



Representation Form

Consultation on additional evidence base documents, September 2023

Closing date for submitting representations: 11:59pm, Friday, 20th October 2023

Part A

Section 1: Personal Details

Title:	Mr
First Name:	Charlie
Last Name:	de Bono
Job Title (where relevant):	architect
Organisation (where relevant):	LIVEDIN
Address:	[REDACTED]
Postcode:	[REDACTED]
Telephone:	
Email:	[REDACTED]

Section 2: Agent Details (if applicable)

Please supply the details below of any agent you have working on your behalf.

Agent name:	
Address:	
Postcode:	
Telephone number:	
Email:	

Part B

Please fill in a separate form for each document

Section 3: Representations

Which Document are you responding on?

Examination Library ref	Document name	Paragraph No(s)
F47	Topic_Paper_Spatial_Strategy_Settlement_Hierarchy_Neighbourhood_Areas	LP02

Summary of Comments:
<p>Please be as precise as possible as to why you support or object to the evidence and/or any suggested main modifications to the Plan contained in the document, providing the relevant paragraph and/or policy number for each point.</p>
<p>1 SELF BUILD MISSING FROM LP02</p> <p><u>Support LP02 if self build provision in LP31 is reinstated: "additional weight will be given to proposals for Custom and Self-Build development".</u></p> <p>F47 states that policies LP04, LP31 and LP41 are now redundant, being superseded by the revision to Policy LP02. The revised LP01 and LP02 makes no reference to self build.</p> <p>Whereas the now redundant LP31 provided "<u>4. Additional weight will be given to proposals for Custom and Self-Build development.</u>" And this was supported by text in paragraph 4.1.40 "The Local Plan review seeks to introduce a new policy (LP31) for residential development adjacent to existing settlement in which additional weight will be given to proposals for custom and self-build development."</p> <p>NPPF para 62 says "Within this context, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing... And people wishing to commission or build their own homes."</p> <p>The recent appeal decision in BCKLWN (Appeal Ref: APP/V2635/W/23/3320506) found that "the evidence before me points to a significant unmet demand for self-build and custom housebuilding plots in the Borough."</p> <p>And so it might be appropriate for LP02 to include some provision for self build that helps meet the demand.</p>

We support the flexible approach of LP02 acknowledged that some villages do not have the ability to grow within existing development boundaries, and allowing carefully controlled development adjacent to these boundaries.

However, it is concerning that the support for self build in these locations has been dropped.

We would welcome the original line "additional weight will be given to proposals for Custom and Self-Build development" being included with the revised LP02.

These edge of settlement locations are the natural territory of self build; after all, self build is how these settlements grew incrementally before settlement boundaries were established.

Additionally, this is where surveyed demand is for self build as shown by the 2021 NSBRC self build survey where only 7% would consider being on a site of more than 100 new dwellings, whilst 75% wanted a plot "on the edge of a smaller settlement". To this end Percentage Policy for self build does not meet demand, where it is required as a Percentage of strategic sites. It is understood that the council is considering such a policy, but in itself it would not meet the size and nature of the demand. The Councils own self build data suggests that 86% of self builders on their register would not consider being part of a new build housing development of this nature.

2 WATLINGTON'S TRANSPORT LINKS UNCOUPLED FROM TO WINDFALL GROWTH

Watlington was proposed as a new "Growth Key Rural Service Centre" in the submitted Local Plan settlement hierarchy. This designation was made in recognition of the presence of the main rail line/ station (regular services to Cambridge and London). Watlington has been re-designated as a result of the removal of the Strategic Growth Corridor, rendering the "Growth Key Rural Service Centre" tier in the settlement hierarchy redundant. The Windfall Requirement is based on the current size; but should other factors not be taken account of - notably its excellent transport links that larger settlements are not able to match?

(Continue on a separate sheet if necessary.)

Please note you should cover succinctly all the information, evidence and supporting information necessary to support/justify your comments.

Section 4: Examination Hearings

This consultation may be followed by further Examination Hearing sessions, at the discretion of the Planning Inspectors. Do you consider it necessary to participate in Examination Hearing sessions? (Please select one answer)

No, I do not wish to participate at the Examination Hearing no

Yes, I wish to participate at the examination hearing

Section 5: Data Protection


Do you wish to be notified further about the Local Plan Examination process, at any of the following stages?

Schedule of Main Modifications stage (following hearings)	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
Publication of Inspector's Report	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
Adoption of Local Plan	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>

In complying with the General Data Protection Regulation (UK GDPR) and Data Protection Act 2018, King's Lynn and West Norfolk Borough Council confirms that it will process personal data gathered from this form only for the purposes relating to the consultation. It is intended to publish responses to this consultation on the Borough Council's website. However, it should be noted that all personal information (except for names and organisation name, where appropriate) will not be published.

When you give consent for us to process data, you have the right to withdraw that consent at any time. If you wish to withdraw your consent, you must notify us at lpr@west-norfolk.gov.uk or 01553 616200.

Section 6: Signature and Date of Representation

Please sign and date below:	
Signature: (electronic signatures are acceptable)	
Date:	20 Oct 2023

Please note that, to be considered, your representation will need to be received by 11:59pm on Friday, 20th October 2023.