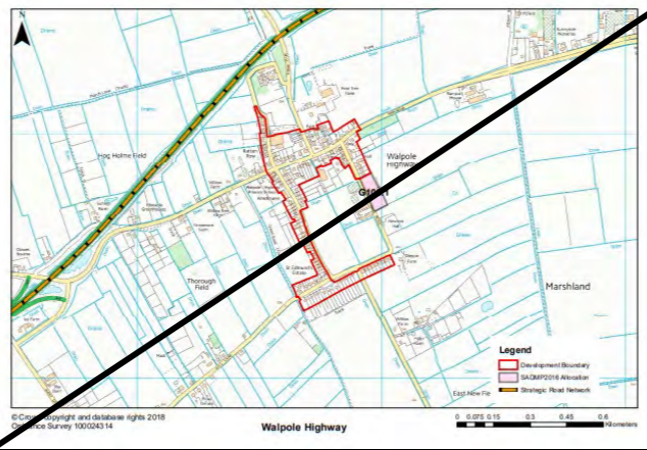
| MM | Page (Reg 19) | Section ref | Para/ Policy/ Figure/ Table No. | Proposed Main Modification | Reason |
|----|---------------|-------------|---------------------------------|---|---|
| MM | 527 | 14.19 | 14.19 to 14.19.5 | <p>14.19 Thornham Rural Village Description 14.19.1 Thornham is a linear coastal settlement located approximately four miles from the town of Hunstanton. The village contains a village hall, deli, restaurant, gift and clothing outlet, as well as three pubs. Thornham parish has a population of 496(79). Thornham is linked to other coastal villages via the Coasthopper bus route along the A149 between Hunstanton and Wells next the Sea. Thornham attracts tourists due to its accessibility on the main coastal route (A149) and due to its position within Norfolk Coast AONB and directly on the Norfolk Coast Path.</p> <p>14.19.2 Thornham has an average population size and number of services in comparison to other settlements designated as Rural Villages, although it has no primary school. The settlement is in a sensitive location within the Area of Outstanding Natural Beauty and adjacent to the coastline which has many international designations to protect its environmental, biodiversity and heritage significance. As such, development must be particularly sensitive both in terms of visual impact and the impact new residents could have on the immediate surroundings. Based on the Council's preferred method of distributing new development (as outlined earlier in the plan), Thornham would receive a total allocation of five new houses including one affordable home.</p> <p>14.19.3 The environmental, heritage and highways constraints limit the potential for development in this village. All sites previously considered received objections from Norfolk County Council (highways authority), Natural England, Historic England and the Norfolk Coast (AONB) Partnership. Therefore, no allocations for development have been made in Thornham. Neighbourhood Plan</p> <p>14.19.4 The Borough Council supports those Town/Parish Councils and local communities who wish to prepare a Neighbourhood Plan for their Area. Thornham Parish Council is in the process of preparing a Neighbourhood Plan for their Area. The Thornham Neighbourhood Plan Area was formally designated by the Borough Council 17/03/2017 and corresponds with the boundaries of Thornham Parish.</p> <p>14.19.5 The Thornham neighbourhood plan has reached the stage where a decision statement has been signed by the Borough Council and is now awaiting a referendum. To find out further detail on the Thornham Neighbourhood plan please follow the link provided: Thornham Neighbourhood Plan Thornham Neighbourhood Plan Borough Council of King's Lynn & West Norfolk (west-norfolk.gov.uk)</p>  | Modification required in relation to updated Policies Map – removal of inset map and associated wording where no allocations. |

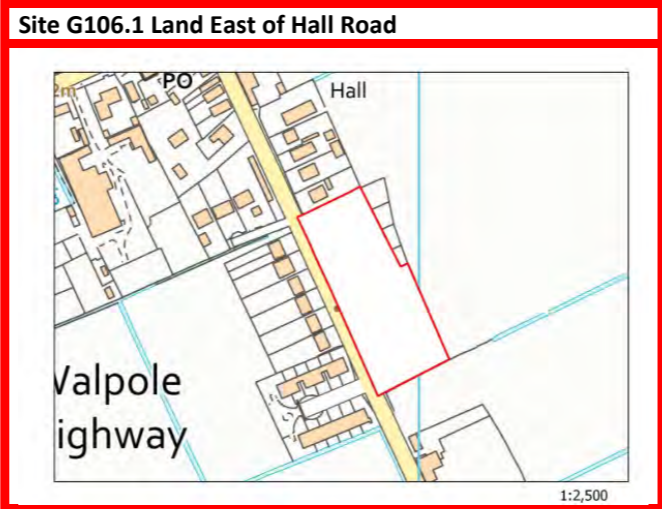
| MM | Page (Reg 19) | Section ref | Para/ Policy/ Figure/ Table No. | Proposed Main Modification | Reason |
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| MM | 529 | 14.20 | 14.20 to 14.20.5 | <p>14.20 Three Holes Rural Village Description 14.20.1 Three Holes is situated to the south of Upwell, where the A1101 bridges the Middle Level Main Drain. The settlement is linear and sprawling in form along the A1101 Main Road and is located eight miles south of Wisbech. The village is part of Upwell Parish and contains a shop, commutable bus route and employment uses. 14.20.2 Three Holes is designated as a Rural Village. A site known as Policy G96.1 Land adjacent to 'The Bungalow', Main Road was allocated by the SADMP (2016) and has since come forward for planning permission (15/01399/O & 15/01402/O, 17/01371/RM & 17/01372/RM) for 4 dwellings and has been built out. Accordingly, the allocation has been removed from the plan and has been included within the development boundary. Neighbourhood Plan 14.20.3 The Borough Council supports those Town/Parish Councils and local communities who wish to prepare a Neighbourhood Plan for their Area. Three Holes lies within the Parish of Upwell. 14.20.4 Upwell Parish Council neighbourhood plan has reached the stage where the decision statement has been signed and it is now awaiting a referendum. 14.20.5 The Upwell Neighbourhood Plan makes 5 allocations (A1, A2, A3, A4 and A5). These can be seen on the policies map. Allocation A1 reflects the same site allocation as G104.3, however, the allocation size has been extended in the neighbourhood plan to cater for at least 20 dwellings instead of at least 5 dwellings at present in the adopted SADMP 2016. Allocations A2, A3, A4 and A5 have allocations which add up to 27 new dwellings. Allocation Policy A5: Adjacent to Three Holes Village Hall can be viewed in the Three Holes map below: 14.20.6 https://www.west-norfolk.gov.uk/info/20127/neighbourhood_plans/775/upwell_neighbourhood_plan</p>  <p>The map shows the Three Holes area with a red outline indicating the development boundary. A legend in the bottom left corner identifies the red outline as the 'Development Boundary', a yellow line as the 'Strategic Road Network', and a grey line as the 'Output Borough Boundary'. The map includes labels for 'Plaw Field', 'Three Holes', 'Popham's Farm', 'Recreation Ground', and 'Bridge Cottage'. A scale bar at the bottom right indicates distances up to 0.3 kilometers. A copyright notice at the bottom left reads '© Crown Copyright and database rights 2020 Ordnance Survey 10004314'.</p> | Modification required in relation to updated Policies Map – removal of inset map and associated wording where no allocations. |

| MM | Page (Reg 19) | Section ref | Para/ Policy/ Figure/ Table No. | Proposed Main Modification | Reason |
|----|---------------|-------------|---------------------------------|---|---|
| MM | 531 | 14 | 14.21 to 14.21.5 | <p>14.21 Tilney All Saints Rural Village Description 14.21.1 Tilney All Saints is a small village situated approximately three miles southwest of King's Lynn, between the A17 and A47. The village is made up of two parts; Tilney All Saints itself and Tilney High End. The village is located in the Fens. The population of the settlement was recorded as 573 in the 2011 Census(80)</p> <p>14.21.2 There are limited employment opportunities in the village and the few services include a school, church and bus route. 14.21.3 Tilney All Saints is designated a Rural Village, identified as being capable of accommodating modest growth to support essential rural services. The SADMP 2016 did make an allocation of at least 5 dwellings.</p> <p>Neighbourhood Plan 14.21.4 The Borough Council supports those Town/Parish Councils and local communities who wish to prepare a Neighbourhood Plan for their Area. Tilney All Saints Parish Council is in the process of preparing a Neighbourhood Plan for their Area. The Tilney All Saints Neighbourhood Plan Area was formally designated by the Borough Council 14/06/2016 and corresponds with the boundaries of Tilney All Saints Parish. The Tilney All Saints neighbourhood plan has reached the staged where the decision statement has signed and is now awaiting a referendum. To find further information on this plan please follow the link below: 14.21.5 Tilney All Saints Neighbourhood Plan Tilney All Saints Neighbourhood Plan Borough Council of King's Lynn & West Norfolk (west-norfolk.gov.uk)</p>  <p>The map shows the village of Tilney All Saints with various fields and roads. A red outline indicates the development boundary. A legend in the bottom right corner identifies the symbols for Development Boundary, SADMP 2016 Allocation, and Strategic Road Network. A scale bar at the bottom indicates distances up to 0.6 kilometers. A diagonal line is drawn across the map from the bottom left to the top right.</p> | Site completed - no further allocations in area |

G97.1 TILNEY ALL SAINTS - LAND BETWEEN SCHOOL ROAD AND LYNN ROAD

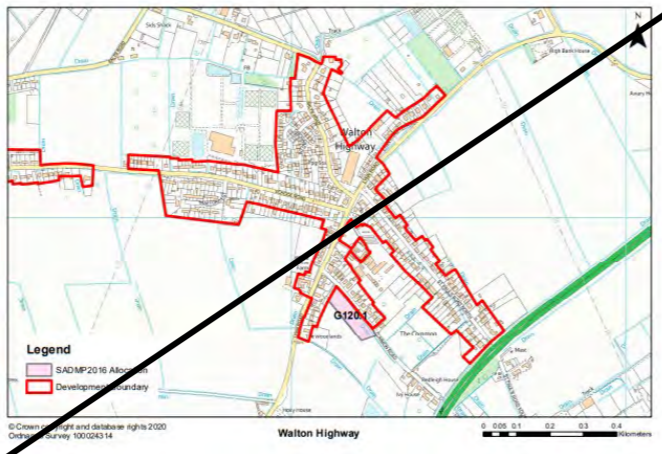
| MM | Page (Reg 19) | Section ref | Para/ Policy/ Figure/ Table No. | Proposed Main Modification | Reason |
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| MM | 533 | 14 | 14.21.1 to 14.21.1.5 G97.1 | <p>14.21.1 G97.1 Tilney All Saints – Land between School Road and Lynn Road Site Allocation Policy G97.1 Tilney All Saints – Land between School Road and Lynn Road Land amounting to 0.25 hectares east of School Road, as shown on the Policies Map is allocated for residential development of at least 5 dwellings. Development will be subject to compliance with all of the following: 1. Submission of a Flood Risk Assessment (FRA) that should address all forms of flood risk (coastal inundation, fluvial, pluvial and groundwater). The FRA should explain how surface water drainage will be managed. The FRA must demonstrate how the development would provide wider sustainability benefits to the community that outweigh the risk associated with flooding and that the development would be safe for its lifetime without increasing flood risk elsewhere and, where possible, would reduce flood risk overall. The FRA should also suggest appropriate mitigation (flood resiliency measures); 2. Submission of details showing how sustainable drainage measures will be incorporated into the development to avoid discharge to the public surface water network, and also to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission; 3. Provision of affordable housing in line with the current standards.</p> <p>Site Description and Justification 14.21.1.1 The allocated site lies south of Tilney High End, Tilney All Saints, on the edge of a built up area, immediately abutting the development boundary. The site currently comprises of an area of uncultivated flat scrub land designated as Grade 2 (good quality) agricultural land. Although development would result in the loss of good quality agricultural land, all sites within the settlement fall within this category and the scale of development proposed is not likely to have a detrimental impact on the availability of productive agricultural land. The site has defined boundaries in the form of mature hedges and planting. Other than this, there are no landscape features of note within the site. 14.21.1.2 The surrounding area is predominantly residential in character with housing to the north and west and some housing to the east. The site is well screened in terms of views from the wider landscape and it is considered that development is not likely to be visually intrusive in the landscape but would rather be seen in the context of the existing settlement. 14.21.1.3 The site relates well with the existing form and character of the area. Development would form a natural extension of existing residential dwellings along School Road. The site could potentially be developed as frontage development which would be consistent with the form of the adjacent existing development. In addition, the site is significantly closer to the main facilities the settlement has to offer in particular the school and a bus route. The local highway authority has no objections to this allocation. The site is also supported by the local parish council. 14.21.1.4 With regards to flood risk, the sequential test is applied in line with the National Planning Policy Framework. The allocated site is in a lower flood risk area (tidal flood zone 2) compared to other higher flood risk sites in the settlement. Development is subject to the appropriate flood mitigation measures as outlined in the allocation policy above. 14.21.1.5 This site benefits from outline planning permission for 5 dwellings (17/00027/O). A reserved matters application is currently being considered (18/01627/OM).</p> | Site Completed |

| MM | Page (Reg 19) | Section ref | Para/ Policy/ Figure/ Table No. | Proposed Main Modification | Reason |
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| MM | 535 | 14.22 | 14.22 to 14.22.4 | <p>14.22 Walpole Cross Keys Rural Village Description</p> <p>14.22.1 Walpole Cross Keys is a comparatively small village that lies to the north of the A17 approximately six miles west of King's Lynn and six miles northeast of Wisbech. The village is positioned in the Fens and is mainly linear in form with an area which contains the few services in the settlement. The topography is flat, and this gives the settlement an open feel.</p> <p>14.22.2 There are limited employment opportunities in the village and few services aside from the school and bus route. The population was recorded as 518 (81).</p> <p>14.22.3 Walpole Cross Keys is designated a Rural Village, capable of accommodating modest growth to support essential rural services. On a population pro-rata basis (see Distribution of Development section) Walpole Cross Keys would receive an allocation of 5 new dwellings. However, no suitable site has been identified in the settlement due to constraints in terms of form, character, highway and access. As such Walpole Cross Keys will not receive an allocation. Neighbourhood Plan</p> <p>14.22.4 The Borough Council supports those Town/Parish Councils and local communities who wish to prepare a Neighbourhood Plan for their Area. The Walpole Cross Keys Neighborhood Plan was made and brought into force September 2017 and covers the Parish. The map shown comprises those elements from the Neighborhood Plan, however it is condemned that the Neighborhood Plan is consulted for further details: Completed plans Completed plans Borough Council of King's Lynn & West Norfolk (west-norfolk.gov.uk)</p>  | Modification required in relation to updated Policies Map – removal of inset map and associated wording where no allocations. |
| WALPOLE HIGHWAY | | | | | |
| MM | 537 | 14 | 14.23.3 | <p>14.23.3 Walpole Highway is designated a Rural Village capable of accommodating modest growth to support essential rural services. The SADMP 2016 did make Local Plan makes an allocation for at least 10 dwellings.</p> | Reference to SADMP allocations removed in response to Inspectors Initial Questions Part 1 Question 1 |
| MM | 538 | 14 | Map |  | Modification required in relation to updated Policies Map – removal of inset map and replacement with individual site allocation maps |
| G106.1 WALPOLE HIGHWAY - LAND EAST OF HALL ROAD | | | | | |
| MM | 539 | 14 | Policy G106.1 criterion 4 | <p>4.Provision of affordable housing in line with the current standards. Policy LP28.</p> | To clarify affordable housing to be provided in accordance with LP28. |

| MM | Page (Reg 19) | Section ref | Para/ Policy/ Figure/ Table No. | Proposed Main Modification | Reason |
|----|---------------|-------------|---------------------------------|---|---|
| MM | 539 | 14 | 14.23.1.1 | Site Description and Justification 14.23.1.1 The allocated site is situated in a relatively central position on the eastern part of the village. The site comprises of an area of uncultivated scrubland classed as Grade 2 (good quality) agricultural land. Whilst development would result in the loss of good quality agricultural land, this applies to all potential development options in the settlement and on balance it is considered that the benefits of selecting the site outweighs this constraint | Heading changed to clarify justification section in response to Inspectors Initial Questions Part 2 Question 19 |
| MM | 539 | 14 | 14.23.1.1 to 14.23.1.6 | Paragraphs 14.23.1.1 to 14.23.1.6 to be moved to precede Policy G106.1 | Re-order of paragraphs to clarify justification section in response to Inspectors Initial Questions Part 2 Question 19 |
| MM | 540 | 14 | After 14.23.1.6 | <p>Site G106.1 Land East of Hall Road</p>  | Modification required in relation to updated Policies Map – removal of inset map and replacement with individual site allocation maps |

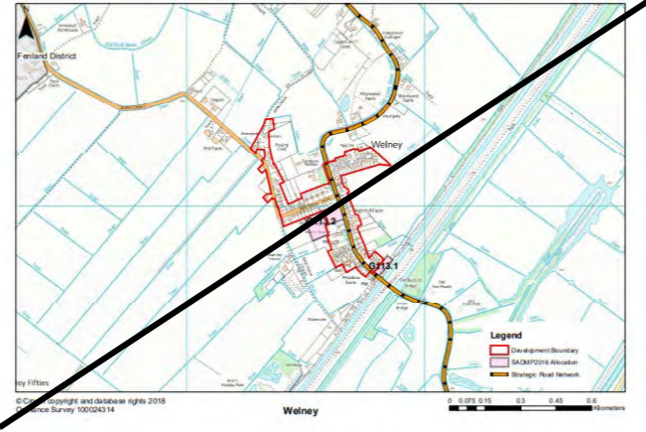
WALTON HIGHWAY

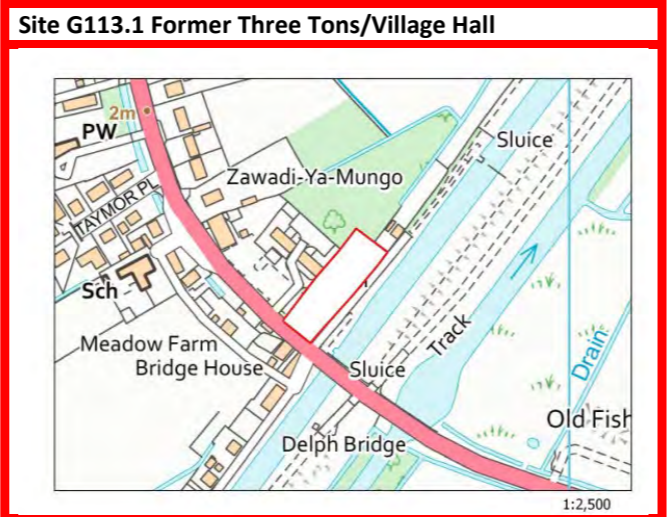
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| MM | 541 | 14 | 14.24 to 14.24.4 | <p>14.24 Walton Highway Rural Village</p> <p>Description</p> <p>14.24.1 Walton Highway is a marshland village three miles to the north of Wisbech and approximately 13 miles south west of King's Lynn. The Parish population, which includes both West Walton and Walton Highway, is recorded as 1,731(83)</p> <p>14.24.2 Walton Highway lies to the west of the A47 and is focused around the intersection at Lynn Road (the former route of the A47). The settlement was originally linear in pattern along this road, but more recent developments have seen the village grow along Salts Road, School Road, St. Paul's Road North and Common Road. While most buildings in the older part of the village are two storey nearly all new developments are single storey construction.</p> <p>14.24.3 Previously West Walton and Walton Highway were grouped together to jointly form a Key Rural Service Centre. This is due to the services and facilities shared between the settlements, and the close functional relationship between the two. Accordingly the SADMP (2016) made two allocations for at least 20 dwellings. Due to flood constraints at that time both were located within Walton Highway.</p> <p>14.24.4 Policy G120.2 Walton Highway Land north of School Road was allocated by the SADMP (2016) and has since benefitted from full planning permission 16/00482/OM & 17/01360/RMM)) for 10 dwellings. The site has been built out, so therefore, the allocation has been removed from the plan and has been included within the development boundary.</p> | |
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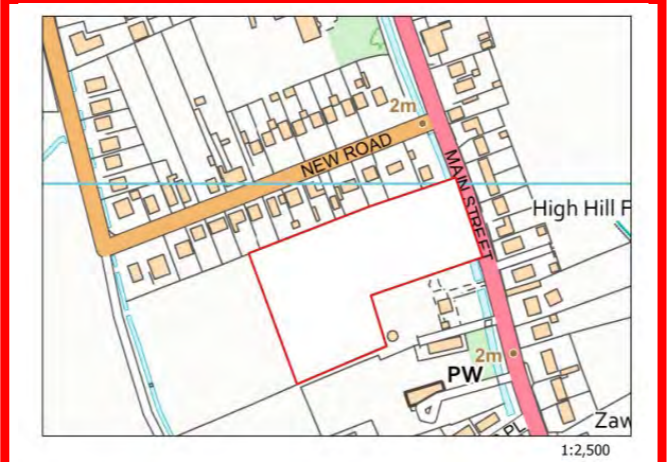
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| MM | 542 | 14 | Map |  | Modification required in relation to updated Policies Map – removal of inset map and associated wording where no further sites allocated. |
|----|-----|----|-----|--|---|

G120.1 WALTON HIGHWAY - LAND ADJACENT TO COMMON ROAD

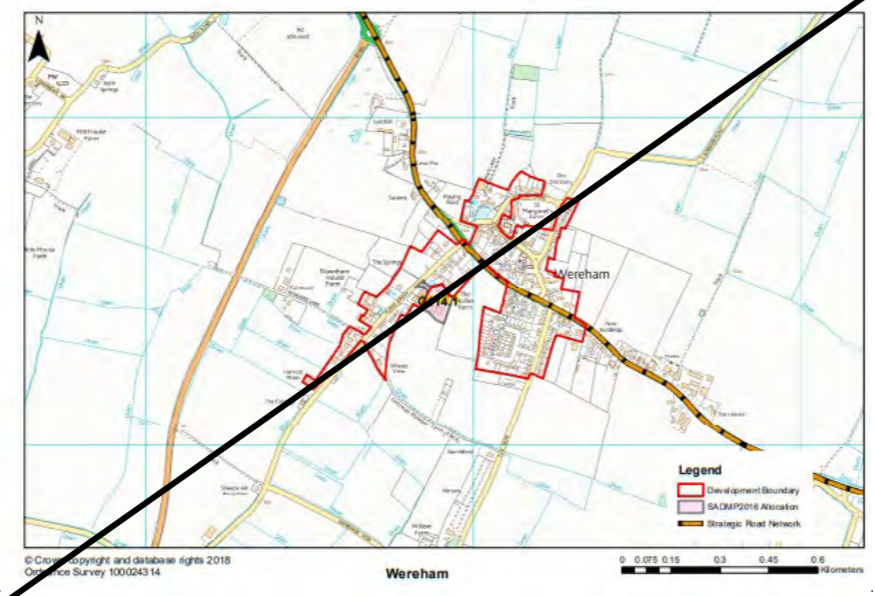
| MM | Page (Reg 19) | Section ref | Para/ Policy/ Figure/ Table No. | Proposed Main Modification | Reason |
|--------|---------------|-------------|---------------------------------|--|-----------------|
| MM | 543 | 14.24 | 14.24.1 to 14.24.1.7 | <p>14.24.1 G120.1 Walton Highway – Land adjacent to Common Road Site Allocation Policy G120.1 Walton Highway – Land adjacent Common Road Land amounting to 0.83 hectares as shown on the Policies Map is allocated for residential development of at least 10 dwellings. Development will be subject to compliance with all of the following:</p> <ol style="list-style-type: none"> 1. Submission of a Flood Risk Assessment (FRA) that should address all forms of flood risk (coastal inundation, fluvial, pluvial and groundwater). The FRA should explain how surface water drainage will be managed. The FRA must demonstrate how the development would provide wider sustainability benefits to the community that outweigh the risk associated with flooding and that the development would be safe for its lifetime without increasing flood risk elsewhere and, where possible, would reduce flood risk overall. The FRA should also suggest appropriate mitigation (flood resiliency measures); 2. Submission of details showing how sustainable drainage measures will integrate with the design of the development and how drainage will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the Sustainable Drainage System (SuDS) should be included with the submission; 3. Demonstration of safe access and visibility to the satisfaction of Norfolk County Council Highways Authority; 4. Provision of affordable housing in line with the current standards. <p>Site Description and Justification</p> <p>14.24.1.1 The allocated site is situated south east of Walton Highway, on the edge of the built extent of the village facing onto detached bungalows on Common Road. The site comprises of Grade 2 (good quality) agricultural land currently in marginal arable use. Although development would result in the loss of productive agricultural land, the entire settlement consists of either excellent or good quality agricultural land but the need for additional housing to sustain existing village services outweighs this constraint.</p> <p>14.24.1.2 Landscape features on the site includes boundary hedgerows and a number of small trees within the site. Other than this, there are no significant landscape features.</p> <p>14.24.1.3 The surrounding area is predominantly residential in character with existing housing on the north, east and partly to the west and open fields to the south. It is considered that development in this location would be well related to the character of the surrounding area with minimal landscape and visual impacts in comparison to other considered sites. Views are mostly restricted to near distance from adjacent roads and properties. In the wider views that are available from the south, development would be seen against the backdrop of the existing settlement.</p> <p>14.24.1.4 Development of the site would form a continuation of housing along Common Road. Immediately opposite the site, on the other side of Common Road is existing linear frontage development. Walton Highway is largely characterised by this pattern of development and the site lends itself to this form of development. In addition, the site is within reasonable walking distance to some services in the village although there is a general scattered distribution of services in the village. The local Highway Authority identified no constraints in terms of access or adequacy of the road network provided safe access and visibility can be demonstrated.</p> <p>14.24.1.5 In line with the principles of the sequential test, the allocated site is in a lower flood risk area (tidal flood zone 2) compared to other higher risk areas in the settlement (tidal flood zone 3). A flood risk assessment is required prior to development as set in the allocation policy above.</p> <p>14.24.1.6 In summary, it is considered that the site is of sufficient scale to accommodate 10 dwellings at a density consistent with its surrounding and without detriment to the form and character of the locality.</p> <p>14.24.1.7 This site benefits from full planning permission (16/00023/OM & 19/01130/RMM,20/00687/F) for 10 dwellings.</p> | Site completed. |
| WELNEY | | | | | |

| MM | Page (Reg 19) | Section ref | Para/ Policy/ Figure/ Table No. | Proposed Main Modification | Reason |
|---|---------------|-------------|---------------------------------|---|---|
| MM | 545 | 14 | 14.25.2 | <p>Additional paragraph after 14.25.3 and subsequent renumbering of paragraphs 14.25.2 The Parish of Welney has a population of 542(84). The village has a limited range of facilities which include a school, pub, parish hall and playing field with sports pavilion. Welney stands alongside a Wildfowl and Wetlands Trust nature reserve which is internationally designated for its biodiversity, and in particular bird species. The reserve covers approximately 420 hectares in area.</p> <p>14.25.3 Welney village faces particular issues with flood water management and drainage. It is partly served by an Anglian Water Services Ltd. (AWSL) foul water sewer system that discharges treated effluent into Upwell IDB pumped system. Developments within the village need to sufficiently address concerns about significant increased 'loads' on the receiving IDB managed systems during flood events, to prevent any detrimental impacts from non-adopted systems, including the increased risk of pollution and odours as a result of 'spills'</p> <p>14.25.3.4 The allocated sites are considered by the Council to have the least impact on the form and character of the settlement and its setting within the countryside. The SADMP 2016 did make Local Plan makes 2 allocations for at least 20 dwellings across the 2 sites.</p> | <p>additional explanation re the need for site specific mitigation to address matters of discharge into IDB watercourses at Welney,</p> <p>Reference to SADMP allocations removed in response to Inspectors Initial Questions Part 1 Question 1</p> |
| MM | 546 | 14 | Map |  | Modification required in relation to updated Policies Map – removal of inset map and replacement with individual site allocation maps |
| G113.1 WELNEY - FORMER THREE TUNS/VILLAGE HALL | | | | | |
| MM | 547 | 14 | G113.1 | <p>1.Submission of a Flood Risk Assessment (FRA) that should address all forms of flood risk (coastal inundation, fluvial, pluvial and groundwater). The FRA should explain how surface water drainage will be managed, including potential implications for the Upwell IDB and Old Croft River systems, managed by the Middle Level Commissioners. The FRA must demonstrate how the development would provide wider sustainability benefits to the community that outweigh the risk associated with flooding and that the development would be safe for its lifetime without increasing flood risk elsewhere and, where possible, would reduce flood risk overall. The FRA should suggest appropriate mitigation (flood resiliency measures);</p> <p>2.Provision of affordable housing in line with the current standards Policy LP28;</p> <p>3.Any proposal should be accompanied by sufficient information, including drainage arrangements and a project level Habitat Regulations Assessment, to demonstrate that there will be no adverse effect on the Ouse Washes Special Area of Conservation, Special Protection Area, and Ramsar site;</p> <p>4.Vehicular access shall be taken from Main Street.</p> | <p>explanation re the need for site specific mitigation to address matters of discharge into IDB watercourses at Welney</p> <p>To clarify affordable housing to be provided in accordance with LP28.</p> |
| MM | 548 | 14 | 14.25.1.3 and 14.25.1.4 | <p>14.25.1.3 The whole of the settlement is within Flood Zone 3 and most of the settlement is within the hazard zone. The site is at the upstream end of water level management system (maintained by the Middle Level Commissioners) and is approximately 2.9km (approximately 1.6 miles) from the Upwell IDB pumped system which outfalls into the Ouse Washes system. It is in close proximity to the Board's piped protected watercourse, part of the Old Croft River (OCR) system and is beside a flood defence embankment and the Ouse Washes SPA/ Ramsar site. A small area of the allocated site falls partially within a hazard zone however the Council considers due to the brownfield nature of this site and the location within the settlement it is appropriate to develop on this land.</p> <p>14.25.1.4 The Plan's Habitats Regulations Assessment Report identified the need for checks to ensure no adverse impact on the nearby designated nature conservation areas, and these are included in the policy. To ensure compliance with the Habitat Regulations, consideration should be given to disturbance during construction and potential water quality impacts in undertaking a project level appropriate assessment.</p> | explanation re the need for site specific mitigation to address matters of discharge into IDB watercourses at Welney |

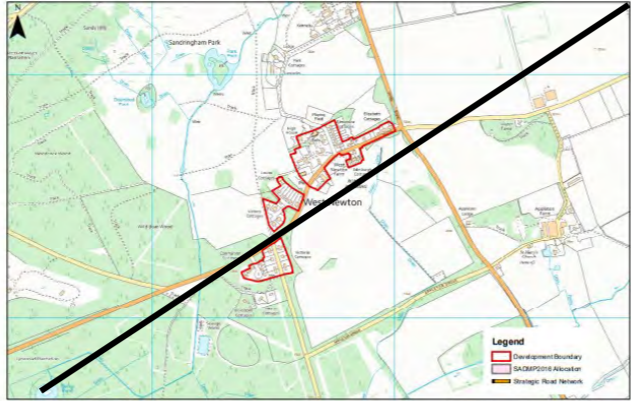
| MM | Page (Reg 19) | Section ref | Para/ Policy/ Figure/ Table No. | Proposed Main Modification | Reason |
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| MM | 548 | 14 | After 14.25.1.6 | <p>Site G113.1 Former Three Tons/Village Hall</p>  | Modification required in relation to updated Policies Map – removal of inset map and replacement with individual site allocation maps |
| G113.2 WELNEY - LAND OFF MAIN STREET | | | | | |
| MM | 548 | 14 | G113.2 | <p>Development will be subject to compliance with the following:</p> <ol style="list-style-type: none"> 1. Submission of a Flood Risk Assessment (FRA) that should address all forms of flood risk (coastal inundation, fluvial, pluvial and groundwater). The FRA should explain how surface water drainage will be managed, including potential implications for the Manea and Welney District Drainage Commissioners (DDC) watercourses, and Old Croft River systems, managed by the DDC. The FRA must demonstrate how the development would provide wider sustainability benefits to the community that outweigh the risk associated with flooding and that the development would be safe for its lifetime without increasing flood risk elsewhere and, where possible, would reduce flood risk overall. The FRA should suggest appropriate mitigation (flood resiliency measures) ; 2. Improvements to the footway network and safe access to the site Main Street to the satisfaction of the highway authority; 3. Provision of affordable housing in line with the current standards Policy LP28; 4. Any proposal should be accompanied by sufficient information, including drainage arrangements and a project level Habitat Regulations Assessment, to demonstrate that there will be no adverse effect on the Ouse Washes Special Area of Conservation, Special Protection Area, and Ramsar site; 5. The design and layout of the development shall conserve the significance of the Grade II* listed Church of St Mary the Virgin. | <p>explanation re the need for site specific mitigation to address matters of discharge into IDB watercourses at Welney</p> <p>To clarify affordable housing to be provided in accordance with LP28.</p> |
| MM | 549 | 14 | 14.25.2.1 | <p>Site Description and Justification</p> <p>14.25.2.1 The allocated site is situated towards the south west of the village. The site is adjacent to the Old Bedford River and a Special Area of Conservation, which in turn adjoins the Ouse Washes Sites of Specific Scientific Interest, Ramsar and Special Protection Area. The site is well located in terms of the overall position within the village, proximity to the school and access to services. The development of the site would be facilitated by its open character and the lack of mature trees within the field itself.</p> | Heading changed to clarify justification section in response to Inspectors Initial Questions Part 2 Question 19 |
| MM | 549 | 14 | 14.25.2.1 to 14.25.2.6 | Paragraphs 14.25.2.1 to 14.25.2.6 to be moved to precede Policy G113.2 | Re-order of paragraphs to clarify justification section in response to Inspectors Initial Questions Part 2 Question 19 |
| MM | 549 | 14 | 14.25.2.3 and 14.25.2.4 | <p>14.25.2.3 The whole of the settlement is within Flood Zone 3 and most of the settlement is within the hazard zone. The Parish Council in their response to the Preferred Options Consultation would like to see an additional allocation up to 20 dwellings in order maintain the vitality of the village. Drainage is managed by the Manea and Welney DDC, whose watercourses are served by outfalls into the Ouse Washes system. Drainage implications of development proposals should be assessed in consultation with the DDC/ Middle Level Commissioners at the application stage.</p> <p>14.25.2.4 The Plan's Habitats Regulations Assessment Report identified the need for checks to ensure no adverse impact on the nearby designated nature conservation areas, and these are included in the policy. To ensure compliance with the Habitat Regulations, consideration should be given to disturbance during construction and potential water quality impacts in undertaking a project level appropriate assessment.</p> | explanation re the need for site specific mitigation to address matters of discharge into IDB watercourses at Welney |

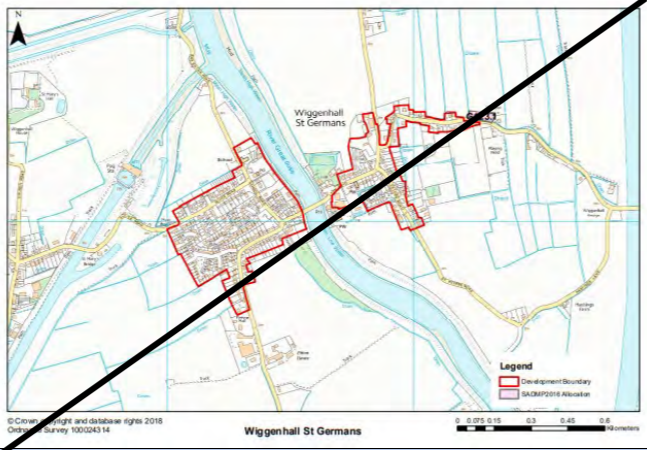
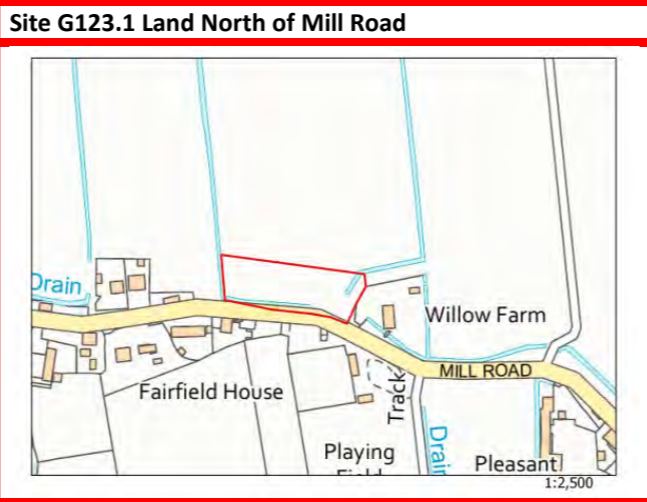
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| MM | 549 | 14 | After 14.25.2.6 | <p>Site G113.2 Land Off Main Street</p>  | Modification required in relation to updated Policies Map – removal of inset map and replacement with individual site allocation maps |

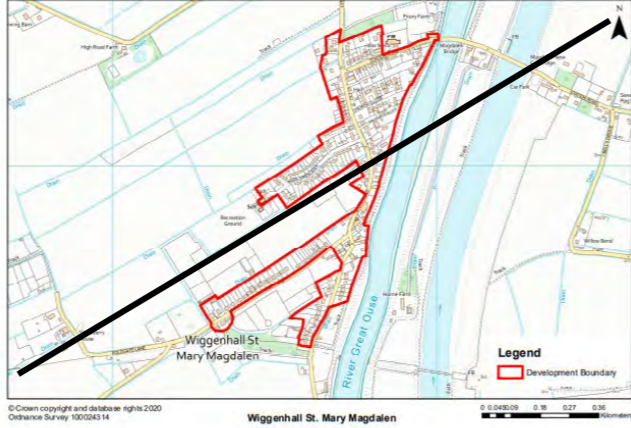
WEREHAM

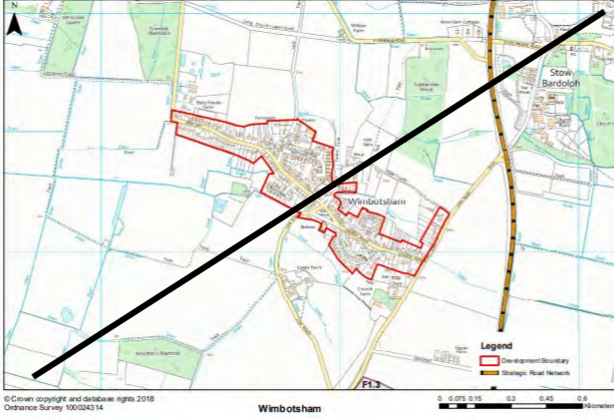
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| MM | 550 | 14 | 14.26 to 14.26.3 | <p>14.26 Wereham Rural Village Description 14.26.1 The village of Wereham is situated six miles southeast of Downham Market. The older part of the village is focused around the church and village pond, with more recent development forming a linear pattern along Stoke Road and Flegg Green. 14.26.2 The Parish of Wereham has a population 859(85). The village has a limited range of services and facilities which include a pub, a bus route and other employment uses. 14.26.3 Wereham is designated a Rural Village capable of accommodating modest growth to support essential rural services. The SADMP 2016 did make an allocation of at least 8 dwellings.</p>  | <p>Site G114.1 completed so no need to have description of settlement.</p> <p>Removal of map. Included in Policies Map</p> |
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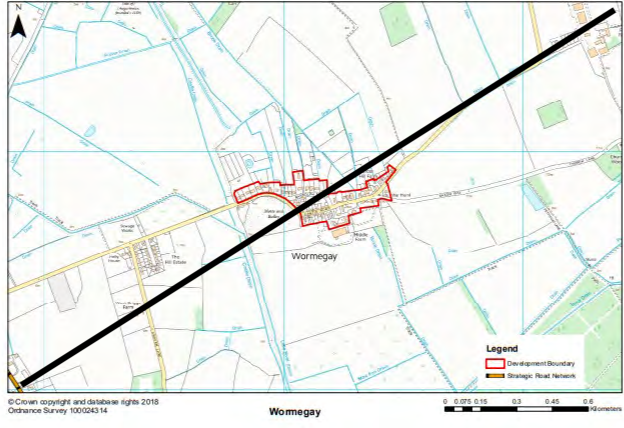
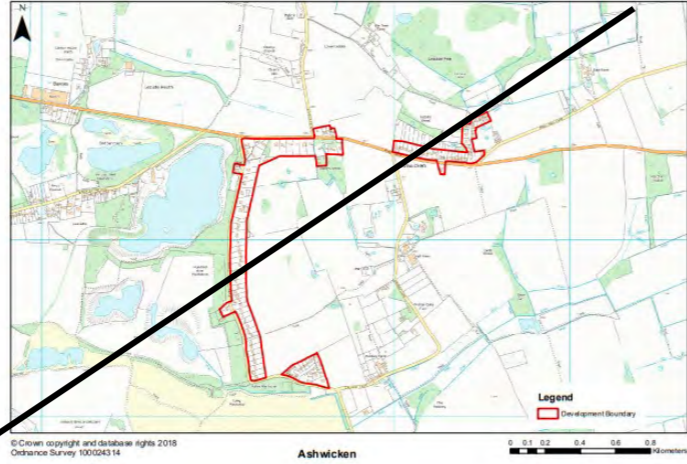
G114.1 WEREHAM - LAND TO THE REAR OF 'NATANYA', HOLLIES FARM, FLEGG GREEN


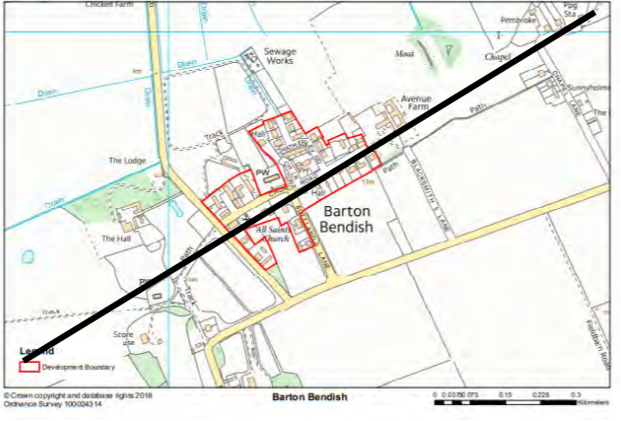
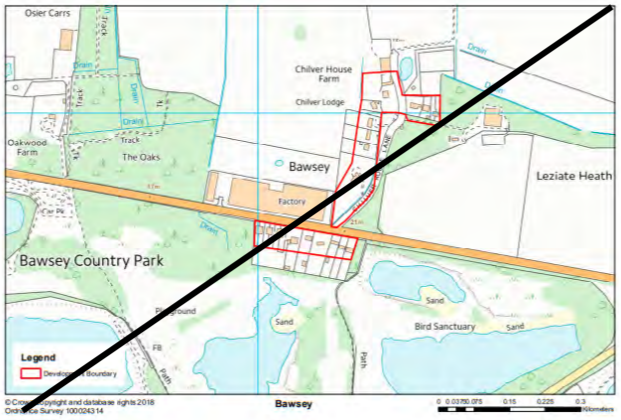
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| MM | 552 | 14 | 14.26.1 to 14.26.1.5 | <p>14.26.1 G114.1 Wereham – Land to the rear of 'Natanya', Hollies Farm, Flegg Green Site Allocation Policy G114.1 Wereham – Land to the rear of 'Natanya', Hollies Farm, Flegg Green Land amounting to 0.77 hectares, as identified on the Policies Map, is allocated for residential development of at least 8 dwellings. Development will be subject to compliance with the following: 1. Provision of safe access being achieved from Flegg Green to the satisfaction of the local highways authority; 2. Submission of details showing how sustainable drainage measures will be incorporated into the development to avoid discharge to the public surface water network, and also to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission; 3. Provision of affordable housing in line with the current standards.</p> <p>Site Description and Justification 14.26.1.1 The allocated site is located to the south of the settlement and is a brownfield site, this previously developed land has not been in employment uses for some time, it is currently contains a number of dilapidated storage structures, and is unlikely to be used for employment purposes going forward. The surrounding area consists of residential housing development along Flegg Green. The site is adjacent to the development boundary with open fields to the south. 14.26.1.2 It is considered that development on the site would not be visually intrusive in the landscape. Views of the site are limited to near distance from adjacent roads and properties. Redevelopment of the site has the potential to positively contribute to the street scene and local area. There are few opportunities for medium and long distance views, in these limited views, development would be seen in the context of the existing built form. 14.26.1.3 Development of the site would form an extension onto the rear of existing housing development along Flegg Green. The site is located relatively close to services and facilities within the village. Access is obtainable from Flegg green, as supported by Norfolk County Council as the local highway authority; this is subject to demonstration of safe access. 14.26.1.4 The site is identified in the Sustainability Appraisal as a suitable option for development in comparison to other options. It is of sufficient scale to accommodate 8 dwellings at a density consistent with its surrounding without detriment to the form and character of the locality. The Parish Council made no objections to the allocation. The site is situated away from the Wereham Conservation Area and development would not have an impact on the intrinsic beauty and distinctive character of this heritage asset. 14.26.1.5 The site benefits from full planning permission for 10 dwellings. (16/01378/FM).</p> | Site G114.1 completed |
| WEST NEWTON | | | | | |
| MM | 554 | 14.27 | 14.27 to 14.27.4 | <p>14.27 West Newton Rural Village Description 14.27.1 West Newton is a small village located about eight miles northeast of King's Lynn. The village has strong links with Sandringham Estate, encompassing a series of estate cottages within a woodland setting located next to a church. The settlement is partly within Norfolk Coast AONB. 14.27.2 West Newton is located in the Parish of Sandringham, which has a population of 176(86). West Newton supports a primary school, social club, village shop and local bus service, but is otherwise limited in service provision. 14.27.3 West Newton has a small population size and an average level of services for its designation as a Rural Village. 14.27.4 The SADMP (2016) did not make an allocation fro West Newton as no sites were available.</p>  <p>The map shows the village of West Newton with a red outline indicating the development boundary. A legend in the bottom right corner identifies the red outline as 'Development Boundary', the pink shaded area as 'SACMPS16 Allocation', and the yellow lines as 'Strategic Road Network'. The map also shows surrounding green spaces and roads. A scale bar at the bottom indicates distances up to 0.5 kilometers.</p> | Modification required in relation to updated Policies Map – removal of inset map and associated wording where no allocations. |
| WIGGENHALL ST. GERMANS | | | | | |

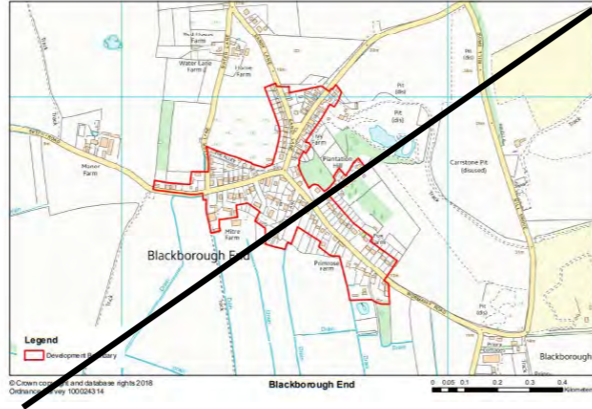
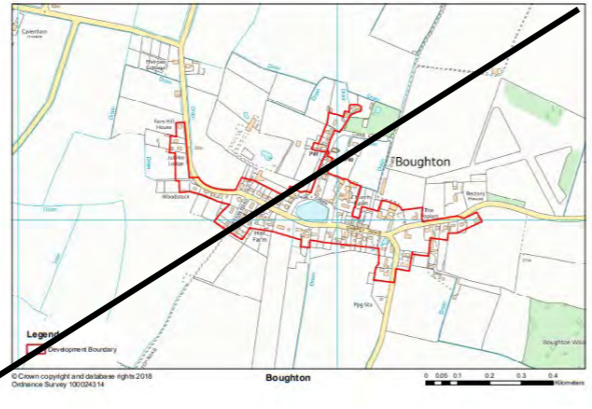
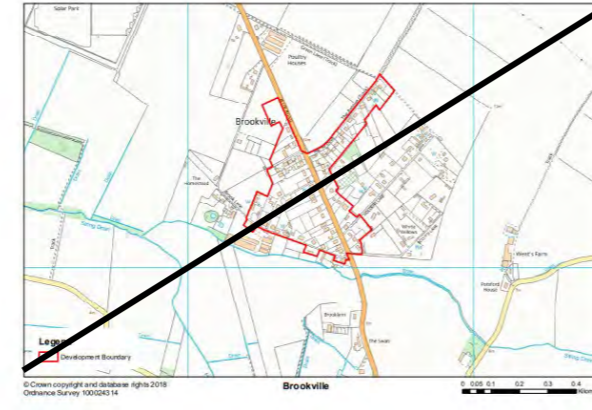
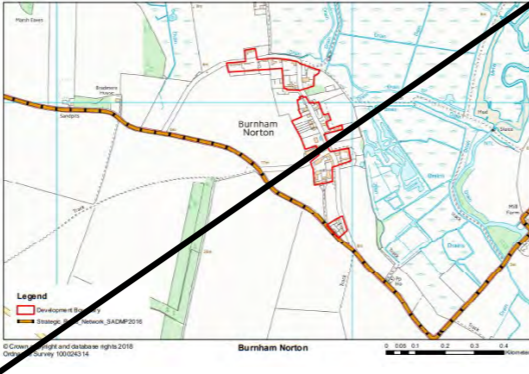
| MM | Page (Reg 19) | Section ref | Para/ Policy/ Figure/ Table No. | Proposed Main Modification | Reason |
|--|---------------|-------------|---------------------------------|--|---|
| MM | 556 | 14 | 14.28.2 | 14.28.2 Wigenhall St. Germans is designated a Rural Village, capable of accommodating modest growth to sustain essential rural services. The SADMP 2016 did make Local Plan makes an allocation of at least 5 dwellings. | Reference to SADMP allocations removed in response to Inspectors Initial Questions Part 1 Question 1 |
| MM | 557 | 14 | Map |  | Modification required in relation to updated Policies Map – removal of inset map and replacement with individual site allocation maps |
| G123.1 WIGGENHALL ST. GERMANS - LAND NORTH OF MILL ROAD | | | | | |
| MM | 558 | 14 | Policy G123.1 criterion 4 | 4.Provision of affordable housing in line with the current standards. Policy LP28. | To clarify affordable housing to be provided in accordance with LP28. |
| MM | 559 | 14 | 14.28.1.1 | Site Description and Justification 14.28.1.1 The allocated site is situated north of Mill Road, Wigenhall St. Germans. The site is situated at the edge of the settlement but is adjacent to the settlement with its south-east boundary immediately abutting the development boundary. Open fields border the site on the northern boundary with dwellings neighbouring the site to the east and west of the site. The site comprises of greenfield, grade 2 (good quality) land and development would have an impact on food production as the site in agricultural use. | Heading changed to clarify justification section in response to Inspectors Initial Questions Part 2 Question 19 |
| MM | 559 | 14 | 14.28.1.1 to 14.28.1.5 | Paragraphs 14.28.1.1 to 14.28.1.5 to be moved to precede Policy G123.1 | Re-order of paragraphs to clarify justification section in response to Inspectors Initial Questions Part 2 Question 19 |
| MM | 559 | 14 | After 14.28.1.5 | Site G123.1 Land North of Mill Road  | Modification required in relation to updated Policies Map – removal of inset map and replacement with individual site allocation maps |
| WIGGENHALL ST. MARY MAGDALEN | | | | | |

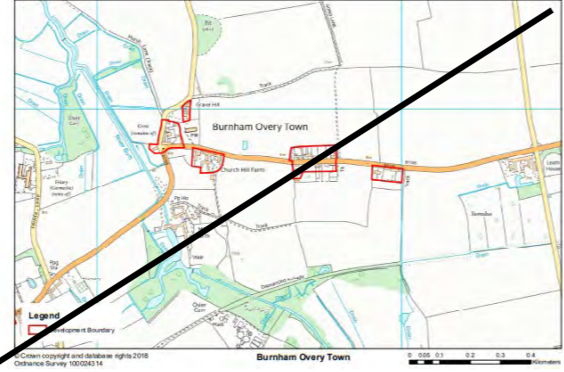


| MM | Page (Reg 19) | Section ref | Para/ Policy/ Figure/ Table No. | Proposed Main Modification | Reason |
|----|------------------|-------------|------------------------------------|--|---|
| MM | 560 | 14.29 | 14.29 to 14.29.2 | <p>14.29 Wiggshall St. Mary Magdalen Rural Village Description 14.29.1 The village of Wiggshall St. Mary Magdalen is situated on the west bank of the River Great Ouse; seven miles south of King's Lynn. The river clearly defines its eastern edge. In other directions, however, the village is less clearly defined. The area of the village is flat with few trees of significance and there is no obvious focal point; the church and pub being at the northern end of the village near to the bridge in the older part of the village. Most of the older buildings are two storey, some having small front gardens. There are, however, a considerable number of bungalows and much newer development has been of this type. Wiggshall St. Mary Magdalen has a few services including a school, shop and a pub. The Parish of Wiggshall St. Mary Magdalen has a population of 729. (88) 14.29.2 Wiggshall St. Mary Magdalen is designated as a Rural Village. The SADMP 2016 did make an allocation for at least 10 dwellings under Policy G124.1 Wiggshall St. Mary Magdalen – Land on Mill Road. However, due to review and the site unable to be delivered within the local plan period the site has been deallocated</p>  | Modification required in relation to updated Policies Map – removal of inset map and associated wording where no allocations. |

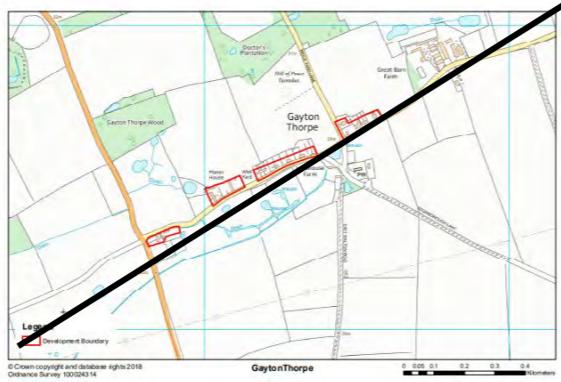
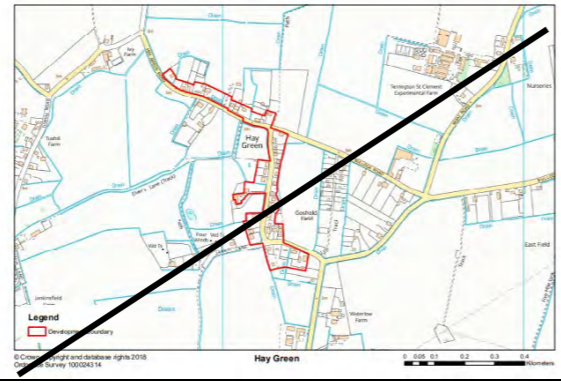
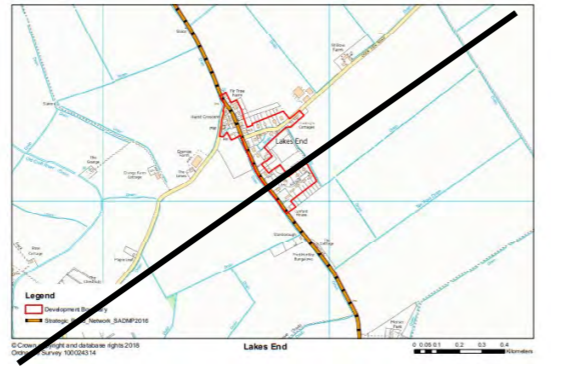
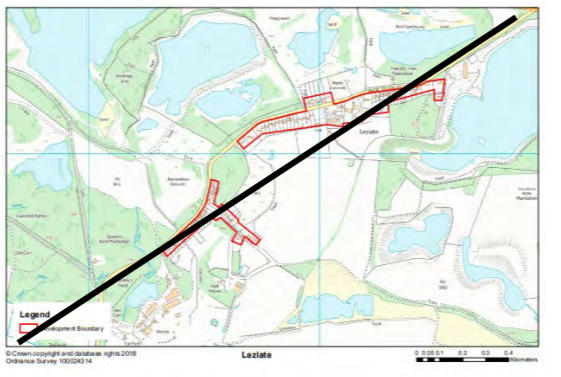
| MM | Page (Reg 19) | Section ref | Para/ Policy/ Figure/ Table No. | Proposed Main Modification | Reason |
|----|---------------|-------------|---------------------------------|---|---|
| MM | 562 | 14.30 | 14.30 to 14.30.4 | <p>14.30 Wimbotsham Rural Village Description -14.30.1 The village of Wimbotsham lies just over a mile to the north of Downham Market. The basic village form is linear, with some growth extending out from the main route through the village. The village centre has an attractive feel which is designated a Conservation Area around Church Road, The Street and the village green which form the centre of the village. The Parish of Wimbotsham has a population of 664(89). The village retains a church and chapel, a primary school, pub and shop as well as a number of independent businesses. -14.30.2 Wimbotsham is designated a Rural Village. The SADMP sought to make an allocation for approximately 6 new dwellings. Of the sites put forward for consideration, those within the village and to the northern edge were not considered suitable because of their potential adverse impact on the character of the settlement and its Conservation Area, a view that was supported by Historic England. The sites were also considered not accessible by the local highways authority. Submitted sites on the southern edge of the village are generally not accessible. -14.30.3 The sites to the south of the village are also parts of larger parcels straddling the gap between Wimbotsham and Downham Market. These have are considered in terms of their potential to provide expansion northward of Downham Market, while maintaining a significant gap between the town and Wimbotsham. Therefore, have been considered as part of the Downham Market section (see earlier section in this document). 14.30.4 The Borough Council considers that the sites which remain as options in the settlement are large sites which abut Wimbotsham and Downham Market. Therefore, no sites have been identified that, in terms of the form, character and servicing constraints of the village, are considered suitable to allocate for residential development.</p>  | Modification required in relation to updated Policies Map – removal of inset map and associated wording where no allocations. |

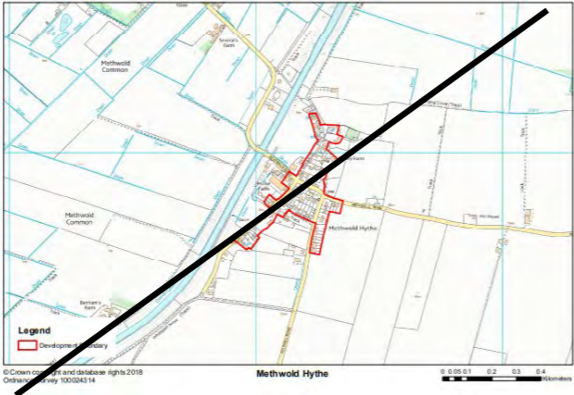
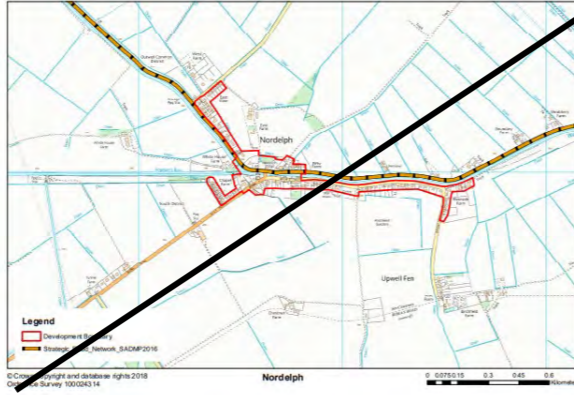
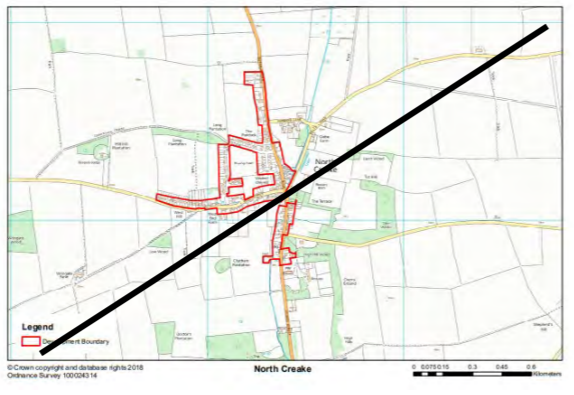
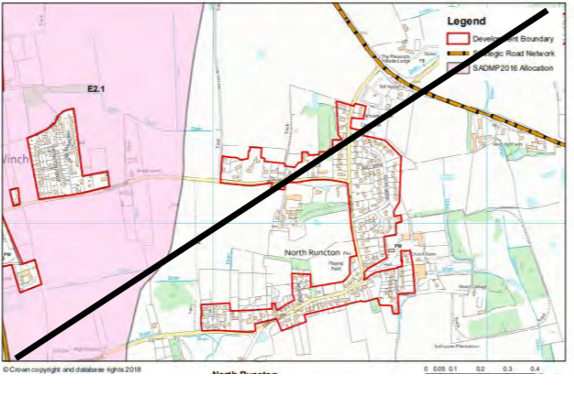
| MM | Page (Reg 19) | Section ref | Para/ Policy/ Figure/ Table No. | Proposed Main Modification | Reason |
|-------------------------------------|---------------|-------------|---------------------------------|--|---|
| MM | 564 | 14.31 | 14.31 to 14.31.3 | <p>14.31 Wormegay Rural Village -Description</p> <p>14.31.1 Wormegay is a small village that lies six miles south of King's Lynn and eight miles north of Downham Market, a short distance from the A134. The village has a population of 359(90). The village is linear in form with development along Castle Road, and more recently Bardolph's Way. There is an abrupt transition from the built extent of the village into open countryside, and it is important to recognise the significant trees around the castle.</p> <p>14.31.2 The limited local services in the village include a school, a commutable bus route and employment uses.</p> <p>14.31.3 Wormegay is designated a Rural Village, capable of accommodating modest growth to support essential rural services. The SADMP sought to make an allocation in the region of 3 new dwellings. However, no sites have been identified that are suitable for residential development in terms of form, character, access and servicing constraints of the village. Therefore the Council has not allocated land for housing in Wormegay</p>  | Modification required in relation to updated Policies Map – removal of inset map and associated wording where no allocations. |
| SMALLER VILLAGES AND HAMLETS | | | | | |
| MM | 568 | 15 | Ashwicken Map |  | Modification required in relation to updated Policies Map – removal of inset map. |

| MM | Page (Reg 19) | Section ref | Para/ Policy/ Figure/ Table No. | Proposed Main Modification | Reason |
|----|---------------|-------------|---------------------------------|---|---|
| MM | 569 | 15 | Barroway Drove |  <p>The map shows a residential area with a red outline indicating the development boundary. A prominent diagonal black line runs from the bottom-left to the top-right across the map. Labels include 'Stow Barrooph ten' and 'Barroway Drove'. A legend in the bottom-left corner identifies the red outline as the 'Development Boundary'. Copyright information at the bottom reads '© Crown copyright and database rights 2018 Ordnance Survey 100024314'.</p> | Modification required in relation to updated Policies Map – removal of inset map. |
| MM | 570 | 15 | Barton Bendish |  <p>The map shows a residential area with a red outline indicating the development boundary. A prominent diagonal black line runs from the bottom-left to the top-right across the map. Labels include 'Barton Bendish', 'Sewage Works', 'The Lodge', and 'The Hat'. A legend in the bottom-left corner identifies the red outline as the 'Development Boundary'. Copyright information at the bottom reads '© Crown copyright and database rights 2018 Ordnance Survey 100024314'.</p> | Modification required in relation to updated Policies Map – removal of inset map. |
| MM | 571 | 15 | Bawsey |  <p>The map shows a residential area with a red outline indicating the development boundary. A prominent diagonal black line runs from the bottom-left to the top-right across the map. Labels include 'Bawsey', 'Bawsey Country Park', 'Leziate Heath', and 'Bird Sanctuary'. A legend in the bottom-left corner identifies the red outline as the 'Development Boundary'. Copyright information at the bottom reads '© Crown copyright and database rights 2018 Ordnance Survey 100024314'.</p> | Modification required in relation to updated Policies Map – removal of inset map. |

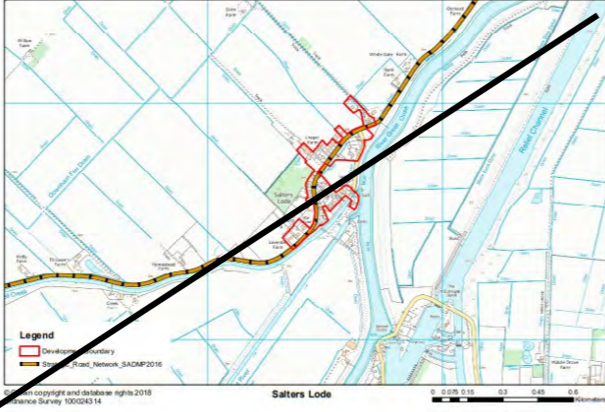
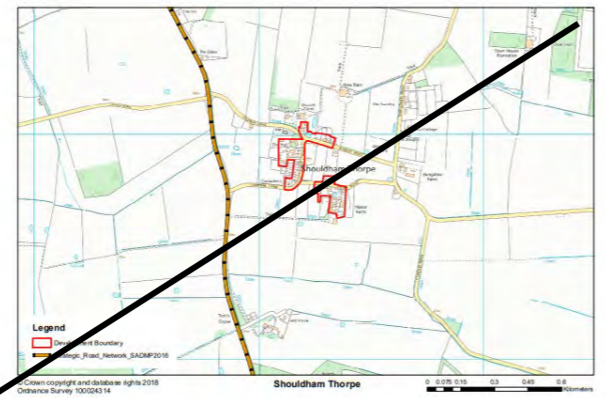
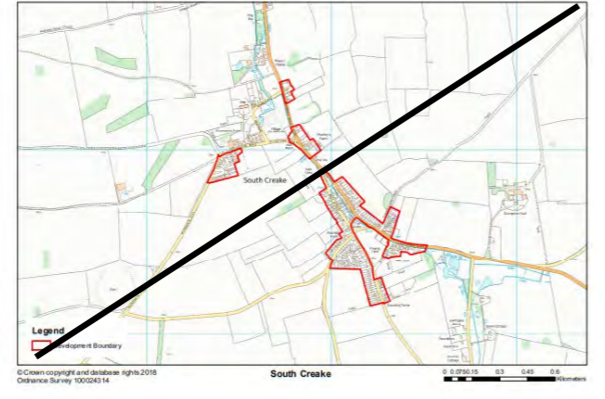

| MM | Page (Reg 19) | Section ref | Para/ Policy/ Figure/ Table No. | Proposed Main Modification | Reason |
|----|---------------|-------------|---------------------------------|---|---|
| MM | 572 | 15 | Blackborough End |  <p>The map shows the development boundary for Blackborough End, outlined in red. A thick black diagonal line is drawn across the map from the bottom-left to the top-right, indicating that the map is to be removed. The map includes a legend, a scale bar, and copyright information.</p> | Modification required in relation to updated Policies Map – removal of inset map. |
| MM | 573 | 15 | Boughton |  <p>The map shows the development boundary for Boughton, outlined in red. A thick black diagonal line is drawn across the map from the bottom-left to the top-right, indicating that the map is to be removed. The map includes a legend, a scale bar, and copyright information.</p> | Modification required in relation to updated Policies Map – removal of inset map. |
| MM | 574 | 15 | Brookville |  <p>The map shows the development boundary for Brookville, outlined in red. A thick black diagonal line is drawn across the map from the bottom-left to the top-right, indicating that the map is to be removed. The map includes a legend, a scale bar, and copyright information.</p> | Modification required in relation to updated Policies Map – removal of inset map. |
| MM | 575 | 15 | Burnham Norton |  <p>The map shows the development boundary for Burnham Norton, outlined in red. A thick black diagonal line is drawn across the map from the bottom-left to the top-right, indicating that the map is to be removed. The map includes a legend, a scale bar, and copyright information.</p> | Modification required in relation to updated Policies Map – removal of inset map. |

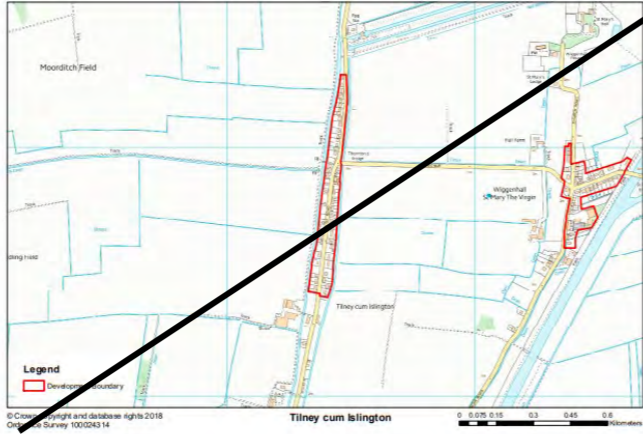
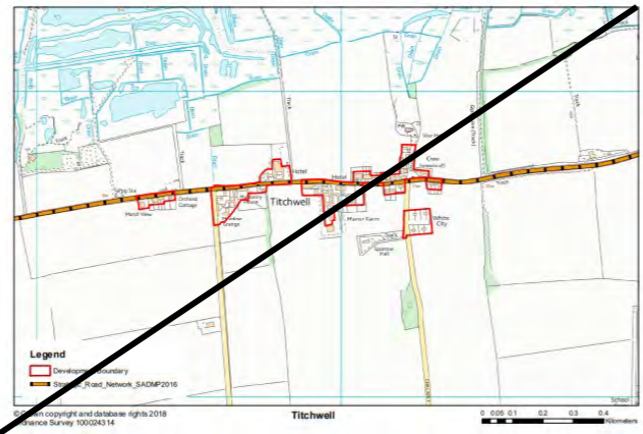


| MM | Page (Reg 19) | Section ref | Para/ Policy/ Figure/ Table No. | Proposed Main Modification | Reason |
|----|---------------|-------------|---------------------------------|--|---|
| MM | 576 | 15 | Burnham Overy Town |  | Modification required in relation to updated Policies Map – removal of inset map. |
| MM | 577 | 15 | Burnham Thorpe |  | Modification required in relation to updated Policies Map – removal of inset map. |
| MM | 578 | 15 | Congham |  | Modification required in relation to updated Policies Map – removal of inset map. |
| MM | 579 | 15 | Crimplesham |  | Modification required in relation to updated Policies Map – removal of inset map. |


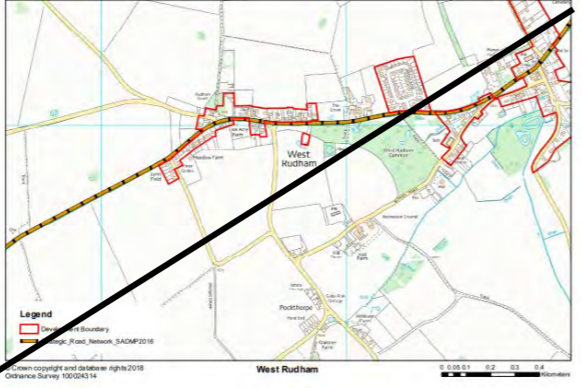
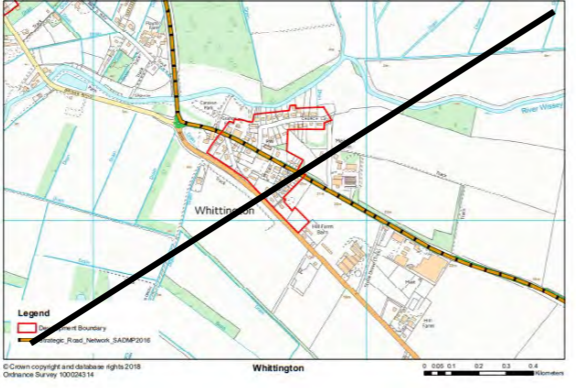
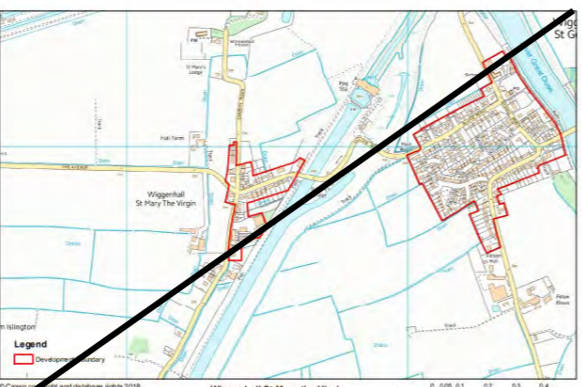
| MM | Page (Reg 19) | Section ref | Para/ Policy/ Figure/ Table No. | Proposed Main Modification | Reason |
|----|---------------|-------------|---------------------------------|--|---|
| MM | 580 | 15 | Gayton Thorpe |  <p>The map shows the development boundary for Gayton Thorpe in red. A thick black diagonal line is drawn across the map from the bottom-left to the top-right, indicating the removal of this boundary.</p> | Modification required in relation to updated Policies Map – removal of inset map. |
| MM | 581 | 15 | Hay Green |  <p>The map shows the development boundary for Hay Green in red. A thick black diagonal line is drawn across the map from the bottom-left to the top-right, indicating the removal of this boundary.</p> | Modification required in relation to updated Policies Map – removal of inset map. |
| MM | 582 | 15 | Lakes End |  <p>The map shows the development boundary for Lakes End in red. A thick black diagonal line is drawn across the map from the bottom-left to the top-right, indicating the removal of this boundary.</p> | Modification required in relation to updated Policies Map – removal of inset map. |
| MM | 583 | 15 | Leziate |  <p>The map shows the development boundary for Leziate in red. A thick black diagonal line is drawn across the map from the bottom-left to the top-right, indicating the removal of this boundary.</p> | Modification required in relation to updated Policies Map – removal of inset map. |

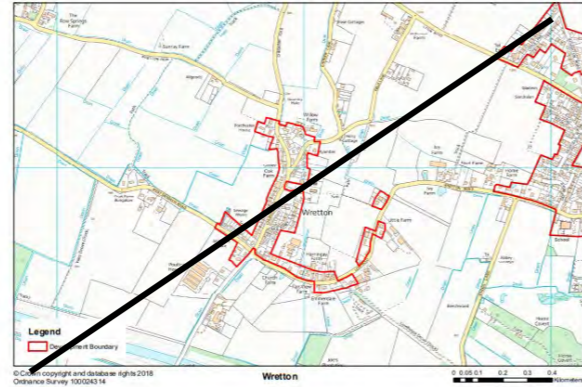
| MM | Page (Reg 19) | Section ref | Para/ Policy/ Figure/ Table No. | Proposed Main Modification | Reason |
|----|---------------|-------------|---------------------------------|--|---|
| MM | 584 | 15 | Methwold Hythe |  | Modification required in relation to updated Policies Map – removal of inset map. |
| MM | 585 | 15 | Nordelph |  | Modification required in relation to updated Policies Map – removal of inset map. |
| MM | 586 | 15 | North Creake |  | Modification required in relation to updated Policies Map – removal of inset map. |
| MM | 587 | 15 | North Runcton |  | Modification required in relation to updated Policies Map – removal of inset map. |

| MM | Page (Reg 19) | Section ref | Para/ Policy/ Figure/ Table No. | Proposed Main Modification | Reason |
|----|---------------|-------------|---------------------------------|--|---|
| MM | 588 | 15 | Pentney |  <p>Legend Development Boundary High Speed Rail Network, SADDAP0116 <small>© Crown copyright and database rights 2018 Ordnance Survey 100026314</small></p> | Modification required in relation to updated Policies Map – removal of inset map. |
| MM | 589 | 15 | Ringstead |  <p>Legend Development Boundary <small>© Crown copyright and database rights 2018 Ordnance Survey 100026314</small></p> | Modification required in relation to updated Policies Map – removal of inset map. |
| MM | 590 | 15 | Roydon |  <p>Legend Development Boundary <small>© Crown copyright and database rights 2020 Ordnance Survey 100026314</small></p> <p>King's Lynn & West Norfolk Tel: 01553 611100 Fax: 01553 611153 © Crown copyright and database rights 2020 Ordnance Survey 100026314</p> <p>1:10,000 12/10/2020</p> | Modification required in relation to updated Policies Map – removal of inset map. |
| MM | 591 | 15 | Saddlebow |  <p>Legend Development Boundary <small>© Crown copyright and database rights 2018 Ordnance Survey 100026314</small></p> | Modification required in relation to updated Policies Map – removal of inset map. |

| MM | Page (Reg 19) | Section ref | Para/ Policy/ Figure/ Table No. | Proposed Main Modification | Reason |
|----|---------------|-------------|---------------------------------|--|---|
| MM | 592 | 15 | Salters Lode |  | Modification required in relation to updated Policies Map – removal of inset map. |
| MM | 593 | 15 | Shouldham Thorpe |  | Modification required in relation to updated Policies Map – removal of inset map. |
| MM | 594 | 15 | South Creake |  | Modification required in relation to updated Policies Map – removal of inset map. |
| MM | 595 | 15 | Stanhoe |  | Modification required in relation to updated Policies Map – removal of inset map. |

| MM | Page (Reg 19) | Section ref | Para/ Policy/ Figure/ Table No. | Proposed Main Modification | Reason |
|----|---------------|-------------|---------------------------------|--|---|
| MM | 596 | 15 | Tilney Cum Islington |  | Modification required in relation to updated Policies Map – removal of inset map. |
| MM | 597 | 15 | Titchwell |  | Modification required in relation to updated Policies Map – removal of inset map. |
| MM | 598 | 15 | Tottenhill |  | Modification required in relation to updated Policies Map – removal of inset map. |
| MM | 599 | 15 | West Acre |  | Modification required in relation to updated Policies Map – removal of inset map. |

| MM | Page (Reg 19) | Section ref | Para/ Policy/ Figure/ Table No. | Proposed Main Modification | Reason |
|----|---------------|-------------|---------------------------------|--|---|
| MM | 600 | 15 | West Dereham |  | Modification required in relation to updated Policies Map – removal of inset map. |
| MM | 601 | 15 | West Rudham |  | Modification required in relation to updated Policies Map – removal of inset map. |
| MM | 602 | 15 | Whittington |  | Modification required in relation to updated Policies Map – removal of inset map. |
| MM | 603 | 15 | Wiggenhall St Mary The Virgin |  | Modification required in relation to updated Policies Map – removal of inset map. |

| MM | Page (Reg 19) | Section ref | Para/ Policy/ Figure/ Table No. | Proposed Main Modification | Reason |
|--|---------------|---------------------|---------------------------------|--|--|
| MM | 604 | 15 | Wretton |  <p>The map shows a red boundary around a central area labeled 'Wretton'. A thick black diagonal line runs from the top-left to the bottom-right across the map. A legend in the bottom-left corner identifies the red boundary as 'Wretton boundary'. Below the legend, it says '© Crown Copyright and database right 2018 Ordnance Survey 100024314'. A scale bar at the bottom right shows 0, 0.05, 0.1, 0.2, 0.4 Kilometres.</p> | Modification required in relation to updated Policies Map – removal of inset map. |
| BLACKBOROUGH END | | | | | |
| HOLME NEXT THE SEA | | | | | |
| MONITORING AND DELIVERY FRAMEWORK | | | | | |
| APPENDIX B FLOOD RISK DESIGN | | | | | |
| MM | 647 | B Flood Risk Design | B.0.3 | <p>B.0.3 The range and type of resiliency measures required depend on the flood depths predicted and should take into account site specific issues. Flood depths can be identified by using:</p> <ul style="list-style-type: none"> • the SFRA • the Tidal Hazard Mapping available from the Environment Agency and • the site specific Flood Risk Assessment (FRA) undertaken in accordance with LP25 | need to cross reference LP25 for proposed development sites where site specific flood risk assessments are specifically required |
| APPENDIX C HOUSING TRAJECTORY | | | | | |
| APPENDIX D LIST OF POLICIES | | | | | |

| Policy Number | Policy Title | Previously known as |
|--------------------------------|--|---------------------|
| Spatial Strategy | | |
| LP01 | Spatial Strategy Policy (Strategic Policy) | CS1 |
| LP02 | Settlement Hierarchy Policy (Strategic Policy) | CS2 |
| LP03 | Presumption in Favour of Sustainable Development Policy (Strategic Policy) | DM1 |
| LP04 | Development Boundaries Policy (Strategic Policy) | DM2 |
| LP05 | Implementation Policy (Strategic Policy) | CS14 |
| LP06 | Climate Change (Strategic Policy) | New Policy |
| Policy Number | Policy Title | Previously known as |
| Economy & Transport | | |
| LP07 | The Economy Policy (Strategic Policy) | CS10 |
| LP08 | Retail Development Policy (Strategic Policy) | DM10 |
| LP09 | Touring and Permanent Holiday Sites Policy | DM11 |
| LP10 | Development associated with the former National Construction College site, Bircham Newton (CITB), British Sugar Factory, Wissington and RAF Marham | DM14 |
| Policy Number | Policy Title | Previously known as |
| LP11 | Strategic Road and Major Road Network Policy (Strategic Policy) | DM12 |
| LP12 | Disused Railway Trackways Policy (Strategic Policy) | DM13 |
| LP13 | Transportation Policy (Strategic Policy) | CS11 |
| LP14 | Parking Provision in New Development Policy | DM17 |
| Policy Number | Policy Title | Previously known as |
| Environment | | |
| LP15 | Coastal Areas Policy (Strategic Policy) | CS07 |
| LP16 | Norfolk Coast AONB Policy | New Policy |

To clarify which policies in the adopted development plan are to be superseded by policies in the new Local Plan.

| | | |
|------|---|------|
| | (Strategic Policy) | |
| LP17 | Coastal Change Management Area (Hunstanton to Dersingham) Policy (Strategic Policy) | DM18 |
| LP18 | Design and Sustainable Development Policy (Strategic Policy) | CS08 |
| LP19 | Environmental Assets – Green Infrastructure, Landscape Character, Biodiversity and Geodiversity Policy (Strategic Policy) | CS12 |
| LP20 | Environmental Assets – Historic Environment Policy (Strategic Policy) | CS12 |

| Policy Number | Policy Title | Previously known as |
|---------------|---|-----------------------|
| LP21 | Environment, Design and Amenity Policy (Strategic Policy) | DM15 |
| LP22 | Provision of Recreational Open Space for Residential Developments Policy (Strategic Policy) | DM16 |
| LP23 | Green Infrastructure Policy (Strategic Policy) | DM19 |
| LP24 | Renewable Energy Policy (Strategic Policy) | DM20 |
| LP25 | Sites in Areas of Flood Risk Policy (Strategic Policy) | DM21 |
| LP26 | Protection of Local Open Space Policy | DM22 |
| LP27 | Habitats Regulations Assessment (HRA) Policy (Strategic Policy) | Formerly part of DM19 |

| Policy Number | Policy Title | Previously known as |
|-------------------------------|---|---------------------|
| Social & Community | | |
| LP28 | Affordable Housing Policy (Strategic Policy) | CS09 |
| LP29 | Housing for the elderly and specialist care Policy (Strategic Policy) | New Policy |
| LP30 | Adaptable & Accessible Homes Policy (Strategic Policy) | New Policy |
| LP31 | Residential Development Reasonably Related to Existing Settlements Policy | DM3 |

| Policy Number | Policy Title | Previously known as |
|--|---|---------------------|
| LP32 | Houses in Multiple Occupation Policy | DM4 |
| LP33 | Enlargement or Replacement of Dwellings in the Countryside Policy | DM5 |
| LP34 | Housing Needs of Rural Workers Policy | DM6 |
| LP35 | Residential Annexes Policy | DM7 |
| LP36 | Community and Culture Policy <i>(Strategic Policy)</i> | CS13 |
| LP37 | Community Facilities Policy <i>(Strategic Policy)</i> | DM9 |
| Settlements & Sites- Allocations and Policies | | |
| LP38 | King's Lynn Policy <i>(Strategic Policy)</i> | CS03 |
| LP39 | Downham Market Policy <i>(Strategic Policy)</i> | CS04 |
| LP40 | Hunstanton Policy <i>(Strategic Policy)</i> | CS05 |
| LP41 | Development in Rural Areas Policy <i>(Strategic Policy)</i> | CS06 |

Site Allocation Policies

| Settlement | Policy Number | Policy Title | Local Plan Review Allocated Housing Numbers |
|---|---------------|---|---|
| | | | "At least" |
| King's Lynn and Surrounding Area | | | |
| 9.1 'King's Lynn' | E1.1 | King's Lynn Town Centre <i>(Strategic Policy)</i> | |
| | | | "At least" |
| King's Lynn and Surrounding Area | | | |
| | E1.2 | Port | |
| | E1.3 | Gaywood Clock | |
| | E1.KLR | Riverfront Regeneration Area Policy <i>(Strategic Policy)</i> | |
| | E1.5 | Boal Quay <i>(Strategic Policy)</i> | 50 |

| | | | |
|---|----------------------|--|--|
| | E1.6 | South of Parkway (Strategic Policy) | 260 |
| | E1.7 | Land at Lynnsport (Strategic Policy) | 297 |
| | E1.8 | South Quay | 50 |
| | E1.9 | Land West of Columbia Way (Strategic Policy) | 100 |
| | E1.10 | North of Wisbech Road | 50 |
| | E1.11 | Southgates | 20 |
| | E1.12 | King's Lynn Employment Land (Strategic Policy) | |
| | E1.13 | King's Lynn Green Infrastructure | |
| 9.2 'West Lynn' | E1.14 | Land West of St Peters Road | 49 |
| Settlement | Policy Number | Policy Title | Local Plan Review Allocated Housing Numbers "At least" |
| King's Lynn and Surrounding Area | | | |
| | E1.15 | Land at Bankside (Strategic Policy) | 120 |
| 9.3 'West Winch' | E2.1 | West Winch Growth Area Strategic (Strategic Policy) | 3200 |
| | E2.2 | Development within existing built up areas of West Winch | |
| 9.4 'South Weotton' | E3.1 | Hall Lane (Strategic Policy) | 300 |
| Main Towns | | | |
| 10.1 'Downham Market' | F1.1 | Downham Market Town Centre Area and Retailing Policy | |
| | F1.2 | Land off St Johns Way | |
| | F1.3 | North-East - Land East of Lynn Road in vicinity of Bridle Lane (Strategic Policy) | 250 |
| | F1.4 | South-East - Land North of Southern bypass in vicinity of Nightingale Lane (Strategic Policy) | 140 |
| 10.2 'Hunstanton' | F2.1 | Hunstanton Town Centre Area and Retailing | |

| Settlement | Policy Number | Policy Title | Local Plan Review Allocated Housing Numbers |
|---|---------------|---|---|
| | | | "At least" |
| King's Lynn and Surrounding Area | | | |
| | F2.2 | Land to East of Cromer Road <i>(Strategic Policy)</i> | 120 |
| | F2.3 | Land South of Hunstanton Commercial Park | 50 (+ 60 care units) |
| | F2.4 | Land North of Hunstanton Road <i>(Strategic Policy)</i> | 163 |
| | F2.5 | Employment Land South of Hunstanton Commercial Park | |
| 10.3 'Wisbech Fringes (inc. Walsoken)' | F3.1 | Land East of Wisbech/West of Burrettgate Road <i>(Strategic Policy)</i> | 550 |
| Growth Key Rural Service Areas | | | |
| 11.1 'Marham' | G56.1 | Land at The Street | 50 |
| | MAR1 | Land off School Lane | 35 |
| 11.2 'Watlington' | G112.1 | Land South of Thieves Bridge Road | 32 |
| Key Rural Service Areas | | | |
| 12.1 'Brancaster with Brancaster Staithe/Burnham Deepdale' | G13.1 | Brancaster, Land to East of Mill Road | 5 |
| | G13.2 | Brancaster Staithe and Burnham Deepdale, Land off the Close | 10 |
| Settlement | | | |
| | | | "At least" |
| King's Lynn and Surrounding Area | | | |
| 12.3 'Castle Acre' | G22.1 | Land West of Massingham Road | 15 |
| 12.4 'Clenchwarton' | G25.1 | Land between Wildfields Road and Hall Road | 10 |
| | G25.2 | Land North of Main Road | 20 |
| | G25.3 | Land South of Main Road | 20 |
| 12.5 'Dersingham' | G29.1 | Land North of Doddshill Road | 20 |

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| | G29.2 | Land at Manor Road | 40 |
| 12.6 'Docking' | G30.1 | Land situated off Pound Lane | 20 |
| 12.7 'East Rudham' | G31.1 | Land off Fakenham Road | 40 |
| 12.8 'Emneth' | G34.1 | Land on South of The Wree | 36 |
| 12.9 'Feltwell with Hockwold cum Wilton' | G35.1 | Feltwell, Land to rear of Chocolate Cottage, 24 Oak Street | 50 |
| | G35.3 | Feltwell, Land at 40 Lodge Lane/Skye Gardens | 40 |
| 12.10 'Great Massingham' | G43.1 | Land South of Walcups Lane | 12 |
| 12.11 'Grimston/Pott Row with Gayton' | G41.1 | Gayton, Land North of Back Street | 23 |

| Settlement | Policy Number | Policy Title | Local Plan Review Allocated Housing Numbers "At least" |
|---|---------------|---|---|
| King's Lynn and Surrounding Area | | | |
| | G41.2 | Grimston and Pott Row, Land adjacent to Stave Farm/West of Ashwicken Road | 23 |
| 12.12 'Heacham' | G47.1 | Land off Cheney Hill | 60 |
| | G47.2 | Land to South of St Mary's Close | 6 |
| 12.13 'Marshland St James/ St John's Fen End with Tilney Fen End' | G57.1 | Land adjacent to Marshland St James Primary School | 15 |
| | G57.2 | Land adjacent to 145 Smeeth Road | 40 |
| 12.14 'Methwold with Northwold' | G59.1 | Methwold, Land at Crown Street | 5 |
| | G59.2 | Methwold, Land at Herbert Drive | 25 |
| | G59.3 | Methwold, Land at Hythe Road | 40 |
| | G59.4 | Methwold, Land off Globe Street/St George's Court | 5 |
| 12.16 'Snettisham' | G83.1 | Land South of Common Road and behind Teal Close | 34 |
| 12.17 'Southery' | G85.1 | Land off Lions Close | 15 |

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| 12.18 'Stoke Ferry' | G88.1 | Land South of Lark Road/Wretton Road | 5 |
| Settlement | Policy Number | Policy Title | Local Plan Review Allocated Housing Numbers "At least" |
| King's Lynn and Surrounding Area | | | |
| | G88.2 | Land at Bradfield Place | 40 |
| | G88.3 | Land at Indigo Road/Lynn Road | 12 |
| 12.19 'Terrington St Clement' | G93.1 | Land at Church Bank/Chapel Road | 40 |
| | G93.2 | Land adjacent to King William Close | 17 |
| | G93.3 | Land West of Benn's Lane | 35 |
| | TSC1 | Land South of Northgate Way and West of Benn's Lane | 76 |
| 12.20 'Terrington St John with St Johns Highway/Tilney St Lawrence' | G94.1 | Terrington St John, Land East of School Road | 35 |
| 12.21 'Upwell/Outwell' | G104.1 | Upwell, Land North West of Townley Close | 5 |
| | G104.2 | Upwell, Land South/East of Townley Close | 5 |
| | G104.4 | Upwell, Land off St Peters Road | 15 |
| | G104.5 | Outwell, Land at Wisbech Road | 5 |
| | G104.6 | Outwell, Land surrounding Isle Bridge | 35 |

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| Settlement | Policy Number | Policy Title | Local Plan Review Allocated Housing Numbers "At least" |
| King's Lynn and Surrounding Area | | | |
| 12.22 'Walpole St Peter/Walpole St Andrew/Walpole Marsh' | G109.1 | Walpole St Peter, Land South of Walnut Road | 35 |
| | G109.2 | Walpole St Peter, Land South of Church Road | 40 |
| Rural Villages | | | |
| 14.3 'Denver' | G28.1 | Land South of Sluice Road | 8 |
| 14.4 'East Winch' | G33.1 | Land South of Gayton Road | 40 |

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| 14.5 'Fincham' | G36.1 | Land East of Marham Road | 5 |
| 14.7 'Great Bircham/Bircham Tofts' | G42.1 | Land Adjacent to 16 Lynn Road | 10 |
| 14.8 'Harpley' | G45.1 | Land at Nethergate Street/School Lane | 5 |
| 14.9 'Hilgay' | G48.1 | Land South of Foresters Avenue | 12 |
| 14.11 'Ingoldisthorpe' | G52.1 | Land opposite 143 – 161 Lynn Road | 10 |
| 14.13 'Runcton Holme' | G72.1 | Land at School Road | 10 |
| 14.14 'Sedgeford' | G78.1 | Land off Jarvie Close | 10 |
| 14.15 'Shouldham' | G81.2 | Land accessed from Rye's Close | 5 |

| Settlement | Policy Number | Policy Title | Local Plan Review Allocated Housing Numbers |
|---|---------------|--|---|
| | | | "At least" |
| King's Lynn and Surrounding Area | | | |
| 14.17 'Syderstone' | G91.1 | Land West of No.26 The Street | 5 |
| 14.21 'Tilney All Saints' | G97.1 | Land between School Road and Lynn Road | 5 |
| 14.23 'Walpole Highway' | G106.1 | Land East of Hall Road | 10 |
| 14.24 'Walton Highway' | G120.1 | Land adjacent to Common Road | 10 |
| 14.25 'Welney' | G113.1 | Former Three Tuns/Village Hall | 7 |
| | G113.2 | Land off Main Street | 13 |
| 14.26 'Wereham' | G114.1 | Land to the rear of 'Natanya', Hollies Farm, Flegg Green | 8 |
| 14.28 'Wiggenhall St. Germans' | G123.1 | Land North of Mill Road | |

D List of Superseded Policies

| Adopted Core Strategy Policies to be replaced | | Local Plan Policies that will replace them | |
|---|-------------------------|--|--|
| Policy | Subject | Policy | Subject |
| CS01 | Spatial Strategy Policy | LP01 | Spatial Strategy Policy (Strategic Policy) |
| CS02 | Settlement Hierarchy | LP02 | Settlement Hierarchy (Strategic Policy) |
| CS03 | King's Lynn | LP38 | King's Lynn (Strategic Policy) |
| CS04 | Downham Market | LP39 | Downham Market (Strategic Policy) |

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| CS05 | Hunstanton | LP40 | Hunstanton Policy (<i>Strategic Policy</i>) |
| CS06 | Rural Areas | LP41 | Development in Rural Areas (<i>Strategic Policy</i>) |
| CS07 | Coastal Areas | LP15 | Coastal Areas (<i>Strategic Policy</i>) |
| CS08 | Sustainable Development | LP18 | Design & Sustainable Development (<i>Strategic Policy</i>) |
| CS09 | Housing | LP28 | Affordable Housing Policy (<i>Strategic Policy</i>) |
| | | LP29 | Housing for the elderly & Specialist Care (<i>Strategic Policy</i>) |
| | | LP30 | Adaptable & Accessible Homes (<i>Strategic Policy</i>) |
| CS10 | The Economy | LP07 | The Economy (<i>Strategic Policy</i>) |
| CS11 | Transportation | LP13 | Transportation (<i>Strategic Policy</i>) |
| CS12 | Environmental Assets | LP19 | Environmental Assets - Green Infrastructure, Landscape Character, Biodiversity and Geodiversity (<i>Strategic Policy</i>) |
| | | LP20 | Environmental Assets- Historic Environment (<i>Strategic Policy</i>) |
| CS13 | Community and Culture | LP36 | Community and Culture (<i>Strategic Policy</i>) |
| CS14 | Implementation | LP05 | Implementation (<i>Strategic Policy</i>) |
| Adopted Site Allocations & Development Management Policies to be replaced | | Local Plan Policies that will replace them | |
| Development Management Policies | | | |
| Policy | Subject | Policy | Subject |
| DM1 | Presumption in Favour of Sustainable Development | LP03 | Presumption in Favour of Sustainable Development Policy (<i>Strategic Policy</i>) |
| DM2 | Development Boundaries | LP04 | Development Boundaries (<i>Strategic Policy</i>) |
| DM3 | Development in the Smaller Villages and Hamlets | LP31 | Residential Development Reasonably Related to Existing Settlements |
| DM4 | Houses in Multiple Occupation | LP32 | Houses in Multiple Occupation |
| DM5 | Enlargement or Replacement of Dwellings in the Countryside | LP33 | Enlargement or Replacement of Dwellings in the Countryside |
| DM6 | Housing Needs of Rural Workers | LP34 | Housing Needs of Rural Workers |
| DM7 | Residential Annexes | LP35 | Residential Annexes |
| DM8 | Delivering Affordable Housing on Phased Development | LP28 | Affordable Housing Policy (<i>Strategic Policy</i>) |
| DM9 | Community Facilities | LP37 | Community Facilities |
| DM10 | Retail Development | LP08 | Retail Development (<i>Strategic Policy</i>) |
| DM11 | Touring and Permanent Holiday Sites | LP09 | Touring and Permanent Holiday Sites |
| DM12 | Strategic Road Network | LP11 | Strategic Road and Major Road Network (<i>Strategic Policy</i>) |
| DM13 | Railway Trackways | LP12 | Disused Railway Trackways (<i>Strategic Policy</i>) |
| DM14 | Development associated with the National Construction College, Bircham Newton and RAF Marham | LP10 | Development associated with the former National Construction College site, Bircham Newton (CITB), British Sugar Factory, Wisington and RAF Marham |
| DM15 | Environment, Design and Amenity | LP21 | Environment, Design and Amenity (<i>Strategic Policy</i>) |


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| DM16 | Provision of Recreational Open Space for Residential Developments | LP22 | Provision of Recreational Open Space for Residential Developments (Strategic Policy) |
| DM17 | Parking Provision in New Development | LP14 | Parking Provision in New Development |
| DM18 | Coastal Flood Risk Hazard Zone (Hunstanton to Dersingham) | LP17 | Coastal Change DM18 Management Area (Hunstanton to Dersingham) (Strategic Policy) |
| DM19 | Green Infrastructure/Habitats Monitoring and Mitigation | LP23 | Green Infrastructure (Strategic Policy) |
| DM20 | Renewable Energy | LP24 | Renewable Energy (Strategic Policy) |
| DM21 | Sites in Areas of Flood Risk | LP25 | Sites in Areas of Flood Risk (Strategic Policy) |
| DM22 | Protection of Local Open Space | LP26 | Protection of Local Open Space |
| Site Allocations Policies | | | |
| E1.1 | King's Lynn – Town Centre | E1.1 | King's Lynn - Town Centre |
| E1.2A | King's Lynn – Port | E1.2 | King's Lynn – Port |
| E1.3 | King's Lynn – Gaywood Clock | E1.3 | King's Lynn – Gaywood Clock |
| E1.5 | King's Lynn – Boal Quay | E1.KLR | King's Lynn Riverfront Regeneration Area (Strategic Policy) |
| | | E1.5 | King's Lynn - Boal Quay (Strategic Policy) |
| E1.6 | King's Lynn – South of Parkway | E1.6 | King's Lynn – South of Parkway (Strategic Policy) |
| E1.7 | King's Lynn – Land at Lynnsport | E1.7 | King's Lynn – Land at Lynnsport (Strategic Policy) |
| E1.8 | King's Lynn – South Quay | E1.KLR | King's Lynn Riverfront Regeneration Area (Strategic Policy) |
| | | E1.8 | King's Lynn - South Quay |
| E1.9 | King's Lynn – Land West of Columbia Way | E1.9 | King's Lynn – Land West of Columbia Way (Strategic Policy) |
| E1.10 | King's Lynn – North of Wisbech Road | E1.KLR | King's Lynn Riverfront Regeneration Area (Strategic Policy) |
| | | E1.10 | King's Lynn - North of Wisbech Road |
| E1.11 | King's Lynn – Southgates | E1.KLR | King's Lynn Riverfront Regeneration Area (Strategic Policy) |
| | | E1.11 | King's Lynn – Southgates |
| E1.12 | King's Lynn – Employment Land | E1.12 | King's Lynn – Employment Land (Strategic Policy) |
| E1.13 | King's Lynn – King's Lynn Green Infrastructure | E1.13 | King's Lynn Green Infrastructure |
| E1.14 | West Lynn – West of Dt Peter's Road | E1.14 | West Lynn – West of Dt Peter's Road |
| E1.15 | West Lynn – Land at Bankside | E1.15 | West Lynn – Land at Bankside (Strategic Policy) |
| E2.1 | West Winch Growth Area Strategic Policy | E2.1 | West Winch Growth Area Strategic Policy (Strategic Policy) |
| E2.2 | Development within existing built-up areas of West Winch | E2.2 | Development within existing built-up areas of West Winch |
| E3.1 | Hall Lane, South Wootton | E3.1 | Hall Lane, South Wootton (Strategic Policy) |
| F1.1 | Downham Market Town Centre Area and Retailing | F1.1 | Downham Market Town Centre Area and Retailing |

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| F1.2 | Land off St.John's Way, Downham Market | F1.2 | Land off St.John's Way, Downham Market |
| F1.3 | Downham Market North-East: Land east of Lynn Road in vicinity of Bridle Lane | F1.3 | Downham Market North-East: Land east of Lynn Road in vicinity of Bridle Lane (<i>Strategic Policy</i>) |
| F1.4 | Downham Market South-East: Land north of southern bypass in vicinity of Nightingale Lane | F1.4 | Downham Market South-East: Land north of southern bypass in vicinity of Nightingale Lane (<i>Strategic Policy</i>) |
| F2.1 | Hunstanton – Town Centre Area and Retailing | F2.1 | Hunstanton – Town Centre Area and Retailing |
| F2.2 | Hunstanton – Land to the east of Cromer Road | F2.2 | Hunstanton- Land to the east of Cromer Road (<i>Strategic Policy</i>) |
| F2.3 | Hunstanton – Land South of Hunstanton Commercial Park (Housing uses) | F2.3 | Land South of Hunstanton Commercial Park |
| F2.4 | Hunstanton – Land north of Hunstanton Road | F2.4 | Land north of Hunstanton Road (<i>Strategic Policy</i>) |
| F2.5 | Hunstanton - Land south of Hunstanton Commercial Park (Employment uses) | F2.5 | Hunstanton - Land south of Hunstanton Commercial Park |
| F3.1 | Wisbech Fringe - Land east of Wisbech (west of Burrowgate Road) | F3.1 | Wisbech Fringe - Land east of Wisbech (west of Burrowgate Road) (<i>Strategic Policy</i>) |
| G22.1 | Castle Acre - Land west of Massingham Road | G22.1 | Castle Acre - Land west of Massingham Road |
| G25.1 | Clenchwarton - Land between Wildfields Road and Hall Road | G25.1 | Clenchwarton - Land between Wildfields Road and Hall Road |
| G25.2 | Clenchwarton - Land north of Main Road | G25.2 | Clenchwarton - Land north of Main Road |
| G25.3 | Clenchwarton - Land south of Main Road | G25.3 | Clenchwarton - Land south of Main Road |
| G28.1 | Denver - Land to the south of Sluice Road | G28.1 | Denver - Land to the south of Sluice Road |
| G29.1 | Dersingham - Land north of Doddshill Road | G29.1 | Dersingham - Land north of Doddshill Road |
| G29.2 | Dersingham - Land at Manor Road | G29.2 | Dersingham - Land at Manor Road |
| G30.1 | Docking - Land situated off Pound Lane (Manor Pasture) | G30.1 | Docking - Land situated off Pound Lane (Manor Pasture) |
| G31.1 | East Rudham - Land off Fakenham Road | G31.1 | East Rudham - Land off Fakenham Road |
| G33.1 | East Winch - Land south of Gayton Road | G33.1 | East Winch - Land south of Gayton Road |
| G34.1 | Emneth - Land on south of The Wroe | G34.1 | Emneth - Land on south of The Wroe |
| G35.1 | Feltwell - Land to the rear of Chocolate Cottage, 24 Oak Street | G35.1 | Feltwell - Land to the rear of Chocolate Cottage, 24 Oak Street |
| G35.3 | Feltwell - Land at 40 Lodge Lane / Skye Gardens | G35.3 | Feltwell - Land at 40 Lodge Lane / Skye Gardens |

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| G36.1 | Fincham - Land east of Marham Road | G36.1 | Fincham - Land east of Marham Road |
| G41.1 | Gayton - Land north of Back Street | G41.1 | Gayton - Land north of Back Street |
| G41.2 | Grimston and Pott Row - Land adjacent Stave Farm, west of Ashwicken Road | G41.2 | Grimston and Pott Row - Land adjacent Stave Farm, west of Ashwicken Road |
| G42.1 | Great Bircham and Bircham Tofts - Land adjacent to 16 Lynn Road | G42.1 | Great Bircham and Bircham Tofts - Land adjacent to 16 Lynn Road |
| G43.1 | Great Massingham - Land south of Walcup's Lane | G43.1 | Great Massingham - Land south of Walcup's Lane |
| G45.1 | Harpley - Land at Nethergate Street/School Lane | G45.1 | Harpley - Land at Nethergate Street/School Lane |
| G47.1 | Heacham - Land off Cheney Hill | G47.1 | Heacham - Land off Cheney Hill |
| G48.1 | Hilgay - Land south of Foresters Avenue | G48.1 | Hilgay - Land south of Foresters Avenue |
| G52.1 | Ingoldisthorpe - Land opposite 143-161 Lynn Road | G52.1 | Ingoldisthorpe - Land opposite 143-161 Lynn Road |
| G56.1 | Marham - Land at The Street | G56.1 | Marham - Land at The Street |
| G57.1 | Marshland Saint James - Land adjacent to Marshland Saint James Primary School | G57.1 | Marshland Saint James - Land adjacent to Marshland Saint James Primary School |
| G57.2 | Marshland Saint James - Land adjacent 145 Smeeth Road, Marshland Saint James | G57.2 | Marshland Saint James - Land adjacent 145 Smeeth Road, Marshland Saint James |
| G59.1 | Methwold - Land at Crown Street | G59.1 | Methwold - Land at Crown Street |
| G59.2 | Methwold - Land at Herbert Drive | G59.2 | Methwold - Land at Herbert Drive |
| G59.3 | Methwold - Land at Hythe Road | G59.3 | Methwold - Land at Hythe Road |
| G59.4 | Methwold - Land off Globe Street/St George's Court | G59.4 | Methwold - Land off Globe Street/St George's Court |
| G72.1 | Runcton Holme - Land at School Road | G72.1 | Runcton Holme - Land at School Road |
| G78.1 | Sedgeford - Land off Jarvie Close | G78.1 | Sedgeford - Land off Jarvie Close |
| G81.2 | Shouldham - Land accessed from Rye's Close | G81.2 | Shouldham - Land accessed from Rye's Close |
| G85.1 | Southery - Land off Lions Close | G85.1 | Southery - Land off Lions Close |
| G88.1 | Stoke Ferry - Land South of Lark Road/ Wretton Road | G88.1 | Stoke Ferry - Land South of Lark Road/ Wretton Road |
| G88.2 | Stoke Ferry - Land at Bradfield Place | G88.2 | Stoke Ferry - Land at Bradfield Place |

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| G88.3 | Stoke Ferry - Land at Indigo Road / Lynn Road | G88.3 | Stoke Ferry - Land at Indigo Road / Lynn Road |
| G91.1 | Syderstone - Land west of no. 26 The Street | G91.1 | Syderstone - Land west of no. 26 The Street |
| G93.3 | Terrington St. Clement - Land West of Benn's Lane | G93.3 | Terrington St. Clement - Land West of Benn's Lane |
| G94.1 | Terrington St John, St John's Highway and Tilney St Lawrence - Land east of School Road | G94.1 | Terrington St John, St John's Highway and Tilney St Lawrence - Land east of School Road |
| G104.1 | Upwell - Land north west of Townley Close | G104.1 | Upwell - Land north west of Townley Close |
| G104.5 | Outwell - Land at Wisbech Road | G104.5 | Outwell - Land at Wisbech Road |
| G104.6 | Outwell - Land Surrounding Isle Bridge | G104.6 | Outwell - Land Surrounding Isle Bridge |
| G106.1 | Walpole Highway - Land East of Hall Road | G106.1 | Walpole Highway - Land East of Hall Road |
| G109.1 | Walpole St. Peter - Land south of Walnut Road | G109.1 | Walpole St. Peter - Land south of Walnut Road |
| G112.1 | Watlington - Land south of Thieves Bridge Road | G112.1 | Watlington - Land south of Thieves Bridge Road |
| G113.1 | Welney, Former Three Tuns/Village Hall | G113.1 | Welney, Former Three Tuns/Village Hall |
| G113.2 | Welney land off Main Street | G113.2 | Welney land off Main Street |
| G123.1 | Wiggenhall St. Germans - Land north of Mill Road | G123.1 | Wiggenhall St. Germans - Land north of Mill Road |

| MM | Page (Reg 19) | Section ref | Para/ Policy/ Figure/ Table No. | Proposed Main Modification | Reason |
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| | | | | | |
| APPENDIX F LOCAL PLAN POLICIES MAP | | | | | |
| APPENDIX G LOCAL PLAN DIAGRAM | | | | | |

| MM | Page (Reg 19) | Section ref | Para/ Policy/ Figure/ Table No. | Proposed Main Modification | Reason |
|----|---------------|-------------|---------------------------------|--|---|
| MM | 670 | Appendices | Local Plan Strategy Diagram | Deletion  <p>The map, titled 'Local Plan Strategy Diagram', shows a geographical area around King's Lynn. It features a network of roads (A47, A10, and other main roads), main rivers, and various settlements. Key locations include King's Lynn, Downham Market, Swaffham, Fakenham, and Hunstanton. The map also identifies growth areas, rural villages, and coastal management zones. A legend at the bottom explains the symbols used: a purple diamond for Sub Regional Centre, a yellow circle for Main Towns, a blue circle for Key Rural Service Centre, a red circle for Settlements adjacent to a King's Lynn or Main Town, a green circle for Growth Area, an orange circle for Rural Village, a yellow line for Railway, a blue line for Main Rivers, a red line for A47, a brown line for A10, a pink line for Main Roads, an orange line for Coastal Management, a green hatched area for Area of Outstanding Natural Beauty, and a grey hatched area for Stone Cusew Buffer.</p> | Replaced with Local Plan Strategy Diagram showing strategic growth areas. |

Local Plan Strategy Diagram



Legend

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|--|--|
|  Sub Regional Centre |  Main Rivers |
|  Main Towns |  A47 |
|  Key Rural Service Centre |  A10 |
|  Settlements adjacent to a King's Lynn or Main Town |  Main Roads |
|  Growth Area |  strategic growth areas |
|  Rural Village |  Coastal Management |
|  Small Village or Hamlet |  Area of Outstanding Natural Beauty |
|  Railway |  Stone Curlew Buffer |

To meet requirements of Paragraph 23 of the NPPF – broad locations for development to be shown on a key diagram.

| MM | Page (Reg 19) | Section ref | Para/ Policy/ Figure/ Table No. | Proposed Main Modification | Reason |
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| | | | | | |
| APPENDIX I NEIGHBOURHOOD PLANS | | | | | |
| SUSTAINABILITY & CLIMATE CHANGE STATEMENT | | | | | |
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