

Revision of Policy CS03 King's Lynn Area

This is a revised version of Core Strategy Policy CS03 for the King's Lynn area (King's Lynn/West Lynn + adjacent settlements of North Wootton, South Wootton and West Winch).

It incorporates the suggestions made by Task Group members and the growth option chosen, this includes:

- Delete reference to Growth Point and Key Centre for Development and Change status from opening statement as these designations no longer exist;
- Add reference to the Nar Ouse Enterprise Zone designation;
- Review Town Centre Expansion;
- Review relevance of Urban Development Strategy;
- Add reference to emerging Riverfront Delivery Plan, St Margarets Conservation Area Character Appraisal/CA Management Plan (from THI);
- Add reference to existing/emerging Neighbourhood Plans in King's Lynn area – South Wootton, West Winch/North Runcton, Gaywood;
- Delete reference to KLATS/review transport/access approach;
- Delete reference to new educational campus (CWA/ARU/Academy);
- Slight reordering and condensing of the Policy.

Please note that the highlighted areas within the proposed policy are to be filled in later on during the plan preparation process as the details with regard to numbers; locations, site area, and policy numbering emerge.

Revision of CS04 Downham Market

This is a revised version of Core Strategy Policy CS04 for Downham Market.

It incorporates the suggestions made by Task Group members and the growth option chosen, this includes:

- Change in removing the 'Handbrake' on housing development for the settlement;
- Highlight the importance of the rail link;
- Removal of the investigation of leisure and tourism activities within the employment site adjacent to the Relief Channel;
- Encouragement of services and facilities to support young professionals and families;
- Continued encouragement of the night time economy;
- Reference to an integrated transport system;
- Improving connectivity with the town;
- Respect and enhance the built historic environment and the natural environment; and
- Slight reordering and condensing of the Policy.

Please note that the highlighted areas within the proposed policy are to be filled in later on during the plan preparation process as the details with regard to numbers; locations, site area, and policy numbering emerge.

Appendix 1

CS03 King's Lynn area

In support of the overall development strategy King's Lynn will continue to fulfil its key function as the Borough's main town and administrative and cultural centre and develop its role as a sub-regional centre.

The strategy for growth is to:

- Provide at least **xxxx** new dwellings within and around King's Lynn including:
 - **Location xxxx,**
 - **Location xxxx,**
 - **Location xxxx,** and
 - West Winch.
- At least **xxxx** of these dwellings will be provided as part of the regeneration of the central part of the town and the remaining number will be allocated within urban expansion areas to the location **xxxx** and south east of the town.
- The area south east of the town adjoining West Winch will continue to contribute significantly to meeting needs.
- Provide at least **xxxx** new jobs in existing and new employment areas to the east and south of the town at the Nar Ouse Business Park Enterprise Zone, the Hardwick Extension and Saddlebow Road, as part of a balanced mix of uses within areas of renewal and replacement.
- **Provide at least 20,000m2 of retail floor space as an extension to the existing town centre west of Railway Road.**
- Continue protecting and enhancing the historic environment of King's Lynn in order to promote the town for its unique heritage and cultural offer.

To achieve these outcomes precedence will be given to proposals set out in the:

- **Urban Development Strategy – still relevant?;**
- Riverfront Delivery Plan;
- The St Margaret's Conservation Area Character Appraisal;
- St Margaret's Conservation Area Management Plan; and the
- Town Centre Extension Development Framework.

Within the historic and commercial cores of the town, new development will be required to demonstrate a high quality of design which, without stifling innovation, respects and enhances the

wider historic surroundings and reinforces a positive visitor experience to the town and consequently supports the local tourism, leisure and cultural economies.

The expansion areas, and sites of significant redevelopment, are indicated on the Policies Map.

Regard will be had to existing/emerging Neighbourhood Plans (South Wootton, West Winch, Gaywood).

Elsewhere throughout the urban area, schemes of renewal or replacement that positively contribute to the regeneration of the town will be encouraged where there is no detrimental impact upon:

- flood-protection strategies set out in Policies **XXX**;
- the transportation network, including the operation of the port as a strategic transport facility;
- local services and facilities;
- significant trees, wildlife or historic assets;
- enjoyment of the public realm;
- crime prevention.

In support of these policies the Council will continue to monitor and seek to influence improvements in the efficiency of the public transport network within the town, its links to main towns and villages within the Borough, and major destinations beyond the Borough. Improvements may require change to operational aspects of the services or appropriate improvements to the highways infrastructure including traffic management and car-parking strategies.

Open space and recreational facilities will be provided within and around the town to serve the needs of the existing residents and to meet the needs of the growing population.

The Council will seek to enhance green infrastructure in the town in accordance with the Green Infrastructure Strategy, in particular enhancing the area around the Gaywood Valley to the east of the town.

Alternative links within the town for walking and cycling will be maintained and extended to meet the future needs of the residents notably within the areas of regeneration and expansion.

The Council will work with its strategic partners to:

- ensure the continued presence of a general hospital at King's Lynn to serve the needs of its growing population, the broader population of West Norfolk and the relevant catchment areas from Breckland, Cambridgeshire and Lincolnshire.

Policy **xxx contributes to Local Plan objectives **x-xx** Economy, Society and Environment and **xx-xx** King's Lynn.**

(previously CS04) Downham Market

Downham Market will continue its role as a main town within the borough. The growth of Downham Market will be supported through the provision of land for housing and employment and through the development of services and facilities. This growth will be carefully balanced to meet the needs of the existing and future population. Provision will be made for:

- At least xx new homes on site(s) description and broad location.
- At least xx ha in land for a balanced mix of employment uses; description and broad location. Support will also be given to the proposals for the development of a business park at Bexwell (to the east of the town) as per the extant planning permission.

These significant development sites and those previously allocated through the SADMP are defined within the Local Plan Review and indicated on the Policies Map. (REF).

There will be an over-arching approach to support improvements to the King's Lynn – Downham Market - Ely - Cambridge – London King's Cross rail-link. In addition an integrated transport system will be encouraged.

Focus in the town centre will be on:

- Enhancing a strong convenience and service offer;
- Strengthen the night time economy by accommodating a balanced diversity of uses;
- Facilities and services which support the town's full demographic profile including young professionals and families will be encouraged.
- Improving the arts and culture offer;
- Promoting the town's role as a wider visitor centre;

Pedestrian, cycling and public transport links will be improved throughout the urban area to enhance accessibility and connectivity throughout the settlement and in particular to the town centre and the railway station.

Seek to enhance green infrastructure in accordance with the Green Infrastructure Strategy. Maintain landscape and the quality of open space.

Seek to respect and enhance the built, historic and natural environment in the town.

Policy LPRXX contributes to LPR objectives XX, 21 & 22 Economy, Society and Environment and XX - XX Downham Market.