

## **Borough Council of King's and West Norfolk Local Plan Review (2016 – 2036):**

**Consideration of Policy Suggestions received  
from the 'Call for Sites and Policy Suggestions'  
Consultation**

## **1. Introduction**

**1.1** The 2016 'Call for Sites and Policy Suggestions' consultation, as the title suggests asked for people/organisations/bodies to not only put forward sites for consideration for a variety of uses as part of the Local Plan review (2016-2036), but also suggest policies which during the review process could be taken into consideration. This could include new policies or the modification of existing policies.

**1.2** The majority of those who responded to the consultation used the 'Policy Suggestion' section of the submission form to provide further detail of the site which they were proposing, rather than an area wide or development management policy suggestion. These types of responses will of course be taken into consideration, but as part of the site assessment process and are not considered here. This assessment process is outlined within the Housing and Economic Land Availability Assessment (HELAA) Methodology, which was subject to public consultation during 2016 and subsequently agreed by all the Local Planning Authorities in Norfolk, and the Sustainability Appraisal (SA) (incorporating Strategic Environmental Assessment). The SA process is anticipated to be broadly similar to that which supported the Site Allocations and Development Management Policies Plan (2016). The SA Scoping Report has been consulted upon with the relevant statutory consultees, Natural England, Historic England and the Environment Agency, and will be published in due course.

**1.3** Appendix 1 of this paper contains a schedule of the response received from the consultation. The schedule provides detail of who made the representation, a summary of their policy suggestion, a suggested response and any actions that arise for further consideration.

## 2. Consideration of Suggestions

2.1 What follows below is a table of all of the policy suggestions grouped into four and some considerations and actions proposed.

Summary of Grouped Policy Suggestion	Considerations and Actions
<p>Review the approach to development boundaries which is currently taken through DM2 <i>Development Boundaries</i> and DM3 <i>Development in Smaller Villages and Hamlets</i>, consider expanding the scope of a criterion based policy similar to DM3 to other areas, and consider the approach consulted upon by the Government with regard to the sustainability of sites adjacent to development boundaries.</p> <p>Although the same point was raised by the same agent several times, there were still over 20 responses that could be grouped together. This means this is the topic most suggested for review.</p>	<ul style="list-style-type: none"> <li>• The Settlement Hierarchy is used to differentiate between when to use DM2 or DM3. The Settlement Hierarchy will be reviewed based upon the current level of services and facilities in each settlement and the requirements of the NPPF</li> <li>• The approach to ‘flexibility’ within the Local Plan review with regard to dwelling numbers and meeting the Full Objectively Assessed Need (FOAN) with a sufficient flexibility as required by the NPPF to meet the test of ‘Sound’ will be considered carefully</li> <li>• All of the DM polices will be reviewed taking account of the latest evidence</li> <li>• Removing further development boundaries and replacing with criteria based policies or re-instating development boundaries are considerations</li> <li>• Development Boundaries could take account of development that has completed since the SADMP was adopted</li> <li>• The Government has not published a response to the December 2015 consultation – this will need to be taken into account when they do</li> </ul>
<p>The treatment of specific settlements in the Settlement Hierarchy and the strategic growth of the borough. This was the second highest policy suggestion, around 10 responses received:</p> <ul style="list-style-type: none"> <li>• Some were looking for less to no further development in the future such as at South Wootton, Heacham, West Winch and Bircham. Whilst others were seeking an increased level of development such as at Downham Market and Watlington.</li> <li>• Others suggested joining of settlements such as West and East Rudham to potentially create further Key Rural Service Centres. Whilst others sought the separation of existing joint</li> </ul>	<ul style="list-style-type: none"> <li>• The strategic directions for growth across the borough, the distribution of development, and the Settlement Hierarchy will all be reviewed as part of the Local Plan review process</li> </ul>

Summary of Grouped Policy Suggestion	Considerations and Actions
<p>arrangements such as West Walton and Walton Highway</p> <p>Some representations promoted areas for significant further growth based upon their existing sustainable nature such as a station i.e. Downham Market, Watlington (and potentially Wisbech).</p>	
<p>Review of existing polices to take account of evidence, information, guidance and policy published since the adoption of either the Core Strategy (2011) or the Site Allocations and Development Management Policies Plan (2016)</p> <p>Polices suggested for revision:</p> <ul style="list-style-type: none"> <li>• CS06 Rural Areas</li> <li>• CS10 The Economy</li> <li>• CS11 Transportation</li> <li>• DM10 Retail Development</li> <li>• DM13 Railways Trackways</li> <li>• DM15 Environment, Design and Amenity</li> <li>• DM16 Provision of Recreational Open Space for Residential Developments</li> <li>• DM18 Coastal Flood Risk Hazard Zone</li> <li>• DM22 Protection of Local Open Space</li> <li>• The West Winch Countryside Buffer</li> </ul>	<ul style="list-style-type: none"> <li>• All of the CS and SADMP polices will be reviewed as part of this process including a refreshment to ensure that they are aligned with the reviewed vision, aims and objectives for the borough</li> <li>• The matters raised will be taken into consideration when reviewing the existing CS and SADMP polices, such as reviewing the potential to include further former railway trackbeds for protection as part of DM13</li> </ul>
<p>A number of new policies / evidence base documents were proposed for consideration as part of the Local Plan review process, some of which were as a result of Acts, Bills, Announcements and Consultations by the Government. Some put forward their own ideas.</p> <p>New polices / evidence proposed:</p> <ul style="list-style-type: none"> <li>• Restriction on second home ownership</li> <li>• Self-Build and Custom Housing</li> <li>• Starter Homes</li> <li>• Historic Environment – Local List &amp; an Urban Archaeological Database for King’s Lynn</li> <li>• Natural Environment - Further GI and Open Space studies and polices</li> <li>• A rural exception site for older people’s housing</li> </ul>	<ul style="list-style-type: none"> <li>• Restriction on second home ownership - tricky, open to challenge, some Neighbourhood Plans have successfully implemented this (St Ives, Cornwall) - is this something we want to look at? Or leave to neighbourhood plans which deal with the local area in which this may be an issue</li> <li>• Self-Build and Custom Housing – this is an area the BCKLWN is considering responses to very carefully and some of these will form part of the Local Plan review</li> <li>• Starter Homes – still awaiting Government information with regard to this, when this happens the Local Plan review will have to take account of this type of housing</li> <li>• Historic &amp; Natural Environment – Evidence will be needed to support policies and ensure the plan is NPPF consistent and ‘sound’.</li> <li>• A rural exception site for older people’s housing – is this something we want to explore?</li> </ul>

Summary of Grouped Policy Suggestion	Considerations and Actions
<p>Others, these are suggestions in smaller numbers that do not fit into the previous categories:</p> <ul style="list-style-type: none"> <li>• Make use of the water front area in King's Lynn close to the Arts Centre</li> <li>• BCKLWN should look at re-developing the current Stoke Ferry Mill site</li> <li>• Consideration for a cemetery extension at Downham Market</li>   <li>• Criteria for restricting development</li> <li>• Suggestions for consultation arrangements</li>   <li>• Transport Assessment arrangements</li> </ul>	<ul style="list-style-type: none"> <li>• King's Lynn will be covered in the Plan, this suggestion is probably most suited for the water front regeneration area work</li> <li>• The owners of the site have not proposed the site</li> <li>• This should be considered as part of the Downham Market chapter of the plan and/or their neighbourhood plan which is being prepared</li> <li>• Not sure these restrictions can be enforced or from part of approved assessment criteria</li> <li>• Consultation arrangements are set out in the BCKLWN Statement of Community Involvement, an updated version is to be consulted upon</li> <li>• No obligation for developers to only use NCC for such assessments</li> </ul>

### 3. Elements for further Consideration

**3.1 As a result of the 'policy suggestions'** element of the consultation a number of policy areas which will need further consideration have been teased out.

**Historic Environment** – the potential need for a separate policy, this was something which a number of people and organisations believed should have been the case at the SADMP examination. A number of recently adopted plans such as the North Northamptonshire Joint Core Strategy (2016) contain such a policy. Currently heritage is addressed by the CS and SADMP but across a number of different policies. Historic England suggested that in line with the NPPF we publish a local list of heritage assets and investigate the possibility of producing an Urban Archaeological Database for King's Lynn.

**Natural Environment** – Natural England have suggested further studies and potential policies in relation to Green Infrastructure and Open Space.

**Custom and Self-Build Housing** – this is now part of government policy and therefore should be included within the Local Plan review. The Borough Council is considering a variety of policy responses, some of which will need to be incorporated within the Local Plan.

**Starter Homes** – The recently published Government White Paper 'Fixing our broken housing market' (7 February 2017) defines these as homes available to young people who require a mortgage and earn less than £80,000. They should be sold at 20% below the market value and Local Authorities are expected to bring these forward as part of a mix of affordable housing.

**Small Sites & Windfall** – Clearly a mix of site sizes within a Local Plan is preferable as per the NPPF. This is further strengthened by Government White Paper (2017) which states that at least 10% of allocations should be on small sites (10 dwellings or less on a site area of 0.5ha or less). The paper also states that residential opportunities for small within settlements should be treated positively, this includes small windfall sites.

**Brownfield Registers and Planning Permission in Principle (PIP)** – A brownfield register will need to be prepared as required by the Housing and Planning Act. PIP has as yet not been introduced. The White Paper seeks to introduce a presumption in favour of brownfield sites.

**Policies for groups with specific needs (i.e. older people and the disabled)** - the Government is introducing a new statutory duty through the Neighbourhood Planning Bill on the Secretary of State to produce guidance for local planning authorities on how their local development documents should meet the housing needs of older and disabled people

**Government Publications** – clearly other information published by the government will need to be taken into full consideration, this includes policies and guidance that has been issued since the adoption of the SADMP and CS, as well as those issued before and during

the examination of the Local Plan review. This also includes information that may arise from earlier Government consultations and papers.

### **3.2 Further thoughts for polices** which have come to our attention recently, but not as part of the consultation:

**Design Expectations** - The White Paper states that local and neighbourhood plans are expected to set out clear design expectations, following consultation with local communities. This is to provide a greater certainty for applicants about the sort of design which is likely to be acceptable – using visual tools such as design codes that respond to local character and provide a clear basis for making decisions on development proposals.

**Build to Rent** – The White Paper seeks to amend the NPPF so that authorities should plan proactively for Build to Rent where there is a need, and to make it easier for Build to Rent developers to offer affordable private rental home.

**Digital Infrastructure** – The White Paper states that the Government are consulting on requiring local authorities to have planning policies setting out how high quality digital infrastructure will be delivered in their area.

**Darker Skies** – the Norfolk Coast Partnership and the Campaign to Protect Rural England (CPRE) are promoting the importance of dark skies and in a particular in areas close to the AONB. This is in line with the NPPF, as per paragraph 125 which states: *'By encouraging good design, planning polices and decisions should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation'*. We could consider polices in line with their thoughts particularly close areas of nature conservation and the AONB.

**Pub Friendly Policy** – Pubs are often seen as valuable community assets. As such many local authorities, Cambridge City Council for example, and some neighbourhood plans have polices which seek to protect their pubs from being lost for good. This could be through being demolished, converted into housing, coffee shops or other chain shop. Is this something which should be considered?

### **3.3 Other elements** to be aware of as a result of the publication of the **Government White Paper 'Fixing our broken housing market'** (7 February 2017)

**Standardised FOAN** – the Government is consulting upon a standardised approach, which if taken forward expects all Local Planning Authorities to use in their Local Plan and five year land supply works

**Five year Housing land Supply** –the Government is seeking for Local Planning Authorities to prepare their supply documents, consult upon these and then submit them for examination. The results of which will lock in the land supply position for a year.

**Delivery tests** – Local Planning Authorities (LPA) and Neighbourhoods will be required to demonstrate the delivery of development. If delivery falls below 95% (from Nov 2017) of the annual target then the LPA is required to produce an action plan, If the rate is below 85% than a 20% buffer is applied to the five year housing land supply calculation (if not already done so).

If the rate is below 25% (from Nov 2018) the presumption in favour of sustainable development in the NPPF would automatically apply (planning policies would be deemed out of date)

If the rate is below 45% (from Nov 2019) the presumption in favour of sustainable development in the NPPF would automatically apply (planning policies would be deemed out of date)

If the rate is below 65% (from Nov 2020) the presumption in favour of sustainable development in the NPPF would automatically apply (planning policies would be deemed out of date)

## Appendix 1 Policy Suggestions

Record ID	Web Ref	Name & Organisation	Summary of Policy Suggestion	Suggested Response	Action
		Various	A number of respondents to the consultation used the submission form policy suggestion section to provide further information relating to the site which they are proposing for development or suggest that the site be included within the development boundary	This information provided relates to a site which is being proposed for development	The site will be assessed accordingly through the Housing and Economic Land Availability Assessment methodology which has been consulted upon and agreed by all of the Local Planning Authorities in Norfolk. The sites will be subject to further assessment through the Sustainability Appraisal as per the Scoping Report. Area wide and development management polices such as development boundaries will be reviewed as part of the Local Plan review process
28	20-10-20161249	Kenneth Hill	Make greater use of water front area in the vicinity of the King's Lynn Art Centre, and in combination with the Riverside Restaurant create a water side 'pier' type development, including pick-up and drop off point for leisure boating, a theatre and food outlets. This has the potential to enhance enjoyment of the area for both residents and visitors. Could form part of a river front walkway and link to the local and wider footpath network	The Local Plan contains polices for King's Lynn through CS03 <i>King's Lynn</i> which will be reviewed, this suggestion could be incorporated within this. A suggestion of this nature is probably better aligned to specific uses as being identified through the river front regeneration plan, rather than an issue for the Local Plan	Consider the river front regeneration project and the area covered by this as part of the Local Plan review. The most appropriate section would be that of King's Lynn

Record ID	Web Ref	Name & Organisation	Summary of Policy Suggestion	Suggested Response	Action
30	21-10-20168008	Sunday Ngantu	Possible use for 5 or more residential units including local authority housing - currently located just outside the village boundary	This is similar to issues that the Government have consulted upon recently with regard to the sustainable nature of sites of up to 10 units which abut the development boundary	See what comes out of Government with regard to a consultation outcome and the White Paper. The treatment of boundaries for the different tiers of the settlement hierarchy is subject which will be reviewed, as will the approach to allocation of sites and an allowance for windfall sites
32	23-10-20168119	Clifford Fuller	Consider sites that butt-up to existing properties but that are currently on the border of the building margins, particularly in areas that are adjacent to main roads and are in rural areas where housing is in short supply	This would appear to be an extension to SADMP Policy <i>DM3 – Development in Small Village and Hamlets</i> to cover settlements in higher tiers of the Settlement Hierarchy	The approach to development boundaries of settlements within the hierarchy is to be reviewed as part of the Local Plan review
37	28-10-20161441	Nicola Thompson	Concerned with a growing trend in Burnham Overy Staithe of small properties being developed into larger homes which cannot be afforded by the local population	This is an issue which can be considered in the Local Plan Review. It can also be look at by a Neighbourhood Plan	If this is a local issue then a Neighbourhood Plan would be ideally placed to explore the matter. Neighbourhood Plans are both encouraged and supported by the Borough Council
41	31-10-20162077	Christopher Hesketh-Harvey	Suggests the relocation of the Mill at Stoke Ferry, and redevelopment of the brownfield site for housing	Whilst this could be a valid proposal the site has not been put forward by the current owners of the Mill	No action suggested at this stage, although the approach to the development of brownfield sites will be reviewed
53	04-11-20162797	Michael Williamson	Considers that Heacham has already taken its fair share of housing development and would be	The issues of strategic growth across the Borough including at	Such matters will be covered by the Local Plan review

Record ID	Web Ref	Name & Organisation	Summary of Policy Suggestion	Suggested Response	Action
			opposed to further growth	Heacham will be reviewed as will the Settlement Hierarchy	which covers the period from 2016 to 2036
63	09-11-20161404	Michael Dorey	Highlights a need to increase the supply of starter homes particularly for first time buyers including families.	This is an issue which will form part of the review with regard to housing numbers and types of dwellings. At the time of this report the Government is yet to publish definitive information relating to starter homes.	Affordable housing and starter homes will be reviewed / considered as part of the Local Plan review process
87	16-11-20162400	Michael Williamson (Heacham Parish Council)	Considers that parish councils and borough councillors must be consulted on sites before the public. Allocation of numbers must take account of existing allocations made and windfall sites. Sets out a number of points on which sites should be discounted including those in the countryside/ or have the potential to impact the setting of a settlement or reduce the gap between settlements and those without two access roads if the development is of 50 dwellings plus. Allocations which will share services between settlements should be considered in the round. No development that is accessed off a trunk road. Transport studies should be produced by Norfolk County Council. Low level lighting should be used as per the Campaign for the Protection of Rural England recommends. 50% of all homes constructed should be affordable. No development which increases the percentage of elderly people. Retail development should only be permitted that is in a town centre. No site used for sport or leisure currently should be considered. Considers that	The way in which the council engage with parish councils and the public and consultees and other bodies is outlined in the Statement of Community Involvement, a new version of this is out to consultation shortly. Parish councils and councillors will be consulted at the relevant stages as per the local plan regulations. Task group documents are in the public domain and emerging ideas and a general direction can be gained via these. Many of these suggestions seek to restrict development, the criteria for the assessment of sites is set out with the HELAA methodology which has been consulted upon publicly and agreed by all local planning	Through the Local Plan review options for strategic growth, the distribution of growth, the Settlement Hierarchy, health care issues, and affordable housing will be reviewed.  The Parish Council of Heacham should consider preparing a Neighbourhood Plan, as clearly they have very strong views and ideas as to the future of their parish, this approach would be welcomed by the Borough Council and supported.

Record ID	Web Ref	Name & Organisation	Summary of Policy Suggestion	Suggested Response	Action
			there is no room fur further development in Heacham.	authorities in Norfolk, and in the Sustainability Appraisal scoping report	
88	16-11-20168884	Graham Reader	New development should not be allowed off main trunk roads, nor should they be allowed to change the priority of traffic, and traffic assessment plans should be completed by the Norfolk County Council.	Consultation of the Local Plan will include Norfolk County Council as the local highway authority and Highways England. This includes both area wide / development management policies and site specific allocation policies	Policy DM12 – <i>Strategic Road Network</i> will be reviewed as part of the Local Plan process. Comments from statutory consultess on polices and sites will be taken into consideration
89	16-11-20164615	James Sturgess (Caldecotte Group)	Suggests that the West Winch Country Side Buffer is reviewed to reflect recent planning applications and for the development boundary to include further land	This relates to a site being promoted and alteration of the development boundary	These points will be considered as part of the site selection process and the development of policies for the selected sites
92	16-11-20163461	Colin Needham	Further development in Heacham should be integrated with the existing village and provided with direct access to the A149. Such developments should be in accordance with a phased master plan, taking into account the needs and aspirations of the village residents	This relates to the potential allocation of sites(s) at Heacham. The local public and parish council will have opportunities to comment upon the Local Plan review at the consultation stages, and these will inform the Plan going forward	These points will be considered as part of the site selection process and the development of policies for the selected sites
101	17-11-20168491	Tony Crane	Fundamentally the Core Strategy policies ought to be in accord with the NPPF. Also policies should be compliant with the recent Right to Build initiative Existing Core Strategy policy CS06 is extremely prescriptive and poorly aligned with Permitted Development Change of Use in relation to national	The Core Strategy Policies are considered to be consistent with the NPPF and the Borough Council has produced a document to evidence this which has been used to support	Policies contained within both the CS and SADMP will be reviewed and will be consistent with policy changes that have taken place since adoption of these documents.

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			policy for re-use of former agricultural buildings	the Site Allocations and Development Management Policies plan at examination and various appeals. Policies will be updated as part of the review process	The Borough Council will consider policy responses for the right to build and self-build / custom housing
102	17-11-20167847	Jane Hayman	Infill development in smaller villages to maintain economic viability of community	Polices will be reviewed, and the site being proposed will be assessed accordingly	DM3 – <i>Development in Smaller Villages and Hamlets</i> will be reviewed along with the settlement hierarchy and DM2 – <i>Development Boundaries</i> as part of the Local Plan review process
106	18-11-20169636	David Russell (Greene King)	With such a depleted housing land supply, appropriate readily available sites of 5+ dwellings should be allocated in Key Rural Service Centres	The Borough Council is currently able to demonstrate a Housing land Supply Position of 5.81 years, which has been upheld at the recent ‘Heacham’ appeal	The selection of sites will form part of the Local Plan process, as will the distribution of development
114	19-11-20164877	Daniel Parton	Traffic assessments should be carried out by Norfolk County Council; local knowledge should be given great weight. Local healthcare and education providers should be consulted. A restrictive policy should be in place to prevent second home ownership of new homes where the current rate is 20% or above. Promotes the use of community land trusts	There is currently no requirement to only use Norfolk County Council for traffic studies. The opinion of the local community is taken into consideration when making planning decisions	Education and Health Care Providers will be consulted as part of the Local Plan review. Second home ownership is reviewed as part of the Local Plan process and the formulation of the Fully Objectively Assessed Housing Need which will underpin the Plan. A local issue of this nature could be looked at as part of a Neighbourhood Plan,

Record ID	Web Ref	Name & Organisation	Summary of Policy Suggestion	Suggested Response	Action
					which would be welcomed and supported by the Borough Council
131 139	21-11-20162057 21-11-20161647	David Marsham	Provides information from the NPPF to support sites being proposed and suggests that Policies CS06 <i>Rural Areas</i> , CS10 <i>The Economy</i> , and CS11 <i>Transportation</i> are revised and strengthened in accordance with the NPPF. Also states that decisions should be made with the Gayton Neighbourhood Plan in mind	These issues will be considered as part of the Local Plan review process. The Borough Council welcomes and supports the potential for Gayton to develop a Neighbourhood Plan. As yet they have not submitted an area for designation, so are at an early stage	The site will be assessed accordingly through the Housing and Economic Land Availability Assessment methodology which has been consulted upon and agreed by all of the Local Planning Authorities in Norfolk. The sites will be subject to further assessment through the Sustainability Appraisal as per the Scoping Report. Area wide and development management policies will be reviewed as part of the Local Plan process
153 160 163 177 185 314 324 340 366 378 525 526	22-11-20161031 22-11-20165865 22-11-20168925 23-11-20163826 23-11-20164516 25-11-20166361 25-11-20167452 25-11-20167255 26-11-20162560 27-11-20163632 01-12-20161035 01-12-20166364	Ian Cable (Agent)	DM3: It is considered this policy be reviewed to include development closely related to existing properties within villages and smaller villages & hamlets, as well as 'infill' sites. And include for development of sites where previous planning permissions have lapsed.	This suggestion will be reviewed. Sites where the planning permission has lapsed will have to re-apply for planning permission.	Policy DM3 <i>Development in Smaller Villages and Hamlets</i> will be reviewed as part of the Local Plan review process, as will the treatment of other settlements within the settlement hierarchy and the approach to development boundaries

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178	23-11-20163565	Keith Ives	Suggest that growth should be attributed to existing settlements rather than creating new urban estates. Suggest a target of 10 -20% increase in growth for each village every decade. To aid this all land previously included in proposal maps of previous plans (i.e. development boundaries / built type environments) should be re-instated. This will assist in the housing pressure both locally and nationally	The strategic approach to growth, the settlement hierarchy will be reviewed as part of the Local Plan process as will polices DM3, DM2 and the approach to development boundaries.	The approach to strategic growth will be a key part of the Local Plan review process
194	23-11-20162122	Simon Chalwin (Gerald Eve)	Watlington should be identified for a proportionately larger allocation of housing in the borough than that provided by the present local plan. The reason for this is that Watlington is more sustainable than many locations being one of the rare smaller settlements with a railway station.	The Settlement Hierarchy will be reviewed as part of the Local Plan process. This will include the services and facilities at each settlement including sustainable transport links	The Settlement Hierarchy will be reviewed as part of the Local Plan process
211	23-11-20162898	Margaret Williams	West of Kings Lynn appears not to be allocated any planned development according to your Haap plan	Not sure what the 'Haap' plan is. The current Local Plan does make a number of allocations to the west of King's Lynn. The Local Plan review process will include looking at the strategic distribution of growth.	Such matters will be covered by the Local Plan review which covers the period from 2016 to 2036
216	24-11-20164065	Emma Bateman (West Walton Parish Council)	Request that the joint Key Rural Service Centre of West Walton and Walton Highway are no longer linked together and treated as separate settlements for planning purposes	The settlement hierarchy will be reviewed as part of the Local Plan process. This will include looking at settlement that are currently classed as joint settlements such as Walton Highway and West Walton	The settlement hierarchy will be reviewed as part of the Local Plan process

Record ID	Web Ref	Name & Organisation	Summary of Policy Suggestion	Suggested Response	Action
256 308 432	24-11-20169798 25-11-20161781 28-11-20166935	Gordon Smith (Matrix Planning)	Create a development boundary for the settlements of North Runcton and Hay Green. Amend development boundaries to reflect sites that have planning permission	The Settlement Hierarchy will be reviewed as part of the Local Plan process as will polices DM3, DM2 and the approach to development boundaries. Development boundaries may be amend to include those sites which gained planning permission and have been built out since the adoption of the SADMP	This suggestion will be incorporated in the Local Plan review process
294	25-11-20161614	David Howard	To select sites based on anticipated time for development to commence. Take into account the cost of infrastructure when assessing CIL on small developments	Such factors will be taken into consideration when assessing sites including deliverability, viability, availability and constraints	Such matters will be covered by the Local Plan review which covers the period from 2016 to 2036. Including through the Housing and Economic Land Availability Assessment and the Sustainability Appraisal
301 305	25-11-20161355 25-11-20168270	Geoff Armstrong (Armstrong Rigg Planning)	Suggests further urban expansion within the Wisbech Fringe Area	Strategic options for growth and the distribution of development will be areas of work that be undertaken as part of the Local Plan review process	The suggestion will be taken into consideration when formulating the Local Plan review
327	25-11-20167986	Andrew Hodgson (Barton Willmore)	Encourage self-build and custom housing/plots	There has been and is a large degree of content produced by Government in relation to this area of house building, as it is seen as one of the mechanisms which can aid increasing	This suggestion will be taken into account when reviewing the Local Plan with possibly new policies to cover this aspect of housing

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				housing building/delivery in terms of numbers across the country. Local policy responses to self-build and custom housing will be considered by the Borough Council	
409	28-11-20165865	Mark Brown (Le Ronde Wright)	Proposes a housing for older people exception policy. This would allow the development of such facilities in areas where planning permission would not normally be granted. It would have to have regard to the latest SHMA evidence, demonstrate a need, and be at an appropriate settlement according to the settlement hierarchy	The provision of such developments will reviewed as part of the Local Plan Process	The provision of such developments will reviewed as part of the Local Plan Process
421	28-11-20162313	Jennifer Islip (Carter Jonas / The Crown Estate)	Suggests the removal development boundaries for Key Rural Service Centres and the application of a criteria based policy. This is considered to be able to boost the housing supply in rural areas that are classed as sustainable, which would assist in meeting housing need and plan targets.	This suggestion will be taken into account when reviewing the Local Plan. The treatment of boundaries and application of them is currently covered by DM2 <i>Development Boundaries</i> and DM3 <i>Development in Smaller Villages and Hamlets</i>	The application of development boundaries to settlements and tiers of the settlement hierarchy is something that will be reviewed as part of the Local Plan process
442	28-11-20161032	Jeff Clarke	Suggests a criteria based policy for development rather boundaries for rural settlements. Suggest that in a settlement hierarchy review West Rudham and East Rudham should be joined to form a Key Rural Service Centre	Suggestions will be considered in the Local Plan review process	The Settlement Hierarchy will be reviewed as will the approach to development boundaries across the Settlement Hierarchy
449 452 493 494	28-11-20161955 28-11-20167293 28-11-20166949 28-11-20161326	Stuart Williamson (Amec Foster Wheeler /	The Local Plan Review should plan for the longer term strategic growth of Downham Market in a co-ordinated and integrated manner. As the second largest settlement in the Borough with available	The strategic options for growth of the Local Plan review covering the 20 year period from 2016 through to 2036 will	These suggestion will form part of the Local Plan review process

Record ID	Web Ref	Name & Organisation	Summary of Policy Suggestion	Suggested Response	Action
		Albanwise)	land free of significant constraints, Downham Market has the greatest potential to meet the Borough's development needs and effectively to maintain a supply of housing. It is an attractive location to the market and development can utilise existing and planned infrastructure to provide a long term plan for growth building on the existing rail connections, including planned improvements, and the current road network. The plan should not solely rely upon the strategic expansion of King's Lynn but look at rural locations such as Stoke Ferry and Boughton	look at various options including the approach to Downham Market noting the presence of the train station (sustainable mode of transport linked to Ely, Cambridge and London) and that it is currently classed as the second largest settlement within the Borough. The Settlement Hierarchy and the strategic growth of the borough will form key parts of the Local Plan review	
481	28-11-20169046	Peter Gidney (PGD)	Suggests that development of villages takes place on the outer areas enabling green space at the centre which can be used for recreational purposes. The cost of major infrastructure such as roads should be fully taken into account. Settlements with sustainable transport links should be looked at for further development. Suggests Saddlebow as suitable for future development. Suggest that if a certain number of residents (10) write in to have an application heard at planning committee, then this should be considered	The approach to allocating sites for villages has been at the edges outside of the development boundaries. The deliverability, viability and availability of sites as well as constraints will be a factor in assessing sites. The Settlement Hierarchy and distribution of growth will be reviewed. A response to the Statement of Community Involvement consultation which is soon to take place would be the appropriate place for comments relating to the consultation matters of planning applications	A number of these suggestions will be explored as part of the Local Plan review

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500	28-11-20167096	Ian Bix (agent)	Extend the scope of DM3 Development in Smaller Villages and Hamlets	This will be reviewed as part of the Local Plan review process	Suggestion will be taken into account through the Local Plan review process
518	29-11-20168380	Tamara Rowson (Natural England)	Natural England welcome the previous measures included within the Local Plan and look forward to working with the borough council going forward. They suggest a number of GI objectives including the provision of open recreational space in development above and beyond the minimum, protection and enhancement of existing local open space and GI provision of an open space assessment, adopted a strategic approach which supports the creation of parks. Hope that the adopted Green Infrastructure Strategy will inform the site allocations	The Borough Council appreciate Natural England for providing a detailed response and look forward to working with Natural England going forward. These issues will be covered by the Local Plan review and the existing Habitat Regulation Assessment Monitoring and Mitigation GI Panel, although the two will remain separate	Consider the suggestions made by Natural England as part of the Local Plan review process and through the Habitat Regulation Assessment Monitoring and Mitigation GI Panel. This would include an open space and GI study as supporting documents to the relevant policies and the Plan
527	01-12-20163598	Timothy Holt-Wilson (Norfolk Geodiversity Partnership)	Welcomes the information on Geodiversity provided by the Borough Council, including via the website. In CS12 <i>Environmental Assets</i> (Core Strategy p.53) please amend "Regionally Important Geological Sites" to read "County Geodiversity Sites", as this is what they are now called in Norfolk	The Borough Council appreciate the Norfolk Geodiversity Partnership for responding to the consultation and will look to update policies and supporting information accordingly	This should be amended in future policies as part of the Local Plan review
	28-11-20166534	Daniel Corcoran (Maddox Assoc.)	No need to continue to refer to the Code for Sustainable Homes and no need for the Council to set additional technical requirements exceeding the minimum standards required by Buildings Regulations in respect of access and water or internal space standards under the Government's optional technical standards policy;	The Local Plan review will be updated to remove any references to outdated information and replaced with more recent information. This would include guidance and policy etc. which has been	These points will be picked up and considered as part of the Local Plan review process

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			New local plan policies should consider more recent Government guidance on schools, sustainable drainage systems, parking, starter homes and self-build and custom house building; and In all cases, additional or amended policies should be justified taking account of need, viability and timing	adopted/published since the adoption of the SADMP	
	573	David C Apps	Doesn't want the already planned growth attributed to West Winch, let alone any more.	The growth planned for West Winch is contained within the Core Strategy (2011) and the Site Allocations and Development Management Policies Plan (2016) both adopted. These set out the growth over the current plan period to 2026 and beyond	The direction of growth is established and set out in the current adopted Local Plan. The review will explore the strategic distribution of growth going forward from 2016 to 2036
	533	Anom.	There should be a preference for brownfield sites to be developed. Concerned with the abundance of holiday homes and suggests that these should be used as owner occupied homes, and restricted as such	The Borough Council will look to balance carefully the proportion of development which it proposes through the Local Plan process on Brownfield and Greenfield Land. There are currently no restrictions in place for people to own a holiday home or be locally connected to purchase own for this purpose	The development of sites which are both brownfield and greenfield will be considered both strategically and within the site selection process of the Local Plan review. Second homes are taken into account when considering the Full Objectively Assessed Housing Need. Such issues as to restricting holiday homes have recently been covered by neighbourhood plans and the preparation of these plans

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					is both encouraged and supported by the Borough Council
	548	John Fleming (Gladman Developments)	Provides detailed information as to preparing a Local Plan in accordance with the NPPF and PPG	The Borough Council intends to prepare the Local Plan review in accordance with the NPPF and PPG	The Borough Council intends to prepare the Local Plan review in accordance with the NPPF and PPG
	553	Anom.	Requests that villages are treated differently from towns. More specifically that South Wootton is not part of King's Lynn	South Wootton is currently classed as a settlement adjacent to King's Lynn. As part of the Local Plan review both the Settlement Hierarchy and the strategic direction of growth will be considered. South Wootton Parish Council has prepared their Neighbourhood Plan which has been 'made' and forms part of the development framework for the parish area of South Wootton.	These points will be picked up and considered as part of the Local Plan review process
	562	Richard Davidson (Downham Market Town Council)	Support the proposals by Downham Market & Downham West Burial Board requesting due consideration be given to identifying additional land for future cemetery extension, ideally adjacent to the current cemetery	This proposal will be given consideration	Consideration will be given to this suggestion as part of the Local Plan review process
	569	Natalie Gates (Historic England)	Provide information and links to their guidance on Local Plan formulation. This includes suggestion as to supporting documents and elements for consideration in the site selection process.	The Borough Council appreciate the response from Historic England. These suggestions will be considered and Historic England will be consulted as	These suggestions will be considered as part of the Local Plan review process. This includes the formulation of a local list of heritage

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				part of the Sustainability Appraisal Scoping Report formulating process which will inform the site selection assessment criteria	assets and possibly the creation of an Urban Archaeological Database for King's Lynn as supporting / evidence documents. Historic England is consulted upon as part of the site selection process and the sustainability appraisal scoping report. Their advice will be taken on-board and considered
		Hunstanton Town Council	Suggest that DM10 <i>Retail Development Outside Town Centres</i> is reviewed in the light of declining town centres and prosperous nature of out of town outlets. Consider that further former railway track bed routes are afford protected under DM13 <i>Disused Railway Trackways</i> such as Wisbech to Watlington, Heacham to Burnham Market (Holkham and Wells). They support DM15 <i>Environment, Design and Amenity</i> . Suggest that DM16 <i>Provision of Recreational Open Space for Residential Developments</i> and DM18 <i>Coastal Flood Risk Hazard Zone (Hunstanton to Dersingham)</i> should be reviewed. Suggest that bridleways and footpaths are considered as part of DM22 <i>Protection of Local Open Space</i> . Support the current Settlement Hierarchy. They provide ideas and their vision for Hunstanton going forward including the reinstatement of the railway line from King's Lynn, a Wash Barrier and further protection of the cliffs	The Local Plan review will look at the policies of both the Core Strategy (2011) including CS05 <i>Hunstanton</i> . It will also look at the DM (Development Management) polices of the Site Allocations and Development Management Polices Plan (2016). Some of the points raised go beyond the scope of the Local Plan. Hunstanton Town Council are preparing a neighbourhood Plan for their area and this is both welcomed and supported by the Borough Council	The Local plan review will consider many of the points raised by Hunstanton Town Council in relation to existing policies. Some of the points raised go slightly beyond the scope of a Local Plan. It is noted that Hunstanton Town Council are preparing a neighbourhood Plan for their area and this is both welcomed and supported by the Borough Council

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		Bircham Parish Council	Suggest that no further allocations are made in the parish and that the settlement is allowed to grow organically	The treatment of settlements through the Settlement Hierarchy, the strategic approach to growth, and allocation of specific sites will all form key part of the Local Plan review. Local issues can be addressed within a neighbourhood plan, Bircham have had there are designated so have started this process	Review the status of the settlement within the Settlement Hierarchy. Review the distribution of growth, and assess sites that may have been put forward in this location