

**Borough Council of King's Lynn
and West Norfolk Local Plan
2021-2039**

Borough Council of
**King's Lynn &
West Norfolk**



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:	
First Name:	
Last Name:	
Job Title (where relevant):	
Organisation (where relevant):	The Crown Estate
Address:	c/o Agent
Postcode:	
Telephone:	
Email:	

Section 2: Agent Details (if applicable)

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

Agent name:	Carter Jonas
Address:	Brian Flynn Carter Jonas One Station Square Cambridge
Postcode:	CB1 2GA
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 and Settlement Hierarchy (August 2023)	LP02

Summary of Comments:

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.

The Crown Estate (TCE) owns land north of Main Road in Clenchwarton and has promoted this site through the King's Lynn & West Norfolk Local Plan Review (KLWNLPR) process. The site was identified as a draft allocation in the 2019 draft version of KLWNLPR - see Policy CLE1: Clenchwarton: Land to the north of Main Road, but this draft allocation was not taken forward into the submission version.

Doc Ref. F47 includes proposed modifications to Policy LP02 and Policy LP31 of the submission version of KLWNLPR. In summary, the revised version of Policy LP02 now includes criteria for assessing applications for residential development on windfall sites within and adjacent to the settlement boundaries. Those criteria for development on windfall sites were previously within Policy LP31, which is now deleted. TCE submitted representations in support of Policy LP31 at draft submission stage of KLWNLPR, on the basis that it encouraged the delivery of windfall sites on land that is likely to be too small to be allocated but could deliver additional housing in suitable locations. As set out below, it is considered that the delivery of the outstanding proposed allocation in Clenchwarton (Site Ref. G25.2) remains uncertain, and no neighbourhood plan process has been identified for Clenchwarton that could provide additional land for housing, and for these reasons the revised version of Policy LP02 is necessary to meet future housing and affordable housing needs for Clenchwarton during the plan period to 2039. In addition, it is requested that Policy CLE1 in the 2019 draft version of KLWNLPR is reinstated as an allocation to provide more certainty to the delivery of additional housing for Clenchwarton.

The submission version of KLWNLPR identified three allocated sites in Clenchwarton - Site Refs. G25.1, G25.2 and G25.3. These three sites are all existing allocations in the adopted Site Allocations and Development Management Policies 2016. The representations on behalf of TCE to draft submission stage of KLWNLPR raised concerns about the predicted delivery assumptions for Site Refs. G25.1 and G25.2, on the basis that these sites had previously been granted outline

permission and reserved matters approval but development had not been delivered. It was considered that the non-delivery of some of the proposed allocations in Clenchwarton would affect the supply of housing and affordable housing in the village during the middle and later years of the plan period.

The revisions to the housing distribution strategy contained in Tier 4 of Policy LP01 identify a supply of 20 dwellings from allocations at Clenchwarton – see pg.52 of Doc Ref.47. The latest housing trajectory dated April 2023 [Doc Ref. F50a] provides an updated delivery timetable for sites in Clenchwarton, including updated details of some of the proposed allocations in the submission version of KLWNLPR. The development at Site Ref. G25.3 for 20 dwellings has been completed, and it is proposed to delete this allocation from KLWNLPR. Site Ref. G25.2 was granted outline planning permission in April 2016 and reserved matters were approved in December 2019, but those permissions have subsequently lapsed. It is predicted in the latest housing trajectory that Site Ref. G25.2 would provide 20 dwellings with housing delivery during 2030/31 and 2031/32. Site Ref. G25.2 is the allocated site in Clenchwarton referenced in Tier 4 of revised Policy LP01. It appears that the delivery of Site Ref. G25.2 is regularly moved to later years in the housing trajectory, without any explanation or information to justify the predicted delivery assumptions. It is considered that the delivery of Site Ref. G25.2 remained uncertain. It is noted that Site Ref. G25.1 is not mentioned in the latest housing trajectory, presumably because the site is no longer available for development.

Doc Ref. F47 includes a new policy relating to the housing targets for neighbourhood plan areas – see pg.78 to 84 of Doc Ref.47. The purpose of the new policy is to identify an indicative housing requirement for emerging neighbourhood plans. It is noted that Clenchwarton is not listed in the new policy because no neighbourhood plan is being prepared for the area. The previously identified indicative housing requirement for Clenchwarton was approximately 20 dwellings in a future neighbourhood plan – see Table 3 at pg.17 of Doc Ref.F47. The fact that no neighbourhood plan is being prepared for Clenchwarton indicates that housing and affordable housing needs for the village during the remainder of the plan period are very unlikely to be addressed through this process.

Therefore, in terms of the three allocated sites in Clenchwarton in the submission version of KLWNLPR, Site Ref. G25.3 has been completed, the delivery of Site Ref G25.2 remains uncertain, and Site Ref. 25.1 has been deleted. There is limited delivery of housing and affordable housing planned for Clenchwarton during the remainder of the plan period, and the delivery of the allocation that is proposed is uncertain. A future neighbourhood plan would not address housing and affordable housing needs of Clenchwarton because no such document is being prepared for the area. It is considered that the development strategy for Clenchwarton, a Key Rural Centre, is not sufficient to meet future housing and affordable housing needs or to support existing services and facilities in the village. As set out below, the revisions to Policy LP02 could deliver additional housing in Clenchwarton but further changes are needed to support delivery, and an additional housing allocation should be made in Clenchwarton to address the uncertain delivery at one of the proposed allocations and the deletion of another allocation.

As highlighted above, the delivery of housing at the proposed allocation (Site Ref. G25.2) in Clenchwarton is uncertain, and there is no neighbourhood plan for Clenchwarton that might

address housing and affordable housing needs during the remainder of the plan period. The revised version of Policy LP02 does provide some opportunities for additional housing to be provided in Clenchwarton on sites within and immediately adjacent to the settlement. Policy LP02 is supported because there are no or limited options to address the housing needs of Clenchwarton during the remainder of the plan period. However, the reference in Policy LP02 requiring 'exceptional circumstances' to be demonstrated for sites outside but immediately adjacent to settlements is considered to be unnecessary, particularly when the options to meet future housing needs in Clenchwarton are limited. It is not clear what exceptional circumstances might be acceptable, and is likely to lead to uncertainty and inconsistent decisions. The delivery of additional housing to meet housing and affordable housing needs in a village, and the delivery of additional development to support services and facilities in a village, should be sufficient to justify residential development adjacent to settlements. In any event, Policy LP02 already includes a long list of criteria that should be met before development located immediately adjacent to a settlement boundary would be acceptable. It is requested that the reference to 'exceptional circumstances' is deleted from Policy LP02.

TCE's representations to the pre-submission version of KLWNLPR and its Matter 5 Written Statement requested that Policy CLE1 in the 2019 draft version of KLWNLPR should be reinstated as an allocation. This request remains appropriate because of the uncertain delivery at the proposed allocation in Clenchwarton and that no neighbourhood plan is proposed for the village. Clenchwarton is a Key Rural Service Centre. It contains a good range of services and facilities. The assessment of the site in the HELAA and SA demonstrated that the allocation of the site in the draft 2019 version of KLWNLPR was appropriate and justified. There were no objections to the draft allocation of the site, and it remains unclear why it was deleted. Policy CLE1 included requirements to address flood risk, drainage and access matters, which were highlighted in the site assessments as matters that require mitigation.

Requested Change to Policy LP02

It is requested that Policy LP02 is amended as follows:

.....Development Outside Development Boundaries

2. ~~In exceptional circumstances~~, residential development outside of, but immediately adjacent to, existing development boundaries of settlements within Tiers 4-6 of the hierarchy will be supported where it meets the criteria a-i in part 1 of this Policy and where:.....

Requested Change Additional Allocation at Clenchwarton

It is requested that Policy CLE1 in the draft 2019 version of KLWNLPR is reinstated as an allocation. The policy for the site allocation is set out below. If the site is reinstated as an allocation it will need to be added to the Proposals Map and subject to assessment in the Sustainability Appraisal.

Policy CLE1 Clenchwarton - Land to the north of Main Road

Land amounting to 0.4 hectare to the north of Main Road, as shown on the Policies Map is allocated for the residential development of at least 10 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 Sustainable Drainage System (SUDS) should be included with the submission;
3. Provision of safe access from Main Road to the satisfaction of Norfolk County Council as the Local Highway Authority;
4. Provision of affordable housing in line with the current standards.

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

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 checked="" type="checkbox"/>	No	<input type="checkbox"/>
Publication of Inspector's Report	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Adoption of Local Plan	Yes	<input checked="" 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)	Carter Jonas on behalf of The Crown Estate
Date:	19/10/23

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