



Local Development Framework Task Group

Agenda

Wednesday, 14th September, 2016
at 10.00 am

in the

**Committee Suite
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, 14TH SEPTEMBER, 2016

VENUE: COMMITTEE SUITE, KING'S COURT, CHAPEL
STREET

TIME: 10.00 am

1. APOLOGIES FOR ABSENCE

To receive any apologies for absence.

2. NOTES OF PREVIOUS MEETING (Pages 6 - 11)

To agree the notes of the previous meeting held on 10 August 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 from the public seating area.

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. CORE STRATEGY AND DEVELOPMENT MANAGEMENT POLICIES REVIEW (Pages 12 - 61)

Discussions have taken place with Development Management officers around the review of the **Core Strategy and Development Management (SADMP) policies**. A copy of the table used for this process is attached including a column for 'notes', etc. It would be useful for Members of the Task Group to also contribute to this process. The following links will assist Members identify the existing policies being reviewed:

Core Strategy -

https://www.west-norfolk.gov.uk/downloads/download/68/core_strategy_document

SADMP Development Management Policies –

http://consult.west-norfolk.gov.uk/portal/sad_mod2016/saddpdmod_doc/mod_readonly?pointId=s1459761691851#section-s1459761691851

Members' views are requested.

7. CALL FOR SITES AND POLICY SUGGESTIONS (Pages 62 - 81)

A '**Call for sites and Policy Suggestions**' form has been prepared (copy attached for Members information). The Borough has cooperated with other Norfolk local authorities to develop a consistent approach to this process. Two councils have already used a version of the form for their call for sites exercise. We need to send this out to initiate the process of collecting information on potential sites and policies for inclusion in the plan review.

The 'Call for Sites and Policy Suggestions' offers an opportunity for developers, agents, landowners, individuals, and other interested parties to promote sites located within the Borough for future development, suggest locations/areas for special policy treatment, and put forward policy suggestions. Sites can be submitted for a variety of uses including: residential housing, employment, retail and business uses, community facilities, and other types of development.

Members are recommended to note the Call for Sites and Policy Suggestions Form.

8. **DRAFT SUSTAINABILITY APPRAISAL SCOPING REPORT** (Pages 82 - 182)

A **draft Sustainability Appraisal (SA) Scoping Report** has been prepared (copy attached) and now needs to be sent to statutory bodies for their comments.

The draft report takes into account Natural England's response to our initial consultation. In summary the data has been updated, creating a new list of relevant plans, policies and programmes and concluding that there are some changes or sustainability issues that have increased in emphasis but that the wording of our original SA criteria was sufficiently broad to adequately address these issues.

The document must be sent to Natural England, the Environment Agency and Historic England for consultation for a period of 5 weeks (Regulation 4 of the Environmental Assessment of Plans and Programmes Regulations 2004). Following any changes it should go onto the Council's website.

Members are recommended to note the draft SA Scoping Report.

9. **DATE OF NEXT MEETING**

To note that the next scheduled meeting of the LDF Task Group will be held on Wednesday 12 October 2016.

To: Members of the Local Development Framework Task Group

Councillors R Blunt (Chairman), A Bubb, C J Crofts, I Gourlay, J Moriarty, M Peake (Vice-Chairman), Miss S Sandell, D Tyler and Mrs E Watson

For Further information, please contact:

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BOROUGH COUNCIL OF KING'S LYNN & WEST NORFOLK

LOCAL DEVELOPMENT FRAMEWORK TASK GROUP

**Notes from the Meeting of the Local Development Framework Task Group
held on Wednesday, 10th August, 2016 at 10.00 am in the Miles Room,
Town Hall, Saturday Market Place, King's Lynn**

PRESENT: Councillor R Blunt (Chairman)
Councillors A Bubb, C J Crofts, M Peake (Vice-Chairman), Miss S Sandell,
D Tyler and Mrs E Watson

1 APOLOGIES FOR ABSENCE

An apology for absence was received from Councillor J Moriarty.

2 NOTES OF PREVIOUS MEETING

The notes of the previous meeting held on 13 July 2016 were agreed as a correct record.

3 MATTERS ARISING

None.

4 DECLARATIONS OF INTEREST

There were no declarations of interest.

5 MEMBERS ATTENDING UNDER STANDING ORDER 34

There were no Members present under Standing Order 34.

6 INSPECTOR'S REPORT (VERBAL UPDATE)

The LDF Manager provided a verbal update and explained that the Inspector's Report had been sent to the Planning Inspectorate approximately 10 days ago. The Inspector would be allowed a 3 week period to carry out a legal sense check.

The report would then be forwarded to the Borough Council to allow a fact check to be undertaken within a 2 week period.

The Inspector's Report would be considered at Cabinet on 7 September 2016

AGREED: That the update report be noted.

7

PLAN REVIEW

a) Further Consideration of Vision and Objectives

In presenting the report, the Graduate Planner reminded the Members that as part of the Local Plan review process the Vision and Objectives from the Core Strategy (2011) were presented to the LDF Task Group at a previous meeting. A detailed discussion took place as to amendments that could potentially be made going forward. Key themes emerged from the discussion which were debated and put forward to be included within a revised Vision and set of objectives.

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

- The emerging thoughts which covered the themes discussed.
- Additional themes which rose from discussions relating to the potential strategic options for the Borough.
- Vision for King's Lynn and West Norfolk to 2036, and a set of objections based upon the themes which had emerged from previous discussions.

The Graduate Planner explained that text to be removed appeared with a strikethrough and any new text was underlined. This enabled the potential changes to be read in the context of those existing. For ease of comparison the numbering presented remained unchanged from that within the Core Strategy.

Following comments on ensuring that the appropriate infrastructure was in place to support the Borough Council's level of growth, the LDF Manager suggested that the text be amended to read: improve strategic connections.

AGREED: The text within the document be amended as set out below:

- Section relating to infrastructure be amended to read improve strategic connections.

b) Further Consideration of Strategic Options for Growth

The Task Group was reminded that an earlier discussion paper was presented to Members at the last meeting which explored the level of growth required over the Local Plan Review period (2016-2036). It highlighted that in the region of 4,000 dwellings would need to be identified through the allocation process. Five potential strategic growth options could be accommodated across the Borough were presented and subjected to a Sustainability Appraisal, against the Borough's twenty Sustainability Objections. The Task Group determined that Option 2 Spread was the most sustainable option, but

that a degree of development should be afforded to Hunstanton to support its role within the Borough, that Watlington should be afforded a higher allocation number than a Key Rural Service Centre (KRSC) recognising the presence of the train station and potential increases in rail services, that Marham should receive a higher allocation than a KRSC taking into account the presence and expansion of RAF Marham.

The Graduate Planner explained that the paper focused upon a variation of Option 2 Spread, titled 2A Hybrid Spread of Development. The strategic growth option was presented, subjected to the sustainability appraisal alongside the original five options that were considered.

The LDF Manager explained that following the comments from the previous Task Group meeting, a corridor had been created from King's Lynn to Watlington/Downham Market where potentially the most growth could occur and suggested that the strategy be titled "Growth Corridor"

The Task Group highlighted the importance of the correct infrastructure to support growth in both the south and north of the Borough. The LDF Manager explained that the King's Lynn Transport Strategy was still ongoing in the King's Lynn area. However, the LDF Manager informed the Task Group that an officer from Norfolk County Council could be invited to attend a future meeting to discuss if there was something that could be done to identify the blockages and if there was a mechanism to relief the pressure points.

The LDF Manager explained that the LDF Team would work up a plan containing outputs for the preferred option for consideration at a future meeting.

Following comments from Members on the decision not to specifically allocate residential housing sites for the Rural Villages, the LDF Manager explained that this had been predicated on Government change and advised that whilst the role of these settlements within the Borough was recognised, it was considered that contributions from smaller developments and windfall developments would ensure that those locally important settlements and their services were sustained.

In response to questions as to the criteria for determining facilities in villages, for example, Doctor's surgery and some practices currently reaching saturation point, it was suggested that an officer from NHS Cambridge be invited to attend a future meeting. The Principal Planner (Policy) explained that there was a limited amount that a local planning authority could do to influence expansion of or new Doctor's surgeries. The local planning authority could allocate land, but could not ensure that a Doctor's surgery would be willing to develop on the site.

The Graduate Planner explained that the changes to Government policy were anticipated in the Autumn 2016.

AGREED: 1) A NCC Officer be invited to attend a future meeting of the Task Group.

2) An officer from NHS Cambridge/CCG be invited to attend a future meeting of the Task Group.

c) Consideration of the Settlement Hierarchy

The Graduate Planner provided an overview and explained that it ensured that new growth was appropriately distributed and the best opportunities of supporting existing and new business and community facilities was realised.

The Task Group was reminded that as part of the Local Plan Review process, it was important to consider whether Policy CS02 remained appropriate, or if it required an element of refining. The discussion paper looked at the existing settlement hierarchy (including amendments introduced through the SADMP), an overview of how this was formed; and presented a review option going forward, with the NPPF in mind.

Members' attention was drawn to the current Settlement Hierarchy.

In response to comments regarding West Walton/West Walton Highway being identified as a KRSC and the potential to be split to become two separate centres, the LDF Manager explained that if the two villages were decoupled it might end up with no growth or small scale development.

Concern was expressed that Grimston/Pott Row with Gayton was a KRSC and the comment was made that Gayton could be a standalone village.

Following comments on going forward with Key Rural Service Centres, the LDF Manager explained that there were a number of elements to consider as set out below:

- What services were available.
- Suitable sites/constraints.

It was explained that forms had been sent to the Parish Councils for their input (Appendix 1).

Members were reminded that the existing settlement hierarchy had been used to direct growth to sustainable settlements since the adoption of the Core Strategy in 2011. The review would allow the opportunity to reassess the tier each settlement had been assigned to.

The LDF Manager advised that it was suggested that the assessment criteria be modified to take account of the NPPF as set out in section 4 of the discussion paper.

AGREED: The existing settlement hierarchy be reviewed at the next meeting of the Task Group.

8 **2015/16 HOUSING TRAJECTORY AND 5 YEAR HOUSING LAND SUPPLY POSITION**

The Graduate Planner explained that the 2015/2016 Housing Trajectory and 5 Year Housing Land Supply Position was published on the Borough Council's website and had been updated to take account of the Inspector's Appeal decision regarding the Public Inquiry relating to a site in Heacham.

The Chairman, Councillor Blunt invited the Task Group to ask questions/comment.

There were questions or comments from the Task Group.

AGREED: The link to the report be included on the next Agenda of the Regeneration and Development Panel for information only.

9 **PLANNING POLICY TEAM WORK PROGRAMME FOR APRIL 2016 TO MARCH 2017**

The LDF Manager provided an overview of the Policy Team Work Programme as circulated with the Agenda which was noted by the Task Group.

The Principal Planner (Policy) outlined the changes within the LDF Team.

AGREED: A staff structure chart with photographs of the LDF Team and Planning Control be circulated to the Task Group.

10 **SOUTH EAST Lincs LOCAL PLAN CONSULTATION**

The LDF Manager explained that from time to time the Borough Council was 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 discussed the Borough Council's response.

AGREED: The Borough Council's response set out below be submitted to South East Lincolnshire Local Plan consultation:

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 South Lincolnshire 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 has been proportionate to the significance of the cross-border issues, and has met the requirements of the Duty to Co-operate.

11 **DATE OF NEXT MEETING**

The next meeting of the LDF Task Group will be held on Wednesday 14 September 2016 at 10.00 am in the Committee Suite, King's Court, Chapel Street, King's Lynn.

The meeting closed at 11.45 am

Borough Council of King's and West Norfolk

Local Plan Review (2016 – 2036):

Consideration of SADMP DM Policies & CS Area Wide Policies

12

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



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Policy	Notes / Issues	Suggested Draft Revised Policy Wording	Further Research?
<p>DM1 Presumption in favour of sustainable development</p> <p>When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively and jointly with applicants to find solutions that allow proposals to be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.</p> <p>Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.</p> <p>Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision, the Council will grant permission unless material considerations indicate otherwise – taking into account whether:</p> <ul style="list-style-type: none"> Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or Specific policies in that Framework indicate that development should be restricted. 			
DM2 Development Boundaries			

Policy	Notes / Issues	Suggested Draft Revised Policy Wording	Further Research?
<p>Development will be permitted within the development boundaries of settlements shown on the Policies Map provided it is in accordance with the other policies in the Local Plan.</p> <p>The areas outside development boundaries (excepting specific allocations for development) will be treated as countryside where new development will be more restricted and will be limited to that identified as suitable in rural areas by other policies of the local plan, including</p> <ul style="list-style-type: none"> • farm diversification (under Core Strategy Policy CS06); • small scale employment (under Core Strategy Policy CS10); • tourism facilities (under Core Strategy Policy CS10); • community facilities, development in support (under Core Strategy Policy CS13); • renewable energy generation (under Policy DM20 of the rural economy or to this Plan); • rural workers' housing (under Policy DM6 of this Plan); and • affordable housing (under Core Strategy Policy CS09); <p>In Smaller Villages and Hamlets, infilling in accordance with Policy DM3 will also be permitted in addition to those categories identified in the previous paragraph.</p>			
DM2A Early Review of Local Plan			

Policy	Notes / Issues	Suggested Draft Revised Policy Wording	Further Research?
<p>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.</p> <p>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).</p>			
<p>DM3 Development in the Smaller Villages and Hamlets</p> <p>New development in the designated Smaller Villages and Hamlets will be</p>			

Policy	Notes / Issues	Suggested Draft Revised Policy Wording	Further Research?
<p>limited to</p> <p>a) that suitable in rural areas, including</p> <ul style="list-style-type: none"> ○ small scale employment uses (under Policy CS10); ○ community facilities (under Policy CS13); ○ smaller scale tourism facilities (under Policy CS10); ○ conversions of existing buildings (under Policy CS06); ○ rural exceptions affordable housing; and ○ development to meet specific identified local need, including housing to support the operation of rural businesses (under Policies CS01 and CS06); <p>plus</p> <p>b) housing as set out following.</p> <p>The sensitive infilling of small gaps within an otherwise continuously built up frontage by new dwellings will be permitted in Smaller Villages and Hamlets where:</p> <ul style="list-style-type: none"> • The development is appropriate to the scale and character of the group of buildings and its surroundings; and • It will not fill a gap which provides a positive contribution to the street scene. <p>In exceptional circumstances the development of small groups of dwellings in Smaller Villages and Hamlets may be considered appropriate where the development is of a particularly high quality and would provide significant benefits to the local community.</p>			

Policy	Notes / Issues	Suggested Draft Revised Policy Wording	Further Research?
<p>DM4 Houses in Multiple Occupation (HMOs)</p> <p>The conversion of existing dwellings to and new development of properties for multiple occupation may be permitted where:</p> <ul style="list-style-type: none"> • There is no adverse impact on the amenity of existing and new residents and the historic and natural environment; and 			

Policy	Notes / Issues	Suggested Draft Revised Policy Wording	Further Research?
<ul style="list-style-type: none"> • The development and associated facilities, including bin storage, car and cycle parking, can be provided without significant detriment to the occupiers of adjoining or neighbouring properties; and • The site is within reasonable distances to facilities, public open space, supporting services and local employment. 			
<p>DM5 Enlargement or Replacement of Dwellings in the Countryside</p> <p>Proposals for replacement dwellings or extensions to existing dwellings will be approved where the design is of a high quality and will preserve the character or appearance of the street scene or area in which it sits. Schemes which fail to reflect the scale and character of their surroundings or which would be oppressive or adversely affect the amenity of the area or neighbouring properties will be refused.</p>			

Policy	Notes / Issues	Suggested Draft Revised Policy Wording	Further Research?
<p>DM6 Housing needs of rural workers</p> <p>New Occupational Dwellings</p> <p>1. Development proposals for occupational dwellings must demonstrate the stated intentions to engage in farming, forestry or any other rural-based enterprise, are genuine, are reasonably likely to materialise and are capable of being sustained. Proposals should show that the needs of the intended enterprise require one or more of the people engaged in it to live nearby.</p> <p>2. Agricultural or rural based occupancy conditions will be placed on any</p>			

Policy	Notes / Issues	Suggested Draft Revised Policy Wording	Further Research?
<p>new permanent or temporary occupational dwellings specifying the terms of occupation.</p> <p>Permanent occupational dwellings</p> <p>3. New permanent dwellings should only be allowed to support existing rural based activities on well-established rural based enterprises, providing:</p> <p>a. there is a clearly established existing functional need, requiring occupants to be adjacent to their enterprises in the day and at night,</p> <p>b. The need could not be met by existing dwellings within the locality,</p> <p>c. The application meets the requirements of a financial test demonstrating that:</p> <p>d. the enterprise(s) and the rural based activity concerned have been established for at least three years, have been profitable for at least one of them and;</p> <p>i. are currently financially sound, and have a clear prospect of remaining so and;</p> <p>ii. the rural based enterprise can sustain the size of the proposed dwelling;</p> <p>iii. acceptable in all other respects</p>			

Policy	Notes / Issues	Suggested Draft Revised Policy Wording	Further Research?
<p>Temporary occupational dwellings</p> <p>4. If a new dwelling is essential to support a new rural based activity, it should normally, for the first three years, be provided by a caravan, or other temporary accommodation.</p> <p>5. New temporary dwellings should only be allowed to support rural based activities providing:</p> <p>a. The proposal satisfies criteria 3a and 3b above</p> <p>b. The application is supported by clear evidence of a firm intention and ability to develop the enterprise concerned (for example significant investment in new farm buildings is often a good indication of intentions);</p> <p>c. The application is supported by clear evidence that the proposed enterprise has been planned on a sound financial basis.</p> <p>Existing Occupational Dwellings</p> <p>6. Preference will be given to retaining agricultural or other rural based occupancy dwellings where there is a local identified need.</p> <p>7. Proposals for the relaxation or removal of agricultural occupancy conditions will only be permitted where the applicant can demonstrate that:</p> <p>a. The dwelling has been occupied in accordance with the terms of the</p>			

Policy	Notes / Issues	Suggested Draft Revised Policy Wording	Further Research?
<p>occupancy condition for a minimum of 5 years; and</p> <p>b. There is no longer a need for the dwelling by those working, or last working, in the locality in agricultural, forestry or a rural enterprise, established by evidence of marketing (including the provision of details of an independent market valuation reflecting the occupancy condition, as well as all viewings and offers made) for a 12 month period at a price that reflects the occupancy condition.</p>			
<p>DM7 Residential Annexes</p> <p>Development of residential annexes will be approved only subject to the following being secured by condition or planning agreement:</p> <ul style="list-style-type: none"> • It remains in the same ownership as, and is occupied in conjunction with the principal dwelling; and does not appear as tantamount to a new dwelling • It is ancillary and subordinate in scale to the principal dwelling; • Its occupant(s) share(s) the existing access, garden and parking of the main dwelling; • Occupation of the annexe is subsidiary to that of the main dwelling; and • Not capable of sub-division. 			

Policy	Notes / Issues	Suggested Draft Revised Policy Wording	Further Research?
Development of residential annexes outside the development boundaries of settlements will also be judged against the criteria in Policy DM5: Enlargement or Replacement of Dwellings in the Countryside.			
<p>DM8 Delivering Affordable Housing on Phased Development</p> <p>Allocated Sites</p> <p>On sites allocated for residential development through the Local Plan process the requirement to provide affordable housing under Core Strategy CS09 Housing will apply jointly to the whole of a single allocated site that is developed incrementally (through sub-division etc.) and where development of the whole site results in a requirement for a proportion of (or in exceptional circumstances a contribution to) affordable housing.</p> <p>Windfall Sites</p> <p>On windfall sites the requirement to provide affordable housing under Core Strategy CS09 Housing will apply where the Council considers that the proposed development forms part of a larger site which, if developed, would result in a requirement for a proportion of (or contribution to) affordable housing. If the application site satisfies one or more of the following criteria, then it will be considered to be part of a larger site for the purposes of this policy:-</p> <ul style="list-style-type: none"> Land ownership – If an application site is in the same ownership as 			

Policy	Notes / Issues	Suggested Draft Revised Policy Wording	Further Research?
<p>one or more adjacent plots of land at the time the application is made or within 3 years of the date the application is made and development of those sites would comply with other policies of the Local Plan;</p> <ul style="list-style-type: none"> • Planning history – If there is evidence of previous applications for development of a larger site of which the application site forms a part within the past 3 years of the date an application is made and development of the larger site would still be acceptable under other policies of the Local Plan; or • Extensions to existing consented development – If the site forms an extension to a development that has been approved in the 3 years before the application is made and which is still capable of being implemented or the site forms an extension to a development that is being built out on the date the application is made. 			

Policy	Notes / Issues	Suggested Draft Revised Policy Wording	Further Research?
<p>DM9 Community Facilities</p> <p>The Council will encourage the retention of existing community facilities and the provision of new facilities, particularly in areas with poor levels of provision and in areas of major growth.</p> <p>Development leading to the loss of an existing community facility will not be permitted unless it is demonstrated that either:</p> <ul style="list-style-type: none"> a) the area currently served by it would remain suitably provided following the loss, or if not b) it is no longer viable or feasible to retain the premises in a community facility use. 			

Policy	Notes / Issues	Suggested Draft Revised Policy Wording	Further Research?
<p>DM10 Retail Development</p> <p>The Council attach a high priority to the need to support and maintain King's Lynn, Downham Market and Hunstanton as major retail centres. This will be achieved by a combination of measures to improve attractiveness (by increased accessibility, environmental enhancements, events and promotions), as well as strongly supporting proposals to redevelop and invest in the town centres including, where necessary, the use of compulsory purchase powers to consolidate land.</p> <p>New retail uses will be expected to be located in these town centres unless an alternative location is demonstrated to be necessary. If there are no suitable sites in the town centre, an edge of centre location will be expected. Other locations will only be acceptable where it is demonstrated either that there are no suitable sites in the town centre and edge of centre, or the format or nature of the proposed use would not be appropriate in a town centre location (e.g. bulky goods and trade, rural retail services, etc.).</p> <p>The Council will strongly resist proposals for out of town retail uses that either individually or cumulatively would undermine the attractiveness and viability of the town centres. Retail impact assessments will be required for individual schemes having a floorspace of greater than 2500 square metres, although in the case of the Hardwick area in King's Lynn (where there is already a significant accumulation of out of town centre retailing) greater weight will be attached to the cumulative impact of new</p>			

Policy	Notes / Issues	Suggested Draft Revised Policy Wording	Further Research?
<p>development on the town centre. New retail uses in this area will not be subject to a floorspace threshold and will only be approved where they meet the sequential test set out in the NPPF and will not individually or cumulatively undermine the viability of the town centre.</p>			
DM11 Touring and Permanent Holiday Sites			

Policy	Notes / Issues	Suggested Draft Revised Policy Wording	Further Research?
<p>(NOTE – For the purposes of this policy the term ‘holiday accommodation’ is used to describe caravan based accommodation, including touring and permanent sites/units, as well as permanent buildings constructed for the purpose of letting etc.)</p> <p>Location requirements</p> <p>Proposals for new holiday accommodation sites or units or extension or intensification to existing holiday accommodation will not normally be permitted unless:</p> <ul style="list-style-type: none"> • The proposal is supported by a business plan demonstrating how the site will be managed and how it will support tourism or tourist related uses in the area; • The proposal demonstrates a high standard of design in terms of layout, screening and landscaping ensuring minimal adverse impact on visual amenity and the historical and natural environmental qualities of the surrounding landscape and surroundings; and • The site can be safely accessed; • It is in accordance with national policies on flood risk; • The site is not within the Coastal Hazard Zone indicated on the 			

Policy	Notes / Issues	Suggested Draft Revised Policy Wording	Further Research?
<p>Policies Map, or within areas identified as tidal defence breach Hazard Zone in the Borough Council's Strategic Flood Risk Assessment and the Environment Agency's mapping;</p> <p>Small scale proposals for holiday accommodation will not normally be permitted within the Norfolk Coast Area of Outstanding Natural Beauty (AONB) unless it can be demonstrated that the proposal will not negatively impact on the landscape setting and scenic beauty of the AONB or on the landscape setting of the AONB if outside the designated area.</p> <p>Conditions to be applied to new holiday accommodation</p> <p>Where development is permitted in the open countryside for new holiday accommodation, it is essential that such uses are genuine and will be operated and maintained as tourist facilities in the future. To achieve this aim, occupancy conditions will be placed on future planning permissions requiring that:</p> <ul style="list-style-type: none"> • The accommodation is occupied for holiday purposes only and shall be made available for rent or as commercial holiday lets; • The accommodation shall be for short stay accommodation only (no more than 28 days per single let) and shall not be occupied as a person's sole or main place of residence; and • The owners/operators shall maintain an up-to-date register of lettings/occupation and shall make this available at all reasonable times to the Local Planning Authority. 			

Policy	Notes / Issues	Suggested Draft Revised Policy Wording	Further Research?
<p>DM12 Strategic Road Network</p> <p>The Strategic Road Network within the Borough, comprising the A10, A17, A47, A134, A148, A149, A1101 & A1122 and shown on the Policies Map, will be protected as follows outside of the settlements specified within Core Strategy policy CS02:</p> <ul style="list-style-type: none"> • New development, apart from specific plan allocations, will not be 			

Policy	Notes / Issues	Suggested Draft Revised Policy Wording	Further Research?
<p>permitted if it would include the provision of vehicle access leading directly onto a road forming part of this Strategic Road Network;</p> <ul style="list-style-type: none"> • New development served by a side road which connects to a road forming part of the Strategic Road Network will be permitted provided that any resulting increase in traffic would not have a significant adverse effect on: <ul style="list-style-type: none"> • The route's national and strategic role as a road for long distance traffic • Highway safety • The route's traffic capacity • The amenity and access of any adjoining occupiers. <p>In appropriate cases a Transport Assessment will be required to demonstrate that development proposals can be accommodated on the local road network, taking into account any infrastructure improvements proposed.</p> <p>Policy CS11 of the Adopted Core Strategy sets out the transport requirements for development proposals to demonstrate that they accord with. Paragraph 013 - Transport Assessments and Statements of the Planning Practice Guidance should also be considered."</p>			

Policy	Notes / Issues	Suggested Draft Revised Policy Wording	Further Research?
<p>DM13 Railway Trackways</p> <p>The following existing and former railway trackways and routes, as indicated on the Policies Map, will be safeguarded from development which would prejudice their potential future use for paths, cycleways, bridleways, new rail facilities, etc. unless the proposals for trackway use are accompanied by appropriate alternative route provision that makes</p>			

Policy	Notes / Issues	Suggested Draft Revised Policy Wording	Further Research?
<p>the safeguarding unnecessary:</p> <ul style="list-style-type: none"> • King's Lynn Harbour Junction - Saddlebow Road; • King's Lynn east curve; and • King's Lynn docks branch to Alexandra Dock and Bentinck Dock; • Denver - Wissington; • King's Lynn to Hunstanton; and • Part of the former King's Lynn to Fakenham line route from the West Winch Growth Area to the Bawsey/Leziate countryside sports and recreation area. <p>The King's Lynn docks branch (as above) will, however, not be safeguarded to the extent this compromises port operations within the Port Estate.</p>			
<p>DM14 Development associated with the National Construction College, Bircham Newton, and RAF Marham</p> <p>The Council strongly supports the roles that the National Construction College, Bircham Newton and RAF Marham play as local employers, and as centres of excellence for construction and advanced engineering, respectively.</p> <p>The Council will adopt a positive approach to new development to improve these facilities.</p>			

Policy	Notes / Issues	Suggested Draft Revised Policy Wording	Further Research?
<ul style="list-style-type: none"> ○ Non-operational 'enabling' development which supports the retention, enhancement or expansion of these facilities will be permitted where it can be demonstrated ○ that the development will enhance the facility's long term value to the Borough's economy and employment; and ○ there are robust mechanisms to ensure the improvements justifying the enabling development are delivered and sustained; and ○ the resulting development will not undermine the spatial strategy set out in Core Strategy Policy CS01; and ○ it will not result in the loss of land needed for operation of the facility, or reduce its reasonably foreseeable potential to expand or be reconfigured. 			

Policy	Notes / Issues	Suggested Draft Revised Policy Wording	Further Research?
<p>DM15 Environment, Design and Amenity</p> <p>Development must protect and enhance the amenity of the wider environment including its heritage and cultural value. Proposals will be assessed against their impact on neighbouring uses and their occupants as well as the amenity of any future occupiers of the proposed development. Proposals will be assessed against a number of factors including:</p> <ul style="list-style-type: none"> • Heritage impact; • Overlooking, overbearing, overshadowing; 			

Policy	Notes / Issues	Suggested Draft Revised Policy Wording	Further Research?
<ul style="list-style-type: none"> • Noise; • Odour; • Air quality; • Light pollution; • Contamination; • Water Quality; and • Visual impact. <p>The scale, height, massing, materials and layout of a development should respond sensitively and sympathetically to the local setting and pattern of adjacent streets including spaces between buildings through high quality design and use of materials.</p> <p>Development that has a significant adverse impact on the amenity of others or which is of a poor design will be refused.</p> <p>Development proposals should demonstrate that safe access can be provided and adequate parking facilities are available.</p>			

Policy	Notes / Issues	Suggested Draft Revised Policy Wording	Further Research?
<p>DM16 Provision of Recreational Open Space for Residential Developments</p> <p>All new residential development will be expected to make adequate provision for open space to the following standards:</p> <p>Schemes of up to 19 units will ensure that their schemes contain sufficient space to ensure a high standard of layout and amenity to the residents of the proposed development and to ensure that the scheme integrates into the wider landscape setting. On windfall sites the requirement to provide open space will apply where the Council considers that the proposed development forms part of a larger site which, if developed, would result</p>			

Policy	Notes / Issues	Suggested Draft Revised Policy Wording	Further Research?
<p>in a requirement for a proportion of (or contribution to) open space.</p> <p>Schemes of 20 units or greater will provide 2.4 hectares of open space per 1000 population comprising approximately :</p> <ul style="list-style-type: none"> • 70% for either amenity, outdoor sport, and allotments (see below) and • 30% for suitably equipped children's play space • Developments of 20 – 99 dwellings will be expected to meet the requirement for suitably equipped children's play space only; • Developments of 100 dwellings and above will be expected to meet the whole requirement. • On sites allocated for residential development through the Local Plan process, and where development of the whole site results in a requirement for a proportion of (or contribution to) open space, the requirement to provide open space will apply to the whole of a single allocated site, even if it is developed incrementally (through sub-division etc.). <p>All proposals involving the provision of publicly accessible areas of open</p>			

Policy	Notes / Issues	Suggested Draft Revised Policy Wording	Further Research?
<p>space must include robust arrangements for the management and future maintenance of that open space. The Council may take on and adopt areas of public open space within developments, subject to bringing the scheme up to an appropriate standard and the payment of an appropriate fee.</p> <p>The Council will adopt a flexible approach to the types of open space required within a particular scheme only where it can be demonstrated :</p> <ul style="list-style-type: none"> i) that there is excess provision available in the locality, or ii) where opportunities exist to enhance existing local schemes, or iii) the townscape or other context of the development is such that the provision of open space is not desirable. <p>The Council will provide full details on the provision and maintenance of open space within Supplementary Planning Guidance.</p> <p>Allotments</p> <p>The Council will seek to resist the loss of allotments in areas where there is a current or predicted demand for such facilities, unless the loss were to be offset by alternative provision of an equal or higher quality in the</p>			

Policy	Notes / Issues	Suggested Draft Revised Policy Wording	Further Research?
<p>vicinity. The provision of new allotments may be sought in locations for large-scale residential development (such as the strategic allocations) where there is an identified need. This will be balanced against the need for other types of recreational space and facilities and the financial viability of any development.</p>			

Policy	Notes / Issues	Suggested Draft Revised Policy Wording	Further Research?
<p>DM17 Parking Provision in New Development Residential dwellings</p> <p>New dwellings (including flats and maisonettes) will be required to include car parking to the following minimum standards:</p> <ul style="list-style-type: none"> a. One bedroomed unit – 1 space per dwelling; b. Two or three bedroomed unit – 2 spaces per dwelling; c. Four or more bedroomed unit – 3 spaces per dwelling. <p>This provision may include under-croft parking and car ports providing these have no other use, but garages under 7m x 3m (internal dimensions) will not be counted.</p> <p>Reductions in car parking requirements may be considered for town centres, and for other urban locations where it can be shown that the location and the availability of a range of sustainable transport links is likely to lead to a reduction in car ownership and hence need for car parking provision.</p> <p>Each dwelling will also be required to provide a minimum of one secure and covered cycle space per dwelling.</p> <p>Other developments</p> <p>For developments other than dwellings car parking provision will be negotiated having regard to the current standards published by Norfolk County Council.</p>			
DM18 Coastal Flood Risk Hazard Zone (Hunstanton to Dersingham)			

Policy	Notes / Issues	Suggested Draft Revised Policy Wording	Further Research?
<p>This policy applies within the Coastal Flood Risk Hazard Zone as defined on the Policies Map.</p> <p>New Developments</p> <p>The following developments will not be permitted within Tidal Flood Zone 3 (including climate change) as designated on the Strategic Flood Risk Assessment (SFRA) Maps:</p> <ul style="list-style-type: none"> • New dwellings; • New or additional park homes/caravans. <p>Replacement Dwellings</p> <p>Replacement dwellings will only be permitted in Tidal Flood Zone 3 where all of the following seven criteria are satisfied:</p> <ul style="list-style-type: none"> • A Flood Risk Assessment (FRA) must be undertaken for the development; • All habitable accommodation will be provided above ground floor level (habitable accommodation would usually include bedrooms, sitting rooms, dining rooms, kitchens and any other room designed for habitation. Rooms that are not normally used for living in, such as toilets, storerooms, pantries, cellars and garages, are not considered to be habitable); • The dwelling will only be occupied between 1st April and 30th September in any one year; • The dwelling will incorporate flood mitigation and resiliency measures in accordance with the Department for Communities and Local Government publication: "Improving the flood 			

Policy	Notes / Issues	Suggested Draft Revised Policy Wording	Further Research?
<p>performance of new buildings, flood resilient construction” (2007);</p> <ul style="list-style-type: none"> • The building must be appropriately designed to withstand and be resilient to hydrostatic pressure resulting from a breach/overtopping of the tidal defences; • A flood warning and evacuation plan will be prepared for the property and retained on site; • The level of habitable accommodation provided by the new dwelling would not be materially greater than that provided by the original dwelling. Proposals should not result in an increase in the number of bedrooms over and above the number in the original dwelling. <p>Extensions</p> <p>Extensions to existing properties (beyond any Permitted Development Rights that could be exercised) should not materially increase the amount of habitable rooms. Significant extensions or those that raise the amount of habitable rooms in the property could lead to an increase in the number of people at risk and will not be permitted.</p> <p>Change of Use</p> <p>Any proposed Change of Use will not be permitted if, as a result of the change, the flood risk vulnerability (as defined in the National Planning Practice Guidance) would be increased.</p> <p>Seasonal Occupancy</p> <p>Seasonal occupancy will be limited to between 1 April and 30 September. Applications to remove, relax or vary (by way of extension) any existing</p>			

Policy	Notes / Issues	Suggested Draft Revised Policy Wording	Further Research?
seasonal occupancy condition will be resisted.			
DM19 Green Infrastructure/Habitats Monitoring and Mitigation Opportunities will be taken to link to wider networks, working with partners both within and beyond the Borough. The Council supports delivery of the projects detailed in the Green Infrastructure Study including:			

Policy	Notes / Issues	Suggested Draft Revised Policy Wording	Further Research?
<ul style="list-style-type: none"> • The Fens Waterway Link- Ouse to Nene; • The King's Lynn Wash/Norfolk Coast Path Link; • Gaywood Living Landscape Project; • The former railway route between King's Lynn and Hunstanton; and • Wissey Living Landscape Project. <p>The Council will identify, and coordinate strategic delivery, with relevant stakeholders, of an appropriate range of proportionate green infrastructure enhancements to support new housing and other development and mitigate any potential adverse effects on designated sites of nature conservation interest as a result of increased recreational disturbance arising from new development. All new development must ensure there is no adverse effect on a European Protected Site through the provision of appropriate measures. These enhancements will be set out in a Green Infrastructure Delivery Plan.</p> <p>Major development will contribute to the delivery of green infrastructure, except:</p> <ul style="list-style-type: none"> • Where it can be demonstrated the development will not materially add to the demand or need for green infrastructure. <p>Where such a contribution would make the development unviable, the development will not be permitted unless:</p> <ul style="list-style-type: none"> • It helps deliver the Core Strategy ; and • The relevant contribution to that Strategy could not be achieved by alternative development, including in alternative locations or in the same location at a later time; or • Unless the wider benefits of the proposed development would offset the need to deliver green infrastructure enhancements. 			

Policy	Notes / Issues	Suggested Draft Revised Policy Wording	Further Research?
<p>More detailed local solutions based on the Green Infrastructure Strategy will be developed for Downham Market and Hunstanton, particularly in relation to the main growth areas and King's Lynn and surrounding settlements.</p> <p>In relation to Habitats Regulations Assessment monitoring and mitigation the Council has endorsed a Monitoring and Mitigation Strategy including:</p> <p>Project level HRA to establish affected areas (SPA, SAC, RAMSAR) and a suite of measures including all/some of:</p> <p>Provision of an agreed package of habitat protection measures, to monitor recreational pressure resulting from the new allocations and, if necessary, mitigate adverse impacts before they reach a significant threshold, in order to avoid an adverse effect on the European sites identified in the HRA. This package of measures will require specialist design and assessment, but is anticipated to include provision of:</p> <ul style="list-style-type: none"> i. A monitoring programme, which will incorporate new and recommended further actions from the Norfolk visitor pressure study (anticipated to be completed in Spring 2016) as well as undertaking any other monitoring not covered by the County-wide study. ii. Enhanced informal recreational provision on (or in close proximity to) the allocated site [Sustainable Accessible Natural Greenspace], to limit the likelihood of additional recreational pressure (particularly in relation to exercising dogs) on nearby relevant nature conservation sites. This provision will be likely to consist of an integrated combination of: 			

Policy	Notes / Issues	Suggested Draft Revised Policy Wording	Further Research?
<ol style="list-style-type: none"> 1. Informal open space (over and above the Council's normal standards for play space); 2. Landscaping, including landscape planting and maintenance; 3. A network of attractive pedestrian routes, and car access to these, which provide a variety of terrain, routes and links to the wider public footpath network. <p>iii. Contribution to enhanced management of nearby designated nature conservation sites and/or alternative green space;</p> <p>iv. A programme of publicity to raise awareness of relevant environmental sensitivities and of alternative recreational opportunities.</p> <p>- Notwithstanding the above suite of measures the Borough Council will levy an interim Habitat Mitigation Payment of £50 per house to cover monitoring/small scale mitigation at the European sites. The amount payable will be reviewed following the results of the 'Visitor Surveys at European Sites across Norfolk during 2015 and 2016'.</p> <p>- The Borough Council anticipates utilising CIL receipts (should a CIL charge be ultimately adopted) for contributing to green infrastructure provision across the plan area.</p> <p>Forming a HRA Monitoring and Mitigation and GI Coordination Panel to oversee monitoring, provision of new green infrastructure through a Green Infrastructure Delivery Plan and</p>			

Policy	Notes / Issues	Suggested Draft Revised Policy Wording	Further Research?
the distribution of levy funding.			
<p>DM 20 Renewable Energy</p> <p>Proposals for renewable energy (other than proposals for wind energy development) and associated infrastructure, including the landward infrastructure for offshore renewable schemes, will be assessed to determine whether or not the benefits they bring in terms of the energy generated are outweighed by the impacts, either individually or cumulatively, upon:</p> <ul style="list-style-type: none"> • Sites of international, national or local nature or landscape conservation importance, whether directly or indirectly, such as the Norfolk Coast Area of Outstanding Natural Beauty (AONB), Sites of Special Scientific Interest (SSSIs) and Ramsar Sites; • The surrounding landscape and townscape; • Designated and un-designated heritage assets, including the setting of assets; • Ecological interests (species and habitats); 			

Policy	Notes / Issues	Suggested Draft Revised Policy Wording	Further Research?
<ul style="list-style-type: none"> • Amenity (in terms of noise, overbearing relationship, air quality and light pollution); • Contaminated land; • Water courses (in terms of pollution); • Public safety (including footpaths, bridleways and other non-vehicular rights of way in addition to vehicular highways as well as local, informal pathway networks); and • Tourism and other economic activity. • <p>In addition to the consideration of the above factors, the Borough Council will seek to resist proposals where:</p> <p>a) There is a significant loss of agricultural land; or b) Where land in the best and most versatile grades of agricultural land are proposed to be used.</p> <p>Development may be permitted where any adverse impacts can be satisfactorily mitigated against and such mitigation can be secured either by planning condition or by legal agreement.</p>			

Policy	Notes / Issues	Suggested Draft Revised Policy Wording	Further Research?
<p>DM 21 Sites in Areas of Flood Risk</p> <p>Where the Borough Council has allocated sites in flood risk Zones 2 and 3 or flood defence breach Hazard Zones identified by the Council's Strategic Flood Risk Assessment or more recent Environment Agency mapping:</p> <p>1. These will be subject to (and no relevant planning permission will be granted before):</p> <ul style="list-style-type: none"> • a site specific flood risk assessment satisfactorily demonstrating the development will be safe for its lifetime, taking climate change into account, and with regard to the vulnerability of its users, without increasing flood risk elsewhere and, where possible, reducing flood risk overall; and • satisfactory demonstration that any design or development features necessary to address flood risk issues are compatible with heritage assets in the vicinity (including conservation areas and listed buildings), local visual amenity and (where relevant) the landscape and scenic beauty of the Norfolk Coast Area of 			

Policy	Notes / Issues	Suggested Draft Revised Policy Wording	Further Research?
<p>Outstanding Natural Beauty.</p> <p>2. The sequential test set out in the National Planning Policy Framework (NPPF) policy 101 is deemed to be met by the allocation process, as set out in the Planning Practice Guidance - Flood Risk and Climate Change, so that development is, as far as reasonably possible, located where the risk of flooding (from all sources) is lowest.</p> <p>3. In relation to the exceptions test set out in the NPPF policy 102:</p> <ul style="list-style-type: none"> the first part (demonstration of wider sustainability benefits) is deemed to be met by the allocation process; and the second part (site specific flood risk assessment, etc.) is not deemed to be met by the allocation process, and shall remain the responsibility of the prospective developer. No relevant planning permission shall be granted unless and until this second part of the test is met, as set out in section 1 of this policy, above for further information, reference is made to Appendix 3 and Appendix 4 <p>The Borough Council will take into account advice from the Lead Local Flood Authority and the King's Lynn and West Norfolk Settlements Surface Water Management Plan to ensure that where a serious and exceptional risk of surface water flooding exists adequate and appropriate consideration has been given to mitigating the risk. Mitigation measures should minimise the risk of flooding on the development site and within the surrounding area.</p> <p>4. The design of new dwellings will be in accordance with the Environment Agency/Borough Council Flood Risk Design Guidance.</p>			

Policy	Notes / Issues	Suggested Draft Revised Policy Wording	Further Research?
<p>The Borough Council will take into account advice from the Lead Local Flood Authority and the King's Lynn and West Norfolk Settlements Surface Water Management Plan to ensure that where a serious and exceptional risk of surface water flooding exists adequate and appropriate consideration has been given to mitigating the risk. Mitigation measures should minimise the risk of flooding on the development site and within the surrounding area.</p>			

Policy	Notes / Issues	Suggested Draft Revised Policy Wording	Further Research?
<p>DM22 Protection of Local Open Space</p> <p>The Council will have careful regard to the value of any area of open space when assessing planning applications for development. In assessing the contribution that an area of open space plays, the Council will consider the following factors:</p> <ul style="list-style-type: none"> • Public access; • Visual amenity; • Local distinctiveness; • Landscape character; • Recreational value; • Biodiversity, geodiversity • Cultural value and historic character • Whether the site has been allocated for development in the local plan. <p>Proposals that will result in the loss or restriction of access to locally important areas of open space will be refused planning permission unless such loss can be offset by the replacement of equivalent or higher standard of provision or the wider benefits of allowing development to proceed outweigh the value of the site as an area of open space. The Borough Council will support local communities in designating local green space for protection in neighbourhood plans where this:</p> <ul style="list-style-type: none"> • meets the criteria for local green space as detailed in the National Planning Policy Framework; and • does not conflict with other policies in the Borough's Local Plan. 			
CS08 Sustainable Development			

Policy	Notes / Issues	Suggested Draft Revised Policy Wording	Further Research?
<p>Link to CS:</p> <p>https://www.west-norfolk.gov.uk/download/downloads/id/712/core_strategy_document.pdf</p>			
CS09 Housing			

Policy	Notes / Issues	Suggested Draft Revised Policy Wording	Further Research?
<p>Link to CS:</p> <p>https://www.west-norfolk.gov.uk/download/downloads/id/712/core_strategy_document.pdf</p>			
CS10 The Economy			

Policy	Notes / Issues	Suggested Draft Revised Policy Wording	Further Research?
<p>Link to CS:</p> <p>https://www.west-norfolk.gov.uk/download/downloads/id/712/core_strategy_document.pdf</p>			
CS11 Transportation			

Policy	Notes / Issues	Suggested Draft Revised Policy Wording	Further Research?
<p>Link to CS:</p> <p>https://www.west-norfolk.gov.uk/download/downloads/id/712/core_strategy_document.pdf</p>			
CS12 Environmental Assets			

Policy	Notes / Issues	Suggested Draft Revised Policy Wording	Further Research?
<p>Link to CS:</p> <p>https://www.west-norfolk.gov.uk/download/downloads/id/712/core_strategy_document.pdf</p>			
CS13 Community and Culture			

Policy	Notes / Issues	Suggested Draft Revised Policy Wording	Further Research?
<p>Link to CS:</p> <p>https://www.west-norfolk.gov.uk/download/downloads/id/712/core_strategy_document.pdf</p>			

Borough Council of King's Lynn and West Norfolk

Local Plan Review (2016 -2036)

Call for Sites and Policy Suggestions

Date 2016 – Date 2016

Regulation 18 - Town and Country Planning (Local Planning) (England) Regulations 2012

The Borough Council of King's Lynn and West Norfolk is preparing a review of the Local Plan (Core Strategy & Site Allocations and Development Management Policies Plan). Once adopted this will allocate sites for development and apply policies to meet local needs and guide development in the Borough up to 2036.

The 'Call for Sites and Policy Suggestions' offers an opportunity for developers, agents, landowners, individuals, and other interested parties to promote sites located within the Borough for future development, suggest locations/areas for special policy treatment, and put forward policy suggestions.

Sites can be submitted for a variety of uses including: residential housing, employment, retail and business uses, community facilities, and other types of development.

At this stage, of plan preparation, the Borough Council is not limiting the locations where sites can be put forward for consideration.

The Borough Council, in line with Government requirements, needs to know what land is available, where, and for what use to ensure that development can be located in a sustainable manner.

Sites submitted will be assessed to ascertain the Borough's Housing and Economic Land Availability (HELAA). All the authorities in Norfolk consulted publicly on an agreed HELAA methodology. (please see <http://www.north-norfolk.gov.uk/planning/21445.asp>). Note that the inclusion of a site within the HELAA does not mean that it will be allocated or that planning consent will be given, the HELAA is a technical document which will inform the Local Plan Review.

Further assessments will take place during the production of the Local Plan Review. This will identify those sites which are 'preferred' and those which are 'reasonable alternatives'. At this point the Plan will be subject to public consultation, with representations received informing the pre-submission version of the Plan.

All respondents are encouraged to read the guidance notes before submitting the completed form. Those wishing to promote a site for development should complete the form, and provide a map that clearly identifies the boundaries of the proposed site. The map should be on an OS base and typically at a scale of no less than 1:2,500.

[Link to guidance and form](#)

Borough Council of King's and West Norfolk

Local Plan Review (2016 – 2036):

Call for Sites and Policy Suggestions

Date 2016 – Date 2016

Guidance Note and Submission Form

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



Borough Council of King's Lynn & West Norfolk Call for Sites and Policy Suggestions Guidance Notes

Introduction

These guidance notes provide general guidance that all respondents should be aware of.

All respondents are encouraged to read the guidance notes before submitting a completed form. If you have any questions relating to this consultation, then please contact the Planning Policy team on 01553 xxxxxx or email xxxxxx

General Guidance

Type of Sites that should be submitted to the Call for Sites

Interested parties are invited to promote sites within the area of King's Lynn and West Norfolk Borough, for future development or other land uses, including:

- Housing (including Gypsy and Travellers sites)
- Employment
- Retail
- Leisure
- Community uses
- Art, culture and tourism
- Mixed use development.

In terms of site size the Borough Council of King's Lynn & West Norfolk are inviting submissions on:

- Greenfield sites that are capable of delivering 5 or more homes or which are more than 0.25ha in size;
- Previously Developed Land, or brownfield sites, capable of accommodating development at any scale.

Please note that the starting point for the review assumes that all sites identified for development in a current plan remain appropriate and will not need to be replaced in the Local Plan Review. Sites identified for a specific land use in current plans do not need to be promoted again through this process, unless a change of use is sought.

In all instances sites should only be submitted where the promoter will be able to clearly demonstrate that the site can be delivered for its proposed use before 2036.

Please be aware that there is no guarantee that a submitted site will be allocated for the suggested use.

Submission Form

All respondents promoting a new site for development should complete the Submission Form. The form should be completed as thoroughly and precisely as possible to enable an accurate assessment of the site to be made. A map that clearly identifies the boundaries of the proposed site should also be provided on an OS base and at a scale of no less than 1:2,500.

Please note that if you are promoting more than one site then a separate form should be completed for each site. If you jointly submitting a site, please endeavour to submit such a site only once, with all promoters' names included (to avoid any confusion about the same site being submitted twice by different people).

Submitting your Form

Forms should be completed and submitted by email to **EMAIL**.

Completed hard copy forms can also be sent to:

Planning Policy Team
Borough Council of King's Lynn & West Norfolk
King's Court,
Chapel Street,
King's Lynn,
PE30 1EX.

All submissions should be made on or before **5pm on DATE**.

Please note that anonymous submissions cannot be accepted as key details will need to be verified before a site can be allocated.

How will we use information submitted?

The information provided on the Submission Form will be used as the basis for an assessment of whether the site should be allocated for the proposed use. All allocated sites will need to be in a suitable location, available for the proposed land uses or developments and have a realistic prospect that the land uses or developments proposed can be delivered in an appropriate timescale. Unless there are very strong reasons to do so, a site would not be allocated on which the land uses or developments proposed could not be completed entirely by 2036.

Once the consultation is closed the Borough Council of King's Lynn & West Norfolk will undertake an initial assessment of the sites. This assessment will take a number of months to complete. If further information is required during this assessment we will contact you directly. A prompt response to any such request will be necessary to ensure your site can be properly considered. A site may not be able to be taken forward as an allocation if significant gaps in information exist.

Please note that the contents of the Submission Form will be made available for public scrutiny. By submitting a response form to the Council you are acknowledging that details contained in the form will be published in the public domain.

Respondents should avoid including any individual personal data, such as private addresses, contact details and signatures, except where necessary to complete the site submission form.

Commercially Sensitive or Other Confidential Information

The presumption will be that all information submitted on the form can be published for the purposes of transparency and public scrutiny.

If you intend to supply any information you consider to be commercially sensitive, or that is otherwise confidential, to help demonstrate that your site is available, suitable or that it can be developed as proposed then you are encouraged to contact us in advance to determine whether, and if so, how such information could be kept confidential.

For the avoidance of doubt or confusion, any commercially sensitive, or otherwise confidential, information included in a site submission form should be clearly marked as such.

**Borough Council of King's Lynn & West Norfolk Call for Sites and Policy
Suggestion Submission Form**

FOR OFFICIAL USE ONLY	
Response Number:	
Date Received:	
Site Ref Number:	

1. Contact Details	
Title	
First Name	
Last Name	
Job Title (where relevant)	
Organisation (where relevant)	
Address	
Post Code	
Telephone Number	
Email Address	

1a. I am...	
Owner of the site	Parish/Town Council
Developer	Community Group
Land Agent	Local Resident
Planning Consultant	Registered Social Landlord
Other (please specify):	

1b. Client/Landowner Details (if different from question 1a)

Title	
First Name	
Last Name	
Job Title (where relevant)	
Organisation (where relevant)	
Address	
Post Code	
Telephone Number	
Email Address	

2. Policy Suggestions

Please use this space for any general policy comments or suggestions

3. Site Details	
Site location / address and post code (please include as an attachment to this response form a location plan of the site on an scaled OS base with the boundaries of the site clearly shown)	
Grid reference (if known)	
Site area (hectares)	

4. Site Ownership		
4a. I (or my client)....		
Is the sole owner of the site	Is a part owner of the site	Do/Does not own (or hold any legal interest in) the site whatsoever
4b. Please provide the name, address and contact details of the site's landowner(s) and attach copies of all relevant title plans and deeds (if available).		
4c. If the site is in multiple landownerships do all landowners support your proposal for the site?	Yes	No
4d. If you answered no to the above question please provide details of why not all of the sites owners support your proposals for the site.		

5. Current and Historic Land Uses

5a. Current Land Use (Please describe the site's current land use e.g. agriculture, employment, unused/vacant etc.)

5b. Has the site been previously developed?

The definition of Previously Developed Land is provided by the National Planning Policy Framework's (NPPF). This can be found in annex 2 of the framework, link below:

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

Yes

No

5c. Describe any previous uses of the site. (please provide details of any relevant historic planning applications, including application numbers if known)

6. Proposed Future Uses

6a. Please provide a short description of the development or land use you proposed (if you are proposing a site to be designated as local green space please go directly to question 6)

6b. Which of the following use or uses are you proposing?

Market Housing	Business & offices	Recreation & Leisure
Affordable Housing	General industrial	Community Use
Residential Care Home	Storage & distribution	Public Open Space
Gypsy & Traveller Pitches	Tourism	Other (Please Specify)
Custom and/or Self Build	Starter Homes	

6c. Please provide further details of your proposal, including details on number of houses and proposed floorspace of commercial buildings etc.

6d. Please describe any benefits to the Local Area that the development of the site could provide.

7. Local Green Space

If you are proposing a site to be designated as Local Green Space please complete question section 7. These questions do not need to be completed if you are not proposing a site as Local Green Space.

A Local Green Space designation is a way to provide special protection against development for green areas of particular importance to local communities. This type of designation can, however, only be used:

- Where the green space is in reasonably close proximity to the community it serves;
- Where the green area is demonstrably special to a local community and holds a particular local significance, e.g. because of its beauty, historic significance, recreational value, tranquillity or richness in wildlife; and,
- Where the green area concerned is local in character and not an extensive tract of land.

Further information on Local Green Space Designations can be found via the link below:

<http://planningguidance.communities.gov.uk/blog/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space/local-green-space-designation/>

7a. Which community would the site serve and how would the designation of the site benefit that community.

7b. Please describe why you consider the site to be of particular local significance e.g. recreational value, tranquillity or richness in wildlife.

8. Site Features and Constraints

Are there any features of the site or limitations that may constrain development on this site (please give details)?

8a. Site Access: Is there a current means of access to the site from the public highway, does this access need to be improved before development can take place and are there any public rights of way that cross or adjoin the site?

8b. Topography: Are there any slopes or significant changes of in levels that could affect the development of the site?

8c. Ground Conditions: Are ground conditions on the site stable? Are there potential ground contamination issues?

8d. Flood Risk: Is the site liable to river, ground water or surface water flooding and if so what is the nature, source and frequency of the flooding?

8e. Legal Issues: Is there land in third party ownership, or access rights, which must be acquired to develop the site, do any restrictive covenants exist, are there any existing tenancies?

8f. Environmental Issues: Is the site located next to a watercourse or mature woodland, are there any significant trees or hedgerows crossing or bordering the site are there any known features of ecological or geological importance on or adjacent to the site?

8g. Heritage Issues: Are there any listed buildings, Conservation Areas, Historic Parklands or Schedules Monuments on the site or nearby? If so, how might the site's development affect them?

8h. Neighbouring Uses: What are the neighbouring uses and will either the proposed use or neighbouring uses have any implications?

8i. Existing uses and Buildings: are there any existing buildings or uses that need to be relocated before the site can be developed.

8j. Other: (please specify):

9. Utilities

9a. Which of the following are likely to be readily available to service the site and enable its development? Please provide details where possible.

	Yes	No	Unsure
Mains water supply			
Mains sewerage			
Electricity supply			
Gas supply			
Public highway			
Broadband internet			
Other (please specify):			

9b. Please provide any further information on the utilities available on the site:

--

10. Availability

10a. Please indicate when the site could be made available for the land use or development proposed.

Immediately	
1 to 5 years (by April 2021)	
5 - 10 years (between April 2021 and 2026)	
10 – 15 years (between April 2026 and 2031)	
15 - 20 years (between April 2031 and 2036)	

10b. Please give reasons for the answer given above.

--

11. Market Interest		
11. Please choose the most appropriate category below to indicate what level of market interest there is/has been in the site. Please include relevant dates in the comments section.		
	Yes	Comments
Site is owned by a developer/promoter		
Site is under option to a developer/promoter		
Enquiries received		
Site is being marketed		
None		
Not known		

12. Delivery	
12a. Please indicate when you anticipate the proposed development could be begun.	
Up to 5 years (by April 2021)	
5 - 10 years (between April 2021 and 2026)	
10 – 15 years (between April 2026 and 2031)	
15 - 20 years (between April 2031 and 2036)	
12b. Once started, how many years do you think it would take to complete the proposed development (if known)?	

13. Viability

<p>13a. You acknowledge that there are likely to be policy requirements and maybe Community Infrastructure Levy (CIL) costs to be met which will be in addition to the other development costs of the site (depending on the type and scale of land use proposed). These requirements are likely to include but are not limited to: Affordable Housing; Sports Pitches & Children's Play Space and Community Infrastructure Levy</p>	
---	--

	Yes	No	Unsure
--	-----	----	--------

<p>13b. Do you know if there are there any abnormal costs that could affect the viability of the site e.g. infrastructure, demolition or ground conditions?</p>			
--	--	--	--

13c. If there are abnormal costs associated with the site please provide details:

<p>13d. Do you consider that the site is currently viable for its proposed use taking into account any and all current planning policy and other abnormal development costs associated with the site?</p>			
--	--	--	--

13e. Please attach any viability assessment or development appraisal you have undertaken for the site, or any other evidence you consider helps demonstrate the viability of the site.

14. Other Relevant Information

13. Please use the space below to for additional information or further explanations on any of the topics covered in this form

15. Declaration

I understand that:

Data Protection and Freedom of Information

The Data Controller of this information under the Data Protection Act 1998 will be the Borough Council of King's Lynn & West Norfolk. The purposes of collecting this data are:

- To assist in the preparation of the Local Plan Review
- To contact you, if necessary, regarding the answers given in your form.
- To evaluate the development potential of the submitted site for the uses proposed within the form.

Disclaimer

The responses received as part of the Local Plan Review "Call for Sites and Policy Suggestions" will be published and made available for public viewing. By submitting this form you are consenting to the details about you and your individual sites being stored by the Borough Council of King's Lynn & West Norfolk, and the details being published for consultation purposes. Any information you consider to be confidential is clearly marked in the submitted response form and you have confirmed with the Council in advance that such information can be kept confidential as instructed in the Form Guidance Notes.

I agree that the details within this form can be held by the Borough Council of King's Lynn & West Norfolk for the purposes specified in this declaration.

Name

Date

BOROUGH COUNCIL OF KING'S LYNN & WEST NORFOLK

LOCAL PLAN REVIEW



SUSTAINABILITY APPRAISAL SCOPING REPORT REVIEW

CONSULTATION DRAFT

2016

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Executive Summary

This report comprises an update to the 2006 Sustainability Appraisal Scoping Report. The Scoping Report forms the first step in the process of preparing the Review of the Local Plan.

Sustainability Appraisals are a requirement of the Local Planning process. Para 165 of the National Planning Policy Framework states:

“A sustainability appraisal which meets the requirements of the European Directive on strategic environmental assessment should be an integral part of the plan preparation process, and should consider all the likely significant effects on the environment, economic and social factors”.

The aim of the Scoping Report is to:

1. Identify sustainability issues and problems
2. Develop the sustainability appraisal framework
3. Consult the sustainability consultation bodies on the scope of the sustainability appraisal report.

The first part of the report (Part A) provides an introduction to the Sustainability Appraisal process and sets the context for the review. The key elements of the Scoping Report are divided into two sections. Part B is a comprehensive review of relevant plans, policies, programmes and sustainability objectives (chapter 6 and appendix 1). Part C is a detailed analysis of baseline data (chapters 7-12).

The summary of the review of the scoping exercise is provided in Part D under the following headings:

- Land and water resources
- Climate change and pollution
- Biodiversity
- Landscape, townscape and archaeology
- Healthy communities
- Inclusive communities
- Economic activity

Through considering the results of the Scoping exercise it is possible to formulate sustainability objectives. These objectives are designed to address the identified sustainability issues and conform to the identified relevant international, national and local plans, policies and programmes. The results of this scoping exercise are not vastly different from the sustainability issues identified in the original 2006 Scoping Report. However, some sustainability issues have increased in importance. Changes are particularly evident in relation to the latest national government policy but also cooperative working between local councils in Norfolk has placed greater emphasis on resolving joint issues.

The changes, or increased policy emphasis, arising since the original 2006 Scoping Report was produced are summarised under the following themes:

- Shifting power to the local level
- Planning for low carbon electricity in addition to renewable energy
- Preparing for more extreme weather events
- Managing change on the coast
- Understanding visitor pressure on European Sites
- Planning for an aging population
- Protecting dark skies
- Raising educational attainment
- New Anglia Local Economic Partnership Targets

For the most part, the majority of plans, policies and the baseline data present more of a continuation of a theme than fundamental change to the wider policy framework and local sustainability issues. The wording of the Borough's Sustainability Objectives was originally formulated in the 2006 Scoping Report. Most of the original SA objectives were developed to be sufficiently broad to ensure that the main sustainability issues could be addressed by 20 key objectives. This provides a manageable framework of objectives for which to measure and rate future planning policies against.

In considering the new policy framework and sustainability issues in chapter 14, it was determined that identified sustainability issues can be adequately addressed by the original Sustainability Objectives. Therefore there is no need to alter, or add to, the 20 original Sustainability Objectives. The complete list of SA objectives is provided below and will be used to assess new policies developed in the Local Plan:

King's Lynn and West Norfolk Sustainability Appraisal Objectives

1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings.
2. Minimise waste and reduce the use of non-renewable energy sources.
3. Limit water consumption to levels supportable by natural processes and storage systems.
4. Avoid damage to designated sites and protected species.
5. Maintain and enhance the range and viability of characteristic habitats and species.
6. Avoid damage to protected sites and historic buildings.

- 7.** Maintain and enhance the diversity and distinctiveness of landscape and townscape character.
- 8.** Create places, spaces and buildings that work well, wear well and look good.
- 9.** Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, vibration and light)
- 10.** Minimise waste production and support the recycling of waste products
- 11.** Limit or reduce vulnerability to the effects of climate change (including flooding)
- 12.** Maintain and enhance human health
- 13.** Reduce and prevent crime, and reduce the fear of crime.
- 14.** Improve the quantity and quality of publicly accessible open Space.
- 15.** Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities)
- 16.** Redress inequalities related to age, gender, disability, race, faith, location and income
- 17.** Ensure all groups have access to decent, appropriate and affordable housing
- 18.** Encourage and enable the active involvement of local people in community activities
- 19.** Help people gain access to satisfying work appropriate to their skills, potential and place of residence
- 20.** Improve the efficiency, competitiveness and adaptability of the local economy

Part A Context

1. Introduction

- 1.1. This report comprises the first stage of the Sustainability Appraisal (SA) process of the emerging Local Plan Review for King's Lynn & West Norfolk. The Local Plan Review will consist of one document that will replace the Core Strategy (2011) and parts of the Site Allocations and Development Management Policies Document (SADMP) in setting out policies and proposals to guide the future development of the area. The Local Plan Review will amalgamate local planning policy into one Development Plan Document.
- 1.2. The SA is a systematic process undertaken during the preparation of a plan or programme. The role of the SA is to assess the extent to which the emerging policies and proposals will help to achieve relevant environmental, social and economic objectives. In doing so, it will provide an opportunity to consider ways in which the plan or strategy can contribute to improvements in environmental, social and economic conditions, as well as a means of identifying and addressing any adverse effects that draft policies and proposals may have.
- 1.3. The Borough Council has two adopted documents which form the Borough's Local Plan. These comprise the Core Strategy (2011) and the SADMP (2016). Due to the Core Strategy being adopted prior to the publication of the National Planning Policy Framework, there is now an imperative to update the Local Plan. A commitment was made to reviewing the Local Plan during the examination of the SADMP document. It is envisaged that the final Local Plan will form one document and that the process of producing the plan will follow two set consultation stages before submission of the plan for examination.
- 1.4. The original Scoping Report was published in 2006 to support the production of the Core Strategy and was subsequently utilised for the SADMP document. The document provided an in depth appraisal of the context of the Borough and sustainability issues. The broad issues, topics and objectives for the Borough are unlikely to have substantially altered since this time. However, the evidence that these were drawn from; the baseline data and existing plans and policies will have changed. The review of the Local Plan provides the opportunity to update the Sustainability Scoping Report to reflect current data, plans, policies and programmes.

- 1.5. The purpose of this document is to update the baseline data and relevant plans and policies to determine whether the original SA objectives continue to be appropriate for use in the Local Plan Review. The initial chapter sets the context for the review and outlines the stages of the SA process and linkages with the Local Plan Review process.

2. Background

- 2.1. Under the Planning & Compulsory Purchase Act 2004, an SA is a mandatory evidence based document which supports the Local Plan. When preparing Local Plan documents, planning authorities must also conduct an environmental assessment in accordance with the requirements of European Directive 2001/42/EC on the 'assessment of the effects of certain plans and programmes on the environment' (the 'strategic environmental assessment' or SEA Directive). The requirement to carry out an SA and a SEA are distinct. However, Government guidance states that it is possible to satisfy both through a single appraisal process. This is the approach the Borough Council intends to take with respect to the Local Plan Review.
- 2.2. The overall aim of the appraisal process is to help ensure that the Local Plan makes an effective contribution to the pursuit of 'sustainable development'. The most widely used definition of this concept is 'Development that meets the needs of the present without compromising the ability of future generations to meet their own needs.' (World Commission of Environment and Development, 1987). Another is to see sustainable development as "ensuring a better quality of life for everyone, now and for future generations".

3. Relationship to the Strategic Environmental Directive

- 3.1. The SEA Directive requires an 'environmental assessment' of plans and programmes prepared by public authorities that are likely to have a significant effect upon the environment. This process is referred to as 'strategic environmental assessment' (SEA) and covers relevant plans and programmes.
- 3.2. The Planning & Compulsory Purchase Act 2004 requires SA of all emerging Local Plan documents. As the guidance explaining this requirement makes clear, SA and SEA are similar processes that involve a comparable series of stages. If there is a difference between them, it lies in the fact that SEA focuses on environmental effects whereas SA is concerned with the full range of environmental, social and economic matters.

- 3.3. The Scoping Report uses an approach that addresses the requirements of the SEA and SA simultaneously, by giving full consideration to environmental issues whilst also addressing the spectrum of socio-economic concerns. In terms of the specific requirements of the Directive, the Scoping Report and the relevant Final Appraisal Report will together meet the need for an 'Environmental Report' setting out the likely significant effects on the environment of implementing the proposals (and the reasonable alternatives that have been considered).

4. Sustainability Appraisal Process

- 4.1. The Scoping Report forms the first stage in the process of SA. The scoping exercise involves reviewing baseline data relating to the Borough in a wide variety of topics in addition to considering relevant plans and policies which must be taken into account when formulating local planning policies. This evidence provides a picture of the Borough, setting the current context and identifying the issues facing West Norfolk. This report is divided into 2 key parts: the analysis of baseline data (chapters 7-12) and the review of relevant plans, policies, programmes and sustainability objectives (appendix 1). These two parts of the scoping exercise are brought together in a final summary table in Part D of this report.
- 4.2. Following this 'scoping' exercise, a set of sustainability objectives can be drawn. These objectives are then used to assess the sustainability of emerging local planning policies. It is particularly useful in the instance where there is more than one policy option, as the objectives can be used to appraise all options to identify which would result in the most sustainable outcome. Because the scoping exercise was already undertaken and this report provides an update, it may be that the underlying sustainability issues have not changed significantly and in this case there is no need to change the original sustainability objectives.
- 4.3. The SA begins with the scoping exercise but continues until the end of the plan making process. This report marks the first stage which sets the overall sustainability objectives which are then used to assess the sustainability of policies in the Local Plan at each stage of development, usually marked by set consultation stages. The stages of SA and relationship to Local Plan preparation are illustrated in Figure 1 below.

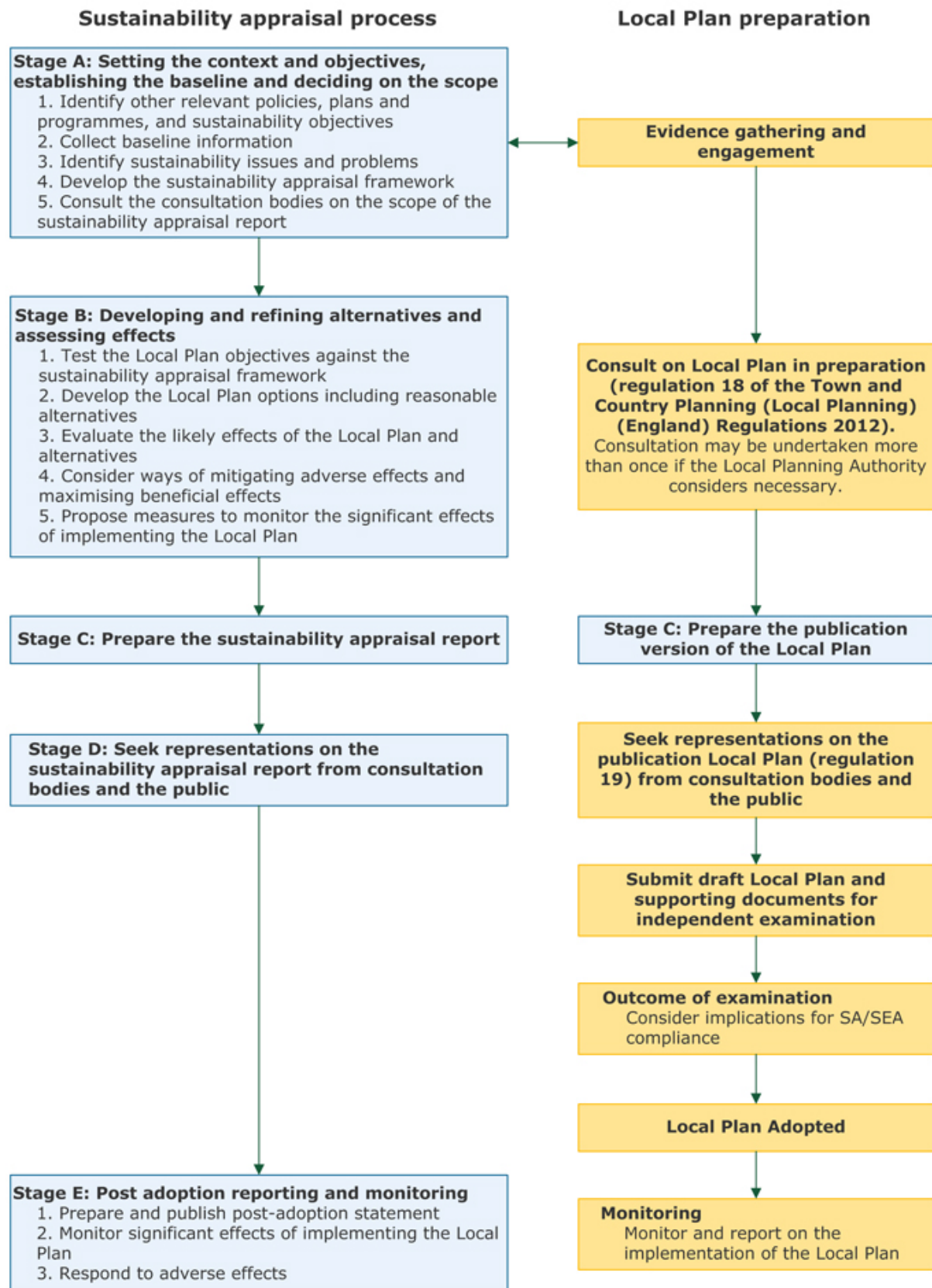


Figure 1 Sustainability Appraisal Process

Source: www.planningpracticeguidance.gov.uk

5. Stages of the Sustainability Appraisal for the Local Plan Review

5.1. The production of SA documents is interlinked with the consultation stages of the Local Plan Review. Three SA reports will be produced to support each stage of the Local Plan Review process as illustrated in Figure 2. Following the scoping stage, the second report will appraise the policy options presented in the Local Plan Review Preferred Options document. The final Sustainability Report will contain a full assessment of the policies presented in the Pre-Submission Local Plan. Following submission of the Local Plan for examination, further revisions of the SA may be required where additional modifications to the Local Plan are proposed.

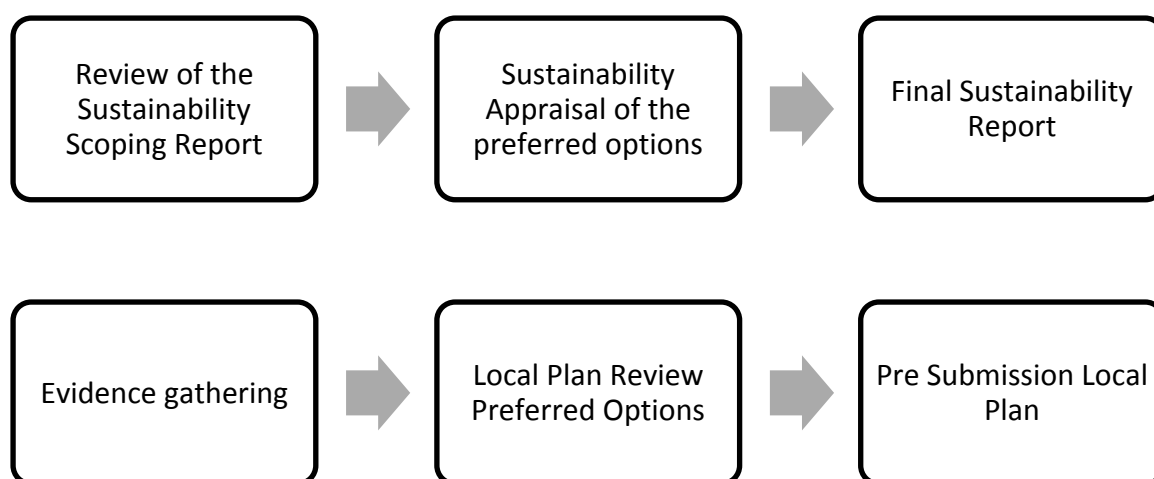


Figure 2 Stages of the Sustainability Appraisal

Part B Review of relevant plans, policies, programmes and sustainability objectives

6. Context for the review

- 6.1. Local planning does not operate in isolation but must reflect the wider framework of plans, policies and programmes at the international, national and regional level. The original Scoping Report undertook a wide review of relevant documents but focused primarily on national and regional planning policy objectives. A number of documents which were reviewed in 2006 in detail have since been superseded or revoked. Of particular significance are the substantial changes to the planning system. At national level change has resulted from the Localism Act (2011), Neighbourhood Planning Regulations (2012), the Housing and Planning Act (2016) and replacement of Planning Policy Statements with the National Planning Policy Framework (NPPF). At regional level, substantial changes were made to revoke the Regional Spatial Strategy and to remove the regional tier of planning governance. Planning Policy Statements and the Regional Spatial Strategy formed a significant part of the original review which is no longer relevant.
- 6.2. Due to the extensive changes to plans, policies, programmes and sustainability objectives since 2006 it is necessary to update the list provided in the original Scoping Report to remove references to documents or legislation which are no longer in use and to gain a greater understanding of current plans, policies, programmes and sustainability objectives.
- 6.3. Table 1 sets out a list of plans, programmes and sustainability objectives that will be relevant to the sustainability appraisal of plans and policies in the Borough. Such a list cannot be completely comprehensive. This review does not cover every single document that might have some connection with the Local Plan (an impractical task given the range of material potentially involved). Rather, the focus was the key plans and programmes that are relevant in setting the context for the Local Plan. Appendix 1 provides a more in depth review of the plans listed below and includes an analysis of the linkages to the Local Plan and to the Sustainability Objectives.

Table 1 List of relevant plans and programmes

INTERNATIONAL
European Convention on Human Rights (ECHR) 1953
Ramsar Convention on Wetlands of international importance, especially waterfowl habitat (1971)
Kyoto Protocol and the UN Framework Convention on Climate Change,

(1992)
European Water Framework Directive, EC Directive 200/60/EC (2002)
Europe Landscape Convention (Florence, 1992)
2008 ambient air quality directive (2008/50/EC)
European Environmental Impact Assessment Directive (2001/42/EC)
European Environmental Impact Assessment Directive (2001/42/EC)
Paris climate conference (COP21) (December 2015)
EU Biodiversity Strategy to 2020 (2011)
NATIONAL
Ancient Monuments and Archaeological Areas Act 1979
Planning (Listed Buildings and Conservation Areas) Act 1990
Securing the Future - UK Sustainable Development Strategy (March 2005)
Climate Change Act (2008)
UK Renewable Energy Strategy (2009)
Flood and Water Management Act (2010)
National Planning Policy Framework (2011)
Planning our electric future: a White Paper for secure, affordable and low carbon electricity (2011)
Natural Environment White Paper – The Natural Choice: securing the value of nature (2011)
The Plan for Growth (2011)
Localism Act (2011)
Neighbourhood Planning Regulations (2012)
National Planning Policy for Waste (2014)
Self Build and Custom House Building Act, 2015
Towards a one nation economy: A 10-point plan for boosting rural productivity, August 2015
Housing and Planning Act 2016
REGIONAL
Norfolk Rural Development Strategy 2013-2020
Norfolk Minerals and Waste Development Framework
Norfolk Geodiversity Action Plan (GAP) (2010)
New Anglia Local Enterprise Partnership for Norfolk and Suffolk Sector Growth Strategy 2013
Norfolk Biodiversity Partnership Habitat and Species Action Plans
East Anglia Devolution Agreement 2016
Norfolk Infrastructure Plan 2014
Local Transport Plan LTP3 2011-2026
The Wash East Coastal Management Strategy 2015
North Norfolk Coast AONB Management Plan 2014-2019
WNNCEMS Annual Report 2015
LOCAL
Urban Development Strategy 2006
Hunstanton Town Centre and Southern Seafront Masterplan 2008
Affordable Housing Policy 2011
Strategic Housing Market Assessment (SHMA) Update 2014
Assessing King's Lynn and West Norfolk's Housing Requirement 2015
Conservation Area Character Statements

Neighbourhood Plans
Gypsy and Traveller Accommodation Needs Assessment update (GTANA)
Local Plan and CIL Viability Study (incorporating Affordable Housing Rate Review)
King's Lynn Area Transport Strategy Update
Wisbech Traffic Model, Strategic Development Sites
Green Infrastructure Strategy 2009/2010
Strategic Flood Risk Assessment 2007
Landscape Character Assessment 2007
Employment Land Study 2007
King's Lynn and West Norfolk Settlements Surface Water Management Plan 2012
West Norfolk Clinical Commissioning Group, Evidence for Change
New Anglia Strategic Economic Plan, New Anglia Local Economic Partnership 2012
New Anglia Health and Social Care Sector Skills Plan, New Anglia LEP 2016

Part C Baseline Assessment

7. Introduction

7.1. This baseline review draws upon a wide range of reports and studies. It seeks, with the aid of both qualitative and quantitative data, to provide a snapshot picture of the current environmental, economic and social characteristics of King's Lynn & West Norfolk. King's Lynn & West Norfolk covers approximately 550 square miles (142,877 hectares); and is essentially rural in nature, with the two market towns of King's Lynn & Downham Market, and the Victorian coastal town of Hunstanton. The Borough also has more than one hundred villages of varying sizes. The Borough is located about 100 miles north of London and stretches from the north Norfolk coast, along the eastern side of The Wash, through the Marshland, Fens and Brecks to the borders of Lincolnshire, Cambridgeshire and Suffolk. The Borough is the tenth largest district council area in England and Wales.

8. Land, soil and water resources

8.1. Land Use Characteristics

8.1.1. The 1991 census indicated 57,500 dwellings in the Borough. By 2001 this had increased to approximately 60,000. The latest census records 73,962 dwellings (2011 ONS) and this will have continued to grow in the interim to 2016. The major urban area is King's Lynn with approximately

16,000 dwellings. As outlined above the remainder of the population is located in the towns of Hunstanton and Downham Market and the rural hinterland. Most of the employment is centred in and around King's Lynn but with a lesser employment centre in Downham Market. The uses are predominantly office, light industrial, warehouse, and distribution with some moderately sized chemical related industries bounding the River Great Ouse in King's Lynn. Overall the Borough can be viewed as rural and agricultural beyond the main settlements.

8.2. Agricultural Land Quality

8.2.1. Around 76% of the land in the East of England region is currently used for agriculture. This means that farmers play an essential role in managing our countryside. Due to the low lying and high quality land found within the East of England Region the type of agriculture is mainly arable farming and areas such as The Fens support intensive farming and horticulture. This region is very flat which makes it easy to cultivate. The Region has 58% of the country's resource of grades 1 and 2 land and only 10% of grades 4 and 5.

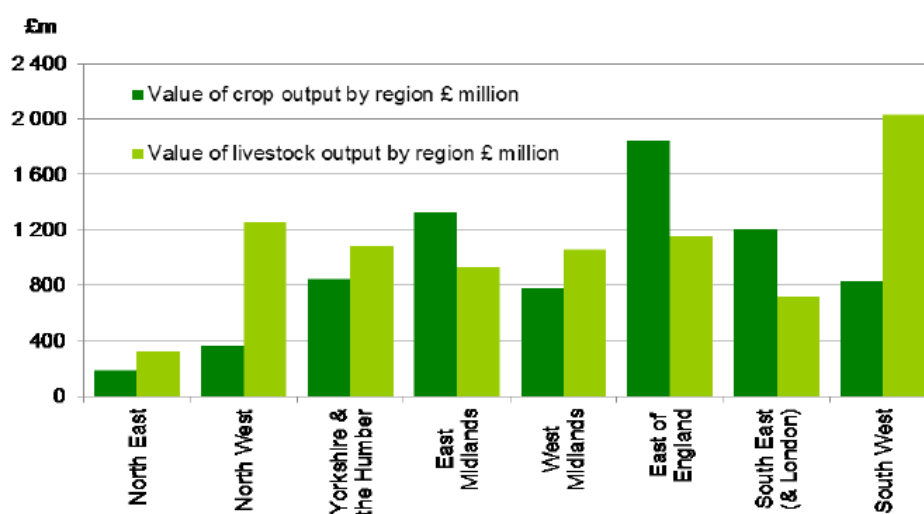


Figure 3 Value of crop and livestock production by region (DEFRA 2015)

8.2.2. Figure 3 shows that the value of crop production in the East of England far exceeds any other region in England. The East of England region contributed almost a quarter of the total income from farming for England in 2015

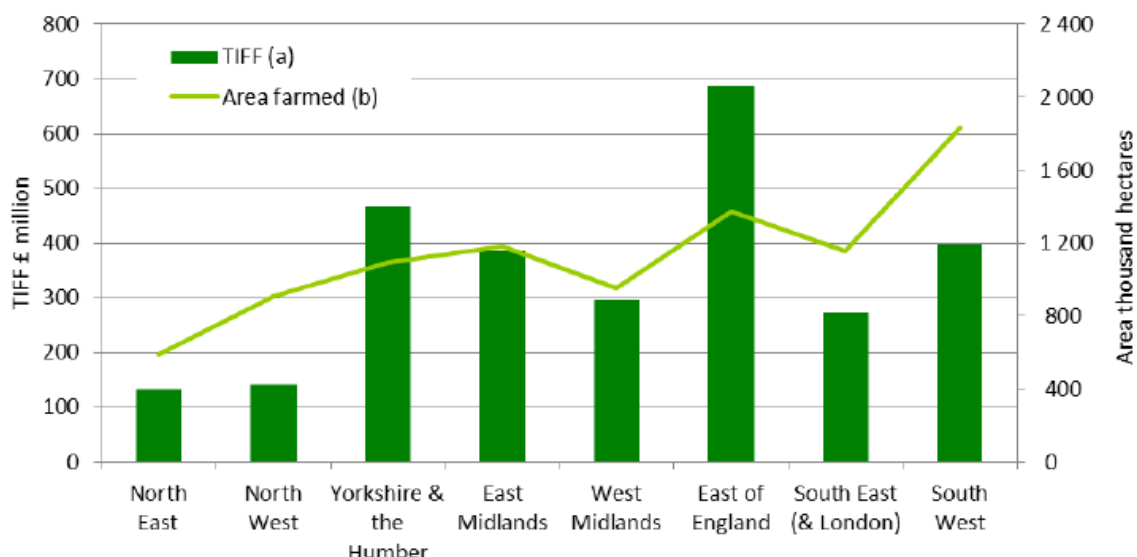


Figure 4 Total Income from Farming (TIFF) and area farmed by English Region

8.2.3. In 2013, East of England agriculture employed 1.35% of the workforce and the area farmed was 1.4 million hectares. This was mostly wheat (31%) and other cereals (13%), permanent grass (13%) and oilseed rape (12%). In 2014, East of England agriculture contributed 1.06% to the economy¹. Figure 5 shows that poultry production at £644 million replaced wheat production as the greatest contributor to the total value of output in 2015. The total Income from farming in the East of England region is estimated to have fallen to £687 million, a decrease of £269 million.

¹ DEFRA (2015) Agriculture in the English regions First estimate for 2015
https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/529687/regional_stats_notice_16_jun_16.pdf

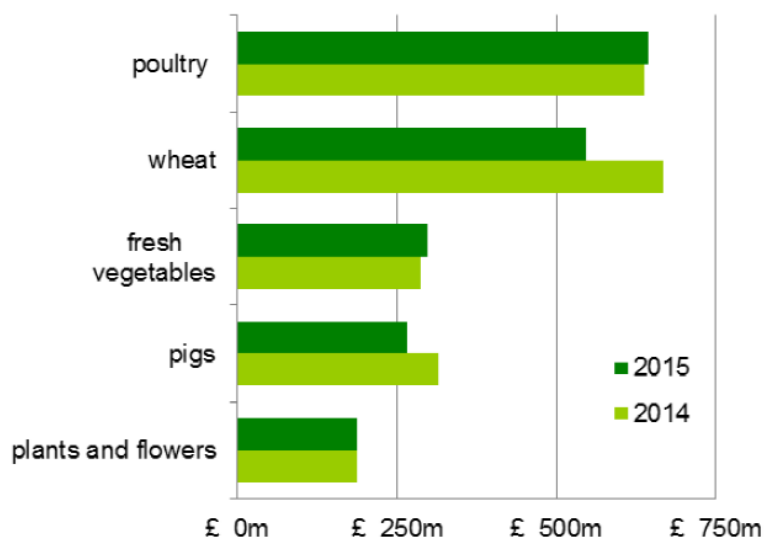


Figure 5 East of England productivity selected outputs (DEFRA 2015)

8.2.4. The dominance of arable farming in the East of England creates specific challenges with regard to water resources and land quality that need to be dealt with carefully whilst ensuring that both the environment and the production of food for the country is protected.

8.3. Soil

8.3.1. The Agricultural Land Classification system classifies land into five grades, with Grade 3 subdivided into Sub-grades 3a and 3b. The best and most versatile land (BMV) is defined as Grades 1, 2 and 3a and is the land which is most flexible, productive and efficient in response to inputs and which can best deliver food and non-food crops for future generations. The Borough has a high proportion of agricultural land categorised as BMV Grades 1, 2, and 3, particularly in the lower lying fen area in the south and west.

8.3.2. The NPPF expects local planning authorities to take into account the economic and other benefits of the best and most versatile agricultural land. This is particularly important in plan making when decisions are made on which land should be allocated for development. Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality. The Agricultural Land Classification provides a method for assessing the quality of farmland to enable informed choices to be made about its future use within the planning system.

8.3.3. Early consultation with Natural England has identified that soils are a key element to consider in the SA. They state that soil is a finite resource and as a component of the natural environment, it is important that soils are protected and used sustainably. Development causes soil sealing which has a major, and usually irreversible, adverse impact on soils. Mitigation should aim to minimise soil disturbance and to retain as many ecosystem services as possible through careful soil management during the construction process. Soils of high environmental value (e.g. wetland and carbon stores such as peatland) should be considered as part of ecological connectivity. The current Local Plan already assessed sites against the agricultural land classifications to avoid developing on BMV land, where possible. Existing plan policies also set conditions for reusing mineral resources on-site, where possible. Plan policies should also refer to the DEFRA Code of Practice for the Sustainable Use of Soils on Construction Sites².

8.4. Contaminated Land

8.4.1. Sites which have been inspected and determined as contaminated land are placed on the Contaminated Land Register which details particulars of the site and action taken. To date no sites have been formerly determined as contaminated land in the Borough, although there are two sites under investigation.

8.5. Geology

8.5.1. The topography of the Borough reflects the underlying geology and consists of two main features namely the flat Fen deposits, which lie west of a line drawn south from King's Lynn through Downham Market and the chalk "uplands" to the east. The former are characterised by a flat peaty landscape at or below sea level which were deposited under changing conditions since the last Ice Age and the latter by gently rolling hills which were laid down in the Cretaceous period. At no point does the topography exceed 100 m above sea level. Superficial deposits overlay the chalk, taking the form of glacial till. Where glacial sands and gravel form the surface, wide and comparatively flat areas of heathland occur.

8.5.2. Such areas are extracted for the comparatively fine sand. Some areas constitute valuable nature reserves. At the edge of the chalk running in a line roughly between Hunstanton to the north and Downham Market to

² DEFRA 2011 Code of practice for the sustainable use of soils on construction sites
<https://www.gov.uk/government/publications/code-of-practice-for-the-sustainable-use-of-soils-on-construction-sites>

the south are exposed deposits of quartz, Lower Greensand and Neocomian and clay deposits deriving from the Cretaceous and Jurassic periods. The Fen deposits are characterised by peat, estuarine silt and clay. In general the Fen deposits support intensive agricultural activity particularly in the growing of vegetables and the superficial deposits on the chalk support cereal and sugar beet cultivation. A schematic detail of the solid geology of the area is given as Figure 6.

8.5.3. With a low lying aspect the Fens were subject to major drainage works in the 17th Century which still form the backbone of water control in this area. A sophisticated network of sluices, relief channels and drainage ditches ensure that water levels within the Fen area are managed and controlled. In general in this area the water table is comparatively close to the surface and much of the land lies below sea level. In contrast the chalk uplands are drained by small streams and rivers, which flow in a general east to west direction towards The Wash, many of which are of a high quality. The water table lies within the chalk and is generally found at a greater depth than the Fens. Generally the chalk is a “major aquifer” with associated abstraction for potable water. The other Cretaceous and Jurassic deposits are most often viewed as “minor aquifer”, where there is some abstraction from bore holes and surface waters for drinking water purposes and agricultural usage. The Fen area is classified as a non-aquifer and the ground water can in certain localities be brackish. Limited abstraction for agricultural purposes occurs.

8.5.4. Although West Norfolk is generally regarded as part of lowland England its physical geography is extremely varied.

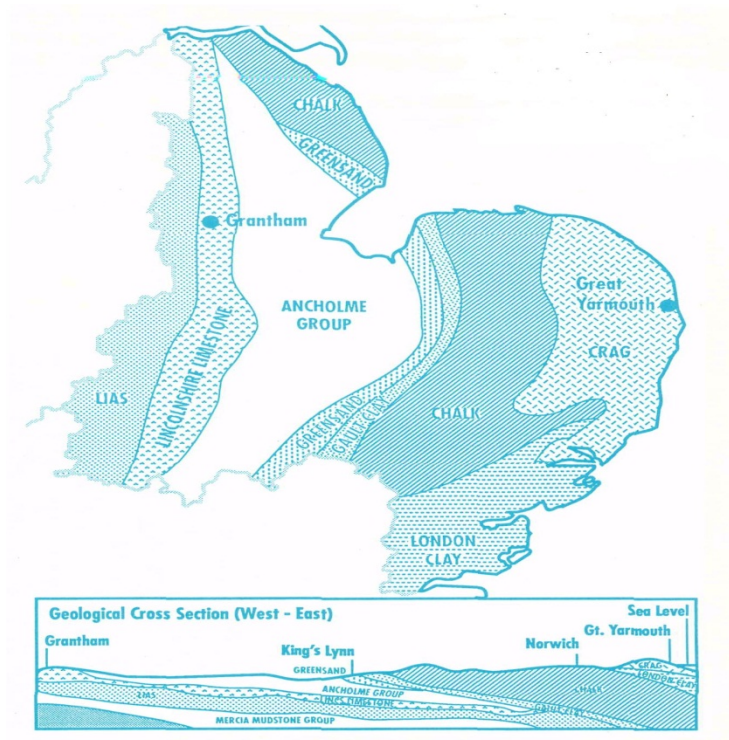


Figure 6 Geology of King's Lynn and West Norfolk, BCKLWN

8.5.5. In the west and south of the Borough, areas of level rich, brown silt of the Marshland area and black peat Fenland are deposited over the Ancholme group. These level plains of Marshland and Fen are not completely flat; in fact this area has some local, gentle variety of relief, albeit almost impossible to distinguish on the ground. The basic sequence of silt and marine deposits show that the southern area is largely peat fen, the extreme west and north, including the Wash Margins is of silt whilst southern Marshland is of silty-clay. While much of the peat fen lies below sea level there is a general rise in level from south to north, from the silty-clay lands to the Wash Sea bank. The fact that this is some of the best and most versatile agricultural land is demonstrated by the fact that it is mostly Grades 1 and 2 in the Agricultural Land Classification.

8.5.6. Marshland is of a calcareous, estuarine silt and clay, mostly reclaimed from the Wash since the 17th century. The soils have a large water storage capacity and support the most extensive, intensively farmed arable land in the country. Moving from the West of the Borough eastwards there is a marked contrast on reaching the edge of the flat fen as the upland rises dramatically. The upland part of West Norfolk, in the east and north of the Borough, with the presence of Chalk being most obvious when exposed on the cliffs at Hunstanton, the white appearance of ploughed upland fields, traditional local building and walling construction material, and significance for hydrology. While the

underlying geology of the upland gives it character and variety so has the impact of glaciation. Much of the relief of the upland has been curved, gorged, smoothed and rounded as a result of this influence although West Norfolk is not heavily covered by the boulder clay so common in central Norfolk. The river valleys that spring from the chalk in the east and flow westwards to the Wash e.g. the Nar, Esk, Babingley, Ingol and Heacham Rivers seem far larger features than the size of today's streams warrant and that of the Nar is perhaps the most significant feature in the West Norfolk countryside after The Wash and North Coast.

8.5.7. The area of West Norfolk has a considerable distribution of peaty and bog type deposits with some petrological deposits, which may give rise to natural levels of hydrocarbon compounds and soil methane and/or carbon dioxide gas emissions. The area of the Fens is a significant agricultural produce area characterised by a strong market gardening industry.

8.6. Minerals

8.6.1. Mineral extraction has historically occurred within the Borough principally for aggregates including sand, gravel, carstone and chalk, and the scarce silica sand resource. Whilst there are reserves and extraction sites for largely sand and gravel dispersed across the Borough there are principally four working sites where major mineral extraction; Leziate, Blackborough End, Pentney and Tottenhill.

8.6.2. Norfolk County Council has responsibility for minerals and waste planning for the county. The Core Strategy and Minerals and Waste Development Management Policies Development Plan Document 2010-2026 was adopted in September 2011 and two separate site allocations plans for minerals and waste were adopted in 2013. These plans safeguarded a number of locations within the Borough for minerals workings and waste facilities.

8.6.3. Norfolk is one of the most important sources of silica sand in Britain, accounting for over 10 per cent of total output and a much larger proportion of glass sand production. The majority of the resources of silica sand are to the east of King's Lynn from upper Sandringham to the west of Hunstanton, southwards to Ryston (near Downham Market) in south-west Norfolk. At present, there is only one company (Sibelco) extracting silica sand in Norfolk. This operation is located at a site in Leziate, east of King's Lynn, which includes plant for initial processing and a rail head to export the mineral from the county for advanced

processing elsewhere. It is estimated that the site at Leziate has a current production rate of over 750,000 tonnes per year³.

8.6.4. Carstone is a type of sandstone that is quarried in west Norfolk. It has traditionally been used as a vernacular building material, although it is no longer used to any significant degree. Although it is classed as a 'hard rock', it is not used as a hard rock (e.g. road dressing) – instead, it is used primarily as fill (to raise the levels of land prior to construction) or hoggins (in embankments and as fill); therefore, it is often used in the construction of roads.

8.6.5. Norfolk County Council has produced a further Silica Sand Single Issue Review document which entirely focuses on the silica sand resource in West Norfolk. The document is not yet adopted but current plans seek to safeguard one minerals site at Bawsey and six further large Areas of Search around existing mineral working areas and a further Area of Search in Snettisham. This plan would increase the output of silica sand extraction in the Borough by 2.61 million tonnes over the plan period, if adopted.

8.7. Water resources and quality

8.7.1. The rivers of West Norfolk are a significant local geographic feature. King's Lynn is at a strategic location at the mouth of the River Great Ouse, giving access to the Rivers Cam and Nene with the ability to reach far inland using various linked waterway systems. West Norfolk has been much influenced by major draining and reclaiming projects of the past. The current system for ensuring a wide area of Marshland and Fenland are protected from flooding, was designed and constructed by the Dutch engineer Vermuyden in the mid-17th century, including the excavation of a pair of straight parallel channels (the Old and New Bedford Rivers) bypassing the original course of the river through Ely. His work still forms the basis of the river system in this area, including the major fen drainage works carried out east of Ely during the 1950s and 1960s with the construction of the Relief Channel and Cut-off Channel.

8.7.2. A consequence of the nature of our rivers is that background water quality appears worse than in fast-flowing streams. The growth of algae is encouraged by the nutrient rich, slow-moving flow and this can lead to spurious, elevated results which give a pessimistic chemical grade in some cases. However, since 1990 the East of England has seen major

³ Norfolk County Council (2011) Minerals and Waste Core Strategy 2010 – 2026 source: www.norfolk.gov.uk

investment in effluent treatment works and sewer overflows. Cleaner discharges have improved river and estuary quality.

8.7.3. Stemming from the EU Water Framework Directive legislation 2000, DEFRA and the Environment Agency have produced River Basin Management Catchment Plans to monitor and to improve the quality of water over an entire river system. The Anglian river basin district covers 27,900km² and extends from Lincolnshire in the north to Essex in the south and from Northamptonshire in the west to the East Anglian coast.

8.7.4. Historically the Environment Agency published data on the general nitrate quality of rivers in the East of England. This showed nutrient concentrations in the East to be generally higher than in other parts of the country. Whilst nitrate and phosphate concentrations in rivers have reduced substantially since 2000, the Anglian region continues to have the highest proportion of river length exceeding 30mg/l of nitrates (see Figures 7 and 8).

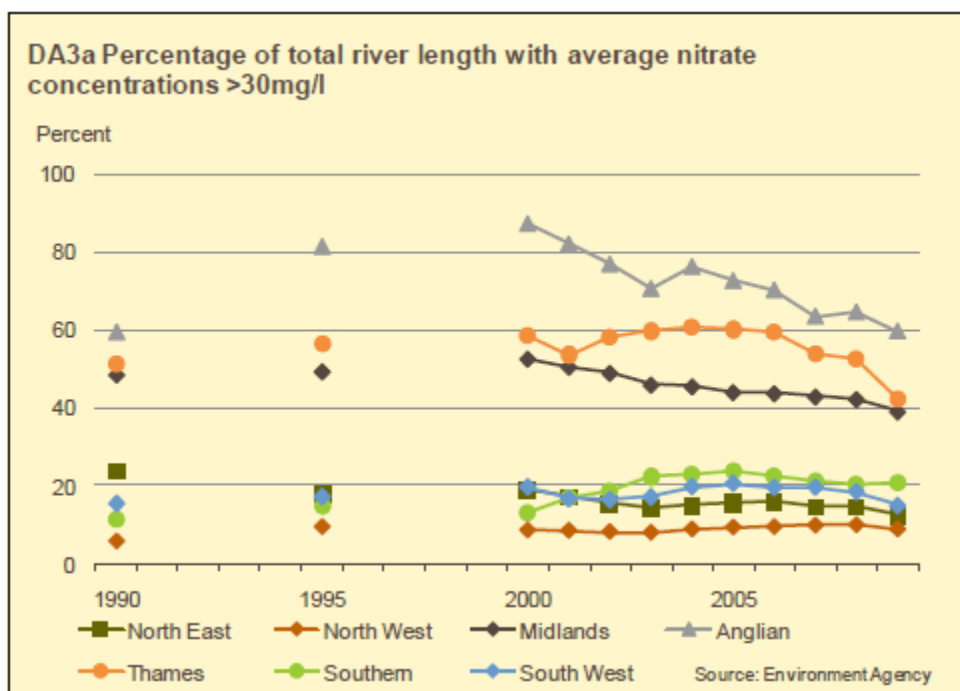


Figure 7 nitrate concentrations. Source: Environment Agency (2012)
https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/162164/defra-stats-observatory-indicators-da3-120224.pdf

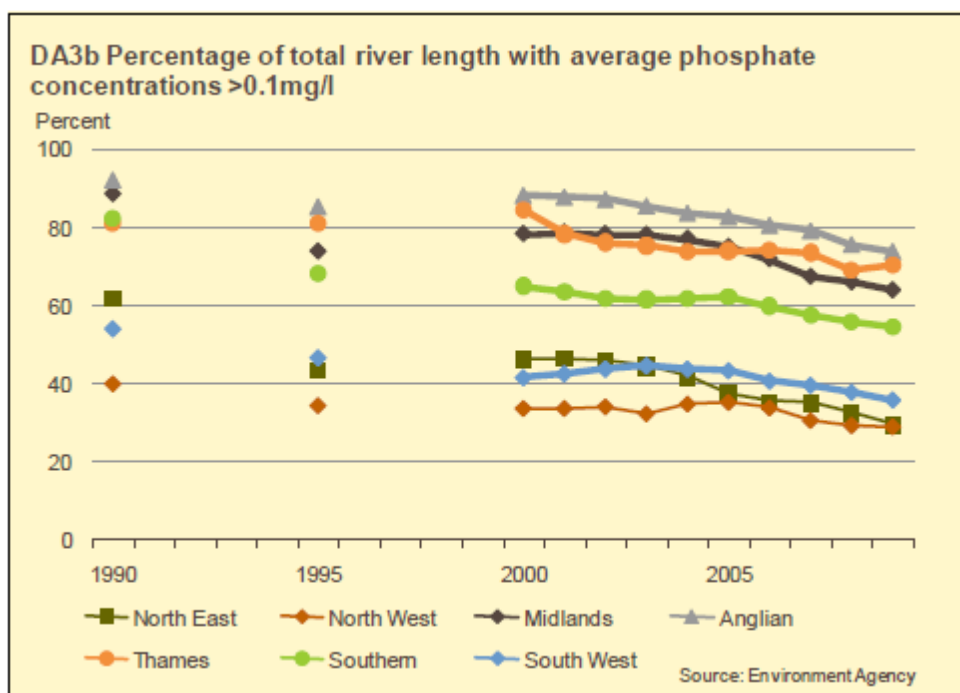


Figure 8 phosphate concentrations. Source: Environment Agency (2012)
https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/162164/defra-stats-observatory-indicators-da3-120224.pdf

8.7.5. High concentrations of nutrients can threaten some of our unique habitats. Our river catchments are generally low-lying and largely rural, with intensive arable farming in many places and a few large urban settlements.

8.7.6. Sewage treatment works and other discharges, if not properly regulated, can cause poor water quality and increase nutrient concentrations. Fertiliser applied to farmland may wash into rivers and elevate nutrient concentrations. To add to the threat, abstraction of water, for both public water supply and crop irrigation, reduces flows and water levels in the rivers.

8.7.7. The area of high chalk upland to the east of King's Lynn is an important local source of groundwater public supply and a major aquifer with high vulnerability soil classes. Boreholes and other sources provide local water supplies with 13 water zones currently monitored across the Borough for microbiological contaminants. Monitoring illustrates that drinking water from main supply meets the standards set by legislation, contributed to by the recent installation of de-nitrification plants within the main supply. There are 61-recorded private water supplies known to the Council which in the main draw water from the chalk, and possess high

nitrate levels. There are a number of high quality chalk streams, which support important ecosystems.

Water body categories	Natural	Artificial	Heavily modified	Total
Rivers, canals and surface water transfers	189	44	293	526
Lake	10	19	17	46
Coastal	4	1	8	13
Estuarine	3	0	15	18
Groundwater	31	0	0	31
Total	237	64	333	634

Figure 9 Number of water bodies in the river basin district, Source DEFRA and EA <https://www.gov.uk/government/collections/river-basin-management-plans-2015>

8.7.8. The Anglian River Management Catchment Plan is the key resource which collates data on inland waterways. Figure 9 is an extract from the plan showing the number of water bodies in the river basin district. It shows whether these are natural, artificial (such as canals and reservoirs) or have been modified ('heavily modified') for particular uses.

8.7.9. The Water Framework Directive indicator of the health of the water environment is whether a water body is at good status or potential. This is an assessment of a range of quality elements relating to the biology and chemical quality of surface waters and quantitative and chemical quality of groundwater. A high level of investment has been undertaken since the last RMCP's in 2009 to enable a wider range of data to be recorded for each water body.

8.7.10. To achieve good ecological status or potential, good chemical status or good groundwater status every single element assessed must be at good status or better. If one element is marginally below its threshold for good status, then the whole water body's status is classed as less than good. Surface water bodies can be classed as high, good, moderate, poor or bad status. A description of each of those status classes is provided in Appendix 2.

No. of water bodies	Ecological status or potential					Chemical status	
	Bad	Poor	Mod	Good	High	Fail	Good
603	13	106	419	65	0	7	596

Figure 10 Ecological and chemical 2015 classification for surface waters (Anglian Region), Source DEFRA and EA
<https://www.gov.uk/government/collections/river-basin-management-plans-2015>

No. of water bodies	Quantitative status		Chemical status	
	Poor	Good	Poor	Good
31	16	15	15	16

Figure 11 Chemical and quantitative 2015 classification for groundwaters (Anglian Region), Source DEFRA and EA
<https://www.gov.uk/government/collections/river-basin-management-plans-2015>

8.7.11. Aiming to achieve good status or potential by 2021 is the default objective for the plan. By the time that the scoping report is next subject to review, comparable data should be available to determine whether water quality has improved in the Anglian region. This data shows that out of 603 water bodies only 7 fail in terms of chemical status. The data shows that the majority of water bodies are rated moderate for ecological status or potential. There is therefore scope for improvement for the majority of water bodies in the Eastern region.

8.7.12. The Bathing Water Directive 2006/7/EC replaces the former Directive 76/160/EC. It applies to surface waters that can be used for bathing except for swimming pools and spa pools, confined waters subject to treatment or used for therapeutic purposes and confined waters artificially separated from surface water and groundwater.

8.7.13. There are three points in the Borough where water is sampled: Heacham, Hunstanton main beach and Hunstanton (Old Hunstanton). In 2015 all three areas received ratings of 'good' for their bathing water quality.

8.8. Waste

8.8.1. Norfolk County Council compiles data on waste in Norfolk in Annual Monitoring Reports. The 2016 report covering the period 2014 – 2015 recorded that the total amount of Local Authority Collected Municipal Waste increased slightly in the year 2014/15 compared to 2013/14, however waste input into non-hazardous landfill sites in 2014/15 was 346,000 tonnes, a decrease of approximately 4% on the 2013/14 figure.

8.8.2. The key trend in Norfolk over the past decade is the overall increase in household recycling and overall decrease and stabilisation in the amount of non-hazardous waste being taken to landfill sites. The graphs below illustrate the trends and are an extract from Norfolk County Council's Waste Annual Monitoring Report 2016.

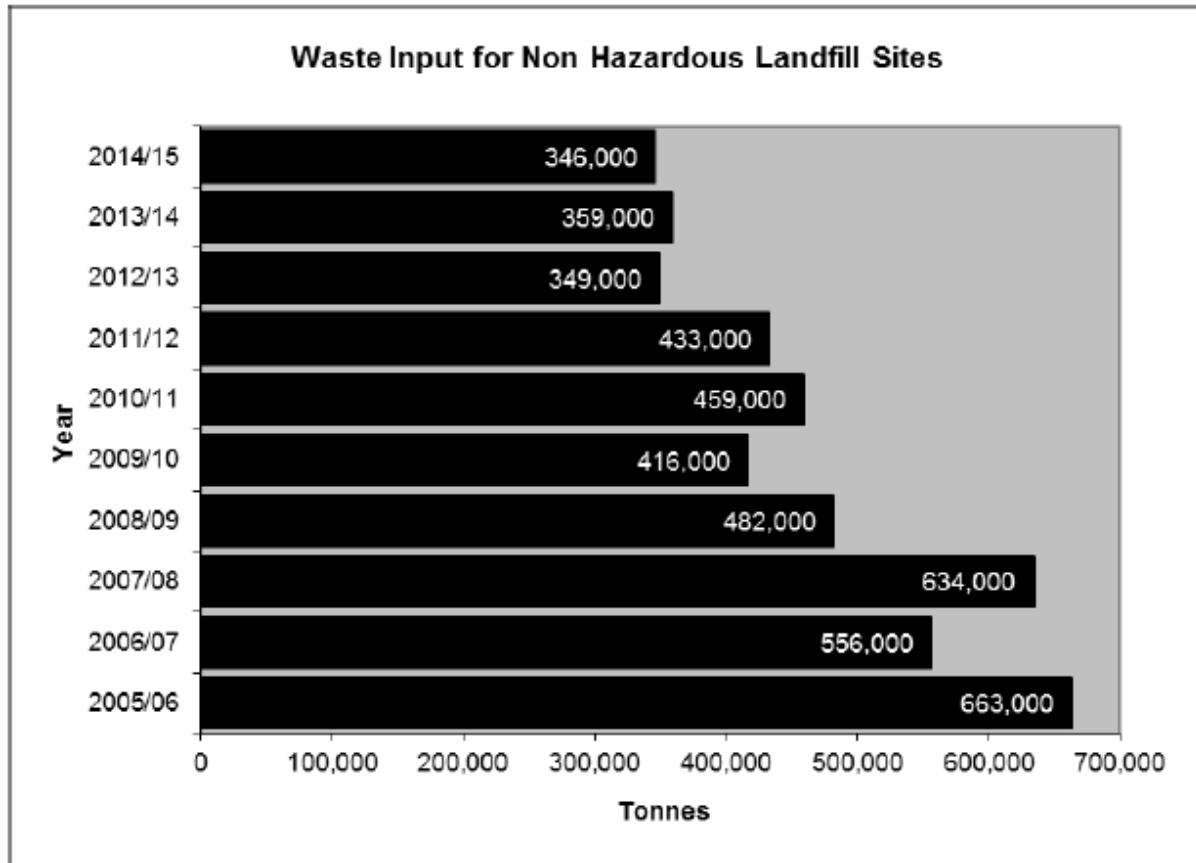


Figure 12 Waste input for non-hazardous landfill sites, source: Norfolk County Council <https://www.norfolk.gov.uk/what-we-do-and-how-we-work/policy-performance-and-partnerships/policies-and-strategies/minerals-and-waste-planning/annual-monitoring-reports>

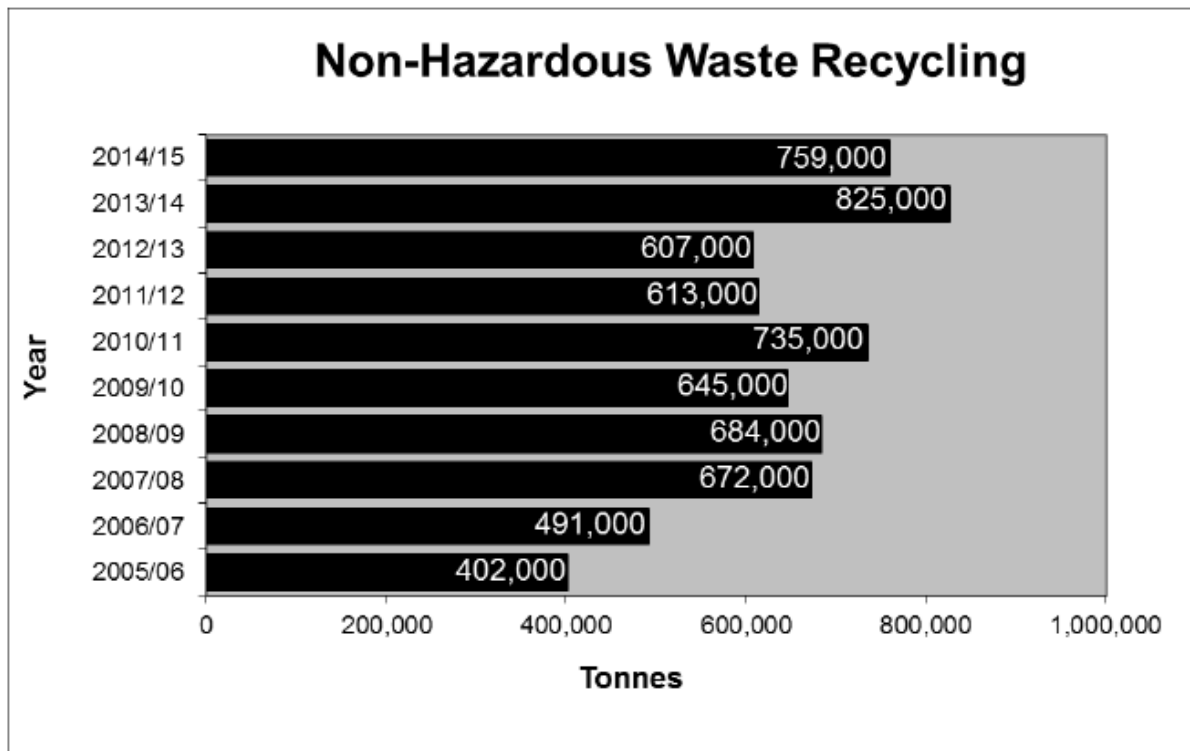


Figure 13 Non-hazardous waste recycling, source: Norfolk County Council, <https://www.norfolk.gov.uk/what-we-do-and-how-we-work/policy-performance-and-partnerships/policies-and-strategies/minerals-and-waste-planning/annual-monitoring-reports>

9. Climate Change and Air Pollution

9.1. Context

9.1.1. A vast body of research has been undertaken which supports the theory of climate change and that human activity has contributed to global warming. The UK Climate Projections (UKCPO9) undertaken in 2009 show 3 main projections which differ according to the level of emissions produced. The projections of change in mean temperature show that in winter, the central estimates of change are between 2 and 3 degrees Celsius with slightly larger changes in the south east of the country. In summer a more pronounced north to south gradient exists with changes in southern England being just over 4 degrees Celsius, and Northern Scotland about 2.5 degrees Celsius.

9.1.2. Climate change includes not only changes in mean climate but also in weather extremes. A study published in Nature Climate Change⁴ suggests global warming over the last century means heat extremes that previously only occurred once every 1,000 days are happening four to five times more often. In the last few years there have been notable extreme flood events including a tidal storm surge in 2013 which affected communities in the Borough and caused dramatic changes to the coastline.

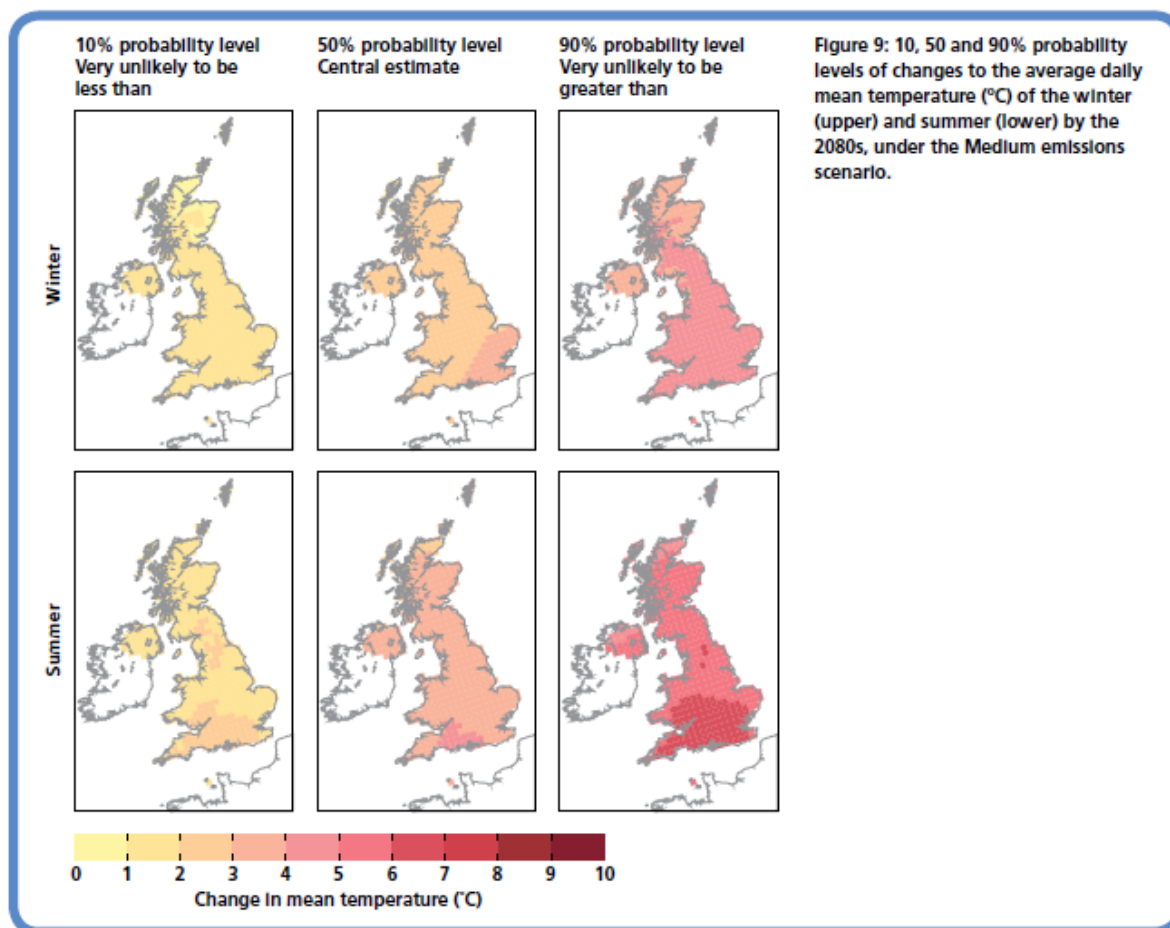


Figure 14 Probability levels of changes to the average daily mean temperature, <http://ukclimateprojections.metoffice.gov.uk/21678> source: Met Office

9.1.3. The Climate Change Act established a target for the UK to reduce its emissions by at least 80% from 1990 levels by 2050. This target represents an appropriate UK contribution to global emission reductions consistent with limiting global temperature rise to as little as possible

⁴ Fischer, E.M and Knutti, (2015) 'Anthropogenic contribution to global occurrence of heavy-precipitation and high-temperature extremes' Nature Climate Change 5,560–564 Source: <http://www.nature.com/nclimate/journal/v5/n6/full/nclimate2617.html>

above 2°C. The target is further broken down into five yearly carbon budgets.

9.1.4. The NPPF includes policy to address climate change stating in paragraph 93 and 94; “Planning plays a key role in helping shape places to secure radical reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change, and supporting the delivery of renewable and low carbon energy and associated infrastructure. This is central to the economic, social and environmental dimensions of sustainable development. Local planning authorities should adopt proactive strategies to mitigate and adapt to climate change, taking full account of flood risk, coastal change and water supply and demand considerations”.

9.2. Emissions

9.2.1. The Department of Energy and Climate Change monitor Local Authority emissions and produce estimates, the last of which was for the period 2005 – 2013. Figure 15 is an extract from the report which shows that the borough is has the third largest increase in emissions of all Local Authorities over the time period⁵. The report also notes that the emission increase is under the scope of influence of the authority meaning that the increase in emissions was within the control of the authority; the likely source is authorised development such as the Palm Paper Factory at King’s Lynn.

Figure 15 Local Authorities that had the largest increases in emissions between 2005 and 2013

Local Authority	Percentage increase	Sub-sector most responsible for increases in that area
Neath Port Talbot	14%	Large industrial installations
Slough	13%	Industry and commercial electricity
King’s Lynn and West Norfolk	8%	Industry and commercial gas
Limavady	2%	LULUCF
Craigavon	1%	Industry and commercial gas

⁵ Department of Energy and Climate Change (June 2015) ‘2005 to 2013 UK local and regional CO2 emissions: statistical release’ <https://www.gov.uk/government/statistics/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics-2005-2013>

9.3. Flood Risk

9.3.1. The Borough encompasses a wide variety of landforms, from relatively narrow stream valleys in the chalk uplands in the north east of the district, through the broader and relatively flat river valleys of the Nar and Wissey south east of King's Lynn, to the extensive areas of Fenland west of the Great Ouse and the Southery and Methwold fens in the south east of the district. Flooding in such a diverse area can therefore occur in a number of different ways including overflowing of Watercourses; Breaching of Embankments; Mechanical, Structural or Operational Failure of defences.

9.3.2. The Environment Agency publish flood maps and provide regular updates which are used by Local Authorities in land use planning. The Council published a Strategic Flood Risk Assessment in 2007. The Environment Agency has subsequently updated local flood maps (although there are minimal variations from the original mapping) and have additionally produced tidal hazard mapping based on breach modelling in the event that tidal inundation overtopped existing flood defences. The tidal breach scenario would particularly affect low lying communities in the Borough adjacent to the River Great Ouse. Figure 16 provides an extract of the flood map for part of the Borough showing the extent of high risk flood areas in the Borough (blue areas).



Figure 16 Extract of map showing flood risk in the Borough. Full maps available in the Council's Strategic Flood Risk Assessment or from the Environment Agency website Source: Environment Agency 2016 website

9.3.3. In 2015 Norfolk County Council published the Norfolk Local Flood Risk Management Strategy. The Strategy identifies the potential risk of flooding from local sources such as surface water, groundwater and ordinary water courses. Figure 17 illustrates the extent of flood risk zones 2 and 3 in West Norfolk which, aside from the Broads, is the greatest area at risk of flooding in Norfolk. The Strategy contains a list of settlements in the Borough and the number of properties at risk from local sources of flooding. The top five in the list are King's Lynn (850 properties), Burnham Market (420), Feltwell (330), Terrington St Clement (250) and Dersingham (190).

9.3.4. The varied topography of the Borough greatly influences the nature of flood risk which is present. Tidal flood risk is a dominant threat due to the low-lying land in the south and west of the Borough and the vulnerability of coastal settlements to tidal surges from the North Sea.

9.3.5. Fluvial flood risk is of equal importance given that the Borough is located downstream from the River Great Ouse: the rivers Nar, Wissey Little Ouse, Gaywood, Babingley and the Old Bedford, along with many small drainage channels. Understanding of fluvial flood risk from ordinary

watercourses is limited and further investigation of the risk associated with these smaller watercourses is required.

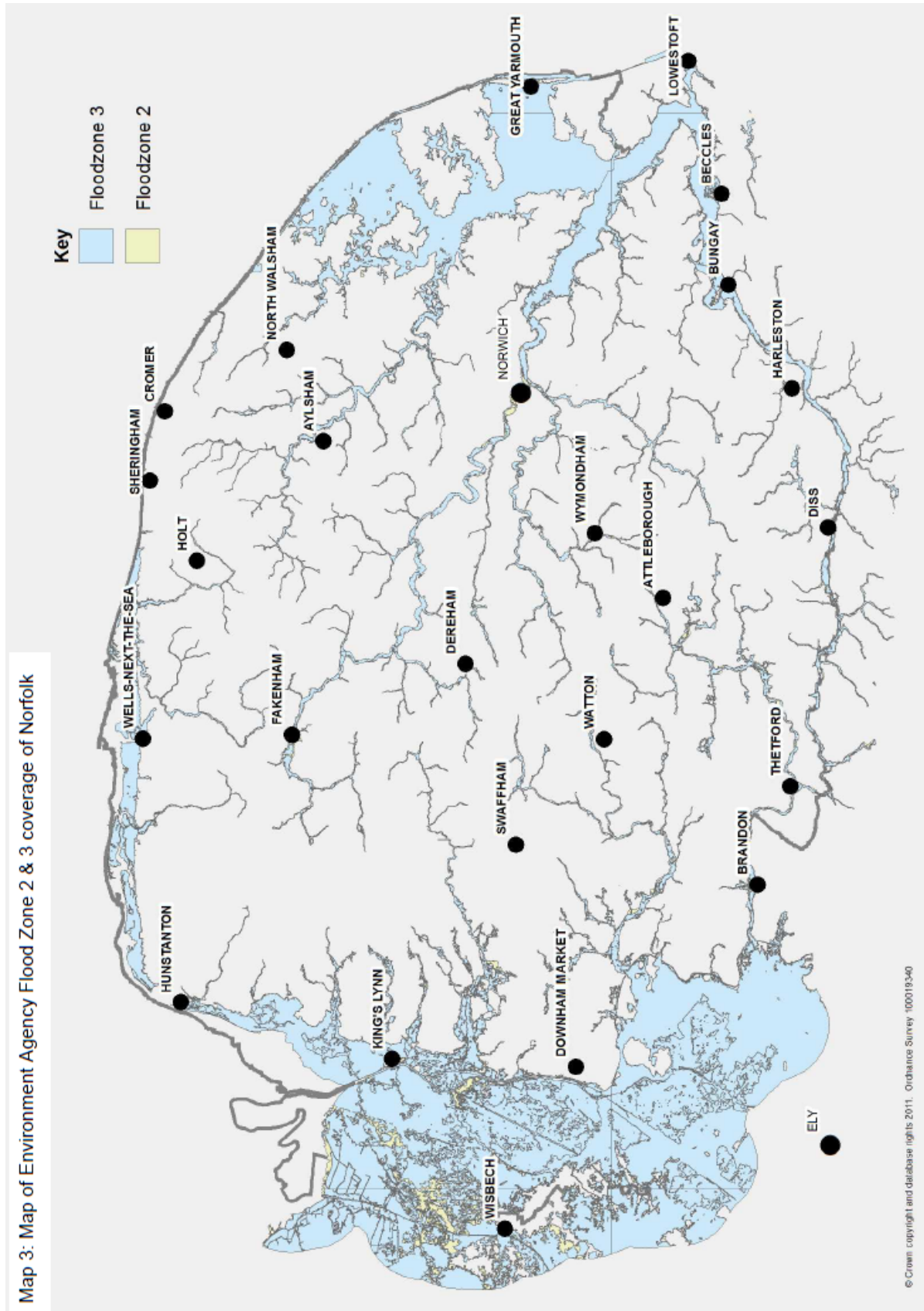


Figure 17 Map of EA Flood Zones 2 and 3 in Norfolk, Source: Norfolk County Council Local Flood Risk Management Strategy <https://www.norfolk.gov.uk/what-we-do-and-how-we-work/policy-performance->

and-partnerships/policies-and-strategies/flood-and-water-management/local-flood-risk-management-strategy

9.4. Climate change and the coast

- 9.4.1. Shoreline Management Plans determine the best ways to manage the risks of flooding and coastal erosion in a sustainable way for the next 100 years. They are significant in land use planning as these plans determine the areas where the coast will not be defended and therefore would be unsuitable for further development. Led by the Environment Agency with a partnership of fourteen organisations, the East Anglia Coastal Group has developed 5 SMPs which cover the Anglia region. The coastline of the Borough is included in SMP 4 Gibraltar Point to Old Hunstanton (2010) and SMP 5 Hunstanton to Kelling Hard (2010).
- 9.4.2. SMP 4 specifies that for the Wash area from Gibraltar Point to Hunstanton the short and medium term policy is to hold the line of existing defence. The plan specifies no active intervention at the area of Hunstanton Cliffs. In the long term this will threaten the historic lighthouse, recreational area and coastal road. From Snettisham coastline to Hunstanton there is a high number of properties which would be highly vulnerable to flood events because they are predominantly caravans and less permanent structures. A policy in the Council's SADMP seeks to protect the area from further development and creates occupancy restrictions.
- 9.4.3. SMP 5 states that the dunes at Old Hunstanton and Holme will initially be maintained and then allowed to develop naturally. In Thornham the footpath will be maintained but the sea bank will not, and at Titchwell village the frontage will continue to develop naturally. At Titchwell nature reserve and between the Royal Norfolk Golf Club and Brancaster Staithe private owners must provide or maintain defences. Defences will be maintained between Scolt Head Island and Burnham Overy Staithe until at least 2055. Development pressure in North Norfolk is often from private owners seeking to expand tourist facilities or renovate or redevelop private homes and plots. There is additional pressure from developers because of the high land value and demand for second homes. Policies in The Local Plan and neighbourhood plans should seek to limit growth in vulnerable areas.

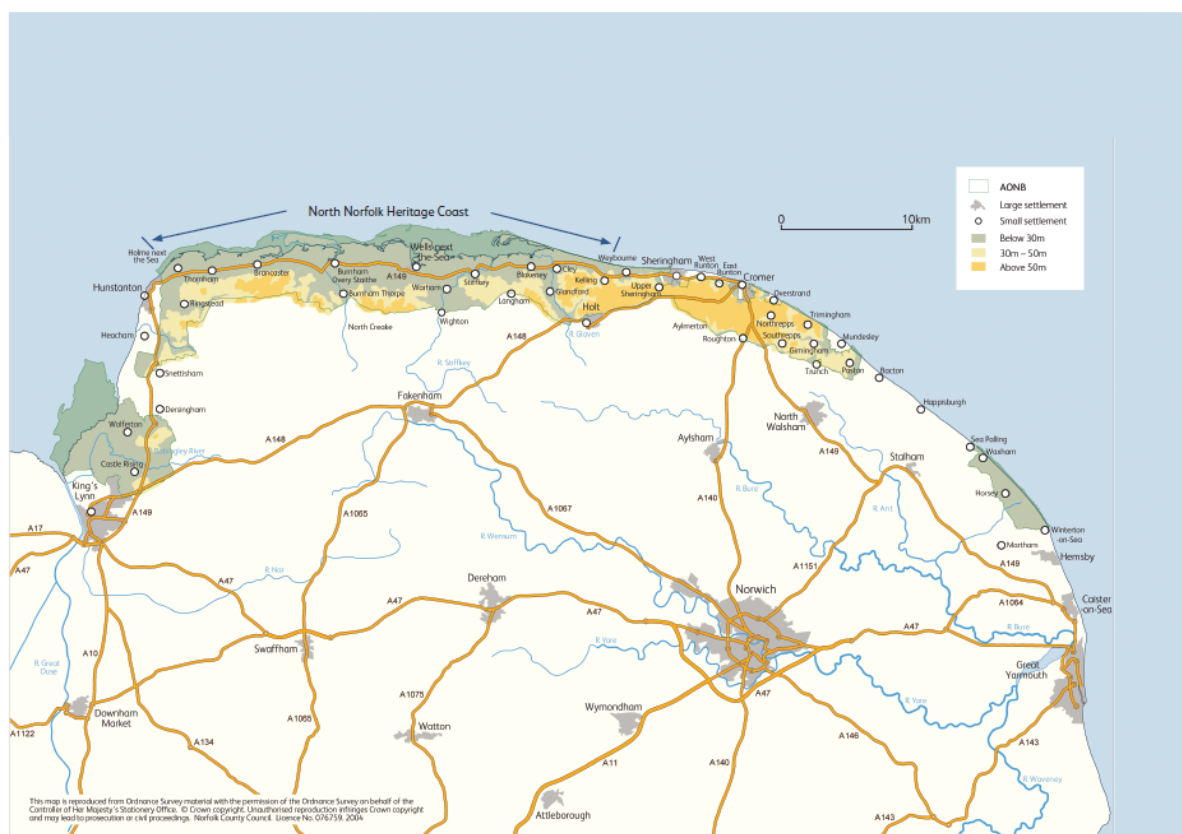


Figure 18 Norfolk Coast AONB, source: Norfolk Coast Partnership
<http://www.norfolkcoastaonb.org.uk/partnership/designation-maps/1072>

9.4.4. A significant area in the north and north east part of the Borough is designated part of the North Norfolk Coast Area of Outstanding Natural Beauty (Figure 18). The Norfolk Coast Partnership comprises a group of community representatives, local authorities (including the Borough Council), relevant organisations and a dedicated team with responsibility for managing the area and producing the AONB Management Plan. The current management plan 2014-19 highlights the potential impact of climate change; “in the longer term, climate change is likely to be a very significant driver of change for the area’s current characteristics of natural beauty”.

9.4.5. NCP commissioned a study in 2013 on the implications of climate change for characteristic species and habitats. This helped to inform baseline data and objectives in the AONB Management Plan. In order to address objectives in the Management Plan the NCP is currently undertaking a project to consider the impact of predicted effects arising from global climate change on various aspects of the Norfolk Coast. One of the key projects currently under formulation is the importance of protecting Norfolk’s significant areas of dark skies from light pollution resulting from new development. Figure 19 illustrates the extent of light pollution over urban areas in the Borough including King’s Lynn, west

coastal settlements, Docketing and Downham Market in particular. The map has been produced at a national level and from that perspective it is clear that the North Norfolk Coast is one area that is low in light pollution but is also subject to high house values and increasing pressure for development, potentially resulting in more light pollution, unless it is protected.

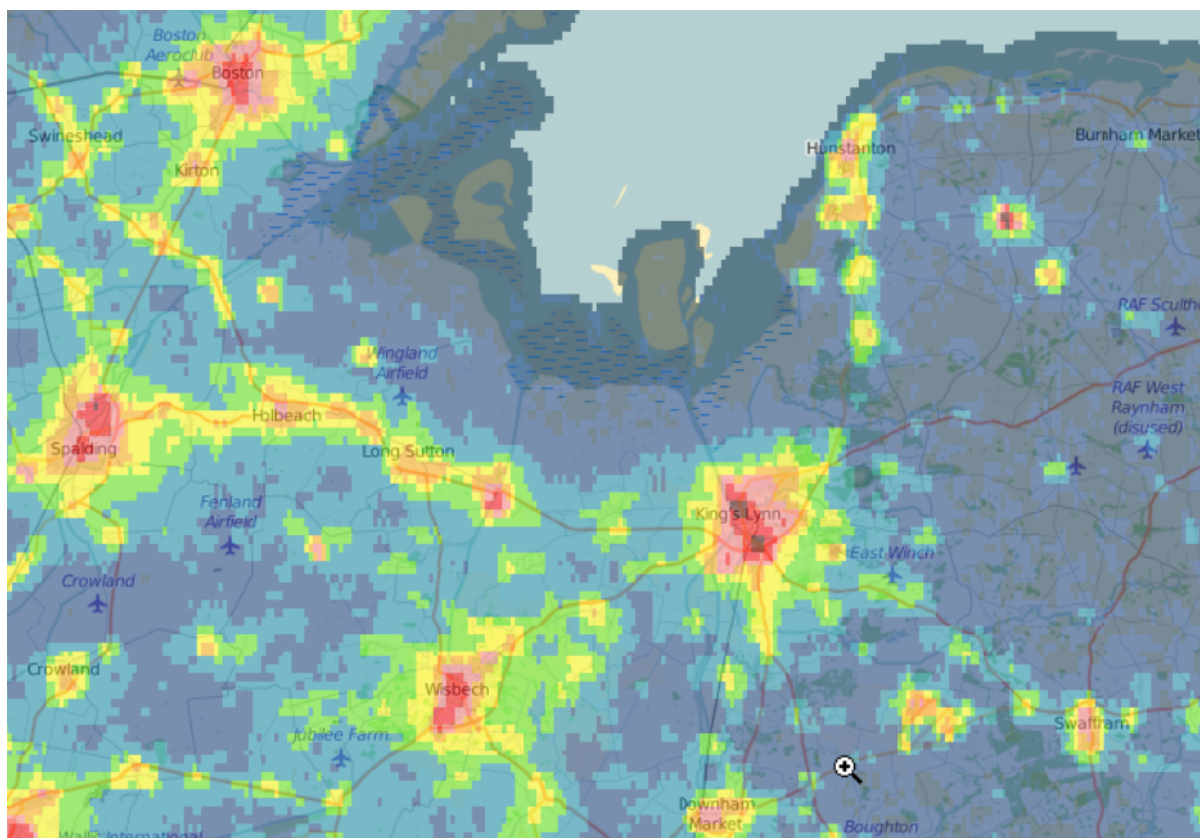


Figure 15 Map illustrating the extent of light pollution over urban area source: CPRE, 2015 <http://nightblight.cpre.org.uk/>

9.5. Air Quality

9.5.1. The Environment Act 1995 introduced the Local Air Quality Management System, which requires local authorities to undertake regular review and assessment of air quality, with respect to the standards and objectives set in the Air Quality Strategy, and enacted through the Air Quality Regulations in 1997, 2000 and 2002. In areas where an air quality objective is predicted not to be met by the required date, local authorities are required to establish Air Quality Management Areas and implement action plans to improve air quality.

9.5.2. There are various sources of air pollution in the UK. These can include transport (mainly road transport), the use and production of energy, commercial / industrial premises and natural sources.

9.5.3. Agriculture and forestry are the second largest source of greenhouse gases in the UK - accounting for 7% of the UK's total emissions. Nitrous oxide and methane are the most significant greenhouse gases for farmers. Agriculture is responsible for 66% of the UK's nitrous oxide emissions and 46% of UK methane emissions. The Borough has a number of intensive pig and poultry farms which can cause air pollution by ammonia. It is important that agricultural uses adjacent to protected areas for wildlife and habitat are limited where it would risk air quality issues.

9.5.4. The Air Quality Standards Regulations (2010) transpose into English law the requirements of Directives 2008/50/EC and 2004/107/EC on ambient air quality. The Government has previously identified 8 key pollutants for which health-based limit values/ targets are defined in the National Air Quality Strategy (NAQS):

- Nitrogen Dioxide;
- PM10 particulates;
- Benzene;
- 1,3 – butadiene;
- Lead;
- Sulphur Dioxide;
- Carbon Monoxide; and
- Ozone.

9.5.5. The Borough Council monitors air quality and identifies the most polluted areas. There are currently two air quality management areas within King's Lynn where the level of Nitrogen Dioxide (NO₂) is above the annual mean air quality standard of 40 ug/m³ (Figure 19 and 20). The main source of the NO₂ is from road traffic.

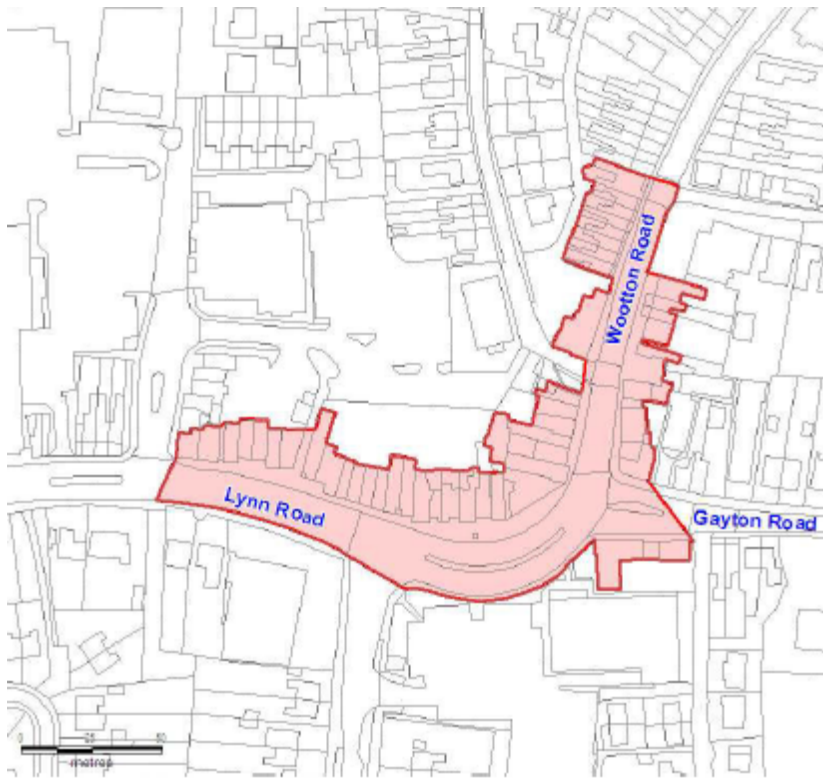


Figure 20 Gaywood Clock AQMA, source: BCKLWN <http://www.west-norfolk.gov.uk/default.aspx?page=27440>

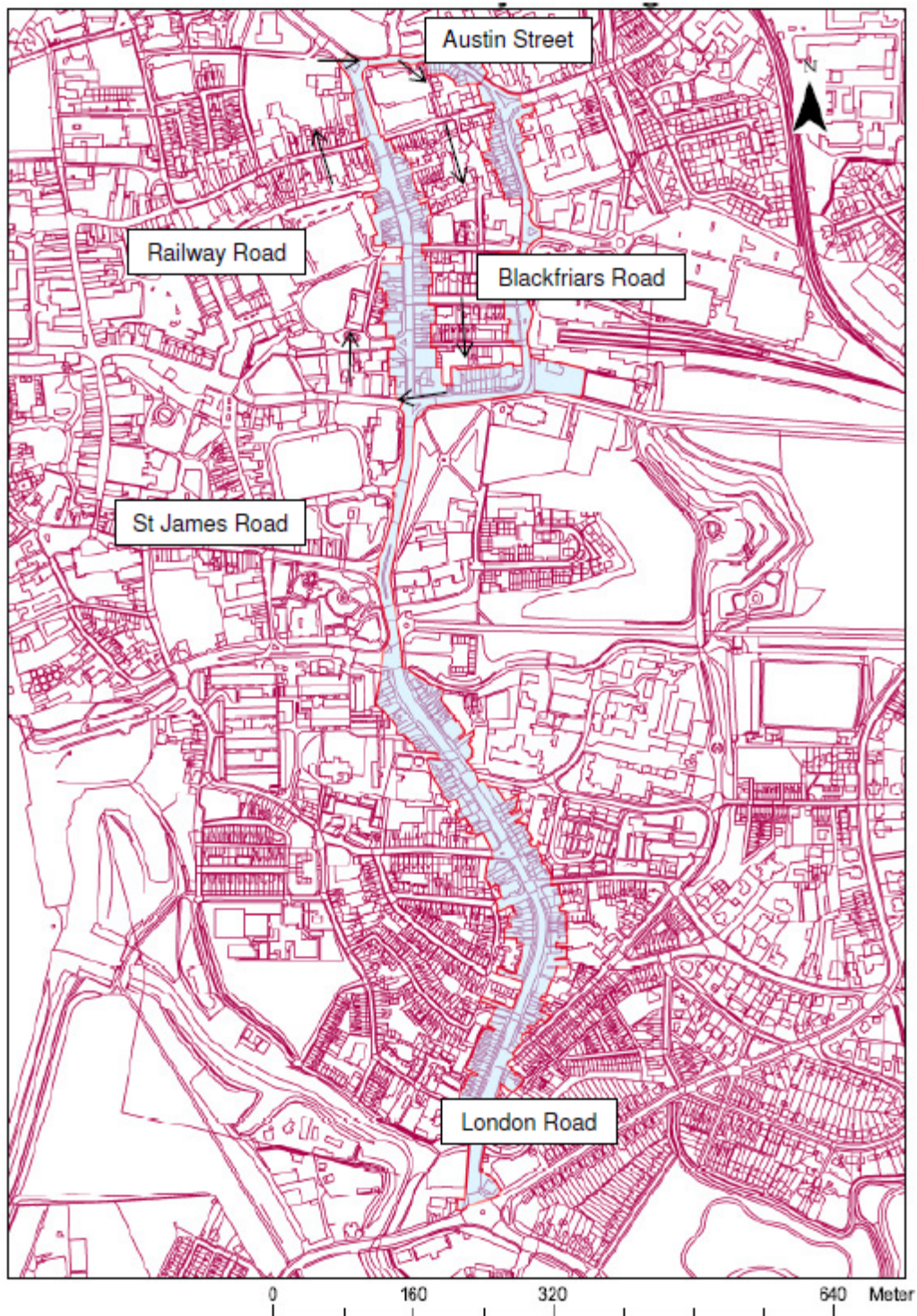


Figure 16 King's Lynn Town Centre AQMA. Source: BCKLWN <http://www.west-norfolk.gov.uk/default.aspx?page=27440>

9.5.6. The plan aimed to reduce transport emissions in the AQMAs by around 9% by 2015. It is anticipated that a reduction of this scale will lead to the

achievement of the annual mean NO₂ air quality objective (40µg/m³) at sensitive receptors in the AQMAs in future years. A monitoring report will need to be prepared to detail whether this target has been met.

10. Biodiversity, Flora and Fauna

10.1. The Borough is renowned for its landscape and natural resources. There are 37 Sites of Special Scientific Interest (SSSI). These include a number of National Nature Reserves (NNR's), Rural Areas (RA's), Special Protection Area's (SPA's), and Special Areas of Conservation (SAC's) under the EC Birds and Habitats Directive. A number of NNR's have also been designated Biosphere Reserves by the United Nations Educational, Scientific and Cultural Organisation (UNESCO). There are also 23 ancient woodlands. These designations acknowledge that the areas require protection, monitoring and enhancement to maintain their significance. There is a clear hierarchy afforded to protected sites according to their international, national or local designation.

10.2. Due to the position of Norfolk and the diversity of habits in the county it is considered to be rich in flora and fauna. Around 16000 species have been identified in the County since 1670, 2367 of these species are considered 'species of conservation concern'⁶. The amount of endangered species and high number of areas designated for their natural significance highlights the rich biodiversity of the Borough.

10.3. The need for new development poses a threat to protected sites. Where impacts are unavoidable, proposals must seek to mitigate and as a last resort compensate for any adverse impact on biodiversity and geodiversity. Figure 21 shows the key SPA's, SAC's and RAMSAR sites in relation to allocated housing sites proposed in the Site Allocations and Development Management Policies document. New housing is likely to generate a higher number of visitors to designated sites for recreation. Until recently it has been difficult to understand the level of visitor pressure resulting from local housing growth and a general increase in visitor numbers due to tourists visiting from the wider area.

10.4. In 2015, a report on visitor surveys at European Protected sites across Norfolk was commissioned by Norfolk County Council and the Norfolk Biodiversity Partnership in conjunction with other Norfolk local authorities. The results of the study indicate a 14% increase in access by Norfolk residents to the sites surveyed (in the absence of any

⁶ Norfolk Biodiversity Trust (2016) State of the Natural Environment in Norfolk. Source: <http://www.nbis.org.uk/reports-publications>

mitigation), as a result of new housing during the current plan period⁷. The study surveyed visitors at a number of different sites with notably different results. There is a predicted 15% increase in visitors to Roydon Common and Dersingham Bog over the plan period in contrast to 6% in other coastal sites around The Wash. At Roydon, the large proportion visiting for less than 30 minutes (36%) whereas visits to coastal sites are typically much longer with some exceeding 4 hours. By area the highest numbers of people recorded from tallies was for the North Coast and Wash sites. Lowest median values were at the three areas of the Brecks, Roydon & Dersingham, and the Valley Fens, with typically 8 people per hour. At these three sites the range of visitor numbers recorded by survey point was relatively small (excluding the High Lodge outlier).

10.5. The data from the report on visitor surveys indicates the importance of providing suitable alternative natural green space (SANG's) for new residents to reduce the impact on designated sites but also to understand the existing green infrastructure provision on offer. The Borough Council commissioned a series of Green Infrastructure Studies in 2009/10. Green Infrastructure comprises a strategically planned and delivered network of green spaces and natural environmental features which provide a multifunctional resource to the community it serves. Part 1 of the Study identified the existing green infrastructure in the Borough and Part 2 developed a strategy to improve the network including an action plan and GI policies. Figure 22 illustrates the Strategic GI Network for the Borough. It is likely further work on green infrastructure will arise as the result of the Local Plan Review and the coordinated work resulting from the Habitats Regulation Assessment and policy DM19 of the SADMP document.

10.6. Between 2006 and 2007, the Norfolk Wildlife Trust undertook an ecological network mapping project on behalf of the Biodiversity Partnership. The maps produced by the project identify the most important existing biodiversity areas in Norfolk as well as opportunities for enhancing, creating and linking habitats. Figure 23 shows the diversity of the ecological network within the Borough which influences the management strategies for the area (map key shown in figure 24).

10.7. In addition to increased recreational pressure, the original Scoping Report notes the following pressures on the natural Environment, all of which are still relevant today:

- Development and road building;
- Insufficient water for wetlands;

⁷ Footprint Ecology (2016) Visitor surveys at European protected sites across Norfolk during 2015 & 2016.
Source: Norfolk County Council and Norfolk Biodiversity Partnership

- Decline in water quality;
- Lack of appropriate management;
- Agricultural intensification.

10.8. The Borough Council developed a HRA Monitoring and Mitigation Strategy in 2015 to ensure that growth facilitated by the Local Plan would safeguard the integrity of Natura 2000 designated sites. Part of the legacy of the SADMP plan has been the creation of a HRA Monitoring & Mitigation and Green Infrastructure Panel comprising representatives from a number of organisations with an interest in designated sites including the RSPB, Natural England, the Norfolk Coast Partnership, National Farmers Union, Internal Drainage Boards, Norfolk County Council, the National Trust, Forestry Commission, King's Lynn Civic Society and is chaired by the leader of the Borough Council. The implementation of the HRA Monitoring and Mitigation Strategy will continue during the review of the Local Plan.

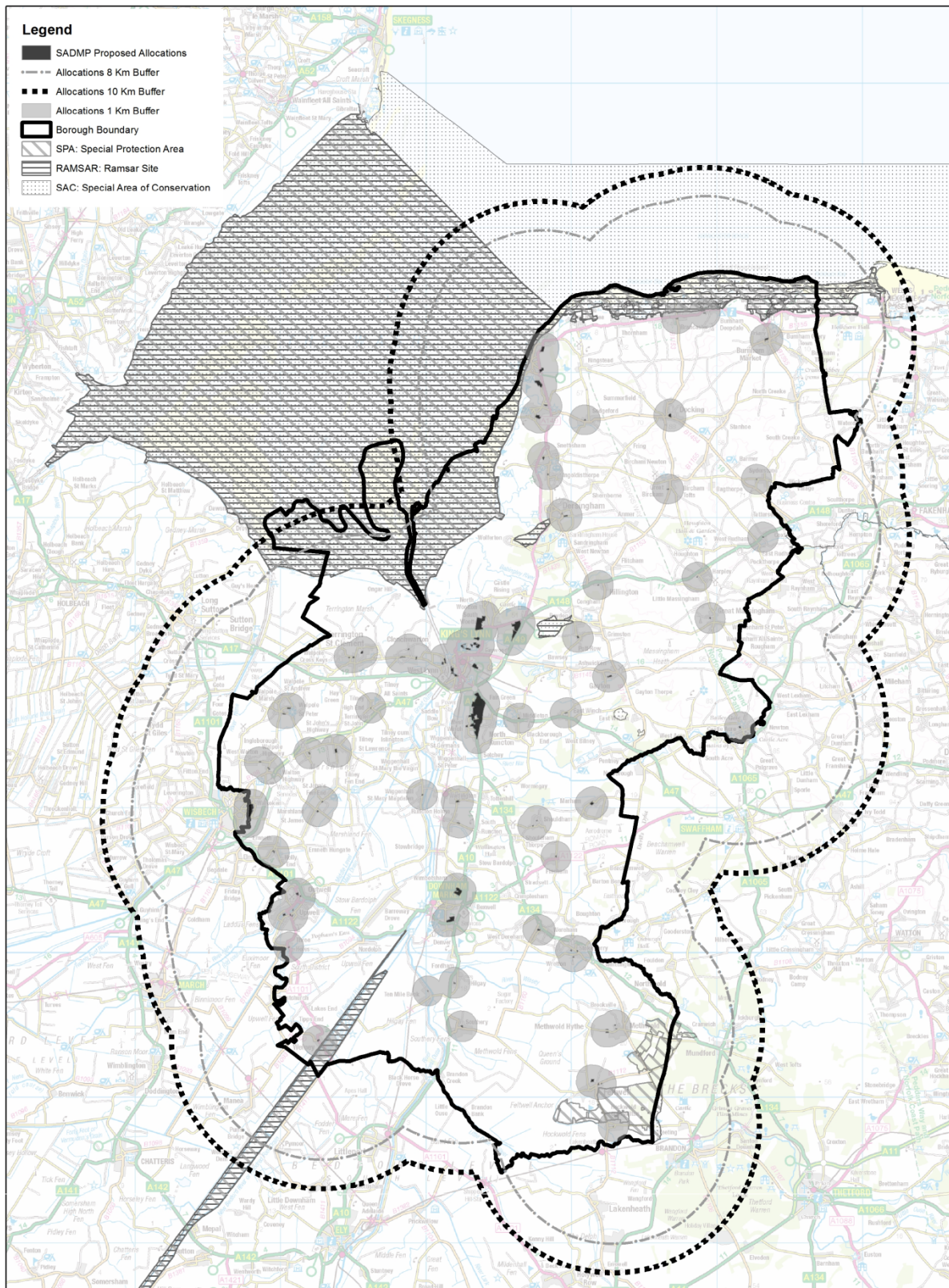


Figure 17 Map showing housing allocations from the SADMP in relation to designated sites. Source BCKLWN 2015

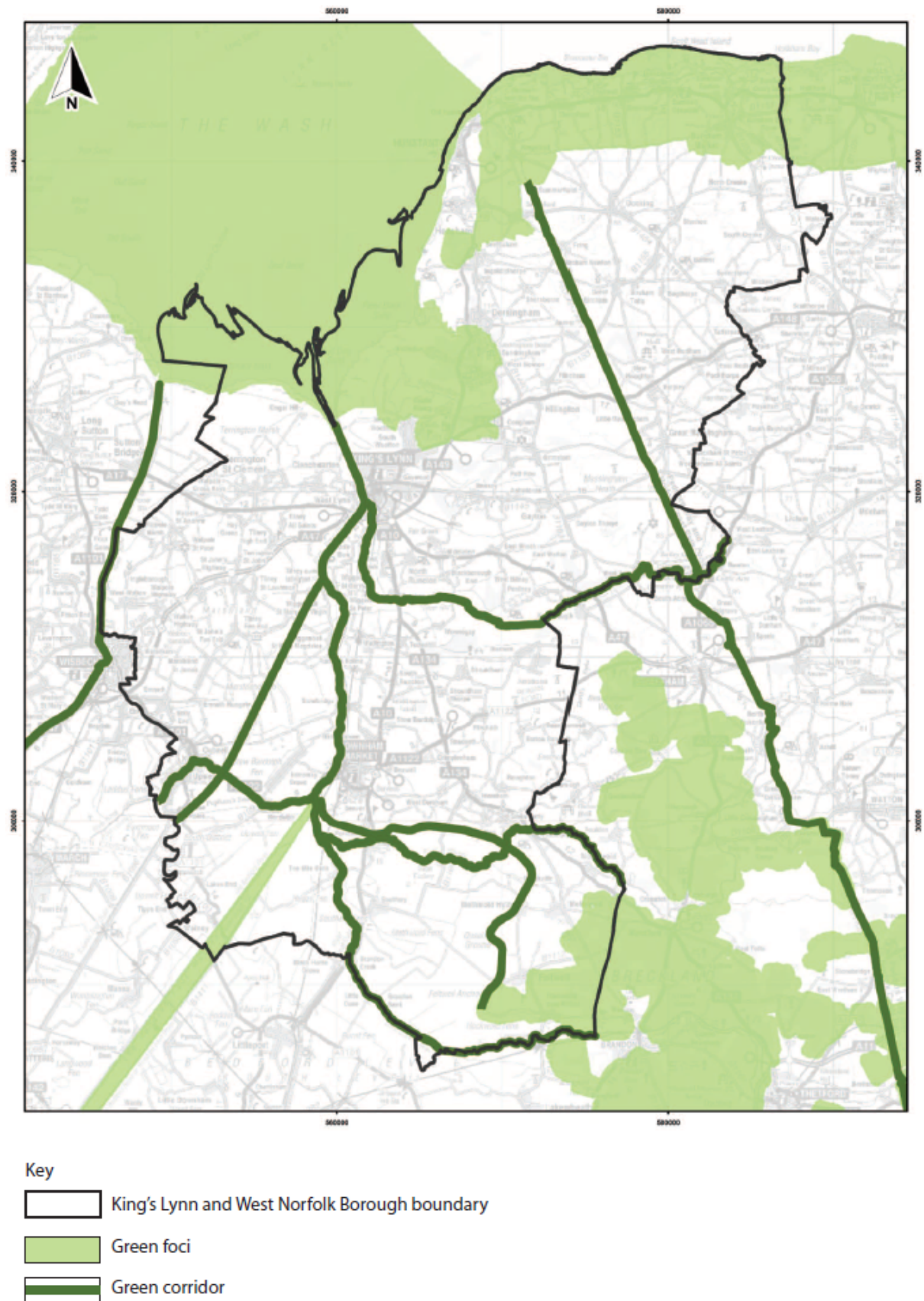


Figure 18 Strategic GI Network, source: BCKLWN Green Infrastructure Strategy
<http://www.west-norfolk.gov.uk/default.aspx?page=24526>

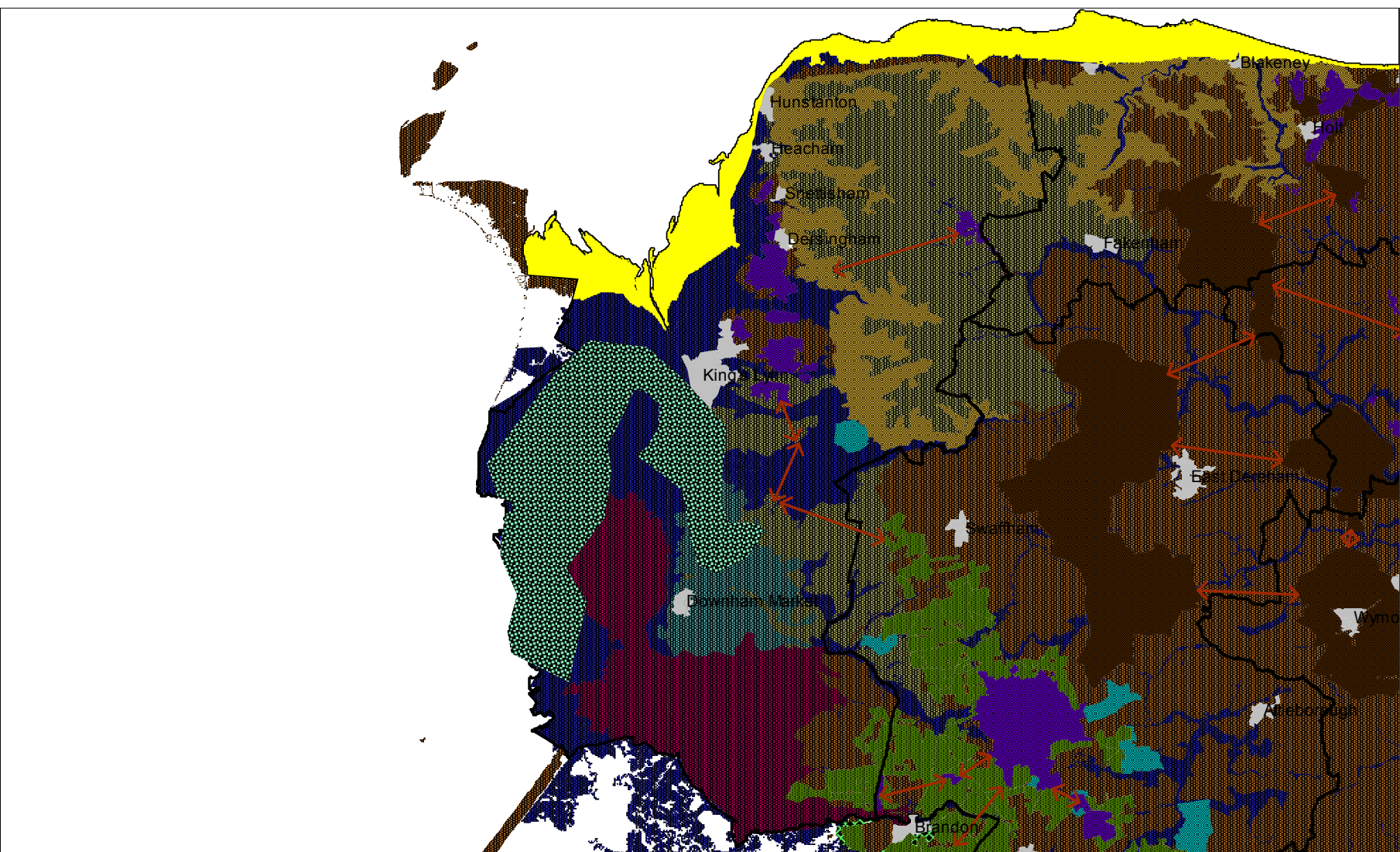


Figure 19 Norfolk County Council 2007 'West Norfolk Ecological Map'. Source Norfolk Biodiversity Partnership
<http://www.norfolkbiodiversity.org/ecologicalnetworks/>

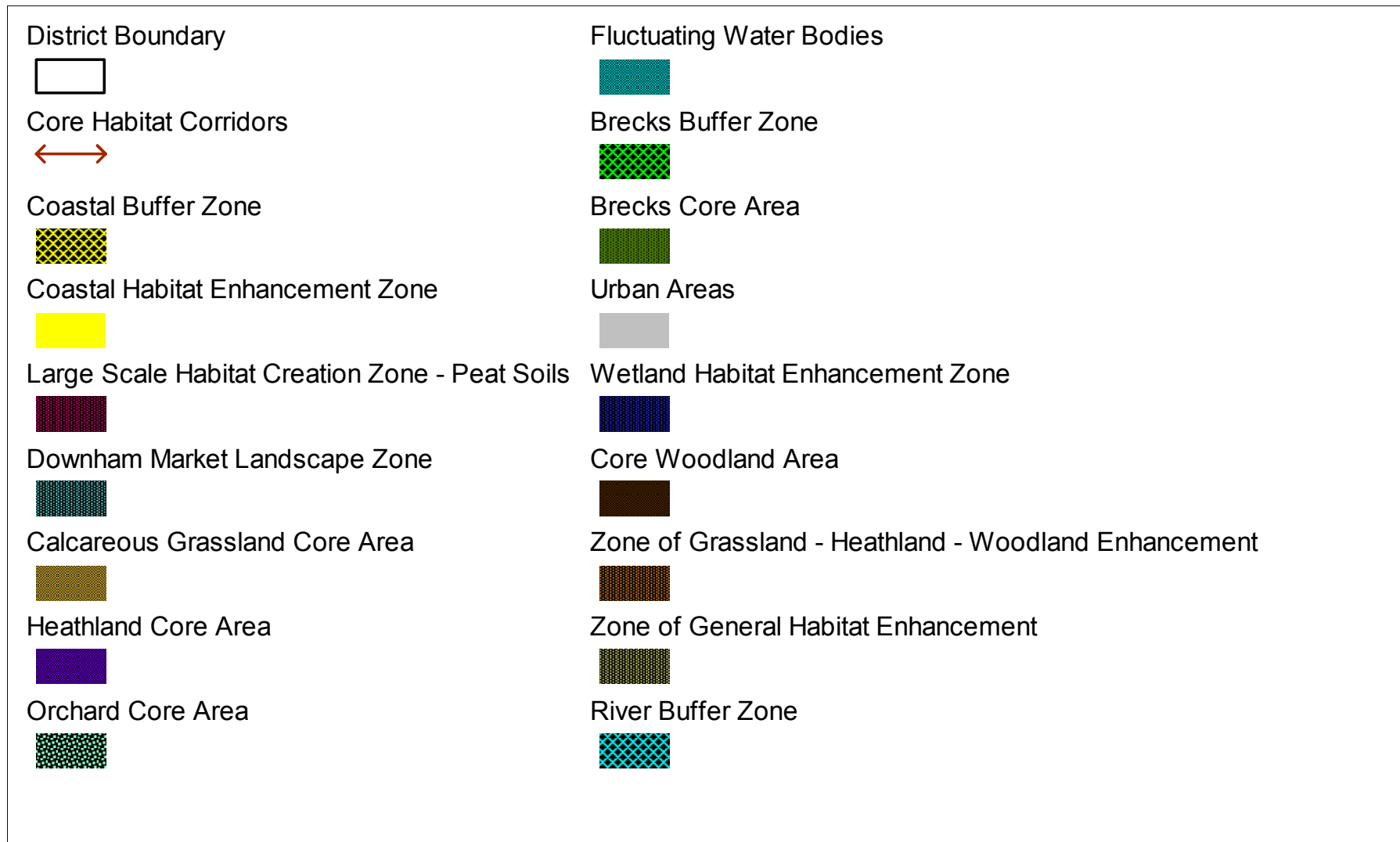


Figure 20 Key to West Norfolk Ecological Network Map

11. Cultural Heritage and Landscape

11.1. Current and Past Industrial History

11.1.1. The history of King's Lynn as a port goes back many centuries. Much of the industry found along the banks of the River Great Ouse in and around King's Lynn has derived from the strong trading links with the outside world. In particular the chemical and petroleum storage industries are located in close proximity to the port in central King's Lynn. As with other towns, gas works served the main settlements and there is evidence of industry such as foundries and other historical industrial land uses. It is thought that most industrial activity was limited to King's Lynn and to a lesser extent the smaller satellite towns. The rural area was subject to little industrial activity although potential contaminated uses associated with light industry, agriculture and petroleum storage are to be expected in common with other similar locations across the country.

11.1.2. Railway lines served not only King's Lynn but also the north east of the Borough to Hunstanton, which remains a popular seaside resort. After the War (and particularly following the London overspill agreement in the 1950's) significant population growth occurred such that municipal housing and private residential development skirts much of King's Lynn. Industrial estates also line the approaches to King's Lynn town centre, built on the low-lying Fen deposits. Population growth has also occurred around The Wash coast at Hunstanton, Heacham, Dersingham, etc. and to the south at Downham Market. Such development has in the main been "green field" with a sizeable retirement community.

11.2. Built Heritage

11.2.1. The importance of the built history of West Norfolk can be measured by the 44 Conservation Areas, some 1900 Listed Buildings, over 110 Ancient Monuments designated in the Borough, 5 Historic Parks and Gardens listed on the English Heritage Register and 23 Ancient Woodlands. A survey of Conservation Areas has been conducted through the production of Conservation Area Character Statements for the Borough, which identify priorities for enhancement schemes and concentration on the future positive use and conservation of historic buildings is assessed.

11.2.2. Protection of the historic environment continually evolves and since the 2006 Scoping Report, a further Conservation Area for

Dersingham was designated in the Borough. A draft proposal for a new conservation area in Stanhoe is also being considered.

- 11.2.3. The rich history of the Borough is a draw to visitors and therefore it is vitally important to the tourism economy. King's Lynn ranked as the third most important port in England during the 14th Century, and as the town grew a wealth of buildings, monuments and features developed, those of which survive today provide a significant link to the towns maritime past. The smaller rural settlements of the Borough are also attractive to tourists for their impressive churches and local architecture, including traditional cottages built with local flint and carrstone. The Queen's residence at Sandringham is a major heritage asset in the Borough and is a nationally important visitor destination, as is Branodunum, the remains of one of nine Saxon shore forts on the east coast of Norfolk in Brancaster and Castle Acre Priory one of the largest and best preserved monastic sites in England dating back to 1090.

11.3. The Wash

- 11.3.1. The Wash plays a significant part in the history and heritage of West Norfolk and its communities. The Wash and its hinterland are made up of many metres of sediments that have been gradually deposited since Mesolithic times (from around 5400 BC) due to a combination of estuarine and freshwater conditions reflecting periodic sea level rise and fall across the original dry, wooded basin landscape. Across and within the deposits of the fens lies a record of human history, showing evidence of Neolithic, Bronze Age, Iron Age and Roman habitation, industry and communications. Archaeological treasures include pottery, flints and ceremonial monuments of Neolithic age (4500-2000 BC) and Bronze Age field systems, settlements and round burial barrows. During the Iron Age a salt production industry developed around The Wash.
- 11.3.2. There is still evidence today of both the Car Dyke and the Fen Causeway which were built by the Romans, who were also responsible for extensively cultivating the fens. There is evidence of renewed colonisation of the fens from the Middle Saxon period (from around 650 AD). The earliest sea defence – The Sea Bank is thought to be of Late Saxon date. By the Middle Ages the wetland resources of the fens were widely utilised and were a centre of productivity for fishing, wildfowling, grazing, peat extraction and salt production.

- 11.3.3. There is a rich and diverse cultural heritage associated with The Wash. Past and present characters and activities all add to the wonderful mix that provides The Wash and its people with a strong identity that they are proud of. There are various industries, activities and lifestyles that are attributed to this area and one of the earliest is that of harvesting salt. The industry began towards the end of the Bronze Age and then declined in the sixteenth century.

11.4. The Landscape

- 11.4.1. This Borough Council commissioned a Landscape Character Assessment in 2007. The assessment confirmed the diversity of West Norfolk's landscapes, identifying 11 different types of landscape within 550 square miles. This diversity is represented by the variety of coastal, fenland, estate and farmland landscapes. Within the context of this diversity of landscape types, the assessment has identified 61 areas of distinctive landscape character. These areas reflect distinct and recognisable patterns of different natural and cultural elements that combine to create a particular experience or unique 'sense of place'.

- 11.4.2. Eleven Landscape Character Types are defined within the Borough. These are shown in Figure 25 and listed below:

- Open Coastal Marshes (Type A)
- Drained Coastal Marshes (Type B)
- Coastal Slopes (Type C)
- The Fens: Settled Inland Marshes (Type D)
- The Fens: Open Inland Marshes (Type E)
- Wooded Slopes with Estate Land (Type F)
- Farmland with Woodland and Wetland (Type G)
- Settled Farmland with Plantations (Type H)
- Rolling Open Farmland (Type I)
- Plateau Farmland (Type J)
- The Brecks – Plantations (Type K).

- 11.4.3. The diversity in the landscape influences different management strategies. The assessment concludes by stating that the diversity and local distinctiveness of the Borough's landscapes are considered to be a major environmental asset, making a significant contribution to the quality of life for West Norfolk's communities. Protecting landscape features and patterns that contribute to landscape diversity, including enhancing their

quality, character and function where necessary, should be a key aim for planning and land management policy in West Norfolk.

11.4.4. The assessment summarises the key issues in relation to development planning:

- Built development
- Infrastructure
- Small scale and incremental change
- Settlements in their landscape setting
- Recreation and tourism
- Climate change

11.4.5. The landscape to the north of the Borough is offered the highest level of protection due to the Area of Outstanding Natural Beauty designation. The Norfolk AONB Management Plan sets a range of policies to ensure the protection of landscape and built and natural environment. The Norfolk Coast Partnership monitor change in the landscape using fixed point photography which is reviewed on a 5 yearly basis.

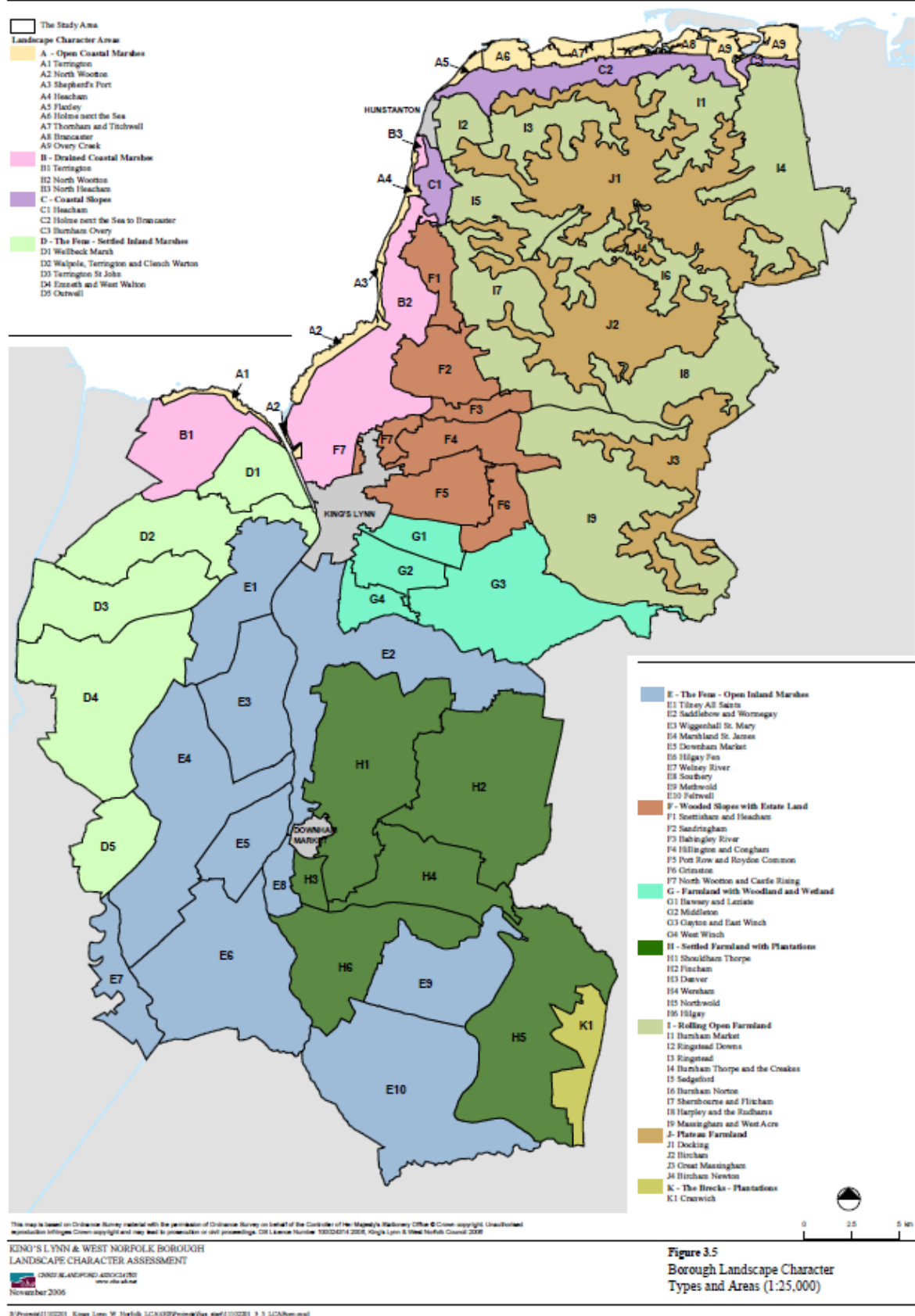


Figure 21 Landscape Character Areas, source: BCKLWN

12. Population

12.1.1. New census data was published in 2011. The previous Scoping Report relied on data from the 2003 census. The table below represents key statistics about the Borough published by the Office for National Statistics.

12.1.2. The population in 2011 was recorded as 147,451 people which marks an increase of 12,200 people since 2001. This was the second highest increase in population of the districts in Norfolk in that time period below South Norfolk.

12.1.3. Whilst the table below details recorded data from the census, mid-year estimates are also produced annually and are used to inform the calculation of objectively assessed housing need (OAN). The current estimate for the Boroughs population is 151,000 (ONS 2015).

Table 2 2011 Census Data - Key Statistics. Source: Office of National Statistics

	King's Lynn and West Norfolk	East of England	England
	Non-Metropolitan District	Region	Country
2011 Population: All Usual Residents	147,451	5,846,965	53,012,456
2011 Population: Males	72,053	2,875,807	26,069,148
2011 Population: Females	75,398	2,971,158	26,943,308
2011 Density (number of persons per hectare)	1	3.1	4.1
All Households	62,977	2,423,035	22,063,368
All households who owned their accommodation outright	39.6	32.9	30.6
All households who owned their accommodation with a mortgage or loan	29.9	34.7	32.8
Very Good Health	40.9	47.2	47.2
Good Health	37.1	35.2	34.2
Day-to-Day Activities Limited a Lot	9.8	7.4	8.3
Economically Active; Employee; Full-Time	36.5	40	38.6
Economically Active; Employee; Part-Time	14.6	14.3	13.7
Economically Active; Self-Employed	10.3	10.5	9.8
Economically Active; Unemployed	3.7	3.8	4.4
People aged 16 and over with 5 or more GCSEs grade A-C, or equivalent	16.2	16.2	15.2

People aged 16 and over with no formal qualifications	29.3	22.5	22.5
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12.2. Population Density

12.2.1. The Borough is the 12th largest of the English Districts in area measuring 552 square miles and is sparsely populated with a density of 1.0 in comparison to 3.1 in the East of England and 4.1 in England. The Borough remains very rural in character as a result of the low population density.

12.3. Household Composition

12.3.1. With an average household size of 2.31 people, Kings Lynn and West Norfolk is ranked 216 out of 376 districts on the average household size, placing the area in the middle 20% of districts nationally. The proportion of one person households was 27.18% in 2011, which is low by national standards, with Kings Lynn and West Norfolk ranking in the bottom 40% of districts. By comparison, the Norfolk average was 29.33% and the national figure was 30.25%.

12.3.2. The proportion of households with married couples but no dependent children was 27.57% in 2011, which is very high by national standards, with Kings Lynn and West Norfolk ranking in the top 20% of districts. By comparison, the Norfolk average was 26.58% and the national figure was 23.75%. The higher rates of married couples with no dependent children the data is likely to reflect the age profile of the Borough which comprises a high proportion of older residents.

12.3.3. The proportion of households with married couples and dependent children was 18.31% in 2011, which is low by national standards, with Kings Lynn and West Norfolk ranking in the bottom 40% of districts. By comparison, the Norfolk average was 17.93% and the national figure was 19.29%.

12.3.4. The proportion of lone parent households was 7.72% in 2011, which is very low by national standards, with Kings Lynn and West Norfolk ranking in the bottom 20% of districts. By comparison, the Norfolk average was 8.5% and the national figure was 10.65%.

12.4. Ethnicity

12.4.1. Kings Lynn and West Norfolk is ranked 251 out of 376 districts on the proportion of its population classified as Non-White, placing the area in the lowest 40% of districts nationally. The proportion of the population classified as White was 97.26%, which is high by national standards, with Kings Lynn and West Norfolk ranking in the top 40% of districts. By comparison, the Norfolk average was 96.52% and the national figure was 85.97%.

12.5. Migration

12.5.1. The proportion of the working age population who were overseas nationals registered for National Insurance in Kings Lynn and West Norfolk was 1.98% in 2009. This measure is a proxy for the proportion of the workforce who are economic migrants from overseas which aids determination of the level of in-migration from outside of the UK. For Kings Lynn and West Norfolk, this reflected a very high level of immigration by national standards, with the area ranking in the top 20% of districts. By comparison, the Norfolk figure was 1.33%, the East of England figure was 1.5% and the national figure was 1.8%. The figure is likely to reflect the high level of jobs in agriculture in the Borough, largely seasonal or short term. However, there is no more recent data available and the picture may have changed in the interim.

12.6. Economic Activity

12.6.1. The number of economically active people in the Borough is 74.9% which is lower than the figures for Norfolk (77.1%) for England (77.7%). The size of the working age population (aged 16 to 64) in West Norfolk is 1.6% smaller than the figure for Norfolk and 5.2% smaller than the figure for England. The difference could be attributed to the size of the over 65 population in West Norfolk.

12.6.2. A smaller percentage of people in West Norfolk in employment are in managerial and professional/technical occupations (35.0%) when compared with the figures for Norfolk (38.9%) and England (44.9%). Conversely more people are employed as process, plant and machine operatives and in elementary occupations in West Norfolk (23.2%) than in Norfolk (19.5%) and in England (16.8%).

12.6.3. Statistics for the agricultural workforce in West Norfolk are very similar to the Norfolk average. However, the number of people employed as casual workers is high in comparison with Norfolk and England

averages: 1160 people (33% in comparison to 19.8% in Norfolk and 13.3% in England).

- 12.6.4. The percentage of people unemployed between October 2013 and September 2014 in West Norfolk was 4.3% which was below the figures for Norfolk (4.8%) and England (6.5%). Table 2 represents the number of claimants for job seekers allowance has dropped since the period of recession in 2010.
- 12.6.5. Average weekly gross pay for all Norfolk residents was £465.20 in 2011. This is lower than both the regional average of £528.50 and national average of £507.60. The inequality in pay has remained broadly consistent with the East since 2009 but narrowed slightly against England over the same period.
- 12.6.6. King's Lynn & West Norfolk has a long history as a quality arable farming area. As well as being a direct employer, the industry supports a wide range of associated industries from food processing to engineering, seed technology and agri-tech, as well as specialist food related companies covering aspects such as precision engineering, software design and packaging. The area has sector strengths in advanced engineering and manufacturing, electronics, materials sciences, and medical technologies.
- 12.6.7. New Anglia Local Enterprise Partnership (LEP) was established by Government in 2010 and is one of 39 LEP's established across the country. The LEP forms a business-led collaboration between the private, public and education sectors across Norfolk and Suffolk with the aim to drive economic growth and transform the local economy into a global centre for talent and innovation. The New Anglia LEP's Strategic Economic Plan sets out plans to create 95,000 more jobs, 10,000 new businesses and 117,000 more homes by 2026.
- 12.6.8. Whilst Norfolk is traditionally linked to an economy based on agriculture, The LEP cites the Health and Social Care sector as one of the fundamental foundations of the Norfolk and Suffolk economy. It is the largest sector in New Anglia in employment terms and plays an essential role in tackling poverty, driving employment and thus productivity. The sector covers services delivered by the NHS and private providers

including hospitals, GP services, residential care homes, day services, homecare and care in the community⁸.

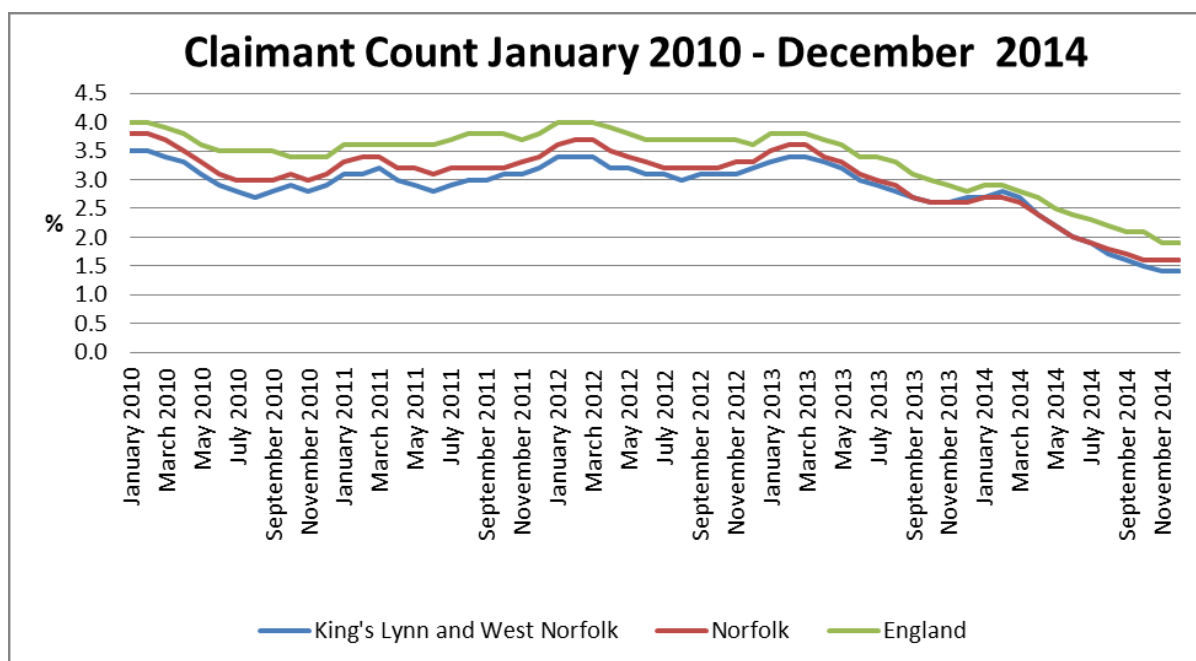


Figure 22 Job Seekers Allowance Claimants, ONS claimant count December 2014

12.7. Educational attainment

12.7.1. Historically West Norfolk is an area which has been characterised by lower educational attainment than the national average which reflects the profile for Norfolk as a county. In the 2011 census pupils Achieving 5+ A* -C GCSEs or Equivalent, Including English and Mathematics equated to 45.1% in the Borough which is significantly less than the East of England total (57%) and England total (56.6%). There has been a drive collectively for those in positions of responsibility to improve attainment and increase the proportion of good and outstanding schools in the county – and more than half of Norfolk's schools have reported a boost in GCSE performance⁹.

12.7.2. In West Norfolk 22.8% of the working age population have higher level qualifications (NVQ 4 and above) which is below the figures for Norfolk (29.9%) and England (35.0%). 11.7% of the working age population in West Norfolk have no qualifications compared with 9.0% for Norfolk and 9.1% for England.

⁸ New Anglia LEP (2016) 'New Anglia Health and Social Care Sector Skills Plan' <http://www.newanglia.co.uk>

⁹ Norfolk County Council (2014) Norfolk's Story, www.norfolkinsight.org.uk

12.7.3. The profile of Norfolk undertaken by Norfolk County Council highlights that the fastest growing occupations in England generally demand NVQ level 4 qualifications while the fastest declining occupations are those requiring NVQ level 2 and lower qualifications. Although low skilled jobs are expected to persist and will remain important as a labour market entry point for many groups, such as those seeking to move out of unemployment, it is likely that these jobs will have to be up-skilled in order to make improvements in service and product quality and to meet changes in consumer demand.

12.8. Health

12.8.1. West Norfolk has lower rates of people with very good health (40.9%) but higher rates of good health (37.1%) than the East of England (47.2% and 35.2% respectively) and England (47.2% and 34.2%) (ONS 2011). There are higher rates of bad health (4.8%) in West Norfolk than East of England (3.6%) or England (4.2%).

12.8.2. Life expectancy at birth for males (79.3) and females (82.8) is almost the same as the England average (78.3 and 82.3 respectively).

12.8.3. The age distribution of the resident population in a CCG is likely to impact on both the overall level of demand for health services, and the type of health services required. Areas with a large percentage of older people (particularly ages 75 and over) in their population are likely to have different demands on health services than those with a predominantly younger population. In 2015, the Government pledged that pensioners over the age of 75 would be guaranteed same-day access to a family doctor.

12.8.4. In mid-2014, 8.1% of the population of England were aged 75 or over. By comparison, 11.7% of the population in NHS West Norfolk were aged 75 or over ranking 8th of all 211 CCG's in England (table 5). All of the CCGs shown in table 5 are coastal areas.

Table 3 CCG's with the highest percentage of population age 75 and over (mid 2014 estimate)

Rank	Clinical commissioning group	% aged 75+
1	NHS Eastbourne, Hailsham and Seaford	13.4

2	NHS North Norfolk	13.1
3	NHS Southport and Formby	12.9
4	NHS Coastal West Sussex	12.6
5	NHS Fylde and Wyre	12.6
6	NHS South Devon and Torbay	11.9
7	NHS Isle of Wight	11.8
8	NHS West Norfolk	11.7
9	NHS Hastings and Rother	11.7
10	NHS Dorset	11.7
Source: Office for National Statistics		

12.8.5. In February 2015 West Norfolk CCG released a review of health services in the area entitled 'evidence for change'¹⁰. The report summarises the key sustainability issues in terms of health for West Norfolk:

- We have a high proportion of elderly people.
- Our population is spread thinly across a wide, rural area with poor transport links.
- Our local hospital is struggling with money.
- We have a high proportion of people with chronic conditions such as diabetes, lung disease and obesity.
- It's difficult to recruit health and social care staff in West Norfolk.

12.8.6. In addition to initiatives by West Norfolk CCG to improve the health of older residents in the Borough, Norfolk County Council are

¹⁰ West Norfolk CCG (2015) West Norfolk Health Services Review 'Evidence for change'
<http://www.westnorfolkccg.nhs.uk/>

developing programmes to improve health in the county such as SAIL (Staying Active and Independent for Longer) which aims to create accessible recreational routes and guides aimed at improving opportunities for daily recreation in the local area. The Borough Council has its own programme known as Lily (Living Independently in Later Years) and is seeking to develop further knowledge of the need for specialist housing to accommodate an aging population and hope to work with other Local Authorities in Norfolk to assess the need for housing with care and care homes in the near future.

12.9. Crime

Table 4 Total recorded crime. source ONS Statistical Tables 2014

Total recorded crime, by number and rate per 1,000 residents for Norfolk by local authority area, 2012/13 and 2013/14	2012/13	2013/14	change to 2013/14	Recorded crime rate per 1,000 population, 2013/14
Local authority area				
Breckland	5,069	4,865	-204	36.9
Broadland	2,983	3,112	129	24.9
Great Yarmouth	5,721	5,654	-67	57.9
King's Lynn & West Norfolk	5,953	5,986	33	40.3
North Norfolk	2,834	2,765	-69	27.2
Norwich	11,927	11,891	-36	88.6
South Norfolk	3,704	3,787	83	30.1
Norfolk	38,191	38,060	-131	44.0
East of England	-	-	-	51.7
England	-	-	-	61.4

12.9.1. Norfolk is characterised as an area with one of the lowest crime rates in Britain. Table 6 shows that the rate of crime in the Borough has slightly increased since 2012/2013. The rate of crime per 1000 population is 40.3 which is significantly lower than the East of England (51.7) and England (61.4).

12.9.2. The Office of the Police and Crime Commissioner for Norfolk publishes a wide range of data about crime in Norfolk. The latest Annual Monitoring Report notes that Anti-Social Behaviour crimes have reduced by 11.4% in Norfolk since 2013/2014 and that reoffending rates have been reduced but the amount of traffic collisions increased to 370 collisions recorded in 2014/15 compared to 336 in 2013/14. In general it

is still noted that Norfolk has a low crime rate in comparison to most parts of Britain and that The Constabulary achieved an 'outstanding' rating from Her Majesty's Inspectorate of Constabulary (HMIC) in November 2014¹¹.

12.10. Deprivation

12.10.1. The Government's standard measure of deprivation and inequality in England is the Index of Multiple Deprivation (IMD). Local Futures produced a report in 2013 which provided a profile of the Borough and analysed information on deprivation¹². The deprivation profile assessed conditions within Kings Lynn and West Norfolk according to a number of aspects of deprivation, including disadvantage in education; income; employment; health; and housing.

12.10.2. The Local Futures inequality indicator is designed to highlight any large differences in deprivation; this can illuminate pockets of deprivation at the small area level within the wider area. The inequality indicator is measured as the difference between the highest and lowest ranking super output area (SOA) at each geographical level.

12.10.3. Kings Lynn and West Norfolk is ranked 132 out of 354 districts on our deprivation score, putting it in the 40% most deprived districts nationally. With a score of 98.02, Kings Lynn and West Norfolk is in the 40% most deprived of districts and is in a sub region that is in the middle 20% of sub regions nationally.

¹¹ The Office of the Police and Crime Commissioner (2015) Norfolk PCC ANNUAL REPORT 2014/15
<http://www.norfolk-pcc.gov.uk>

¹² Local Futures (2013) Place Profiles 'District Profile: An Economic, Social and Environmental Summary Profile of Kings Lynn and West Norfolk'
<http://www.westnorfolk.gov.uk/pdf/Place%20Profile%20of%20King's%20Lynn.pdf>

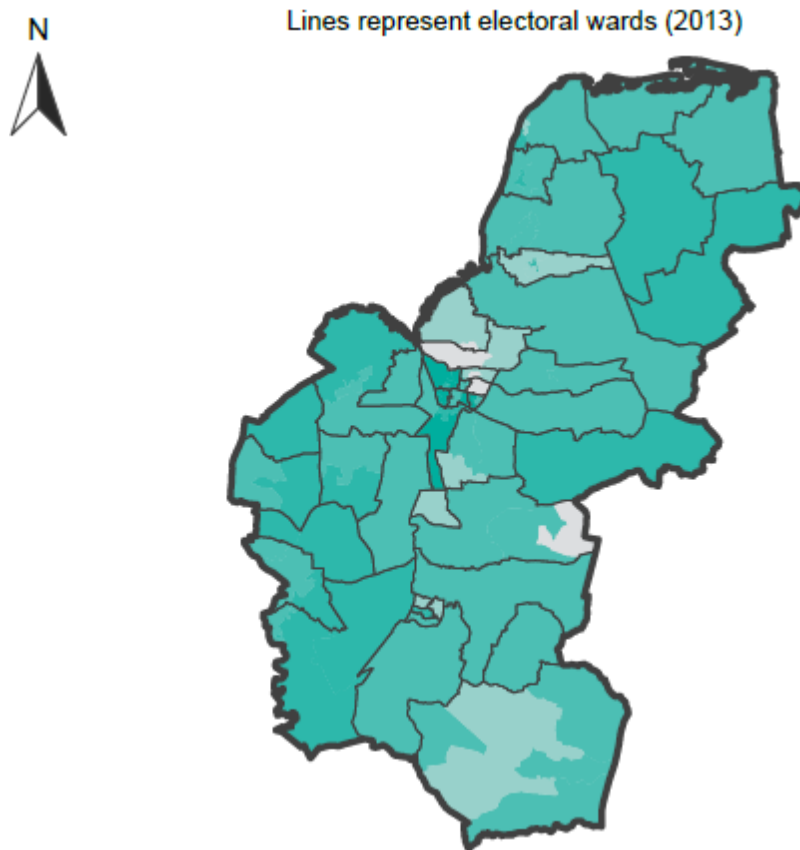


Figure 23 Map of the Borough depicting deprived areas (shown in darker colours) Contains OS data © Crown copyright and database rights 2015, Public Health England 2015.

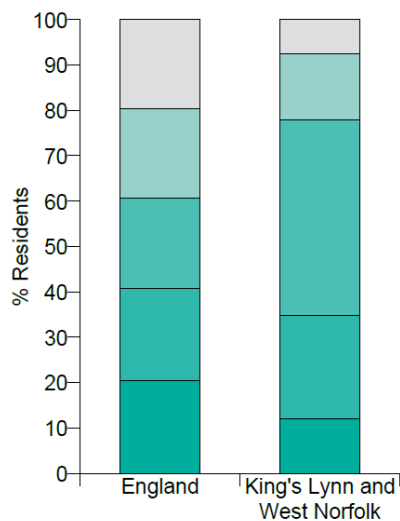


Figure 24 Chart showing the percentage of the population who live at each area of deprivation comparing the national averages to the Borough, Public Health England, 2015)

12.10.4. Figure 27 depicts a map of the Borough showing differences in deprivation in this area based on national comparisons, using quintiles

(fifths) of the Index of Multiple Deprivation 2010, shown by lower super output area. The darkest coloured areas are some of the most deprived neighbourhoods in England¹³. Figure 28 illustrates that in the Borough there is a lower level of the population in the most deprived and least deprived categories than the national average.

- 12.10.5. The inequality score highlights pockets of deprivation by calculating the difference between the highest and lowest scoring SOAs within the district. A higher score indicates higher levels of inequality. The inequality score for Kings Lynn and West Norfolk is average by national standards, with the district ranking in the middle 20% of districts on inequality.
- 12.10.6. The employment domain score is high by national standards, with the district ranking in the 40% most deprived districts.
- 12.10.7. The education domain score is very high by national standards, with the district ranking in the 20% most deprived districts.
- 12.10.8. For the income domain score, Kings Lynn and West Norfolk is ranked in the 40% most deprived districts.
- 12.10.9. The housing domain score is high by national standards, with the district ranking in the 40% most deprived districts.
- 12.10.10. The crime domain score is very low by national standards, with the district ranking in the 20% least deprived districts.
- 12.10.11. For the health domain score, Kings Lynn and West Norfolk is ranked in the 40% most deprived districts.

¹³ Public Health England 2015 'King's Lynn and West Norfolk District Health Profile 2015'
file:///homeserver/Users\$/jmarch/Downloads/HealthProfile2015KingsLynnandWestNorfolk33UE.pdf

Part D Analysis and Identification of Sustainability Objectives

13. Summary of Sustainability Issues

- 13.1. The sustainability issues can be summarised under the 7 sustainability appraisal topics. The table below (figure 30) contains columns summarising the key findings from the analysis of baseline data outlined in chapters 7 to 12 together with a column containing references to relevant plans, policies, programmes and sustainability objectives which have been reviewed in detail in appendix 1. Through considering the results of the Scoping exercise it is possible to formulate sustainability objectives which aim to address the identified sustainability issues and conform to the identified relevant international, national and local plans, policies and programmes. The wording of the Boroughs Sustainability Objectives was originally formulated in the 2006 Scoping Report. The final discussion outlines the justification for retaining the original sustainability objectives.

Table 5 Summary of Scoping Report and identification of Sustainability Objectives

Sustainability Appraisal Topic	Summary of sustainability issues identified using baseline data	Reference to relevant plan, policy or programme resulting from the comprehensive review (appendix 1)	Sustainability Appraisal Objective
Land and water resources	<ul style="list-style-type: none"> Increasing population – more land required to house population. Pressure to use greenfield sites. Maintaining best and most versatile agricultural land for its economic value, nationally significant arable output and to feed a growing population. Minimise soil disturbance and retain soils of high environmental value. Protecting the Boroughs rich geodiversity whilst making the best use of nationally significant deposits of minerals, particularly silica sand to support the local economy. Improving water quality in local water bodies. Reducing nitrate and phosphate concentrations in water bodies as a result of intensive agriculture. Monitoring water abstraction, to prevent water shortages in periods of drought. Maintain bathing water quality in Heacham and Hunstanton to promote tourism and ecological benefit. 	<ul style="list-style-type: none"> European Water Framework Directive, EC Directive 200/60/EC (2002) Securing the Future - UK Sustainable Development Strategy (March 2005) National Planning Policy Framework (2011) The Plan for Growth (2011) Localism Act 2011 National Planning Policy for Waste, 2014 Self Build and Custom House Building Act, 2015 Housing and Planning Act 2016 Norfolk Minerals and Waste Development Framework Norfolk Geodiversity Action Plan (GAP) (2010) East Anglia Devolution Agreement (2015) Norfolk Infrastructure Plan (2014) Local Transport Plan LTP3 2011-2026 Strategic Housing Market Assessment (SHMA) Update 2014 	<p>1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings.</p> <p>2. Minimise waste and reduce the use of non-renewable energy sources.</p> <p>3. Limit water consumption to levels supportable by natural processes and storage systems.</p> <p>10. Minimise waste production and support the recycling of waste products</p>

Sustainability Appraisal Topic	Summary of sustainability issues identified using baseline data	Reference to relevant plan, policy or programme resulting from the comprehensive review (appendix 1)	Sustainability Appraisal Objective
	<ul style="list-style-type: none"> Overall increase in household recycling and overall decrease and stabilisation in the amount of non-hazardous waste being taken to landfill sites. 	<ul style="list-style-type: none"> Assessing King's Lynn and West Norfolk's Housing Requirement 2015 Local Plan and CIL Viability Study (incorporating Affordable Housing Rate Review) King's Lynn Area Transport Strategy Update Wisbech Traffic Model, Strategic Development Sites 	
Climate change and pollution	<ul style="list-style-type: none"> Increased mean temperature Increased extreme weather events leading to the possibility locally of more tidal storm surge events affecting the borough and flooding. Coastal change could be more rapid due to extreme weather events. Sharp rise in emissions within the Borough since 2005. Significant area of Borough vulnerable to flooding. Low lying land and coastal locations designated fluvial and/or tidal flood risk with potential for extreme flood events arising from tidal surges in The Wash and breaches of key flood defences on The River Great Ouse. Vulnerable properties such as 	<ul style="list-style-type: none"> Kyoto Protocol and the UN Framework Convention on Climate Change, (1992) 2008 Ambient Air Quality Directive (2008/50/EC) Paris climate conference (COP21) (December 2015) Climate Change Act (2008) UK Renewable Energy Strategy (2009) Flood and Water Management Act 2010 National Planning Policy Framework (2011) Planning our electric future: a White Paper for secure, affordable and low carbon electricity (2011) Strategic Flood Risk Assessment 	<p>9. Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, vibration and light)</p> <p>11. Limit or reduce vulnerability to the effects of climate change (including flooding)</p>

Sustainability Appraisal Topic	Summary of sustainability issues identified using baseline data	Reference to relevant plan, policy or programme resulting from the comprehensive review (appendix 1)	Sustainability Appraisal Objective
	<p>caravans located directly adjacent to the coast with greatest risk to loss of life in flood events.</p> <ul style="list-style-type: none"> Not all coastal areas will be subject to continued protection and therefore erosion may result in the loss of land, buildings and roads in the long term. Protection of dark skies Poor air quality in 2 areas of central King's Lynn. 	<p>2007</p> <ul style="list-style-type: none"> King's Lynn and West Norfolk Settlements Surface Water Management Plan 2012 	
Biodiversity	<ul style="list-style-type: none"> The Borough has a high proportion of internationally and nationally designated sites protected for their rich biodiversity, habitats and features of interest. Norfolk has a large number of species designated for their conservation concern. The Wash is significant for migrating birds in addition to Welney Washes. The Brecks contain significant forest and heathland habitats. Dersingham Bog and Roydon Common comprise distinct habitats. A 14% increase in access to designated sites by Norfolk residents to the sites surveyed (in the absence of any 	<ul style="list-style-type: none"> Ramsar Convention on Wetlands of international importance, especially waterfowl habitat (1971) European Environmental Impact Assessment Directive (2001/42/EC) EU Biodiversity Strategy to 2020 (2011) National Planning Policy Framework (2011) Norfolk Biodiversity Partnership Habitat and Species Action Plans Wash East Coast Management Strategy 2015 WNNCEMS Annual Report 	<p>4. Avoid damage to designated sites and protected species.</p> <p>5. Maintain and enhance the range and viability of characteristic habitats and species.</p> <p>14. Improve the quantity and quality of publicly accessible open Space.</p>

Sustainability Appraisal Topic	Summary of sustainability issues identified using baseline data	Reference to relevant plan, policy or programme resulting from the comprehensive review (appendix 1)	Sustainability Appraisal Objective
	<p>mitigation), as a result of new housing during the current plan period</p> <p>Of sites surveyed in and adjacent to the Borough, the impact of growth locally is most significant in The Brecks and at Roydon Common and Dersingham Bog.</p> <ul style="list-style-type: none"> • Recreational Pressure results in the need to enhance the Green Infrastructure Network and to continue the work of the SADMP HRA Monitoring & Mitigation Strategy. • Aside from increased recreational pressure, pressures on the natural environment remain consistent. 		
Landscape, townscape and archaeology	<ul style="list-style-type: none"> • The Borough has a rich heritage comprising 43 Conservation Areas, approx. 1900 Listed Buildings, over 110 Ancient Monuments, 5 Historic Parks and Gardens and 23 Ancient Woodlands • One new Conservation Area designated in Dersingham and potential for another at Stanhoe. • Link between heritage and the tourism economy • Diverse cultural heritage associated 	<ul style="list-style-type: none"> • Europe Landscape Convention (Florence, 1992) • Ancient Monuments and Archaeological Areas Act 1979 • Planning (Listed Buildings and Conservation Areas) Act 1990 • National Planning Policy Framework (2011) • North Norfolk Coast AONB Management Plan 2014-2019 • Urban Development Strategy 2006 	<p>6. Avoid damage to protected sites and historic buildings.</p> <p>7. Maintain and enhance the diversity and distinctiveness of landscape and townscape character.</p>

Sustainability Appraisal Topic	Summary of sustainability issues identified using baseline data	Reference to relevant plan, policy or programme resulting from the comprehensive review (appendix 1)	Sustainability Appraisal Objective
	<p>with The Wash</p> <ul style="list-style-type: none"> 11 distinct landscape character types in the Borough including coastal, fenland, estate and farmland landscapes. Pressure for change from built development, infrastructure, small scale and incremental change, recreation and tourism, climate change. 	<ul style="list-style-type: none"> Hunstanton Town Centre and Southern Seafront Masterplan 2008 Conservation Area Character Statements Landscape Character Assessment 2007 	
Healthy communities	<ul style="list-style-type: none"> Slight variations but overall similar rates of people with good or bad health to Norfolk and national average. Life expectancy at birth for males (79.3) and females (82.8) is almost the same as the England average (78.3 and 82.3 respectively). 11.7% of the population in NHS West Norfolk CCG aged 75 and over ranking one of highest in England. Knock on impact for health service demand and type of delivery. The local hospital QEH is struggling financially and finding it difficult to recruit health and social care staff in West Norfolk. Issues compounded by the sparse population over a very large rural 	<ul style="list-style-type: none"> National Planning Policy Framework (2011) Localism Act 2011 Green Infrastructure Strategy 2009/2010 West Norfolk Clinical Commissioning Group, Evidence for Change (2015) 	<p>12. Maintain and enhance human health</p> <p>15. Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities)</p>

Sustainability Appraisal Topic	Summary of sustainability issues identified using baseline data	Reference to relevant plan, policy or programme resulting from the comprehensive review (appendix 1)	Sustainability Appraisal Objective
	<p>area.</p> <ul style="list-style-type: none"> • High proportion of people in the Borough with chronic conditions such as diabetes, lung disease and obesity. • Need to increase understanding of need in planning for an aging population including assessing the future demand for specialist housing. 		
Inclusive communities	<ul style="list-style-type: none"> • Population increased by 12,200 people between 2001 and 2011 to 147,451 people in the Borough. Population now estimated to be 151,000. • Sparsely populated, rural in character. • Average household size 2.31 people, high rate of married couples with no dependent children, few lone parents. • Kings Lynn and West Norfolk is ranked 251 out of 376 districts on the proportion of its population classified as Non-White, placing the area in the lowest 40% of districts nationally. • High level of economic migrants associated with the agricultural 	<ul style="list-style-type: none"> • European Convention on Human Rights (ECHR) 1953 • National Planning Policy Framework (2011) • Localism Act 2011 • Neighbourhood Planning Regulations (2012) • Affordable Housing Policy 2011 • Neighbourhood Plans • Gypsy and Traveller Accommodation Needs Assessment update (GTANA) 	<p>8. Create places, spaces and buildings that work well, wear well and look good.</p> <p>13. Reduce and prevent crime, and reduce the fear of crime.</p> <p>16. Redress inequalities related to age, gender, disability, race, faith, location and income</p> <p>17. Ensure all groups have access to decent, appropriate and affordable housing</p>

Sustainability Appraisal Topic	Summary of sustainability issues identified using baseline data	Reference to relevant plan, policy or programme resulting from the comprehensive review (appendix 1)	Sustainability Appraisal Objective
	<p>workforce.</p> <ul style="list-style-type: none"> • Lower educational attainment than the national average in GCSE's and higher level qualifications. • Need to raise educational attainment and help people to develop skills in order to access changing job market. • Low rates of crime in West Norfolk, however increase in traffic collisions. • Kings Lynn and West Norfolk is ranked 132 out of 354 districts on our deprivation score, putting it in the 40% most deprived districts nationally. With a score of 98.02, Kings Lynn and West Norfolk is in the 40% most deprived of districts and is in a sub region that is in the middle 20% of sub regions nationally. • there is a lower level of the population in the most deprived and least deprived categories than the national average 		18. Encourage and enable the active involvement of local people in community activities
Economic activity	<ul style="list-style-type: none"> • Lower level of economically active people reflecting the size of the working age population in the Borough. • Smaller percentage of people in 	<ul style="list-style-type: none"> • Securing the Future - UK Sustainable Development Strategy (March 2005) • National Planning Policy Framework (2011) 	19. Help people gain access to satisfying work appropriate to their skills, potential and place of residence

Sustainability Appraisal Topic	Summary of sustainability issues identified using baseline data	Reference to relevant plan, policy or programme resulting from the comprehensive review (appendix 1)	Sustainability Appraisal Objective
	<p>managerial and professional/technical occupations conversely more people are employed as process, plant and machinery operatives.</p> <ul style="list-style-type: none"> • High level of agricultural workers and casual workers. • Low unemployment in comparison to Norfolk and national averages but also lower paid on average. • Agriculture is key to the local economy comprising food processing to engineering, seed technology and agri-tech, as well as specialist food related companies covering aspects such as precision engineering, software design and packaging. • Additional economic sector strengths in advanced engineering and manufacturing, electronics, materials sciences, and medical technologies. • Targets from New Anglia LEP's Strategic Economic Plan to deliver 95,000 more jobs, 10,000 new businesses and 117,000 more homes in Norfolk and Suffolk by 2026. 	<ul style="list-style-type: none"> • Towards a one nation economy: A 10-point plan for boosting rural productivity, August 2015 • Norfolk Rural Development Strategy 2013-2020 • New Anglia Local Enterprise Partnership for Norfolk and Suffolk Sector Growth Strategy 2013 • Employment Land Study 2007 • New Anglia Strategic Economic Plan, New Anglia Local Economic Partnership 2012 	<p>20. Improve the efficiency, competitiveness and adaptability of the local economy</p>

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Sustainability Appraisal Topic	Summary of sustainability issues identified using baseline data	Reference to relevant plan, policy or programme resulting from the comprehensive review (appendix 1)	Sustainability Appraisal Objective
	<ul style="list-style-type: none"> The Health and Social Care sector is the largest sector in New Anglia in employment terms. 		

14. Summary of changes since the 2006 Scoping Report

14.1. Whilst there has not been fundamental change in sustainability issues over the past 10 years, there are examples of shifts in policy focus for a few issues. The table below is not intended to represent a summary of all fundamental sustainability issues for the Borough but to identify sustainability issues that have increased in significance over the past 10 years. It is important that these issues are addressed by the original Sustainability Objectives and if not, that new objectives are formed, or wording of objectives altered to encompass it.

Table 6 Summary of changes since the 2006 Scoping Report

SA Topic	change since 2006	Explanation	SA objective (chapter 15 reference number)
land and water resource	Shifting power to the local level	The Localism Act (2011), neighbourhood planning (2012), the creation of New Anglia Local Economic Partnership and the emerging opportunity for devolution for Norfolk and Suffolk highlights a number of measures introduced by the Conservative Government to provide more powers and financial control at the local level	The shift in power should increase opportunities to address original SA objectives, particularly 14, 15 and 17
Climate change and pollution	Planning for low carbon electricity in addition to renewable energy	Acknowledgement that low carbon electricity is an important source of energy, providing an alternative to coal, gas and nuclear sources and easier to provide than large scale renewable energy projects. Production of electric cars set to increase alongside the number of charging points on public and private property.	Whilst a shift in focus, targets for non-renewable energy production are still in force and are addressed by original SA objectives 2 and 9.
Climate change and pollution	Preparing for more extreme weather events	Potential increase in extreme floods demonstrated by the tidal surge of 2013 and conversely potentially longer	Addressed by original SA objective 11.

		periods of drought due to climate change.	
Climate change and pollution	Managing change on the coast	A number of Shoreline Management Plans have been produced marking a shift from widespread coastal defence to a more targeted approach and some areas left unprotected.	Addressed by original SA objective 11.
Biodiversity	Understanding visitor pressure on European sites	The demand for new housing is placing pressure on recreational areas which is concerning for reserve managers of European Sites. Norfolk Councils have joined together to understand the implications and ultimately mitigate against adverse impacts of growth.	Not specifically addressed in an objective, however is encompassed in original SA objectives 4 and 5.
Landscape, townscape and archaeology	Protecting dark skies	The Norfolk Coast Partnership AONB Management Plan and CPRE seek to protect significant areas of dark skies from increasing light pollution.	Not specifically addressed in an objective, however is encompassed in original SA objective 7 and 9.
Healthy communities	Planning for an aging population	Increasing emphasis in Norfolk in response to aging population profiles. Implications for broader range of housing types to accommodate need and address future demand, provide accessible services and local, accessible green infrastructure, improve broadband provision and initiatives like LILY to help reduce social isolation, importance of the health and social care sector to Norfolk's economy	Not specifically addressed in an objective, however is encompassed in original SA objectives 8, 12, 13, 14, 15, 16, 17 and 18
Inclusive communities	Raising educational attainment	Improving educational standards has historically been an issue for Norfolk however there is an increased emphasis at county level and by New Anglia LEP to develop skills	Addressed by original SA objective 15.

		and qualifications to meet demand. Lower skilled jobs are projected to decline in future.	
Economic activity	New Anglia LEP Targets	Ambitious targets by New Anglia LEP Strategic Economic Strategy to deliver 95,000 more jobs, 10,000 new businesses and 117,000 more homes in Norfolk and Suffolk by 2026.	Addressed by original SA objective 19 and 20.

15. Conclusion

15.1. This report comprises a thorough review of the original Sustainability Appraisal Scoping Report conducted in 2006. It is evident from reviewing relevant plans, policies, programmes and sustainability objectives in addition to updating the baseline data that whilst there has been change since the original scoping exercise in 2006, it is more of a continuation of a theme than fundamental change to the wider policy framework and local sustainability issues. Most of the original SA objectives were developed to be sufficiently broad to ensure that the main sustainability issues could be addressed by 20 key objectives. This provides a manageable framework of objectives for which to measure and rate future planning policies against.

15.2. A summary of changes since the 2006 Scoping Report was provided in the previous chapter 14. In considering the new policy framework and sustainability issues, it was determined that they are all adequately addressed by the original Sustainability Objectives and therefore there is no need to alter, or add to the 20 original Sustainability Objectives. The complete list of SA objectives is provided below:

King's Lynn and West Norfolk Sustainability Appraisal Objectives

1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings.
2. Minimise waste and reduce the use of non-renewable energy sources.
3. Limit water consumption to levels supportable by natural processes and storage systems.
4. Avoid damage to designated sites and protected species.

- 5.** Maintain and enhance the range and viability of characteristic habitats and species.
- 6.** Avoid damage to protected sites and historic buildings.
- 7.** Maintain and enhance the diversity and distinctiveness of landscape and townscape character.
- 8.** Create places, spaces and buildings that work well, wear well and look good.
- 9.** Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, vibration and light)
- 10.** Minimise waste production and support the recycling of waste products
- 11.** Limit or reduce vulnerability to the effects of climate change (including flooding)
- 12.** Maintain and enhance human health
- 13.** Reduce and prevent crime, and reduce the fear of crime.
- 14.** Improve the quantity and quality of publicly accessible open Space.
- 15.** Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities)
- 16.** Redress inequalities related to age, gender, disability, race, faith, location and income
- 17.** Ensure all groups have access to decent, appropriate and affordable housing
- 18.** Encourage and enable the active involvement of local people in community activities
- 19.** Help people gain access to satisfying work appropriate to their skills, potential and place of residence
- 20.** Improve the efficiency, competitiveness and adaptability of the local economy

Appendix 1 Review of relevant plans, policies, programmes and sustainability objectives

Document Title (policy/para number)	Key objectives relevant to SA and Local Plan	Key targets and indicators	Implications for Local Plan	Implications for SA
INTERNATIONAL				
European Convention on Human Rights (ECHR) 1953	Details the basic civil and political rights of individuals and nations.	Lists the rights of the individual	Create policies which promote equality	Redress inequalities related to age, gender, disability, race, faith, location and income
Ramsar Convention on Wetlands of international importance, especially waterfowl habitat (1971)	The conservation and wise use of all wetlands through local, regional and national actions and international co-operation, as a contribution towards achieving sustainable development throughout the world.		Mitigate the effect of growth on internationally designated sites.	Maintain and enhance the range and viability of characteristic habitats and species.
Kyoto Protocol and the UN Framework Convention on Climate Change, (1992)	A general global stabilisation of greenhouse gas output should be achieved in order to allow vital ecological adaptation, food production, and economic development to continue in the future.		Create policies which promote sustainable development	Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, vibration and light)
European Water Framework Directive,	Seeks to establish a framework for the		Seek to develop policies which do not ...	Limit water consumption to levels supportable by

Sustainability Appraisal Scoping Report Review

Document (policy/para number)	Title	Key objectives relevant to SA and Local Plan	Key targets and indicators	Implications for Local Plan	Implications for SA
EC Directive 200/60/EC (2002)		protection of inland, surface, transitional and coastal waters.			natural processes and storage systems.
Europe Landscape Convention (Florence, 1992)		The convention recognises the need for landscape management and protection across the member states to be situated in law. It also recognises the importance of stakeholder involvement in landscape management		Encourages adoption of policies and measures at local level for protecting, managing and planning landscapes.	Maintain and enhance the diversity and distinctiveness of landscape and townscape character.
2008 Ambient Air Quality Directive (2008/50/EC)		Reduce outdoor air of major air pollutants that impact public health	Sets legally binding limits for concentrations in outdoor air of major air pollutants that impact public health such as particulate matter (PM10 and PM2.5) and nitrogen dioxide (NO2).	Locate development in the most sustainable locations to enable walking/cycling.	Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, vibration and light)
European Environmental Impact Assessment Directive (2001/42/EC)		Requires assessment of the effect of certain public and private projects on the environment.		Integrate environmental considerations into the preparation of plans and programmes with a view of promoting sustainable development.	Maintain and enhance the range and viability of characteristic habitats and species.
Paris climate conference (COP21)		A global agreement on the reduction of climate	climate change targets	Create policies which promote sustainable	Limit or reduce vulnerability to the

Document Title (policy/para number)	Key objectives relevant to SA and Local Plan	Key targets and indicators	Implications for Local Plan	Implications for SA
(December 2015)	change.		development	effects of climate change (including flooding)
EU Biodiversity Strategy to 2020 (2011)	new strategy to halt the loss of biodiversity and ecosystem services in the EU by 2020	The six targets cover: - Full implementation of EU nature legislation to protect biodiversity - Better protection for ecosystems, and more use of green infrastructure - More sustainable agriculture and forestry - Better management of fish stocks - Tighter controls on invasive alien species - A bigger EU contribution to averting global biodiversity loss.	Ensure a comprehensive Habitats Regulation Assessment Monitoring and Mitigating Strategy is in place to understand the impact of growth on nature features and offset environmental losses	Maintain and enhance the range and viability of characteristic habitats and species.
NATIONAL				
Ancient Monuments and Archaeological Areas Act 1979	make provision for the investigation, preservation and recording of matters of archaeological or historical interest and for the regulation of operations or activities affecting such matters		Policies should seek to protect and enhance the historic environment	Avoid damage to protected sites and historic buildings.
Planning (Listed	consolidates		Policies should seek to	Avoid damage to

Document Title (policy/para number)	Key objectives relevant to SA and Local Plan	Key targets and indicators	Implications for Local Plan	Implications for SA
Buildings and Conservation Areas) Act 1990	enactments relating to special controls in respect of buildings and areas of special architectural or historic interest with amendments		protect and enhance the historic environment	protected sites and historic buildings.
Securing the Future - UK Sustainable Development Strategy (March 2005)	The Government has a new purpose and principles for sustainable development and new shared priorities agreed across the UK, including the Devolved Administrations.	The strategy contains: a new integrated vision building on the 1999 strategy – with stronger international and societal dimensions: five principles – with a more explicit focus on environmental limits; four agreed priorities – sustainable consumption and production, climate change, natural resource protection and sustainable communities, and a new indicator set, which is more outcome focused, with commitments to look at new indicators such as on wellbeing.	Policies should be in accordance with the strategy.	The Sustainability Objectives are in conformity with the indicators.
Climate Change Act	Places a duty on the	legally binding target for	Create policies which	Reduce emissions of

Document (policy/para number)	Title	Key objectives relevant to SA and Local Plan	Key targets and indicators	Implications for Local Plan	Implications for SA
(2008)		Government to assess the risk to the UK from the impacts of climate change and to set 5 yearly carbon budgets	reducing UK carbon dioxide emissions by at least 26 per cent by 2020 and at least 60 per cent by 2050, compared to 1990 levels.	seek to minimise increase in carbon emissions.	greenhouse gasses and other pollutants (including air, water, soil, noise, vibration and light)
UK Renewable Energy Strategy (2009)		Sets out a balance of different energy sources which will achieve target increase in use of renewable energy	legally binding target to ensure 15% of our energy comes from renewable sources by 2020.	Ensure policies strike a fair balance between landscape protection and encouragement of renewable energy sources	Minimise waste and reduce the use of non-renewable energy sources.
Flood and Water Management Act 2010		Provide better, more comprehensive management of flood risk for people, homes and businesses.	Sets a number of objectives such as ensuring the use of SUD's in new development	Develop the plan using the latest Flood Zones and Tidal Hazard Mapping.	Limit or reduce vulnerability to the effects of climate change (including flooding). Limit water consumption to levels supportable by natural processes and storage systems.
National Planning Policy Framework (2011)		sets out the Government's requirements for the planning system with a key focus on sustainable development	No specific targets but a set of general overarching principles for planning and for Local Plan production	The Local Plan must operate in accordance with the provisions set in the NPPF. The plan must demonstrate a presumption in favour of sustainable development	Applicable to all Sustainability Appraisal objectives
Planning our electric		sets out the	by 2030 we will have: a	Consideration of the use	Reduce emissions of

Document Title (policy/para number)	Key objectives relevant to SA and Local Plan	Key targets and indicators	Implications for Local Plan	Implications for SA
future: a White Paper for secure, affordable and low carbon electricity (2011)	Government's commitment to transform the UK's electricity system to ensure that our future electricity supply is secure, low-carbon and affordable.	flexible, smart and responsive electricity system, powered by a diverse and secure range of low-carbon sources of electricity	of alternative energy sources and implications of transport systems dependant on electricity.	greenhouse gasses and other pollutants (including air, water, soil, noise, vibration and light)
Natural Environment White Paper – The Natural Choice: securing the value of nature (2011)	A healthy, properly functioning natural environment is the foundation of sustained economic growth, prospering communities and personal wellbeing.	The Government wants this to be the first generation to leave the natural environment of England in a better state than it inherited.	Ensure policies promote access to nature and understands the value of the natural environment on the local economy.	Maintain and enhance the range and viability of characteristic habitats and species.
The Plan for Growth (2011)	The Government's economic policy objective is to achieve strong, sustainable and balanced growth that is more evenly shared across the country and between industries.	To create the most competitive tax system in the G20; To make the UK one of the best places in Europe to start, finance and grow a business; To encourage investment and exports as a route to a more balanced economy; To create a more educated workforce that is the most flexible in Europe	Create strong economic policies to support growth in the Local Plan	Improve the efficiency, competitiveness and adaptability of the local economy
Localism Act 2011	The act devolves power		Closer collaboration with	Encourage and enable

Document (policy/para number)	Title	Key objectives relevant to SA and Local Plan	Key targets and indicators	Implications for Local Plan	Implications for SA
		from central government to local authorities and contains a number of proposals to give local authorities new freedoms and flexibility.		local communities for example through neighbourhood planning	the active involvement of local people in community activities
Neighbourhood Planning Regulations (2012)		Legislation to enable communities to produce their own plans for their area.		Closer collaboration with local communities. Ensuring general conformity with strategic policies in the Local Plan	Encourage and enable the active involvement of local people in community activities
National Planning Policy for Waste, 2014		The Waste Management Plan for England ¹ sets out the Government's ambition to work towards a more sustainable and efficient approach to resource use and management.	Ensuring that waste management is considered alongside other spatial planning concerns, such as housing and transport, recognising the positive contribution that waste management can make to the development of sustainable communities.	Create policies which help to minimise waste.	Minimise waste and reduce the use of non-renewable energy sources.
Self Build and Custom House Building Act, 2015		requires LPAs to compile a register of persons seeking to acquire land to build or commission their own home and to have	Develop register of interested parties and register of available land for self-build	Allocate land for self-build and/or develop policy to increase amount of self build plots/custom housebuilding	Ensure all groups have access to decent, appropriate and affordable housing

Document Title (policy/para number)	Key objectives relevant to SA and Local Plan	Key targets and indicators	Implications for Local Plan	Implications for SA
	regard to that register when carrying out their planning, housing, disposal and regeneration functions			
Towards a one nation economy: A 10-point plan for boosting rural productivity, August 2015	Recognises the value to the rural economy and seeks to promote growth by implementing the 10 steps.	1. Extensive, fast and reliable broadband services 2. High quality, widely available mobile communications. 3. Modern transport connections 4. Access to high quality education and training 5. Expanded apprenticeships in rural areas 6. Enterprise Zones in rural areas 7. Better regulation and improved planning for rural businesses 9. Increased availability of affordable childcare 10. Devolution of power	Highly relevant to West Norfolk. Seek to create policies which lay the foundations from a more productive rural economy particularly focusing on housing, infrastructure, transport, and rural businesses	Improve the efficiency, competitiveness and adaptability of the local economy
Housing and Planning Act 2016	Duty to promote the supply of 'starter homes' when carrying out planning functions, permission in principle for housing-led	LPA's must compile a register of brownfield land and planning permissions in principle	Policies in the Local Plan must deliver starter homes and must consider allocating self-build plots. Update monitoring system to	Ensure all groups have access to decent, appropriate and affordable housing

Document (policy/para number)	Title	Key objectives relevant to SA and Local Plan	Key targets and indicators	Implications for Local Plan	Implications for SA
		development, ensure that there are sufficient serviced permissioned plots consistent with local demand for self and custom housebuilding, provisions to speed up the neighbourhood planning process		reflect provisions in the act	
REGIONAL					
Norfolk Development Strategy 2013-2020	Rural Strategy	This strategy is focused on how rural areas can be developed so that the rural economy continues to grow, the community in rural Norfolk is successful and inclusive and Norfolk's high quality natural environment is maintained and enhanced.	1. Build on strengths in agri-tech, engineering and manufacturing sectors 2. Increase the quality and number of rural jobs 3. Increase the number of rural business start-ups 4. Deliver superfast broadband 5. Improve mobile phone coverage 6. Increase attainment in rural schools 7. Improve links to research and development to drive innovation 8. Increase the rate at which new	Seek to create policies which lay the foundations from a more productive rural economy particularly focusing on housing, infrastructure, transport, and rural businesses	Improve the efficiency, competitiveness and adaptability of the local economy

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Document Title (policy/para number)	Key objectives relevant to SA and Local Plan	Key targets and indicators	Implications for Local Plan	Implications for SA
		affordable housing is developed 9. Increase private water storage capacity 10. Increase the area of land in environmental management		
Norfolk Minerals and Waste Development Framework	The Silica Sand Single Issue Review allocates a number of minerals sites in West Norfolk		Ensure conformity with adopted County Plans. Consider implications of emerging minerals applications on new residential allocations.	Improve the efficiency, competitiveness and adaptability of the local economy
Norfolk Geodiversity Action Plan (GAP) (2010)	publication on Norfolk's Earth heritage and the need to conserve it. Provides introduction to Norfolk's geodiversity and why it is an important resource and explains the business of geoconservation. Promotes a Geodiversity Action Plan for the county, calling for a partnership of organisations and individuals to take it forward.	Includes list of geological SSSI's	Plan should recognise the significance of Norfolk's geology and seek to preserve significant features such as SSSI's	Maintain and enhance the diversity and distinctiveness of landscape and townscape character.
New Anglia Local	Applies the theory of	Details a number of key	Under the duty to	Improve the efficiency,

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Enterprise Partnership for Norfolk and Suffolk Sector Growth Strategy 2013	cluster or sector development to growth of industry in Norfolk and Suffolk	actions promoting a framework for sector growth	cooperate work with neighbouring authorities to strengthen economic policy to meet shared goals and promote sector growth.	competitiveness and adaptability of the local economy
Norfolk Biodiversity Partnership Habitat and Species Action Plans	Holds a number of plans on different topics which relate to key habitats and species	Each Action Plan has objectives and targets – often seeking to maintain or increase the extent of or to improve habitats.	Develop policy which promotes biodiversity	Maintain and enhance the range and viability of characteristic habitats and species.
East Anglia Devolution Agreement	proposed agreement between Government, the 22 local authorities covering Cambridgeshire, Peterborough, Norfolk and Suffolk and the New Anglia Local Enterprise Partnership to devolve a range of funding, powers and responsibilities.		At present the agreement has limited impact on the formulation of Local Plans but strengthens the importance of the duty to cooperate.	No specific implications for the SA.
Norfolk Infrastructure Plan (2014)	This plan pulls together information on key infrastructure needed to deliver economic growth in Norfolk. It is a working document that will be	Details a number of key infrastructure initiatives	Work with NCC to deliver strategic infrastructure initiatives. Ensure policies complement strategic plan.	Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities)

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		regularly updated as information becomes available. The Plan will help co-ordinate implementation, prioritise activity and respond to any funding opportunities.			
Local Transport Plan LTP3 2011-2026		Norfolk's 3rd Local Transport Plan, Connecting Norfolk, sets out the strategy and policy framework for transport up to 2026. This will be used as a guide for transport investment in Norfolk as well as considered by other agencies when determining planning or delivery decisions.	The strategy is accompanied by an implementation plan, setting out the measures to be delivered over the short term	Work with NCC to deliver strategic transport initiatives. Ensure policies complement strategic plan.	Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities)
Wash East Coast Management Strategy 2015		The area covers 13.5km length of coastline, on the Norfolk coast of The Wash, from Hunstanton Cliffs to Wolferton Creek. It was developed from the Wash Shoreline Management Plan (SMP2) which was	specific projects focusing of coastal management, adaptation and flood risk strategy	Create policies which will reduce the risk of flooding.	Avoid damage to designated sites and protected species.

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		covers 13.5km length of coastline, on the Norfolk coast of The Wash, from Hunstanton Cliffs to Wolferton Creek. It was developed from the Wash Shoreline Management Plan (SMP2) which was completed in 2010. A Pathfinder project followed to evaluate options for securing contributions towards coastal management and investigate adaptation measures. completed in 2010.			
North Norfolk Coast AONB Management Plan 2014-2019		The Management Plan is primarily for use by the members of the Norfolk Coast Partnership to inform, guide and influence their activities within the area	Sets themes, objectives and policies	Ensure consideration of management strategy when formulating policy which would impact coastal areas and communities	Maintain and enhance the diversity and distinctiveness of landscape and townscape character.
WNNCEMS Report	Annual	Records the condition of the Wash Estuary and outlines management strategy	Organisations with responsibility for activities or land management in the Wash area submit data	Ensure consideration of management strategy when formulating policy which would impact coastal areas and	Avoid damage to designated sites and protected species.

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		and information which forms overview of management issues	communities	
LOCAL				
Urban Development Strategy 2006	The Urban Development Strategy is a model which sets out the renaissance for King's Lynn. It provides the basis on which a programme of structured and other improvements can be planned and implemented.	Whilst the overarching principles are still relevant, some of the key projects have now been superseded by projects such as Nar Ouse, Major Housing Project at Lynnsport and the Kings Lynn Transport Interchange	The Local Plan should link in with, and promote the latest regeneration strategies and proposals.	Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities)
Hunstanton Town Centre and Southern Seafront Masterplan 2008	The Hunstanton masterplan sets out a vision of Hunstanton as: an active town, expanding the existing watersports and activities offer a town that meets the needs of its residents and acts as a good local service centre a more attractive seaside destination, where visitors return, stay longer and spend		The Local Plan should link in with, and promote the latest regeneration strategies and proposals. Hunstanton should be recognised as a significant town within the Borough.	Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities)

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Document (policy/para number)	Title	Key objectives relevant to SA and Local Plan	Key targets and indicators	Implications for Local Plan	Implications for SA
		more a town that respects its heritage - whilst looking to the future a town that makes the most of its setting and natural assets, linking town and seafront and emphasising the views.			
Affordable Housing Policy 2011		Detailed explanation of the Councils affordable housing policy		Currently links to CS Policy CS09. Need to consider implications for affordable housing policy when drafting the review	Ensure all groups have access to decent, appropriate and affordable housing
Strategic Housing Market Assessment (SHMA) Update 2014		This study provides an update of the original SHMA undertaken in King's Lynn & West Norfolk in 2006 (finalised in 2007). It is required because the economic downturn has had a significant impact on housing and planning objectives and new National Planning policy has recently been published. In addition the Coalition		The SHMA provides the evidence to justify housing policy in the Local Plan.	Ensure all groups have access to decent, appropriate and affordable housing

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	Government have made a range of changes to the housing sector,			
Assessing King's Lynn and West Norfolk's Housing Requirement 2015	This report provides an independent and objective assessment of King's Lynn and West Norfolk Borough's objectively assessed need for housing (OAN).		The Local Plan must provide housing to meet the target OAN	Ensure all groups have access to decent, appropriate and affordable housing
Conservation Area Character Statements	highlights the special qualities which underpin the character of the Conservation Area, justifying its designation. It also seeks to increase awareness of those qualities so that where changes to the environment occur, they do so in a sympathetic way without harm to the essential character of the area.	Each of the Conservation Areas has specific Conservation Area Objectives.	Need to ensure planning policies and allocations seek to protect and enhance Conservation Areas	Avoid damage to protected sites and historic buildings.
Neighbourhood Plans	A number of Neighbourhood Plans are under development in the Borough. Two	Each Neighbourhood Plan has specific objectives and policies	Ensure Neighbourhood Plans are in general conformity with the Local Plan. Develop	Encourage and enable the active involvement of local people in community activities

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	plans: Brancaster and South Wootton have been adopted (2015).		closer links between community aspirations in Neighbourhood Plans and Local Plan objectives and policies	
Gypsy and Traveller Accommodation Needs Assessment update (GTANA)	The Gypsy and Traveller Accommodation Needs Assessment (GTANA) provides an assessment of the need for Gypsy and Traveller pitches and Travelling Showmen's plots within the King's Lynn and West Norfolk Borough area.	Sets target number of pitches required to meet identified need between 2013 and 2031.	Local Plan must deliver target number of pitches to meet demand.	Ensure all groups have access to decent, appropriate and affordable housing
Local Plan and CIL Viability Study (incorporating Affordable Housing Rate Review)	Detailed report outlining how CIL could deliver the development outlined in the Local Plan. Considers viability issues to inform setting CIL rates		CIL will form one of the Local Plan documents.	Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities)
King's Lynn Area Transport Strategy Update	The King's Lynn Area Transport Strategy phase 2 (KLATS2) has taken a wide list of potential interventions for King's Lynn and		Study helps to inform growth options around Kings Lynn and details the infrastructure requirements.	Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities)

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	refined these in to considered schemes and options to help deliver a more sustainable and vibrant town			
Wisbech Traffic Model, Strategic Development Sites	Series of model tests for the town of Wisbech in Cambridgeshire with forecasts through to 2031. These tests looked at the impact of three large developments, and form part of the local Councils' continuing work in bringing forward development in the town.		Study helps to inform growth options around Wisbech and details the infrastructure requirements.	Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities)
Green Infrastructure Strategy 2009/2010	A Strategy, Action Plan and Business Plan were developed to promote and support the delivery of GI in the Borough of King's Lynn and West Norfolk.	Sets an action plan detailing high, medium and low priority projects.	Coordinate the network of Green Infrastructure ensuring that new development is supported by open space provision.	Improve the quantity and quality of publicly accessible open Space.
Strategic Flood Risk Assessment 2007	Identifies and maps the generalised flood risk zones over the whole of the Borough.		The Local Plan must be informed by up to date flood risk mapping and consideration of future	Limit or reduce vulnerability to the effects of climate change (including

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	Undertakes more detailed flood risk assessments of Kings Lynn and other key urban areas within the Borough. Models the probability and consequences for a range of flood defence breach scenarios throughout the Borough.		likely flood risk scenarios. This is now done primarily by flood maps produced by the Environment Agency.	flooding)
Landscape Character Assessment 2007	provides an integrated assessment of the landscape character of the Borough at 1:25,000 scale, to serve as a baseline inventory to enable a better understanding of King's Lynn's and West Norfolk's landscapes and for monitoring change.		Local Plan policies should seek to recognise and enhance distinctive landscapes.	Maintain and enhance the diversity and distinctiveness of landscape and townscape character.
Employment Land Study 2007	examines the economic needs and development needs of the Borough in terms of future land provision.		Formed the basis of economic strategy and land allocations. Need to review the strategy to determine whether needs have been addressed.	Improve the efficiency, competitiveness and adaptability of the local economy

Document Title (policy/para number)	Key objectives relevant to SA and Local Plan	Key targets and indicators	Implications for Local Plan	Implications for SA
King's Lynn and West Norfolk Settlements Surface Water Management Plan 2012	Surface Water Management Plan (SWMP) for selected settlements within the Borough Council of King's Lynn and West Norfolk.	Sets priorities for action and timescale for implementation	Consider drainage infrastructure and capacity when directing growth and making allocations	Limit water consumption to levels supportable by natural processes and storage systems.
West Norfolk Clinical Commissioning Group, Evidence for Change	Looks at the challenges the NHS is facing in delivering healthcare now, and in the future, nationally, and in West Norfolk.	Report states that the next phase is to consider the potential range of solutions that may address identified challenges for the long term.	Need to plan for an aging population particularly in relation to housing and care home provision but also all aspects of policy making.	Maintain and enhance human health
New Anglia Strategic Economic Plan, New Anglia Local Economic Partnership 2012	The Strategic Economic Plan (SEP) sets out an ambition to harness distinct sector strengths and natural assets to deliver more jobs, new businesses and housing	Set several targets for New Anglia (Norfolk & Suffolk) by 2026: 95,000 more jobs 10,000 new businesses gross added value per job will equal the national average 117,000 new houses	Plan means an increased level of delivery of housing and jobs in order to help meet the LEP targets. The housing target for the LEP area equates to a 32% increase in delivery compared with the period 2001-12 and cites Local Plans as a key means to deliver additional housing.	Help people gain access to satisfying work appropriate to their skills, potential and place of residence Improve the efficiency, competitiveness and adaptability of the local economy
New Anglia Health and Social Care Sector Skills Plan, New Anglia	Growth in Health and Social Care is essential if the sector is to be able	1 Entrance and retention to the health and social care sector	Recognition that health and social care is the largest sector in New	Help people gain access to satisfying work appropriate to their

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LEP 2016	to respond to an ever increasing demand for its services. The population of New Anglia is growing and ageing at a rate above the UK average. This plan aims to plan for the future and improve the health and social care sector.	with a particular focus on adult social care. 2 Recruitment and retention of registered nurses in nursing homes 3. Leadership and succession planning for registered managers and owners of adult social care businesses	Anglia in employment terms and plays an essential role in tackling poverty, driving employment and thus productivity.	skills, potential and place of residence Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities)

Appendix 2 Definition of Status in the Water Framework Directive

Status	Definition
High	Near natural conditions. No restriction on the beneficial uses of the water body. No impacts on amenity, wildlife or fisheries.
Good	Slight change from natural conditions as a result of human activity. No restriction on the beneficial uses of the water body. No impact on amenity or fisheries. Protects all but the most sensitive wildlife.
Moderate	Moderate change from natural conditions as a result of human activity. Some restriction on the beneficial uses of the water body. No impact on amenity. Some impact on wildlife and fisheries.
Poor	Major change from natural conditions as a result of human activity. Some restrictions on the beneficial uses of the water body. Some impact on amenity. Moderate impact on wildlife and fisheries.
Bad	Severe change from natural conditions as a result of human activity. Significant restriction on the beneficial uses of the water body. Major impact on amenity. Major impact on wildlife and fisheries with many species not present.

Figure 25 Source: DEFRA and EA Anglian River Basin Catchment Management Plan,

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/500463/Anglian_RBD_Part_1_river_basin_management_plan.pdf