



# **Local Development Framework Task Group**

## **Agenda**

Wednesday, 8th June, 2016  
at 10.00 am

in

**Meeting Rooms 1 & 2  
King's Court  
Chapel Street  
King's Lynn**



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**LOCAL DEVELOPMENT  
FRAMEWORK TASK GROUP  
AGENDA**

**DATE: LOCAL DEVELOPMENT FRAMEWORK TASK  
GROUP - WEDNESDAY, 8TH JUNE, 2016**

**VENUE: MEETING ROOMS 1 AND 2, KING'S COURT**

**TIME: 10.00 am**

**1. APOLOGIES FOR ABSENCE**

To receive any apologies for absence.

**2. NOTES OF PREVIOUS MEETING (Pages 5 - 12)**

To agree the notes of the previous meeting held on 6 April 2016.

**3. MATTERS ARISING**

To consider any matters arising.

**4. DECLARATIONS OF INTEREST**

Please indicate if there are any interests which should be declared. A declaration of interest should indicate the nature of the interest (if not already declared on the Register of Interests) and the agenda item to which it relates. If a disclosable pecuniary interest is declared, the Member should withdraw from the room whilst the matter is discussed.

These declarations apply to all members present, whether the Member is part of the meeting, attending to speak as a local Member on an item or simply observing the meeting.

**5. MEMBERS ATTENDING UNDER STANDING ORDER 34**

Members wishing to speak pursuant to Standing Order 34 should inform the Chairman of their intention to do so and what items they wish to be heard before the meeting commences. Any Member attending the meeting under Standing Order 34 will only be permitted to speak on those items which have been previously notified to the Chairman.

6. **PREPARATION OF LOCAL PLAN REVIEW** (Pages 13 - 23)

Report attached.

7. **EXAMINATION PROCESS FOR SADMP - VERBAL UPDATE**

8. **UPDATE ON CONSULTATION ON THE 'MAJOR MODIFICATIONS' - VERBAL UPDATE**

9. **NEIGHBOURHOOD PLANS - VERBAL UPDATE**

10. **DATE OF NEXT MEETING**

To note that the next scheduled meeting of the LDF Task Group will be held on Wednesday 13 July 2016 at 10.00 am in the Miles Room, Town Hall.

To: Members of the Local Development Framework Task Group

Councillors B Ayres, R Blunt (Chairman), Mrs S Buck, P Colvin, C Crofts, J Moriarty, M Peake (Vice-Chairman), D Tyler and Mrs E Watson

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**BOROUGH COUNCIL OF KING'S LYNN & WEST NORFOLK****LOCAL DEVELOPMENT FRAMEWORK TASK GROUP**

**Minutes from the Meeting of the Local Development Framework Task Group  
held on Wednesday, 6th April, 2016 at 10.00 am in Meeting Rooms 2 and 3,  
King's Court, Chapel Street, King's Lynn**

**PRESENT:** Councillor R Blunt (Chairman)

Councillors B Ayres, P Colvin, C Crofts, J Moriarty, D Tyler and Mrs E Watson

**1      APPOINTMENT OF VICE-CHAIRMAN**

**RESOLVED:** Councillor Crofts be appointed Vice-Chairman for the meeting.

**2      APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Mrs S Buck and M Peake.

**3      NOTES OF PREVIOUS MEETING**

The notes of the meeting held on 10 February 2016 were agreed as a correct record.

**4      MATTERS ARISING**

Neighbouring Authorities – Plan Consultations

At the meeting held on 10 April 2016, Councillor Crofts asked what procedures and policies were in place for dealing with cross boundary planning applications. The Principal Planner (Policy) explained that she had spoken to the Planning Control Manager and Principal Planner and they had confirmed that the relevant authorities consulted with each other if the application site had a cross boundary impact. One authority would take the lead role.

Site Allocations and Development Management Policies Pre-Submission Document – Draft Modifications

Councillor Crofts had referred to a previous Government consultation relating to affordable housing contributions and that small developers did not have to make a financial contribution until after development had finished. The Principal Planner (Policy) explained that she had spoken to the Planning Control Manager and Principal Planner regarding a phased approach. Both officers had commented that the Borough Council do adopt a phased approach and sought comments from the Highways Authority, etc. The Borough Council had to adopt a

reasonable mechanism for financial contributions and therefore cannot ask for the total amount of monies up front.

The Chairman, Councillor Blunt commented that as much detail as possible regarding the financial contributions would be included within the Section 106 Agreement.

The Chairman, Councillor Blunt undertook to discuss a phased approach for financial contributions at his next Portfolio meeting with officers.

#### Section 106 Agreements - Commuted Sums for the maintenance of Public Open Spaces

The Chairman, Councillor Blunt undertook to discuss commuted sums for the maintenance of public open spaces with the relevant officers and would be discussed at a future meeting of the Task Group.

#### Flitcham

The Principal Planner (Policy) undertook to check the information available and email a response direct to the Task Group.

#### Availability of Flood Risk Maps

The Principal Planner (Policy) advised that the Borough Council did not have hard copies of any flood risk maps and to produce a set of any such maps for 60 Councillors would incur a significant cost. The Environment Agency operated an online hazard mapping approach.

### 5 **DECLARATIONS OF INTEREST**

There were no declarations of interest.

### 6 **MEMBERS ATTENDING UNDER STANDING ORDER 34**

There was none.

### 7 **DRAFT STATEMENT OF COMMUNITY INVOLVEMENT**

The Principal Planner (Policy) explained that the Statement of Community Involvement (SCI) was a 'code of practice' describing how and when the Council intended to involve local communities in planning for the future of the Borough Council through:

- The preparation of the Local Plan and other planning policy documents; and
- The determination of planning applications.

The Task Group's attention was drawn to the following sections of the report:

- Introduction.
- What is planning?
- The role of the Council: Planning Policy Team, Planning Control, the Role of Councillors.
- The Council's approach to Community Involvement.
- Local Plan: Who/How/When the Council would consult.
- Key stages required in the preparation of Local Plan documents (and other planning policy documents).
- Community involvement in planning application decisions.
- The role of the applicant/agent.
- Planning application process.
- Decision making process.
- Neighbourhood planning.

The Task Group was invited to comment/ask questions, a summary of which is set out below.

Councillor Crofts referred to page 16 – General Principles of Planning Consultation, bullet point 2 and suggested that the wording be amended to read:

*Comments **will** be rejected where they are defamatory, obscene, racist or otherwise likely to cause offence.*

In response to a question from Councillor Moriarty, the Principal Planner (Policy) advised that the document had been completely re-written.

Councillor Crofts referred to page 19 and the use of social media. In response, the Principal Planner (Policy) explained that the Council had included reference to the use of social media in future consultations to enable the use of social media where possible and also to assist with accessing hard to reach groups and the younger population.

The Chairman, Councillor Blunt commented that it was important that there was a process in place to formalise and control the use of social media

The Chairman, Councillor Blunt commented that it would be useful to have a section included in the document setting out how the Planning Committee operated.

Councillor Moriarty stated that he would need to obtain a copy of the previous document in order to compare it with the revised Statement of Community Involvement.

Following a discussion as to whether the LDF Task Group should be a public meeting, the Chairman, Councillor Blunt explained that the Task

Group had no decision making powers. The Task Group reported back to the Cabinet to help them reach an informed decision as part of the democratic process. The Principal Planner (Policy) added that the agendas and notes from the Task Group were published on the Borough Council's website and were therefore available to members of the public.

Members of the Task Group commented that it was important for all those involved in the Local Plan process to understand the words "at least." The LDF Manager gave an example of a site on the edge of the town which where it had originally proposed 25 units to a hectare and following preparation of the Local Plan, there had been opposition and a decision had been taken to reduce numbers. The area, however, would remain the same, but with less density. There would need to be an element of realism as to the effective use of land and developers needed to ensure a viable development. Some sites, however, could take a higher number than the "at least" number proposed and each planning application would have to be determined on its own merits when considered by the Planning Committee. The Borough Council would be required to adopt a flexible approach.

In response to comments from Councillor Moriarty on the consultation undertaken on the Core Strategy and the expectations on numbers of units proposed, the LDF Manager explained that the Government had announced that it did not wish to have precise targets in each area and that the numbers did not solely relate to the 5 year land supply. There had been a shift in Government to get as many units as possible on sites.

Councillor Moriarty outlined the details of a recent Freedom of Information request. The LDF Manager explained that the issue raised in the previous Freedom of Information request was effectively addressed by the practice of publishing agendas and notes on the Council's website.

The LDF Manager advised that the consultation on the major modifications (which included the 'at least' modification) commenced on 6 April 2016.

Councillor Crofts referred to page 27 and stated that there was no mention of a Councillor's right to call in an application. The Principal Planner (Policy) agreed to check the information with the Planning Control Manager and include in the document if appropriate.

In response to questions from Councillor Crofts on Internal Drainage Boards being included on the list of specific consultation bodies, the Principal Planner (Policy) explained that the list at Appendix 1 was a specific list from Government and therefore did not include all consultation bodies. The Principal Planner (Policy) added that Internal Drainage Boards were consulted, where appropriate, on planning applications and Local Plans.



The Chairman, Councillor Blunt commented that concern had been expressed at the Planning Committee on the lack of involvement from Highways. The LDF Manager advised that the Borough Council had a duty to consult with relevant bodies, but there was no requirement for those bodies to respond. Highways did not have the resource available to deal with every planning application they were consulted on in detail. The LDF Manager added that the Borough Council could engage highways consultants on any application but this would incur a cost.

Following comments from Councillor Mrs Watson on who was responsible, in particular, for flood risk issues, the LDF Manager advised that Norfolk County Council was the lead local flood authority and would be consulted on appropriate planning applications. As compiler of the information received, the Borough Council would have to balance the judgements received from Norfolk County Council and make a decision.

**RESOLVED:** (1) Page 16 – General Principles of Planning Consultation, bullet point 2 be amended to read as set out in *italics* above.

- (2) The Principal Planner (Policy) to liaise with the Planning Control Manager the inclusion of a section setting out how the Planning Committee operated and would email a draft to the Task Group direct.
- (3) The Principal Planner (Policy) agreed to check the information on page 27 – planning application process, with the Planning Control Manager and include reference in the document if appropriate.

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### **EAST CAMBS LOCAL PLAN CONSULTATION RESPONSE**

The Principal Planner (Policy) explained that from time to time the Borough Council were consulted by neighbouring Local Planning Authorities and those that shared strategic issues, and invited to make representations/comments on their Local Plans and policy documents that they were formulating.

The Task Group was reminded that previously the Borough Council had been invited to submit comments by Breckland Council and South East Lincolnshire (South Holland and Boston Borough) emerging Local Plans. Currently the Borough Council was being consulted on East Cambridgeshire Preliminary Draft Local Plan.

The Principal Planner (Policy) outlined the summary of content of East Cambridgeshire consultation document and implications for the Borough Council as set out in briefing note.

Members' attention was drawn to the Borough Council's recommended response to the East Cambridgeshire Consultation.

**RESOLVED:** That the following response from the Borough Council be forwarded to East Cambridgeshire:

Thank you for the opportunity to provide comments relating to the above consultation. The Borough Council of King's Lynn and West Norfolk shares an administrative boundary with East Cambridgeshire District Council, hence welcomes the opportunity to contribute to the development of the District. The Borough Council of King's Lynn and West Norfolk raises no objections to the documents, and requests that due consideration is given to cross-border impacts on West Norfolk (if any) at the planning application stage.

The Borough Council of King's Lynn and West Norfolk believes that the level of co-operation had been proportionate to the significance of the cross-border issues, and has met the requirements of the Duty to Co-operate.

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#### **UPDATE ON CONSULTATION ON THE 'MAJOR MODIFICATIONS' - DRAFT STATEMENT OF REPRESENTATIONS**

The Principal Planner (Policy) reminded the Task Group that following the examination a number of modifications were presented to Members for discussion prior to going to consultation. The consultation had commenced today and would close at 5 pm on 18 May 2016. The consultation exercise was published on the Borough Council's website, advertisements had been placed in the local newspapers and letters had been sent out to all relevant/interested parties.

In response to a comment made by Councillor Moriarty, the Principal Planner (Policy) undertook to check the link on the Borough Council's website.

Following questions from the Chairman, Councillor Blunt, the Principal Planner (Policy) explained that all comments made could be viewed on the Borough Council's website. The comments would be forwarded to the Inspector and assist him in writing his report. The Task Group was informed that the Inspector had the opportunity to re-open the examination once all comments had been submitted after the 6 week consultation period.

In response to a question from Councillor Moriarty, the Principal Planner (Policy) advised that the "at least" was a major modification.

The Principal Planner (Policy) explained the schedule of minor modifications was published on the Borough Council's website, but there was no requirement to consult.

### Other Consultation Exercises – Community Infrastructure Levy (CIL)

The LDF Manager informed the Task Group that the above consultation exercise ran until 25 April 2016, but to date only a small number of comments had been received.

In response to questions from Councillor Moriarty on what happened to the % of contributions where there was no Parish Council, the LDF Manager explained that it would be a decision for the Borough Council. The Borough Council would pool contributions from across the Borough and determine how the financial contribution was allocated and gave an example of dualling the A148. The Chairman, Councillor Blunt added that the contributions made would be accountable and audited as to how they were spent.

### HELAA

The LDF Manager advised that a technical consultation on methodology was currently running until 3 May 2016.

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### **NEIGHBOURHOOD PLANS - VERBAL UPDATE**

The Principal Planner informed the Task Group that officers from the LDF Team had attended and given a presentation to the following Parish Councils:

#### February 2016

Tilney St Lawrence

#### March 2016

Tilney all Saints

#### April 2016

Pentney  
West Dereham  
Snettisham  
Walpole

Councillor Mrs Watson informed those present that Thornham Parish Council had commented that the presentation given by the LDF Team had been well received and wished their thanks to be passed onto the Borough Council.

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### **ANY OTHER BUSINESS**

#### Dates/Time for future LDF Task Group Meetings

The Chairman, Councillor Blunt referred to the Schedule of Meetings agreed at a previous meeting and invited views from Members, following a discussion it was **AGREED: That future Task Group meetings would be scheduled the week after the Planning Committee on a Wednesday commencing at 10 am. The Democratic Services Officers would amend the schedule of meetings and circulate to the Task Group.**

Items for future meetings of the LDF Task Group

The following item was identified:

- Section 106 Agreements
- Issues relating to housing density

Apologies – 11 May 2016

Councillor Moriarty offered his apologies for the next meeting of the Task Group on 11 May 2016.

12 **DATE OF NEXT MEETING**

The next meeting of the Task Group would take place on Wednesday 11 May 2016 at 10.00 am in the Miles Room, Town Hall, Saturday Market Place.

**The meeting closed at 11.34 am**

Local Plan Task Group - 8 June 2016

## **Preparation of the Local Plan Review**

The purpose of this report is to provide an update of our current position, and to stimulate discussion with Members on the content of the Plan, and the process required to take the Plan through to adoption.

### **Introduction - Setting the scene.**

- We are at the final stages of the Site Allocations and Development Management Policies Plan, and anticipate the Inspectors Final Report in July 2016.
- During the Examination a new policy was inserted which commits us to an early review of the Local Plan. The policy specified;

#### ***DM2A Early Review of the Local Plan***

*An early review of the Local Plan will be undertaken, commencing with the publication of a consultation document (a Draft Local Plan) in 2016. This is set out in the Local Development Scheme (LDS). An early review will ensure a set of deliverable and achievable housing sites for the duration of the Plan period, with the most up to date policy framework to secure continuity for the longer term.*

*The review will identify the full, objectively assessed housing needs for the District and proposals to ensure that this is met in so far as this is consistent with national policy (National Planning Policy Framework).*

- Local Plan practice has changed, and continues to evolve.
- There is an expectation that we prepare one plan (rather than the two that are currently in place/ emerging).
- There is also an expectation that the process is not as lengthy this time, and so an adopted Plan will be in place within a couple of years.

### **Discussion Points**

1. Explanation of the process to prepare a new Local Plan.
  - i. Evidence gathering / update studies
  - ii. Format of the Plan
  - iii. Plan-making processes

Please refer to Appendix 1 – Outlines the elements of the new plan and background evidence needed.

2. Discussion on the continued relevance (or otherwise) of the existing Core Strategy Vision, Objectives and Spatial Strategy. What should our Strategy include?

Could Members please consider the Objectives / Vision / Strategy attached and bring to the Task Group Meeting some suggestions for change, to contribute to the discussion.

Please refer to Appendix 2 – Core Strategy Visions and Objectives, and Spatial Strategy.

## **Appendix 1: Local Plan Review – steps and subjects requiring consideration**

### **Format of the Plan**

- Combining of the Core Strategy and the Sites / DM policies plan
- Part 1 – strategic policies / vision etc (Updated from current 2011 CS)
- Part 2 – Detailed policies as from SADMP 2016
- Relevant appendices

### **Significant revision points**

- Housing numbers
- Housing / settlement strategy
- Settlement hierarchy and outside of settlements
- Role of Neighbourhood Plans

### **Impact of new / emerging Government policies**

- Development in and around villages
- Brownfield land
- Development on brownfield / underused employment land
- Starter homes
- Affordable housing

### **Evidence**

- Very much required, but also pressure for a light touch
- Employment
- Housing (SHMA, HELAA, availability, viability)
- Habitats
- Green infrastructure
- Retail
- Gypsies
- Transport (capacities)
- Historic environment
- Strategic Flood Risk

### **Testing**

- HRA
- Sustainability Appraisal (Update needed for our base material)
- Viability – new harder Govt requirement
- Duty to Co-operate

### **Process**

- Previously 5+ stages
- Endless consultation on incremental stages (Issues and Options, Preferred Options, Publication...etc)
- Suggest one draft plan prepared and consulted on before 'Publication' i.e. the final draft for Examination
- Plan supported by evidence

- Role of Members and the Task Group
  - Very resource intensive to work up a Plan line by line in a committee
  - Presentation and explanation of evidence
  - Site visits
  - Monthly / more frequent meetings / notes / actions
- Public involvement / engagement and value added

### **Timings – ideas to consider**

- Prepare evidence and background documents to autumn 2016
- Draft plan October 2016
- Agree and consult December 2016
- Consider / amend to March 2017

### **Conclusions / way forward**

- More detailed paper to a Cabinet Briefing / Task Group
- Assess evidence requirements
- Test possibilities for the shorter process
- Clear willingness and acceptance of a necessarily shorter preparation period
- This must be tempered by the risks of shortcutting on evidence and 'consultation'.
- Member reaction.

## **Appendix 2: Extracts from Core Strategy (adopted 2011)**



## 4 Vision and Core Strategy Objectives (Where do we want to be?)

### 4.1 Relationship to Community Strategy

**4.1.1** The Core Strategy identifies shared priorities arising from local strategies, most notably the Sustainable Community Strategy. Through this process, the Core Strategy becomes an important document in helping to support aspirations and resolve conflicting issues. In achieving this its key purpose is to explain how, where and when the Core Strategy will assist in delivering the outcomes which have emerged from these varied strands (i.e. spatial planning).

**4.1.2** The starting point is to set out a Vision for the borough, and it is helpful that both the Sustainable Community Strategy and Core Strategy share the same headline vision. The subsequent place elements are specific to this Core Strategy document.

**4.1.3** Realising the Vision will rely upon many different stakeholders and service providers. It is important, therefore, to identify the particular role of the Local Development Framework in delivering the Vision. To do this a set of Strategic Objectives have been identified for the borough, which provide a concise expression of the priorities for the Local Development Framework. These are set out immediately after the Vision.

### 4.2 Vision

#### Vision

**People want to be part of the success story that is West Norfolk, drawn here to live, work, invest and visit.**

West Norfolk enjoys an unparalleled balance between quality of life and quality of opportunity with people drawn to the area to take advantage of this.

#### Economy

We want to help people of all ages improve their skills and qualifications, and help raise their aspirations. We want to help people become entrepreneurs and benefit from the growing economy. We want to be a place where skilled people want to live and work.

#### Society

We want to help reduce inequality wherever it exists. We want to make sure that people have access to good quality housing and local facilities, we want to help people deal with social change and ensure that a growing economy brings higher wages and an improved quality of life.

#### Environment

We want to safeguard our justifiably famous natural and historic environment, at the same time making sustainability a central principle to our vision. We want to build connections with other local and regional economies, reduce reliance on the car, and prepare ourselves for the challenges of climate change.

#### Vision for Places

Development will support a pattern of development which reinforces the roles of towns and key centres. This will include locating the majority of development to the main towns as the most sustainable

locations including land adjacent to Wisbech; and an appropriate scale of development at key rural settlements in the rest of the borough.

**King's Lynn** is an urban centre of regional significance; an exemplar town balancing the needs of conservation with urban renewal and strategic growth.

**Downham Market** remains a key local centre serving the Fens and the southern part of the borough with the services necessary to meet the demands of a growing population.

**Hunstanton** meets the needs and expectations of those who choose to live and work in and near the town and has developed its role as a seaside visitor destination.

**Rural areas:** The economy has been bolstered by a modest scale of new development, including the potential for affordable housing, in settlements which have both a range of services and which are accessible by a daily public transport service to the main urban areas.

**Coast:** The impact of climate change and the associated threats of coastal erosion and flooding is managed in a sensitive and sustainable manner that respects the distinctive landscape of the coast, the ecology, and the social and economic needs of the local communities along it.

## 4.3 Core Strategy Objectives

**4.3.1** Spatial objectives are indicators of the success or otherwise in achieving the Vision. The means of achieving these objectives are broadly set out in the Spatial Strategy and more specifically in the Core Strategy policies. The chapters in the Core Strategy list which objectives have been addressed at the end of each policy.

### Core Strategy Objectives

#### Economy

1. King's Lynn's reputation as a great place to live and work has spread across the country and reflects its regional importance.
2. West Norfolk has a thriving economy with local employment opportunities.
3. All young people access schools that motivate and raise aspirations to succeed in a prospering local economy.
4. All adults have the opportunity to develop their skills or learn new ones throughout their lives.
5. West Norfolk is among the premier visitor destinations in the country with tourism based on its historical, cultural and environmental offer.

#### Society

6. All communities are strong, cohesive and safe.
7. Everyone receives quality services that meet their needs.
8. Residents are active and engaged in their communities, helping to identify and respond to local needs, with cross boundary working as appropriate.
9. Housing is focused in sustainable towns; in the rural areas local demand is targeted towards sustainable villages.

10. All people are active and healthy.

## **Environment**

11. West Norfolk has undergone regeneration and growth that is well planned and complements its high quality historical and natural inheritance.

12. Communities benefit from quality public spaces and parks with access to the coast and countryside that make the area special.

13. West Norfolk is meeting the challenges of climate change and reducing or mitigating carbon emissions.

14. Public transport has improved and people are less reliant on the motor car to access places and services.

15. West Norfolk is still considered to be somewhere unique retaining its own local distinctiveness.

## **Towns and places**

### **King's Lynn**

16. Population of the town has grown to more than 50,000 by 2025 reflecting the Growth Point status.

17. There has been emphasis on brownfield redevelopment and renewal within the town, together with urban extension.

18. The risk of both tidal and fluvial flooding has been reduced or mitigated through the provision of effective defences and the design of new developments in lower lying areas.

19. The central areas of the town have been revitalised to provide a sub-regional shopping, cultural and leisure destination with high quality public realm, preserving and enhancing this major heritage asset.

20. The town is a major employment centre with good communications and a diverse economy attractive to new employers and investors.

### **Downham Market**

21. Provides employment land and premises within, or adjacent to, the urban area to meet the needs of existing and potential new businesses and has capitalised on the role as a retail centre and also as a service base for the local tourism economy.

22. Inadequacies in local service provision have been resolved as part of the development strategy which recognised the benefits of the town's key location, particularly on the King's Lynn – Cambridge – London main rail line, and consequent contribution towards optimising opportunities for sustainable public transport.

### **Hunstanton**

23. The town meets the needs of residents with an expanded and improved retail core offering year round services.

24. A town that respects its heritage whilst continuing to look to the future.

25. A more attractive seaside destination where visitors stay longer and spend more.

26. An active town with all year round tourism potential and expanded water sports offer.

27. An environmental resort making the most of the coast's natural assets.

### **Rural areas**

28. Beyond the villages, the locally distinctive countryside has been protected in its many attributes and continues to provide for the social and economic needs of those who live and work there.

29. Elsewhere the local economy has been bolstered by guiding new development (including market housing) to the most sustainable locations, recognising the needs of the agricultural sector and the potential for diversification into other activities, and by retaining where possible, current employment sites.

30. Local housing needs have been secured in a sustainable manner.

31. There is improved accessibility to essential services.

#### **Coast**

32. The threats of coastal erosion and flooding has been reduced or mitigated in a sensitive and sustainable manner.

33. There is a good balance between improved accessibility to the coast and retention of the distinctiveness of the landscape and protection of its ecology.



## 5 Spatial Strategy for West Norfolk (How will we get there?)

### 5.1 Spatial Strategy Policy CS01

#### Introduction

**5.1.1** The Spatial Strategy (CS01) is the approach to delivering the vision and objectives in the borough, stemming from consultation and the Sustainability Appraisal of options and policies. The strategy sets an overview of the development priorities for the borough, and outlines broadly where development is planned until 2026. The Spatial Strategy is illustrated by the Key Diagram for the borough, which is located at the back of this document. In addition, separate inset diagrams for King's Lynn, Hunstanton and Downham Market illustrate the detailed strategies for these settlements and are also contained at the end of the document.

**5.1.2** The Spatial Strategy seeks to strike a balance between protecting and enhancing the built and natural environment of West Norfolk whilst facilitating sustainable growth in the most appropriate locations. In outlining development priorities, it seeks to respond to, and deliver the objectives outlined in the previous chapter for the economy, society and environment in the borough's towns and places. The strategy also reflects the regional East of England Plan, which designates King's Lynn as a Key Centre for Development and Change. Therefore the strategy directs the majority of growth and regeneration to King's Lynn, and begins to develop a settlement hierarchy for the borough.

**5.1.3** This strategy forms the basis for the coordination of further plans and the development of detailed policies to address issues outlined in the Spatial Portrait, and will guide future consideration and investment by the Council (including through the growth point programme) and the West Norfolk Partnership. The Spatial Strategy will be delivered through the Core Strategy Policies for Places (CS02 to CS07) the Policies for Areas (CS08 to CS13) and the Implementation Policy (CS14).

#### CS01 Spatial Strategy

**Development priorities for the borough will be to:**

- facilitate and support the regeneration and development aspirations identified in the Regional Spatial Strategy;
- encourage economic growth and inward investment;
- improve accessibility for all to services; education; employment; health; leisure and housing;
- protect and enhance the heritage, cultural and environmental assets and seek to avoid areas at risk of flooding;
- foster sustainable communities with an appropriate range of facilities.

#### Sustainable development locations

In accommodating these priorities our approach will utilise a settlement hierarchy (set out in Policy CS02) to ensure that:

- new investment is directed to the most sustainable places;
- significant emphasis is placed on brownfield redevelopment within the towns and villages;
- the development of sustainable urban extensions to the main towns;
- locally appropriate levels of growth take place in selected Key Rural Service Centres and Rural Villages;
- new development is guided away from areas at risk of flooding now or in the future, however recognising development may be required within flood risk areas to deliver regeneration objectives within King's Lynn and maintain the sustainability of local communities in rural areas;
- approximately 90% of new residential development will take place in areas identified within the settlement hierarchy to ensure reasonable access

to services satisfying basic day to day needs;

- 75% of employment land will be allocated in King's Lynn.

## King's Lynn

In support of the overall development strategy the Council will:

- promote King's Lynn as the main centre including retail, leisure and culture and economic driver within the borough, a significant "engine of growth" and sub regional centre in the East of England;
- provide for a minimum of 7,510 new houses through the regeneration of brownfield land and urban expansion;
- make provision for new jobs within existing and new employment areas and also as part of central area regeneration;
- make appropriate use of the high quality historic environment in the town through sensitive inclusion in regeneration proposals;
- establish a strong educational base;
- underpin the growth and development of King's Lynn with a major review of transport strategy to:
  - improve the public transport network linking the main centres of population within and beyond the borough;
  - seek improvements to the efficiency and safety of principal roads connecting to other parts of the borough;
  - enable improved circulation within the town and support new development;
  - it will also reflect the rural nature of King's Lynn's hinterland where the car will remain the primary

transport mode to the town throughout the plan period.

- seek to resolve the need for economic and social regeneration in those parts of the town which are at risk to flooding.

## Downham Market

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

The impact of significant development in recent years and the adequacy and quality of local services will be assessed by the Council and its strategic partners to quantify and address necessary change.

The strategy for the town will seek to:

- provide new employment opportunities within a revitalised town centre and new allocations of land.
- support the role of the town a service centre for visitors and the local tourism economy.
- provide a limited amount of growth to the town including at least 2,710 new homes with new allocations of at least 390 houses.
- ensure existing essential services and facilities are not jeopardised and that new investment brings with it appropriate mitigation and improvements.

## Hunstanton

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

Support will be given to:

- extend the season and diversify year-round activity without detracting from the town's heritage with additional tourist facilities and leisure development.
- improving visitor accessibility and public transport so that the town may benefit from growth proposals for King's Lynn.
- implement the Southern Seafront and Town Centre Masterplan.

Provision will be made for at least 580 new homes with new allocations of at least 220 houses.

### **The area adjacent to Wisbech**

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

The Council will be supportive in principle to:

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

(The nature and scale of this development will be dependant upon the outcome of work by Fenland District Council addressing the strategic role of Wisbech, the scale of housing provision overall, the impact of Strategic Flood Risk Assessment and the impact upon traffic using the A47(T). The Borough Council will review the potential for further joint study with Fenland District Council as these issues achieve more clarity).

### **Rural and coastal areas**

The strategy for the rural areas will:

- promote sustainable communities and sustainable patterns of development;

- ensure strong, diverse, economic activity, whilst maintaining local character and a high quality environment;
- focus most new development and at least 2,880 new homes within or adjacent to these selected Key Rural Service Centres (to be defined in the Site Specific Allocations DPD);
- protect the countryside beyond the villages for its intrinsic character and beauty, the diversity of its historic environment; landscapes; geodiversity and biodiversity through a Green Infrastructure Management Plan, and Biodiversity Action Plans.

Within the coastal areas, the Council will work with its strategic partners to limit any detrimental impact of coastal change and take account of the Shoreline Management Plans, which will plan for future change.