

# **Examination of the King's Lynn & West Norfolk Local Plan Review 2016-2036**

## **ADDITIONAL MATTERS, ISSUES AND QUESTIONS (MIQs) FOR THE EXAMINATION Parts 1 and 2**

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## **INTRODUCTION**

The purpose of this independent Examination of the King's Lynn & West Norfolk Local Plan Review 2016-2036 (the Plan) is to determine whether the Plan:

- has been prepared in accordance with the Duty to Co-operate and the legal and procedural requirements in the Planning and Compulsory Purchase Act 2004 (the PCPA 2004) and the Town and Country Planning (Local Plan) (England) Regulations 2012 (the 2012 Regulations); and
- is sound, as defined in paragraph 35 of the National Planning Policy Framework<sup>1</sup> (the NPPF).

The Hearing opened on 6 December 2022 and was adjourned on 11 January 2023 to allow the Council to undertake further work in respect of the proposed spatial strategy and distribution of housing development, including the settlement hierarchy; the provision of accommodation for Gypsies and Travellers; transport; the West Winch Growth Area; and housing land supply. Following the completion of this work, public consultation was undertaken on a number of documents [F44, F47-F53] between 8 September and 20 October 2023.

This further evidence and consultation responses have now been considered and the Hearing is set to resume on Tuesday 26 March 2024 and is programmed to run for a further 7 days (26-28 March and 16-19 April 2024). A timetable for matters to be discussed on each day is set out in the Outline Programme for the Resumed Hearing [G23].

The Matters, Issues and Questions (MIQs) for the Examination were published in two parts, Part 1 [Document G3] and Part 2 [Document G6], on 24 October and 10 November 2022 respectively. This document contains Additional Questions (AQs) following consideration of the further evidence set out above, along with the responses to it. It should be read alongside Documents G3 and G6.

This document makes it clear where the discussion of MIQs was concluded at earlier Hearing sessions and consequently there will be no further discussion of these. In all other instances, MIQs in Documents G3 and G6 will be discussed either in isolation or alongside AQs contained in this document. Agendas prepared in advance of the resumed Hearing sessions will list the MIQs and/or AQs to be discussed at each session.

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<sup>1</sup> Although a revised NPPF was published in December 2023, Annex 1: Implementation of that document provides transitional arrangements for Plans currently in Examination, whereby they continue to be examined under the relevant previous version of the NPPF. In this case, the relevant NPPF is that version published in July 2021. As such all references to the NPPF in this document are to the July 2021 version.

It will be necessary to publish a Part 3 of the MIQs to deal with provision to meet the accommodation needs of Gypsies, Travellers and Travelling Showpeople under Policy LP28 of the Plan, following the submission of further evidence on this by the Council in May 2024. The consultation responses to the Gypsy and Traveller Accommodation Assessment (GTAA) Final Report (June 2023) [F44] and any subsequent public consultation responses on potential sites will also be considered at that point.

The MIQs and AQs should also be read alongside our Examination Guidance Note [Document G2] and the Resumed Hearing Examination Guidance Note [Document ...] which contain information on the Hearing procedure, what you will need to do if you wish to participate and the format of any Hearing statements.

Document References in square brackets are to the Examination Library List which can be viewed on the Examination webpage at the link below or obtained from the Programme Officer.

[https://www.west-norfolk.gov.uk/info/20216/local\\_plan\\_review\\_2016 -  
\\_2036/882/proposed\\_pre-submission\\_local\\_plan\\_review\\_documents](https://www.west-norfolk.gov.uk/info/20216/local_plan_review_2016_-_2036/882/proposed_pre-submission_local_plan_review_documents)

**Abbreviations used in this document:**

DtC – Duty to Co-operate  
HELAA – Housing and Economic Land Availability Assessment  
HLS – Housing Land Supply  
HNA – Housing Needs Assessment  
HRA – Habitat Regulations Assessment  
KRSCs – Key Rural Service Centres  
NP – Neighbourhood Plan  
NPPF – National Planning Policy Framework;  
NSPF – Norfolk Strategic Planning Framework  
LDS – Local Development Scheme  
LHN – Local Housing Needs  
MM – Main Modification  
PPG – Planning Practice Guidance  
RAMS – Recreational Avoidance and Mitigation Strategy  
RV – Rural Village  
SA – Sustainability Appraisal  
SCI – Statement of Community Involvement  
SoCG – Statement of Common Ground  
SFRA – Strategic Flood Risk Assessment  
SVHs – Smaller Villages and Hamlets  
WWGA – West Winch Growth Area

## **MATTER 1 - DUTY TO CO-OPERATE AND LEGAL COMPLIANCE**

No Additional Questions or Further Discussion.

## **MATTER 2 – SPATIAL STRATEGY**

**Issue 2: Is the spatial strategy of the Plan positively prepared, justified, effective and consistent with national policy in enabling the delivery of sustainable development, including in respect of the proposed housing requirement?**

### **Plan Period**

No Additional Questions or Further Discussion.

### **Housing Need and Requirement (Policy LP01)**

- AQ1. Does the housing requirement of 10,278 dwellings for the period 2021-2039 need to be reassessed, given that the Plan was submitted on 29 March 2022 and the Planning Policy Guidance states that local housing need calculated using the standard method may be relied upon for a period of 2 years from the time that a plan is submitted for examination<sup>2</sup>?
- AQ2. In the modified version of Policy LP01, set out in the Spatial Strategy and Settlement Hierarchy Topic Paper [F47], should the minimum level of housing for the Borough be based on the housing requirement rather than the estimated housing land supply?

### **Spatial Strategy and Settlement Hierarchy (Policies LP01 and LP02)**

#### **New Policy on the Spatial Strategy and Settlement Hierarchy<sup>3</sup>**

- AQ3. Are the Council's proposals to modify the Plan's spatial strategy in the following ways justified by the evidence set out in the Spatial Strategy and Settlement Hierarchy Topic Paper [F47] and would the resulting spatial strategy be positively prepared and consistent with national policy in enabling the delivery of sustainable development:
- (a) The removal of the Strategic Growth Corridor from the Plan?
  - (b) The change in the status of Watlington and Marham from Growth Key Rural Service Centres to Key Rural Service Centres?
- AQ4. Is the revised Settlement Hierarchy in the proposed New Policy, set out in the Spatial Strategy and Settlement Hierarchy Topic Paper [F47], justified as appropriate, based on proportionate evidence? Is the

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<sup>2</sup> PPG Paragraph: 008 Reference ID: 2a-008-20190220

<sup>3</sup> In the Spatial Strategy and Settlement Hierarchy Topic Paper [F47], this new policy is referred to as Policy LP01. However, we refer to it as New Policy on the Spatial Strategy and Settlement Hierarchy, to avoid confusion with Policy LP01 in the submitted Plan.

proposed change in status of the following settlements, from that defined in Policy LP02 of the submitted Plan, justified by the evidence?

Changed from RV to KRSC: Wimbotsham

Changed from KRSCs to RVs: East Rudham; Marshland St James/ St John's Fen End with Tilney Fen End; Southery; West Walton

Changed from RVs to SVHs: Burnham Overy Staithe; Walpole Cross Keys Settlements adjacent to King's Lynn: West Lynn added

Main Towns: Wisbech Fringe added

- AQ5. Should the Spatial Strategy, as proposed to be revised in the New Policy, provide for more growth at Downham Market given its status as a Main Town and its accessibility by public transport?
- AQ6. In the light of the analysis in the Updated Technical Note on Transport Evidence [F48, F48a and F48b], does the evidence base demonstrate whether or not the Borough's transport network would have the capacity to support the proposed spatial distribution of development in the Plan, with the range of transport mitigations and interventions proposed in place? If not, why not?
- AQ7. Would the proposed New Policy on the Spatial Strategy and Settlement Hierarchy be consistent with national policy in maximising opportunities for sustainable transport solutions? If not, why not? Should it do more to reduce carbon emissions and improve air quality?
- AQ8. Overall, would the proposed New Policy provide a Spatial Strategy for King's Lynn & West Norfolk, which is positively prepared in meeting the Borough's needs, justified as an appropriate strategy, taking into account the reasonable alternatives, deliverable over the Plan period and consistent with national policy in enabling the delivery of sustainable development? If not, why not?

#### New Policy on Neighbourhood Plans

- AQ9. Are the proposed housing requirements for designated neighbourhood areas, as set out in the Spatial Strategy and Settlement Hierarchy Topic Paper [F47], justified as appropriate, based on proportionate and robust evidence, taking into account the reasonable alternatives?
- AQ10. Is the proposed New Policy for Neighbourhood Plans consistent with national policy in setting out housing requirements for neighbourhood areas that reflect the overall strategy for the pattern and scale of development in King's Lynn & West Norfolk and any relevant allocations?

## New Policy on Residential Development on Windfall Sites within and adjacent to Rural Settlements<sup>4</sup>

AQ11. Is the proposed New Policy on Residential Development on Windfall sites within and adjacent to Rural Settlements positively prepared, justified, effective and consistent with national policy in promoting sustainable development in rural areas and maintaining the vitality of rural communities as part of the spatial strategy for the Borough? In particular:

- (a). Is criterion 1a) and the supporting text to the policy justified in limiting residential development in SVHs to 'only' 1 or 2 dwellings per site?
- (b). Is it clear in criterion 1e) what is meant by 'high quality sustainable schemes which is appropriate to its context'?
- (c). Is the wording of criterion 1g) consistent with paragraph 111 of the NPPF in preventing residential development that would result in 'significant adverse cumulative impacts (such as highway impacts)'?
- (d). Is part 2 of the policy justified in only supporting residential development outside of rural settlements 'in exceptional circumstances'? Is it clear what 'exceptional circumstances' means in the context of the policy and would it be evident how a decision maker should react to such development proposals?
- (e). Is part 2 of the policy justified in applying strict limits of 10, 5 and 2 dwellings to developments outside the boundaries of KRSCs, RVs and SVHs, respectively? What is the proportionate evidence to justify these dwelling numbers?
- (f). Is the wording of criterion 2e) clear and effective in preventing development which does not lead to impacts on local character? Would this criterion duplicate criteria in part 1 of the policy?
- (g). Should the policy or its supporting text specify that development boundaries to settlements are defined on the Policies Map?

### **Sustainable Development (Policy LP03)**

No Additional Questions or Further Discussion.

### **Development Boundaries (Policy LP04)**

Additional Questions on the Council's proposal to delete Policy LP04 and incorporate its provisions in a New Policy are set out above under the Spatial Strategy and Settlement Hierarchy.

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<sup>4</sup> In the Spatial Strategy and Settlement Hierarchy Topic Paper [F47], this new policy is referred to as Policy LP02. However, we refer to it as New Policy on Residential Development on Windfall sites within and adjacent to Rural Settlements, to avoid confusion with Policy LP02 in the submitted Plan.

**Implementation (Policy LP05)**

No Additional Questions or Further Discussion.

**Climate Change (Policy LP06)**

No Additional Questions or Further Discussion.

**MATTER 3 – ECONOMY**

**Issue 3: Has the Plan been positively prepared and is it justified, effective and consistent with national policy in respect of its policies and proposals for the economy of King’s Lynn and West Norfolk?**

**The Economy and Employment Land (Policy LP07)**

No Additional Questions or Further Discussion.

**Retail Development (Policy LP08)**

AQ12. With reference to the further evidence contained in the Note on the Retail Impact Threshold for Hardwick Road Area [F49], are the following proposed changes to Policy LP08 and its supporting text, justified based on proportionate evidence and consistent with national policy:

- a). The requirement for impact tests for proposals for town centre uses of 500 sqm and over at the Hardwick Road Area?
- b). The application of the impact test thresholds, as proposed to be modified, to changes of use and variations of condition, that would increase the amount floorspace within existing buildings in town centres uses?

**Touring and Permanent Holiday Sites (Policy LP09)**

No Additional Questions or Further Discussion.

**National Construction College, British Sugar Factory and RAF Marham sites (Policy LP10)**

No Additional Questions or Further Discussion.

**MATTER 4 - TRANSPORT**

No Additional Questions or Further Discussion.



## **MATTER 5 – SETTLEMENTS AND SITES**

**Issue 5: Are the proposed settlement and site allocations policies justified, taking into account the reasonable alternatives, and are they positively prepared in meeting the Borough’s development needs, effective in terms of deliverability over the Plan period and consistent with national policy in enabling sustainable development?**

### **King’s Lynn & Surrounding Area**

#### **King’s Lynn (Policy LP38)**

No Additional Questions or Further Discussion.

#### **King’s Lynn Town Centre (Policy E1.1)**

No Additional Questions or Further Discussion.

#### **King’s Lynn Port (Policy E1.2)**

No Additional Questions or Further Discussion.

#### **Gaywood Clock (Policy E1.3)**

No Additional Questions or Further Discussion.

#### **King’s Lynn Riverfront Regeneration Area (Policy E1.KLR)**

No Additional Questions or Further Discussion.

#### **Boal Quay, King’s Lynn (Policy E1.5)**

No Additional Questions or Further Discussion.

#### **South of Parkway, King’s Lynn (Policy E1.6)**

No Additional Questions or Further Discussion.

#### **Land at Lynnsport, King’s Lynn (Policy E1.7)**

No Additional Questions or Further Discussion.

#### **South Quay, King’s Lynn (Policy E1.8)**

No Additional Questions or Further Discussion.

#### **Land West of Columbia Way, King’s Lynn (Policy E1.9)**

No Additional Questions or Further Discussion.

#### **North of Wisbech Road, King’s Lynn (Policy E1.10)**

No Additional Questions or Further Discussion.

#### **Southgates, King’s Lynn (Policy E1.11)**

No Additional Questions or Further Discussion.

#### **Employment Land, King’s Lynn (Policy E1.12)**

No Additional Questions or Further Discussion.

#### **Green Infrastructure, King’s Lynn (Policy E1.13)**

No Additional Questions or Further Discussion.

**West of St Peter's Road, West Lynn (Policy E1.14)**

No Additional Questions or Further Discussion.

**Land at Bankside, West Lynn (Policy E1.15)**

No Additional Questions or Further Discussion.

**West Winch Growth Area (WWGA) (Policy E2.1)**

- AQ13. What progress has been made on the implementation of the respective phases of the adopted allocation for 1,600 dwellings at WWGA, since April 2023, when the WWGA Topic Paper [F51] was prepared? What is the current status of funding for the West Winch Housing Access Road (WWHAR)?
- AQ14. Is the proposal for the provision of up to 4,000 dwellings 'in the fullness of time' within the WWGA, justified as an appropriate strategy, based on the evidence set out at paragraphs 129-131 of the Topic Paper [F51], given the overall surplus in the housing supply in King's Lynn and West Norfolk already and taking into account the reasonable alternatives? Should there be an upper limit to growth at WWGA specified in the policy?
- AQ15. What assumptions have been made about the modal split for journeys in the baseline and 2039 forecast scenarios in the Transport Modelling for Local Plan and WWGA growth?
- AQ16. Should the full list of transport mitigation solutions, which are identified in Table 5 of the Technical Note at Appendix 3 to the WWGA Topic Paper to address network capacity issues arising from proposed Local Plan growth to 2039, be included in Policy LP13 on Transport Policy?
- AQ17. The Council's suggested MM to Policy E2.1 to include a new criterion for the mitigation of traffic impacts would allow up to 300 dwellings without further strategic highway interventions. However, the figures in Tables 1-3 of the Technical Note on the A10 Headroom Capacity at Appendix 4 to the Topic Paper [F51d] show that in the PM peak period the additional southbound traffic generated by 300 dwellings, at 69 vehicles/hour, would exceed the available capacity within the A10 corridor for this peak period of 22 vehicles/hour. Should the threshold for further housing at WWGA without road improvements be set at a lower level?
- AQ18. Are the development thresholds in the suggested new criterion in Policy E2.1, which would allow up to 1,100 dwellings to be built at the WWGA before the completion of the West Winch Housing Access Road, justified by proportionate evidence?

- AQ19. Would the wording of the suggested new criterion to Policy E2.1 be effective as a development management tool in preventing the development of:
- a). more than 300 dwellings before completion of a link to the A47?
  - b). more than 1,100 dwellings before the completion of the WWHAR in full?
- AQ20. Is the assessment in paragraphs 5.11 and 5.12 of the Landscape and Visual Appraisal (LVA) [F51e], that, overall, the WWGA development would have a slight to moderate adverse impact on the local landscape, reducing to slight adverse after 10-15 years as planting and open space becomes established, reasonable and justified by the evidence?
- AQ21. Do the suggested MMs to Criterion 14 of Part A of Policy E2.1 adequately reflect the recommendations of the LVA, particularly in respect of the early establishment of planting and open space?
- AQ22. Do the suggested MMs to Policy E2.1 in respect of the mitigation of heritage impacts, as suggested in the Topic Paper, adequately reflect the recommendations of the Heritage Impact Assessment (HIA) for West Winch [F27], and the advice of Historic England as the statutory body for heritage advice, particularly in respect of the following:
- a). The completion of archaeological investigation for the remainder of the site and a mitigation strategy for archaeological features;
  - b). Specific mitigation measures for the Church of St Mary, the moated site, the Windmill, the Old Dairy Farmhouse and Green Dyke, including heritage buffers, landscaping, preserving key views and heritage interpretation?
- AQ23. Is the increase in dwelling numbers proposed at the WWGA justified in the light of the potential loss of sensitive habitats and the effects on a number of protected and priority species within the site, as identified in the Ecology & Biodiversity Assessment [F51f]?
- AQ24. Would Policy E2.1, as proposed to be modified [in F51k], be consistent with the national policy in respect of the ecological mitigation hierarchy, biodiversity net gain and the protection and conservation of priority and protected habitats and species?
- AQ25. Do the suggested MMs to Parts A and B of Policy E2.1, set out in the Topic Paper, adequately reflect the recommendations of the Flood Risk Assessment and Surface Water Drainage Strategy (April 2023) for the WWGA [F51g], and representations of the statutory consultees, including Anglian Water and the Lead Local Flood Authority, to ensure that future phases of development will be effective and consistent with national policy in the sustainable management of flood risk?

- AQ26. Would Policy E2.1 and its supporting text, as proposed to be modified at Appendix 11 to the Topic Paper [F51k], ensure the provision of the range of infrastructure required to meet the future population needs of the WWGA as part of its development, as set out in the Infrastructure Delivery Plan [F24]? If not, should the full list of infrastructure be included in the policy?
- AQ27. Should dwelling number trigger points for the delivery of primary education facilities and other community infrastructure be specified in Policy E2.1?
- AQ28. The Infrastructure Delivery Plan (IDP) [F24] proposed that provision for additional secondary education places to accommodate growth from the WWGA would be through the expansion of existing schools in King's Lynn, funded by developer contributions. Is there adequate space at the existing secondary school sites to accommodate the additional facilities required to support up to 4,000 additional dwellings? Is this justified as an appropriate strategy, as opposed to providing a new secondary school on site, which would also assist in reducing the need for travel to school?
- AQ29. Should the MMs to Policy E2.1 in respect of noise mitigation, as set out in the Topic Paper, refer to the target external and internal noise levels for residential development detailed in the British Standards? Should these be specified in Part A of the policy as part of the design standards for the development of WWGA?
- AQ30. What effects do the changes to the indicative development layouts in Areas 1 and 2 closest to the A47 and northern section of the WWHAR described in the Noise Technical Note (April 2023) [F51i] have on overall dwelling numbers and capacity on this part of the WWGA site?
- AQ31. Does the suggested MM to Policy E2.1 for the management of the air quality impacts of the WWGA adequately capture the mitigation measures recommended in the Air Quality Technical Note [F51j], particularly in respect of construction management and the air quality mitigation hierarchy?
- AQ32. What is the cumulative effect of the mitigation measures required to address infrastructure, landscape, heritage, ecological, flood risk, noise and air quality constraints on the overall development capacity of the WWGA site?

**Development in existing built up areas of West Winch (Policy E2.2)**

The following Additional Question will be the focus for discussion replacing Question 141 in the MIQs for the Examination Part 1, October 2022 [G3]:

AQ33. Given that Policy E2.1 as proposed to be modified would permit up to 300 dwellings to be built at WWGA without further strategic highway interventions, is Policy E2.2 justified in preventing any further development within the existing village of West Winch in advance of the proposed WWHAR opening?

**South Wootton**

No Additional Questions or Further Discussion.

**Hall Lane, South Wootton (Policy E3.1)**

No Additional Questions or Further Discussion.

**Site Allocations Policies**

No Additional Questions. Discussion will be focussed on question 147 in the MIQs for the Examination Part 2, November 2022 [G6].

**Main Towns**

**Downham Market (Policy LP39)**

Additional Questions on the implications of the proposed changes to the Spatial Strategy for Downham Market are set out under Matter 2 above.

**Downham Market: Town Centre Area and Retailing (Policy F1.1)**

No Additional Questions or Further Discussion.

**Downham Market: Land off St John's Way (Policy F1.2)**

No Additional Questions or Further Discussion.

**Downham Market North-East: Land east of Lynn Road in vicinity of Bridle Lane (Policy F1.3)**

No Additional Questions or Further Discussion.

**Downham Market South-East: Land north of southern bypass in vicinity of Nightingale Lane (Policy F1.4)**

No Additional Questions or Further Discussion.

**Hunstanton (Policy LP40)**

No Additional Questions or Further Discussion.

**Hunstanton: Town Centre Area and Retailing (Policy F2.1)**

No Additional Questions or Further Discussion.

**Hunstanton: Land to the east of Cromer Road (Policy F2.2)**

No Additional Questions or Further Discussion.

**Hunstanton: Land South of Hunstanton Commercial Park (Policy F2.3)**

No Additional Questions or Further Discussion.

**Hunstanton: Land north of Hunstanton Road (Policy F2.4)**

No Additional Questions or Further Discussion.

**Hunstanton: Land south of Hunstanton Commercial Park (Policy F2.5)**

No Additional Questions or Further Discussion.

**Wisbech Fringe: Land east of Wisbech (west of Burrettgate Road) (Policy F3.1)**

AQ34. The most recent Updated Position Statement on the Wisbech Fringe (March 2023) [F52] states in paragraph 14 that works are likely to begin in April 2023 on improvements to the A47/Broadend Road roundabout. Have these works commenced and if not, what is the updated position in respect of these improvements?

AQ35. With reference to paragraph 15 of the Updated Position Statement, has National Highways undertaken early assessment phase work with the options consultation which was planned for later in 2023?

AQ36. With the Elm High Road Junction Scheme currently uncommitted (paragraph 16 of the Updated Position Statement), what would be the implications, if any, for the delivery of the site at Wisbech Fringe?

**Growth Key Service Centres**

Additional Questions on the change in the status of Marham and Watlington to Key Service Centres proposed as part of the revisions to the Spatial Strategy and Settlement Hierarchy contained in the Topic Paper [F47], are set out under Matter 2 above.

**Marham**

**Land at The Street, Marham (Policy G56.1)**

No Additional Questions or Further Discussion about this site allocation.

**Land off School Lane, Marham (Policy MAR1)**

No Additional Questions or Further Discussion about this site allocation.

**Watlington**

**Land south of Thieves Bridge Road, Watlington (Policy G112.1)**

No Additional Questions or Further Discussion about this site allocation.

**Key Rural Service Centres**

No Additional Questions. Discussion will be focussed on questions 187 – 190 in the MIQs for the Examination Part 2, November 2022 [G6].

**Brancaster with Brancaster Staithe/Burnham Deepdale**

No Additional Questions. Discussion will be focussed on question 191 in the MIQs for the Examination Part 2, November 2022 [G6].

### **Burnham Market**

No Additional Questions. Discussion will be focussed on questions 192 – 194 in the MIQs for the Examination Part 2, November 2022 [G6].

### **Castle Acre**

Discussion will be focussed on questions 195, 197 and 198 in the MIQs for the Examination Part 2, November 2022 [G6] along with the following Additional Question:

AQ37. Is the allocation of the site at Castle Acre justified given that 9 dwellings have been completed and, according to the latest housing trajectory [F50a], the remaining 6 dwellings should be completed by the end of March 2024?

### **Clenchwarton**

Discussion will be focussed on questions 199 and 200 in the MIQs for the Examination Part 2, November 2022 [G6] along with the following Additional Questions:

AQ38. Should the allocation of the site in Policy G25.1 be removed from the Plan in order for it to be effective, as the Updated Housing Land Supply [F50] indicates that this site was completed prior to the Plan start date?

AQ39. Should the allocation of the site in Policy G25.3 be removed from the Plan in order for it to be effective, as the Updated Housing Land Supply [F50] indicates that this site was completed in 2021/22 and 2022/23?

AQ40. Is the expected delivery of dwellings on the site allocated by Policy G25.2 in 2030/31 (10) and 2031/32 (10) supported by appropriate evidence in the Update Note on Deliverability and Developability of Housing Allocations [F50b]?

### **Dersingham**

Discussion will be focussed on questions 201 and 202 in the MIQs for the Examination Part 2, November 2022 [G6] along with the following Additional Questions:

AQ41. Is the expected delivery of dwellings on the site allocated by Policy G29.1 in 2025/26 (6), 2026/27 (10) and 2027/28 (4) supported by appropriate evidence in the Update Note on Deliverability and Developability of Housing Allocations [F50b]?

AQ42. Is the expected delivery of dwellings on the site allocated by Policy G29.2 in 2025/26 (5) and 2026/27 (5) supported by appropriate evidence in the Update Note on Deliverability and Developability of Housing Allocations [F50b]?

### **Docking**

Discussion will be focussed on question 203 in the MIQs for the Examination Part 2, November 2022 [G6] along with the following Additional Question:

AQ43. Is the expected delivery of dwellings on the site allocated by Policy G30.1 in 2022/23 (2), 2023/24 (23) and 2024/25 (8) supported by appropriate evidence in the Update Note on Deliverability and Developability of Housing Allocations [F50b]?

**East Rudham**

Discussion will be focussed on questions 204 and 205 in the MIQs for the Examination Part 2, November 2022 [G6] along with the following Additional Question:

AQ44. Is the expected delivery of dwellings on the site allocated by Policy G31.1 in 2024/25 (6) and 2025/26 (4) supported by appropriate evidence in the Update Note on Deliverability and Developability of Housing Allocations [F50b]?

**Emneth**

Discussion will be focussed on questions 206 and 207 in the MIQs for the Examination Part 2, November 2022 [G6] along with the following Additional Question:

AQ45. Is the allocation of the site in Policy G34.1 justified by the evidence or should it be removed, as an allocation as proposed by the Council in the Update Note on Deliverability and Developability of Housing Allocations [F50b]?

**Feltwell with Hockwold-cum-Wilton**

Discussion will be focussed on questions 209–211 in the MIQs for the Examination Part 2, November 2022 [G6] along with the following Additional Questions:

AQ46. Is the expected delivery of dwellings on the site allocated by Policy G35.1 in 2023/24 (5), 2024/25 (8), 2025/26 (5), 2029/30 (8), 2030/31 (8), 2031/32 (8) and 2032/33 (8) supported by appropriate evidence in the Update Note on Deliverability and Developability of Housing Allocations [F50b]?

AQ47. The Update Note on Deliverability and Developability of Housing Allocations [F50b] identifies an issue arising from objections by Natural England raised by the agent for this site, relating to the provision of a compensatory habitat prior to the development of the second phase of the allocation. How will this issue be resolved to ensure that the remainder of the site would be developed during the Plan period?

AQ48. Should the allocation of the site in Policy G35.3 be removed from the Plan in order for it to be effective, as the Updated Housing Land Supply [F50] indicates that this site has been completed?

**Great Massingham**

Discussion will be focussed on question 212 in the MIQs for the Examination Part 2, November 2022 [G6] along with the following Additional Questions:



AQ49. Is the expected delivery of dwellings on the site allocated by Policy G43.1 in 2024/25 (6) and 2025/26 (10) supported by appropriate evidence in the Update Note on Deliverability and Developability of Housing Allocations [F50b]?

AQ50. Has agreement been reached with the Highway Authority in order that the development of this site can move forward?

### **Grimston/Pott Row with Gayton**

Discussion will be focussed on questions 213 and 214 in the MIQs for the Examination Part 2, November 2022 [G6] along with the following Additional Questions:

AQ51. Is the expected delivery of dwellings on the site allocated by Policy G41.1 in 2027/28 (7), 2028/29 (8) and 2029/30 (8) supported by appropriate evidence in the Update Note on Deliverability and Developability of Housing Allocations [F50b]?

AQ52. Has a new application for outline planning permission been submitted and approved for site G41.1? If not, what are the implications of this for the delivery of this site?

AQ53. Is the expected delivery of dwellings on the site allocated by Policy G41.2 in 2021/22 (3), 2022/23 (9), 2023/24 (3) and 2024/25 (3) supported by appropriate evidence in the Update Note on Deliverability and Developability of Housing Allocations [F50b]?

### **Heacham**

Discussion will be focussed on questions 215 – 217 in the MIQs for the Examination Part 2, November 2022 [G6] along with the following Additional Questions:

AQ54. Is the expected delivery of dwellings on the site allocated by Policy G47.1 in 2024/25 (20), 2025/26 (30), 2026/27 (30), 2027/28 (30) and 2028/29 (23) supported by appropriate evidence in the Update Note on Deliverability and Developability of Housing Allocations [F50b]?

AQ55. As outline planning permission has been granted for 133 dwellings across two sites within this allocation, should Policy G47.1 be amended to reflect this in order to be effective?

AQ56. Have the applications for reserved matters been approved? If not, what is the expected timescale for their consideration and what are the implications, if any, for the delivery of this site?

### **Marshland St James with St John's Fen End and Tilney Fen End**

Discussion will be focussed on questions 218–222 in the MIQs for the Examination Part 2, November 2022 [G6], along with the following Additional Questions:

AQ57. Should the allocation of the site in Policy G57.1 be removed from the Plan, as proposed by the Council in the Updated Housing Land Supply [F50] and the Update Note on Deliverability and

Developability of Housing Allocations [F50b], given that the site is nearing completion?

AQ58. Is the expected delivery of dwellings on the site allocated by Policy G57.2 in 2021/22 (2), 2025/26 (2) and 2027/28 (2) supported by appropriate evidence in the Updated Housing Land Supply [F50] and the Update Note on Deliverability and Developability of Housing Allocations [F50b]?

AQ59. Should this site be included on the Housing Trajectory [F50a]?

### **Methwold with Northwold**

Discussion will be focussed on questions 223-225 in the MIQs for the Examination Part 2, November 2022 [G6] along with the following Additional Questions:

AQ60. Should the allocations of the sites in Policies G59.1 and G59.3 be removed from the Plan, as proposed by the Council in the Updated Housing Land Supply [F50] and the Update Note on Deliverability and Developability of Housing Allocations [F50b], given that the sites are nearing completion?

AQ61. Is the expected delivery of dwellings on the site allocated by Policy G59.2 in 2021/22 (2), 2022/23 (13), 2023/24 (15) and 2024/25 (14) supported by appropriate evidence in the Update Note on Deliverability and Developability of Housing Allocations [F50b]?

AQ62. As outline planning permission and reserved matters have been approved for 44 dwellings on this allocation, should Policy G59.2 be amended to reflect this in order to be effective?

AQ63. Is the expected delivery of dwellings on the site allocated by Policy G59.4 in 2022/23 (2), 2023/24 (2) and 2024/25 (1) supported by appropriate evidence in the Update Note on Deliverability and Developability of Housing Allocations [F50b]?

AQ64. Should the allocation of the site in Policy G59.4 be removed from the Plan in order for it to be effective, as the Updated Housing Land Supply [F50] indicates that this site is almost completed?

### **Middleton**

No Additional Questions. Discussion will be focussed on questions 226 and 227 in the MIQs for the Examination Part 2, November 2022 [G6].

### **Snettisham**

No Additional Questions. Discussion will be focussed on question 228 in the MIQs for the Examination Part 2, November 2022 [G6].

### **Southery**

Discussion will be focussed on questions 229 and 230 in the MIQs for the Examination Part 2, November 2022 [G6] along with the following Additional Questions:

- AQ65. Is the expected delivery of dwellings on the site allocated by Policy G85.1 in 2022/23 (4) and 2023/24 (13) supported by appropriate evidence in the Update Note on Deliverability and Developability of Housing Allocations [F50b]?
- AQ66. Should the allocation of the site in Policy G85.1 be removed from the Plan in order for it to be effective, as the Update Note on Deliverability and Developability of Housing Allocations [F50b] indicates that this site would be completed by June 2023?

### **Stoke Ferry**

Discussion will be focussed on questions 231-233 in the MIQs for the Examination Part 2, November 2022 [G6] along with the following Additional Questions:

- AQ67. Is the expected delivery of dwellings on the site allocated by Policy G88.1 in 2024/25 (5) and 2025/26 (8) supported by appropriate evidence in the Update Note on Deliverability and Developability of Housing Allocations [F50b]?
- AQ68. Is the expected delivery of dwellings on the site allocated by Policy G88.2 in 2025/26 (5) and 2026/27 (5) supported by appropriate evidence in the Update Note on Deliverability and Developability of Housing Allocations [F50b]?
- AQ69. What evidence is there to support the development of custom and self-build housing on this site (G88.2) within these timescales?
- AQ70. Is the expected delivery of dwellings on the site allocated by Policy G88.3 in 2028/29 (5), 2029/30 (5) and 2030/31 (2) supported by appropriate evidence in the Update Note on Deliverability and Developability of Housing Allocations [F50b]?
- AQ71. What evidence is there to support the development of this site (G88.3), given that no development has commenced on site, planning permission for 29 dwellings has lapsed and there is no indication that a further planning application is forthcoming?

### **Terrington St Clement**

Discussion will be focussed on questions 234 – 237 in the MIQs for the Examination Part 2, November 2022 [G6] along with the following Additional Questions:

- AQ72. Is the expected delivery of dwellings on the site allocated by Policy G93.3 in 2024/25 (20), 2025/26 (20) and 2026/27 (3) supported by appropriate evidence in the Update Note on Deliverability and Developability of Housing Allocations [F50b]?
- AQ73. Has development commenced on site (G93.3), as it was expected to begin in July 2023?
- AQ74. Is the expected delivery of dwellings on the site allocated by Policy TSC1 in 2028/29 (15), 2029/30 (20), 2030/31 (25) and 2031/32

(16) supported by appropriate evidence in the Update Note on Deliverability and Developability of Housing Allocations [F50b]?

**Terrington St John with St John's Highway and Tilney St Lawrence**

Discussion will be focussed on question 238 in the MIQs for the Examination Part 2, November 2022 [G6] along with the following Additional Questions:

AQ75. Is the expected delivery of dwellings on the site allocated by Policy G94.1 in 2027/28 (10), 2028/29 (10) and 2029/30 (15) supported by appropriate evidence in the Update Note on Deliverability and Developability of Housing Allocations [F50b]?

AQ76. Is there an extant consent on this site? If not, would there be any implications for its delivery in respect of the timescale set out in the trajectory?

**Upwell and Outwell**

Discussion will be focussed on questions 239 – 243 in the MIQs for the Examination Part 2, November 2022 [G6] along with the following Additional Questions:

AQ77. Should the allocation of the site in Policy G104.1 be removed from the Plan in order for it to be effective, as the Updated Housing Land Supply [F50] indicates that this site has been completed?

AQ78. Should the allocation of the site in Policy G104.2 be removed from the Plan in order for it to be effective, as the Updated Housing Land Supply [F50] indicates that this site was completed prior to the Plan start date?

AQ79. Should the allocation of the site in Policy G104.4 be removed from the Plan in order for it to be effective, as the Updated Housing Land Supply [F50] indicates that this site was completed prior to the Plan start date?

AQ80. Is the expected delivery of dwellings on the site allocated by Policy G104.5 in 2024/25 (10), 2025/26 (15) and 2026/27 (15) supported by appropriate evidence in the Update Note on Deliverability and Developability of Housing Allocations [F50b]?

AQ81. As planning permission has been granted for 40 dwellings on a larger site, rather than the 5 dwellings set out in Policy G104.5, is a change necessary to the policy and the Policies Map to ensure that the Plan is effective?

AQ82. Is the expected delivery of dwellings on the site allocated by Policy G104.6 in 2025/26 (35) and 2026/27 (15) supported by appropriate evidence in the Update Note on Deliverability and Developability of Housing Allocations [F50b]?

AQ83. As planning permission has been granted for 50 dwellings, rather than the 35 dwellings set out in Policy G104.6, is a change necessary to the policy to ensure that the Plan is effective, as suggested by the Council in the Update Note on Deliverability and Developability of Housing Allocations [F50b]?

### **Walpole St Peter with Walpole St Andrew and Walpole Marsh**

Discussion will be focussed on questions 244 – 246 in the MIQs for the Examination Part 2, November 2022 [G6] along with the following Additional Questions:

AQ84. Is the expected delivery of dwellings on the site allocated by Policy G109.1 in 2023/24 (2), 2024/25 (4) and 2025/26 (5) supported by appropriate evidence in the Update Note on Deliverability and Developability of Housing Allocations [F50b]?

### **West Walton**

No Additional Questions. Discussion will be focussed on questions 247 – 249 in the MIQs for the Examination Part 2, November 2022 [G6].

### **Rural West Norfolk**

The Topic Paper on the Spatial Strategy and Settlement Hierarchy [F47], submitted by the Council as Further Evidence, proposes to delete Policy LP41 and include the strategy for, and management of, development in the rural areas in New Policies. These proposed changes will be discussed as part of the Spatial Strategy under Matter 2. Therefore, Questions 250 and 251 in the MIQs for the Examination Part 2, November 2022 [G6] will no longer be discussed.

### **Rural Villages**

No Additional Questions. Discussion will be focussed on questions 252 – 255 in the MIQs for the Examination Part 2, November 2022 [G6].

### **Burnham Overy Staithe**

No Additional Questions. Discussion will be focussed on questions 256 – 259 in the MIQs for the Examination Part 2, November 2022 [G6].

### **Castle Rising**

No Additional Questions. Discussion will be focussed on questions 260 and 261 in the MIQs for the Examination Part 2, November 2022 [G6].

### **Denver**

Discussion will be focussed on questions 262 and 263 in the MIQs for the Examination Part 2, November 2022 [G6] along with the following Additional Questions:

AQ85. Is the expected delivery of dwellings on the site allocated by Policy G28.1 in 2027/28 (4) and 2028/29 (4) supported by appropriate evidence in the Update Note on Deliverability and Developability of Housing Allocations [F50b]?

AQ86. Has the planning application for 5 dwellings been considered by the Council? If approved, what would be the implications for the trajectory, if any, and/or the number of dwellings allocated on this site (currently at least 8)?

### **East Winch**

Discussion will be focussed on question 266 in the MIQs for the Examination Part 2, November 2022 [G6] along with the following Additional Question:

AQ87. Should the allocation of the site in Policy G33.1 be removed from the Plan in order for it to be effective, as the Updated Housing Land Supply [F50] indicates that this site has been completed?

### **Fincham**

Discussion will be focussed on questions 267–269 in the MIQs for the Examination Part 2, November 2022 [G6] along with the following Additional Question:

AQ88. Is the expected delivery of dwellings on the site allocated by Policy G36.1 in 2022/23 (2), 2023/24 (1), 2024/25 (1) and 2025/26 (1) supported by appropriate evidence in the Update Note on Deliverability and Developability of Housing Allocations [F50b]?

### **Flitcham**

No Additional Questions. Discussion will be focussed on questions 270 and 271 in the MIQs for the Examination Part 2, November 2022 [G6].

### **Great Bircham/Bircham Tofts**

Discussion will be focussed on question 272 in the MIQs for the Examination Part 2, November 2022 [G6] along with the following Additional Questions:

AQ89. Is the expected delivery of dwellings on the site allocated by Policy G42.1 in 2027/28 (5) and 2028/29 (5) supported by appropriate evidence in the Update Note on Deliverability and Developability of Housing Allocations [F50b]?

AQ90. Has planning permission been granted for 12 dwellings on this site, as the Update Note on Deliverability and Developability of Housing Allocations [F50b] refers to an application having been submitted and work commencing on site in late 2023? If not, what, if any, are the implications for the delivery of this site?

### **Harpley**

Discussion will be focussed on question 273 in the MIQs for the Examination Part 2, November 2022 [G6] along with the following Additional Question:

AQ91. Should the allocation of the site in Policy G45.1 be removed from the Plan in order for it to be effective, as the Updated Housing Land Supply [F50] indicates that this site will not be taken forward by the landowner?

### **Hilgay**

Discussion will be focussed on question 274 in the MIQs for the Examination Part 2, November 2022 [G6] along with the following Additional Questions:

AQ92. Is the expected delivery of dwellings on the site allocated by Policy G48.1 in 2024/25 (6) and 2025/26 (6) supported by appropriate evidence in the Update Note on Deliverability and Developability of Housing Allocations [F50b]?

AQ93. The outline planning permission for 17 dwellings on this site has lapsed and a subsequent application for planning permission for 17 dwellings has since been submitted. What is the status of the current planning application and what are the implications for the delivery of this site, if any?

### **Hillington**

No Additional Questions. Discussion will be focussed on questions 275 – 277 in the MIQs for the Examination Part 2, November 2022 [G6].

### **Ingoldisthorpe**

Discussion will be focussed on question 279 in the MIQs for the Examination Part 2, November 2022 [G6] along with the following Additional Question:

AQ94. Should the allocation of the site in Policy G52.1 be removed from the Plan in order for it to be effective, as the Updated Housing Land Supply [F50] indicates that this site has been completed?

### **Old Hunstanton**

No Additional Questions. Discussion will be focussed on questions 281 and 282 in the MIQs for the Examination Part 2, November 2022 [G6].

### **Runton Holme**

Discussion will be focussed on questions 283 and 284 in the MIQs for the Examination Part 2, November 2022 [G6] along with the following Additional Question:

AQ95. Is the expected delivery of dwellings on the site allocated by Policy G72.1 in 2021/22 (2), 2022/23 (2), 2023/24 (4) and 2024/25 (3) supported by appropriate evidence in the Update Note on Deliverability and Developability of Housing Allocations [F50b]?

### **Sedgeford**

Discussion will be focussed on questions 285 and 286 in the MIQs for the Examination Part 2, November 2022 [G6] along with the following Additional Questions:

AQ96. Is the expected delivery of dwellings on the site allocated by Policy G78.1 in 2027/28 (4), 2028/29 (4) and 2029/30 (2) supported by appropriate evidence in the Update Note on Deliverability and Developability of Housing Allocations [F50b]?

AQ97. As outline planning permission has lapsed for development on this site, when is a further application for planning permission expected to be submitted and, as a Council owned site, who is it anticipated will build out any scheme?

### **Shouldham**

Discussion will be focussed on question 288 in the MIQs for the Examination Part 2, November 2022 [G6] along with the following Additional Question:

AQ98. Should the allocation of the site in Policy G81.2 be removed from the Plan in order for it to be effective, as the Updated Housing Land Supply [F50] indicates that this site has been completed?

### **Stow Bridge**

No Additional Questions. Discussion will be focussed on questions 290 and 291 in the MIQs for the Examination Part 2, November 2022 [G6].

### **Syderstone**

AQ99. As the site allocated by Policy G91.1 is now completed, should this allocation be removed from the Plan, as suggested by the Council in the Updated Housing Land Supply [F50]?

### **Ten Mile Bank**

No Additional Questions. Discussion will be focussed on questions 295 and 296 in the MIQs for the Examination Part 2, November 2022 [G6].

### **Thornham**

No Additional Questions. Discussion will be focussed on questions 297 and 298 in the MIQs for the Examination Part 2, November 2022 [G6].

### **Three Holes**

No Additional Questions. Discussion will be focussed on questions 299 and 300 in the MIQs for the Examination Part 2, November 2022 [G6].

### **Tilney All Saints**

No Additional Questions. Discussion will be focussed on questions 301 – 303 in the MIQs for the Examination Part 2, November 2022 [G6].

### **Walpole Cross Keys**

No Additional Questions. Discussion will be focussed on questions 304 and 305 in the MIQs for the Examination Part 2, November 2022 [G6].

### **Walpole Highway**

Discussion will be focussed on questions 306 and 307 in the MIQs for the Examination Part 2, November 2022 [G6] along with the following Additional Questions:

AQ100. Is the expected delivery of dwellings on the site allocated by Policy G106.1 in 2021/22 (2), 2022/23 (3) and 2023/24 (3) supported by appropriate evidence in the Update Note on Deliverability and Developability of Housing Allocations [F50b]?

AQ101. Has development on this site been completed? If so, should the allocation be removed from the Plan in order for it to be effective?



### **Walton Highway**

No Additional Questions. Discussion will be focussed on questions 308 and 309 in the MIQs for the Examination Part 2, November 2022 [G6].

### **Welney**

Discussion will be focussed on questions 310 – 313 in the MIQs for the Examination Part 2, November 2022 [G6] along with the following Additional Questions:

- AQ102. Is the expected delivery of dwellings on the site allocated by Policy G113.1 in 2027/28 (3) and 2028/29 (4) supported by appropriate evidence in the Update Note on Deliverability and Developability of Housing Allocations [F50b]?
- AQ103. The outline planning permission for 4 dwellings on this site (G113.1) has lapsed and a subsequent application for outline planning permission for 4 dwellings has since been submitted. What is the status of the current planning application and what are the implications for the delivery of this site, if any?
- AQ104. Is the expected delivery of dwellings on the site allocated by Policy G113.2 in 2023/24 (8) and 2024/25 (9) supported by appropriate evidence in the Update Note on Deliverability and Developability of Housing Allocations [F50b]?

### **Wereham**

No Additional Questions. Discussion will be focussed on questions 314 and 315 in the MIQs for the Examination Part 2, November 2022 [G6].

### **West Newton**

No Additional Questions. Discussion will be focussed on questions 316 and 317 in the MIQs for the Examination Part 2, November 2022 [G6].

### **Wiggenhall St Germans**

Discussion will be focussed on questions 318 and 319 in the MIQs for the Examination Part 2, November 2022 [G6] along with the following Additional Questions:

- AQ105. Is the expected delivery of dwellings on the site allocated by Policy G123.1 in 2025/26 (4) supported by appropriate evidence in the Update Note on Deliverability and Developability of Housing Allocations [F50b]?
- AQ106. Has the application for reserved matters on this site been approved? If not, what are the implications for the delivery of this site, if any?
- AQ107. Is this site viable, given the concern expressed in the Update Note on Deliverability and Developability of Housing Allocations [F50b] around build costs?

### **Wiggenhall St Mary Magdalen**

No Additional Questions. Discussion will be focussed on questions 320 – 323 in the MIQs for the Examination Part 2, November 2022 [G6].

### **Wimbotsham**

No Additional Questions. Discussion will be focussed on questions 324 and 325 in the MIQs for the Examination Part 2, November 2022 [G6].

### **Wormegay**

No Additional Questions. Discussion will be focussed on questions 326 – 328 in the MIQs for the Examination Part 2, November 2022 [G6].

### **Smaller Villages and Hamlets**

No Additional Questions. Discussion will be focussed on questions 329 and 330 in the MIQs for the Examination Part 2, November 2022 [G6].

## **MATTER 6 – HOUSING**

### **Issue 6: Has the Plan been positively prepared and is it justified, effective consistent with national policy in meeting the housing needs of all groups in the Borough over the plan period?**

#### **Housing Land Supply**

Discussion will be focussed on questions 331–334 in the MIQs for the Examination Part 2, November 2022 [G6] along with the following Additional Questions:

- AQ108. Where no response to the online survey has been received from the landowner/agent/developer of an allocated site which is not proposed for deletion (Sites F1.3; F1.4; F2.2; G22.1; G28.1; G35.1; G59.2; G72.1; G88.3; G94.1; G106.1; G113.2; and TSC1) how has the Council come to a view on the deliverability and/or developability of these sites?
- AQ109. Although seven dwellings have been completed on the allocated site E1.10, the Update Note on Deliverability and Developability of Housing Allocations [F50b] states that there are no current plans or proposals for the remaining area of the allocation. We acknowledge that part of this site is owned by the Council and that it is undertaking a land assembly programme as part of a wider initiative that includes the allocated sites at E1.5 and E1.8. We also note the Council's suggested change to the boundary of this allocated site to exclude Hardings Pits and some areas of greenfield land. What evidence is there to support the development of this site within the Plan period?
- AQ110. Is the removal of the allocation E1.15 at Bankside (West Lynn) for at least 120 dwellings justified, given the development constraints associated with this site and that there are no current plans to

- bring this site forward, as indicated in the Update Note on Deliverability and Developability of Housing Allocations [F50b]?
- AQ111. For unallocated sites with planning permission included within the trajectory, what assumptions have been made in respect of lead in times, start dates and build out rates? What evidence is there to support these assumptions and the Council's statement in paragraph 24 of the Updated Housing Land Supply [F50] that all of these sites are considered deliverable within the Plan period?
- AQ112. The Knight's Hill Village site is allocated in the current SADMP for at least 600 dwellings (Policy E4.1), however it is not included as an allocated site in the Plan the subject of this Examination. This matter was discussed at a previous Hearing session in respect of question 142 in the MIQs for the Examination Part 1, October 2022 [G3]. With regards to the Housing Trajectory Update [F50a] this site is included as an unallocated site with outline planning permission for 600 dwellings. What evidence is there to support the start date and build out rates included in the trajectory and are these appropriate? Has the application for reserved matters been approved?
- AQ113. Has the site in Clenchwarton with planning permission for 40 dwellings (Ref 17/01632/RMM & 13/01123/OM), 35 of which the Housing Trajectory Update [F50a] says were completed prior to the start of the Plan period, been recorded correctly? If not, when is it anticipated that the remainder of these dwellings will come forward?
- AQ114. On what basis has a discount of 5% been applied to extant consents, allocations with planning permission, allocations without planning permission and windfall sites when calculating housing land supply?
- AQ115. Is the level of windfalls indicated (299dpa) likely to continue given the Council's proposed New Policy on Residential Development on Windfall sites within and adjacent to Rural Settlements, in particular the limits proposed to the number of dwellings on sites immediately adjacent to development boundaries of settlements within Tiers 4-6 of the hierarchy?

**Affordable Housing (Policy LP28)**

No Additional Questions. Discussion will be focussed on questions 335 to 343 in the MIQs for the Examination Part 2, November 2022 [G6].

**Self-Build and Custom Housebuilding**

No Additional Questions. Discussion will be focussed on question 344 in the MIQs for the Examination Part 2, November 2022 [G6].

### **Gypsy and Traveller Accommodation (Policy LP28)**

Questions on how the Plan provides for the accommodation needs of Gypsies, Travellers and Travelling Showpeople under Policy LP28 will be issued, if necessary, following the identification of potential sites and the associated public consultation exercise on them.

### **Housing for the Elderly and Specialist Care (Policy LP29)**

No Additional Questions. Discussion will be focussed on questions 345 to 349 in the MIQs for the Examination Part 2, November 2022 [G6].

### **Adaptable and Accessible Homes (Policy LP30)**

No Additional Questions. Discussion will be focussed on questions 350 to 353 in the MIQs for the Examination Part 2, November 2022 [G6].

### **Residential Development Reasonably Related to Existing Settlements (Policy LP31)**

The Topic Paper on the Spatial Strategy and Settlement Hierarchy [F47] submitted by the Council as Further Evidence proposes to delete Policy LP31 and deal with development outside of existing settlements in a New Policy. This proposed change will be discussed as part of the Spatial Strategy under Matter 2. Therefore, Questions 354 to 359 in the MIQs for the Examination Part 2, November 2022 [G6] will no longer be discussed.

### **Houses in Multiple Occupation (HMOs) (Policy LP32)**

No Additional Questions. Discussion will be focussed on question 360 in the MIQs for the Examination Part 2, November 2022 [G6].

### **Enlargement or Replacement of Dwellings in the Countryside (Policy LP33)**

No Additional Questions. Discussion will be focussed on questions 361 and 362 in the MIQs for the Examination Part 2, November 2022 [G6].

### **Housing Needs of Rural Workers (Policy LP34)**

No Additional Questions. Discussion will be focussed on questions 363 and 364 in the MIQs for the Examination Part 2, November 2022 [G6].

### **Residential Annexes (Policy LP35)**

No Additional Questions. Discussion will be focussed on question 365 in the MIQs for the Examination Part 2, November 2022 [G6].

## **MATTER 7 – SOCIAL AND COMMUNITY**

### **Issue 7: Is the Plan justified, effective and consistent with national policy in respect of its policies for community and culture?**

#### **Community and Culture (Policy LP36)**

No Additional Questions. Discussion will be focussed on question 366 in the MIQs for the Examination Part 2, November 2022 [G6].

### **Community Facilities (Policy LP37)**

No Additional Questions. Discussion will be focussed on question 367 in the MIQs for the Examination Part 2, November 2022 [G6].

## **MATTER 8 - ENVIRONMENT**

### **Issue 8: Is the Plan justified, effective and consistent with national policy in respect of its policies and proposals for the environment?**

#### **Coastal Areas (Policy LP15)**

No Additional Questions. Discussion will be focussed on questions 368 and 369 in the MIQs for the Examination Part 2, November 2022 [G6].

#### **Norfolk Coast AONB (Policy LP16)**

No Additional Questions. Discussion will be focussed on questions 370–373 in the MIQs for the Examination Part 2, November 2022 [G6].

#### **Coastal Change Management Area (Policy LP17)**

No Additional Questions. Discussion will be focussed on questions 374–380 in the MIQs for the Examination Part 2, November 2022 [G6].

#### **Design and Sustainable Development (Policy LP18)**

No Additional Questions. Discussion will be focussed on questions 381–386 in the MIQs for the Examination Part 2, November 2022 [G6].

#### **Environmental Assets (Policy LP19)**

Discussion will be focussed on questions 387 – 390 in the MIQs for the Examination Part 2, November 2022 [G6] along with the following Additional Question:

AQ116. The Regulations required to implement the first phase of Biodiversity Net Gain (BNG) were laid in Parliament on 19 January 2024, which means that BNG will become mandatory for new major developments from Monday 12 February 2024. What are the implications of this, if any, for the soundness of Policy LP19?

#### **Historic Environment (Policy LP20)**

No Additional Questions. Discussion will be focussed on questions 391–393 in the MIQs for the Examination Part 2, November 2022 [G6].

#### **Environment, Design and Amenity (Policy LP21)**

No Additional Questions. Discussion will be focussed on questions 394 and 395 in the MIQs for the Examination Part 2, November 2022 [G6].

#### **Provision of Recreational Open Space for Residential Developments (Policy LP22)**

No Additional Questions. Discussion will be focussed on question 396 in the MIQs for the Examination Part 2, November 2022 [G6].

**Green Infrastructure (Policy LP23)**

No Additional Questions. Discussion will be focussed on questions 397 and 398 in the MIQs for the Examination Part 2, November 2022 [G6].

**Renewable Energy (Policy LP24)**

No Additional Questions. Discussion will be focussed on questions 399–403 in the MIQs for the Examination Part 2, November 2022 [G6].

**Sites in Areas of Flood Risk (Policy LP25)**

No Additional Questions. Discussion will be focussed on questions 404–408 in the MIQs for the Examination Part 2, November 2022 [G6].

**Protection of Local Open Space (Policy LP26)**

No Additional Questions. Discussion will be focussed on questions 411–413 in the MIQs for the Examination Part 2, November 2022 [G6].

**Habitats Regulations Assessment (Policy LP27)**

No Additional Questions. Discussion will be focussed on questions 397 and 398 in the MIQs for the Examination Part 2, November 2022 [G6].

**MATTER 9 - MONITORING AND IMPLEMENTATION**

**Issue 9: Is the strategy for the implementation and monitoring of the Plan appropriate and robust?**

No Additional Questions. Discussion will be focussed on questions 414 and 415 in the MIQs for the Examination Part 2, November 2022 [G6].