

Contents

1	Introduction	2
2	Minor Amendments to Core Strategy	8
3	Area Wide Policies	16
4	Settlements & Sites - Allocations and Policies	64
4.1	Distribution of Development	64
5	King's Lynn & Surrounding Area	80
5.1	King's Lynn & West Lynn	80
5.2	West Winch and North Runcton Area	103
5.3	South Wootton	116
5.4	Knight's Hill	124
5.5	North Wootton	134
6	Towns	140
6.1	Downham Market	140
6.2	Hunstanton	163
6.3	Wisbech Fringes (inc. Emneth/Walsoken)	177
7	Rural West Norfolk (settlements in alphabetical order)	198
7.1	Anmer (SVAH)	198
7.2	Ashwicken (RV)	198
7.3	Bagthorpe with Barner (SVAH)	205
7.4	Barner - See Bagthorpe	205
7.5	Barroway Drove (SVAH)	205
7.6	Barton Bendish (SVAH)	205
7.7	Barwick (SVAH)	205
7.8	Bawsey (SVAH)	205
7.9	Bircham Newton (SVAH)	205
7.10	Bircham Tofts - See Great Bircham	205
7.11	Boughton (SVAH)	205

7.12	Brancaster / Brancaster Staithe / Burnham Deepdale (KRSC)	205
7.13	Brancaster Staithe - See Brancaster	218
7.14	Brookville (SVAH)	218
7.15	Burnham Deepdale - See Brancaster	218
7.16	Burnham Market (KRSC)	218
7.17	Burnham Norton (SVAH)	228
7.18	Burnham Overy Staithe (RV)	228
7.19	Burnham Overy Town (SVAH)	231
7.20	Burnham Thorpe (SVAH)	231
7.21	Castle Acre (KRSC)	231
7.22	Castle Rising (RV)	238
7.23	Choseley (SVAH)	241
7.24	Clenchwarton (KRSC)	241
7.25	Congham (SVAH)	252
7.26	Crimplesham (SVAH)	252
7.27	Denver (RV)	252
7.28	Dersingham (KRSC)	259
7.29	Docking (KRSC)	266
7.30	East Rudham (KRSC)	274
7.31	East Walton (SVAH)	278
7.32	East Winch (RV)	278
7.33	Feltwell & Hockwold cum Wilton (KRSC)	284
7.34	Fincham (RV)	296
7.35	Flitcham (RV)	302
7.36	Fordham (SVAH)	305
7.37	Fring (SVAH)	305
7.38	Gayton Thorpe (SVAH)	305
7.39	Gayton, Grimston and Pott Row (KRSC)	305
7.40	Great Bircham / Bircham Tofts (RV)	319

7.41	Great Massingham (KRSC)	326
7.42	Grimston & Pott Row - See Gayton	334
7.43	Harpley (RV)	334
7.44	Hay Green (SVAH)	341
7.45	Heacham (KRSC)	341
7.46	Hilgay (RV)	349
7.47	Hillington (RV)	355
7.48	Hockwold - See Feltwell	362
7.49	Holme next the Sea - (SVAH)	362
7.50	Ingoldisthorpe (RV)	362
7.51	Lakesend (SVAH)	369
7.52	Leziate (SVAH)	369
7.53	Little Massingham (SVAH)	369
7.54	Marham (KRSC)	369
7.55	Marshland St. James / St. John's Fen End / Tilney Fen End (RV)	374
7.56	Methwold Hythe (SVAH)	381
7.57	Methwold & Northwold (KRSC)	381
7.58	Middleton (RV)	393
7.59	New Houghton (SVAH)	399
7.60	Nordelph (SVAH)	399
7.61	North Creake (SVAH)	399
7.62	North Runcton (SVAH)	399
7.63	Old Hunstanton (RV)	399
7.64	Outwell - See Upwell	403
7.65	Pentney (SVAH)	403
7.66	Ringstead (SVAH)	403
7.67	Roydon (SVAH)	403
7.68	Runcton Holme (RV)	403
7.69	Ryston (SVAH)	409

7.70	Saddlebow (SVAH)	409
7.71	Saint Johns Fen End - see Marshland Saint James	409
7.72	Saint John Highway - See Terrington Saint John	409
7.73	Salters Lode (SVAH)	409
7.74	Sedgeford (RV)	409
7.75	Setchey (SVAH)	416
7.76	Shernborne (SVAH)	416
7.77	Shouldham (RV)	416
7.78	Shouldham Thorpe (SVAH)	425
7.79	Snettisham (KRSC)	425
7.80	South Creake (SVAH)	433
7.81	Southery (RV)	433
7.82	Stanhoe (SVAH)	440
7.83	Stoke Ferry (KRSC)	440
7.84	Stow Bardolph (SVAH)	450
7.85	Stow Bridge (SVAH)	450
7.86	Syderstone (RV)	450
7.87	Ten Mile Bank (RV)	457
7.88	Terrington St. Clement (KRSC)	463
7.89	Terrington St. John, St. John's Highway & Tilney St. Lawrence (KRSC)	473
7.90	Thornham (RV)	480
7.91	Three Holes (RV)	487
7.92	Tilney All Saints (RV)	493
7.93	Tilney cum Islington (SVAH)	500
7.94	Tilney Saint Lawrence - See Saint John Highway	500
7.95	Titchwell (SVAH)	500
7.96	Tottenhill (SVAH)	500
7.97	Tottenhill Row (SVAH)	500
7.98	Upwell with Outwell (KRSC)	500

7.99 Walpole Cross Keys (RV)	500
7.100 Walpole Highway (RV)	506
7.101 Walpole Marsh - see Walpole Saint Peter	513
7.102 Walpole Saint Andrew - see Walpole Saint Peter	513
7.103 Walpole St. Peter / Walpole St. Andrew / Walpole Marsh (RV)	513
7.104 Walton Highway - See West Walton	525
7.105 Watlington (KRSC)	525
7.106 Welney (RV)	532
7.107 Wereham (RV)	538
7.108 West Acre (SVAH)	545
7.109 West Bilney (SVAH)	545
7.110 West Dereham (SVAH)	545
7.111 West Newton (RV)	545
7.112 West Rudham (SVAH)	548
7.113 West Walton / Walton Highway (KRSC)	548
7.114 Whittington (SVAH)	559
7.115 Wiggshall St. Germans (RV)	559
7.116 Wiggshall St. Mary Magdalen (RV)	565
7.117 Wiggshall Saint Mary the Virgin (SVAH)	571
7.118 Wimbotsham (RV)	571
7.119 Wolferton (SVAH)	577
7.120 Wormegay (RV)	577
7.121 Wretton (SVAH)	581

Appendices

1 Glossary	584
2 List of Local Plan Policies to be Replaced	586
3 Draft Sustainability Appraisal (and S.E.A)	588
4 Approach to Flood Risk	590

5	Flood Risk Protocol	596
6	Site Assessment Methodology	600

Part One – Introduction

1.0.1 The Borough Council is consulting on its provisional choice of detailed policies to give effect to the already adopted Core Strategy for King's Lynn and West Norfolk. It particularly invites comments as to whether the Council's provisional policies are the best in all the circumstances, and constructive suggestions where alternatives are sought.

1.0.2 The Detailed Policies and Sites Plan is intended to give effect to and complement the already adopted Core Strategy. Once completed and adopted the Detailed Policies will sit alongside the already adopted Core Strategy to form the Local Plan for the Borough. Its policies will guide development in the Borough for the period up to 2026.

1.0.3 The Core Strategy sets out the scale of growth and broad distribution for the Borough. The Detailed Policies and Sites Plan will help achieve this through the following main measures:

- Deciding the most appropriate detailed distribution of housing between individual settlements and locations (within the overall structure specified in the Core Strategy)
- allocations of specific sites for housing and other uses;
- defining development boundaries for settlements where general development is likely to be acceptable;
- development management policies for particular topics or locations to guide and set standards for planning applications and appeals
- minor adjustments and corrections to the Core Strategy.

1.0.4 The comments received in response to this consultation will be considered by the Borough Council, and help it decide whether to confirm or amend its choices before finalising its formal proposals for the Plan.

How to Comment on this Document

1.0.5 Comments must be received in writing by the Council before the closing date of consultation

5pm on 4th October 2013

1.0.6 You are encouraged to comment online using the Council's website – <http://www.west-norfolk.gov.uk/default.aspx?page=26543>

1.0.7 You may also send comments by email to ldf@west-norfolk.gov.uk, or by letter to - LDF Team, Environment and Planning, Borough Council of King's Lynn & West Norfolk, King's Court, Chapel Street, King's Lynn, PE30 1EX.

1.0.8 For any **enquiries** about the Draft Detailed Policies and Sites Plan or the consultation process, please email ldf@west-norfolk.gov.uk, or telephone 01553 616240 or 01553 616573

The Role of the Detailed Policies and Sites Plan

1.0.9 The Detailed Policies and Sites Plan will, once adopted, form part of the Borough's Local Plan (formerly known as Local Development Framework), the major part of the development plan for the area. The development plan (which also includes any adopted neighbourhood plans) has a special status, in that it is the starting point for the determination of all planning applications and appeals. These must be decided in accordance with the development plan unless there are good planning reasons not to do so (e.g. other planning considerations, or changed circumstances including newer national policies).

1.0.10 The Local Plan for King's Lynn and West Norfolk currently consists of just the 2011 Core Strategy (plus a small number of policies left over from the 1998 Local Plan), but it was always intended that this would be elaborated by another plan providing site allocations and such more detailed policies. (At the time preparation of the Core Strategy was undertaken, Government encouraged local planning authorities to produce these as separate, successive documents, but this is no longer the case.)

1.0.11 Core Strategy – The Core Strategy sets out the spatial planning framework for the development of the Borough up to 2026 and provides guidance on the scale and location of future development in the Borough. It contains strategic policies on a range of topics that include: the environment, employment, infrastructure, and housing. The Core Strategy can be viewed on the Borough Council's website.

1.0.12 Detailed Policies and Sites Plan – The purpose of this plan is to complement and facilitate implementation of the Core Strategy by providing detailed policies and guidance including

- 'Area-wide' Policies - detailed policies for particular issues and types of development, to guide planning applications;
- Site Specific Policies and Allocations – identifying sites and areas where certain types of development are promoted, or particular considerations will be applied;
- Development Boundaries – indicating the areas of settlements where the types of development appropriate to it may be located. Areas outside these boundaries will be treated as 'countryside' and protected from general development.

1.0.13 Remaining 1998 Local Plan Policies – There are a few policies retained from the 1998 Local Plan (see Appendix for details). These will be superseded, and cease to have effect, on adoption of the Detailed Policies and Sites Plan.

1.0.14 It is important to understand that these plans cannot halt all development. If the Borough Council does not make provision for substantial new development for housing and business, it will be largely unable to turn down planning applications for development that provide those things. The outcome would be likely to be worse for the Borough as a whole and for those who live near new development.

Preparation of the Draft Detailed Policies and Sites Plan

1.0.15 In preparing the Detailed Policies and Sites Plan a wide range of considerations and complex procedures must be must be integrated. Some of the key ones are set out below, followed by an account of the process by which such integration has been approached. Before the Plan can be adopted the Council must satisfy an independent planning inspector that the Plan and its policies are

- a. **Legally compliant** (i.e. all legal requirements have been met);
- b. **'Sound'**, i.e.
 1. **Positively prepared** – *“the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development”*.
 1. **Justified** – *“the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence”*.
 2. **Effective** – *“the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities”*.
 3. **Consistent with national policy** – *“the plan should enable the delivery of sustainable development in accordance with the policies in the National Planning Policy Framework”*.

1.0.16 The following aspects of the plan preparation are detailed below

- Public Involvement
- Strategic Cooperation ('Duty to Cooperate')
- Sustainability Appraisal & Strategic Environmental Assessment
- Habitats Assessment
- Equalities Impact Assessment

Public Involvement the Draft Detailed Policies Plan Document

1.0.17 The Borough Council is keen to encourage the involvement of local people and businesses in the development of its planning policies. The Council's adopted 'Statement of Community Involvement' sets out how it will involve the public and interested persons in the preparation of its plans.

1.0.18 The Draft Plan has been developed and provisionally chosen in the light of earlier consultation. The key public stages of the preparation of the Detailed Policies and Sites Document, are as follows. (Note that in the earlier stages the Plan was known as the Site Specific Allocations and Policies Development Plan Document.)

1.0.19 PAST

1. May / June 2009 - **Consultation on the scope of the Plan and a call for suggestions of development sites.** (Note that at this stage the plan was called the 'Site Specific Allocations

and Policies Development Plan Document. Comments received have helped the Council identify plan content and possible locations.

2. September to December 2011 - **Consultation on emerging 'Issues and Options'**. The comments received helped refine the approach and identify its provisional choices for sites and policies.

1.0.20 PRESENT

3. 29th July to 4th October 2013 - **Consultation on 'Preferred Options' for the Detailed Policies and Sites Plan** (the Council's provisional choice of policies and sites). Comments received will help the Council decide whether to confirm or amend its provisional choice of sites and policies.

1.0.21 FUTURE

4. (anticipated early 2014) **Publication the Council's formal Proposed Detailed Policies and Sites Plan for formal representations**. The comments received at this stage will be forwarded to the Inspector conducting the Examination – see next stage.
5. (anticipated mid-2014) **Examination** of the 'soundness' and legal compliance of the Proposed Plan Document, undertaken by an independent planning inspector. The inspector will consider the comments received at Stage 4, and will usually hold a public hearing to enable detailed discussion of particular issues.

1.0.22 Following the Examination, the inspector will decide whether the Council may adopt the Plan, with or without any further changes, and explain his or her reasoning in an inspector's report which will be publicly available. In the event that significant changes are required there may be a need for a further round of consultation specifically about such proposed changes.

1.0.23 Assuming the inspector's report is favourable, the Council would anticipate adopting the finalised Detailed Policies and Sites Plan around summer/autumn 2014.

Sustainability Appraisal

1.0.24 Legislation requires plans to go through processes of both strategic environmental assessments and sustainability appraisal. These two requirements, although slightly different, overlap considerably and have been carried out together in the preparation of the Detailed Policies. These processes consider the likely social, economic and environmental effects of a plan's proposals, and show how these have informed the plan's contents. In principle these processes simply make explicit the careful consideration of a comprehensive range of factors which inform all good plan making, but in practice the resulting documentation can be rather forbidding. The importance of the processes, in addition to meeting statutory requirements, is in ensuring that the decisions that are made explicitly consider the principles of sustainable development and that any potential adverse impacts are minimised and beneficial impacts maximised.

1.0.25 The SA process, incorporating the SEA, has been fully integrated into the plan making process to date, as is shown in the Draft Sustainability Appraisal Report accompanying the Draft Detailed Policies and Sites Plan.

Habitats Regulation Assessment

1.0.26 Legislation requires an assessment to ensure that the potential effects of a proposed plan will not have an adverse effect on certain types of designated sites of exceptional importance to nature conservation (including those outside the plan area). Such sites include Special Areas of Conservation (SACs), Special Protection Areas (SPAs) and Ramsar sites. A Draft Habitats Regulations Assessment accompanies the Preferred Options document.

Strategic Cooperation

1.0.27 It is essential that the Policies pay appropriate regard to the plans and programmes for the wider area within which the Borough sits – both the plans of neighbouring authorities, and the wider programmes for transport infrastructure, health, education provision, etc. covering a wider area. This was formerly achieved primarily through the recently abolished regional spatial strategy, the East of England Plan (and prior to this the Norfolk Structure Plan). The Government has replaced these formal strategic plans with a looser, but perhaps more challenging, ‘duty to cooperate’ placed on local planning authorities and a host of other statutory organisations and agencies. The Borough Council has worked closely with the relevant planning authorities in Norfolk, Cambridgeshire and Lincolnshire, and undertaken detailed consultation with a relevant range of statutory bodies such as the Environment Agency, water companies, health trusts, etc. Examples of this can be seen in the justification for the inclusion, exclusion or particular details of individual policies, and the Council will publish a statement of its activities under the ‘duty to cooperate’ when submitting its Plan for Examination.

Consultation

1.0.28 Consultation with the public and relevant organisations is both a statutory requirement in plan-making and something the Borough Council is keen to do. This is carried out in accordance with its adopted Statement of Community Involvement (available on the Council’s website). Details of past, current and future consultation on the Detailed Policies and Sites Plan are set out earlier in this section.

