

Borough Council of King's and West Norfolk

Local Plan Review (2016 – 2036):

Consideration of CS Policies & SADMP DM Policies

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



CS Policy	Notes	Internal Assistance
CS01 Spatial Strategy	This will need updating to reflect the strategic growth option, vision, aim and objectives	
CS02 The Settlement Hierarchy	This is being revised (just decision on Three Holes required) – accompanying text will need to be updated/revised	
CS03 King’s Lynn area	This has been revised and agreed by the Task Group, could now include the Heritage Action Zone?	
CS04 Downham Market	This has been revised and agreed by the Task Group	
CS05 Hunstanton	This is being revised – Laura from regeneration to address the Task Group at the May 2017 meeting regarding the new ‘prospectus’	Regeneration – Laura Hampshire / Jemma Curtis
CS06 Development in Rural Areas	Updated to take into account: <ul style="list-style-type: none"> • The revised settlement hierarchy • Various SADMP DM Policies • Permitted Development rights • NPPF changes in relation to the re-use of former agricultural buildings 	DC – Stuart Ashworth / Hannah Wood-Handy
CS07 Development in Coastal Areas	Could reflect the following: <ul style="list-style-type: none"> • This will need to reflect the SADMP DM Policies, particularly DM19. • Incorporation of recreational pressure study • Habitats Monitoring and Mitigation Panel • GI • AONB 	
CS08 Sustainable Development	This encompasses a variety of topics and this will could be updated in-line with: <ul style="list-style-type: none"> • DM 18 Coastal Flood Risk Hazard Zone • DM 20 Renewable Energy • DM 21 Sites in Areas of Flood Risk • New Density approach - modelled 	
CS09 Housing Distribution	This covers distribution and affordable housing perhaps split them into at least two policies:	Housing Strategy – Nikki Patton

CS Policy	Notes	Internal Assistance
	<p>1. Housing Direction and Growth</p> <ul style="list-style-type: none"> • Housing numbers and distribution will need to be updated – FOAN and targets (+10%) • Strategic direction of growth <p>2. Addressing specific types of housing</p> <ul style="list-style-type: none"> • Affordable housing policy will need updating including reference to the new thresholds • Need to take into account starter homes and any new definition of affordable housing • New GATNA definitions and studies • House Boat and Caravans information • Housing for the elderly – new evidence – allocate for a care home? • Custom & Self Build • Build to Rent 	
CS10 The Economy	<p>Should reflect:</p> <ul style="list-style-type: none"> • Any new employment allocations that we may seek to allocate • Updated retail study/evidence? • DM 10 Retail Development 	Regeneration – Ostap Paparega
CS11 Transport	<p>This may need updating to account of:</p> <ul style="list-style-type: none"> • West Winch/North Runcton relief Road • Ely Area and North Junction works • Reprioritisation of strategic projects listed • DM 12 Strategic Road Network • DM 13 Railway Trackways 	
CS12 Environmental Assets	<p>This could be split or within the policy include subheadings for ‘Green Infrastructure’ (Note GI Study), ‘Historic Environment’, ‘Landscape Character’, ‘Biodiversity and Geodiversity’.</p>	Conservation – Pam Lynn

CS Policy	Notes	Internal Assistance
	<p>Acknowledge the HRAGIMM</p> <p>"Regionally Important Geological Sites" to read "County Geodiversity Sites" – Norfolk Geodiversity Partnership suggest</p>	
CS13 Community & Culture	<p>Could reflect:</p> <ul style="list-style-type: none"> • DM 9 Community Facilities • DM 16 Provision of Recreational Open Space for Residential Development and the 'FIT' standards • New Open space / play space study including sports pitches? 	
CS14 Infrastructure Provision	<p>Update could include:</p> <ul style="list-style-type: none"> • CIL and S106 mechanisms • This mentions an SPD on developer contributions and planning obligations 	

SADMP Policy	Notes	Internal Assistance
DM1 Presumption in favour of sustainable development	As adopted	
DM2 Development Boundaries	To consider policy approach and the individual settlement boundaries	
DM2A Early Review of Local Plan	n/a	
DM3 Development in the Smaller Villages and Hamlets	To be amended to an extended infill policy for areas outside of but adjacent to development boundaries. Development boundaries to be re-instated for SVAH's	DC – Stuart Ashworth / Hannah Wood-Handy
DM4 Houses in Multiple Occupation (HMOs)	Do we want to restrict concentrations of HMO's?	Housing Strategy – Nikki Patton
DM5 Enlargement or Replacement of Dwellings in the Countryside	As adopted	
DM6 Housing needs of rural workers	As adopted	
DM7 Residential Annexes	To consider in the light of appeal decision, and review neighbouring authorities policy approach	DC – Stuart Ashworth / Hannah Wood-Handy
DM8 Delivering Affordable Housing on Phased Development	Consider the time limit – could this be increased? The rest of the policy to be as adopted	Housing Strategy – Nikki Patton
DM9 Community Facilities	What standards are we assessing against – consider clarifying the approach	DC – Stuart Ashworth / Hannah Wood-Handy
DM10 Retail Development	Include a paragraph referring to retail in rural areas / diversification	
DM11 Touring and Permanent Holiday Sites	Define small scale	DC – Stuart Ashworth / Hannah Wood-Handy
DM12 Strategic Road Network	As adopted	
DM13 Railway Trackways	As adopted but consider protection of further routes such as the track bed from Wisbech to Watlington, as well as Heacham to Burnham Market, Holkham and Wells could be protected and could be a valuable off-road cycle path serving the local people and tourists	
DM14 Development associated with the National Construction College, Bircham Newton, and RAF Marham	As adopted	
DM15 Environment, Design and Amenity	As adopted – Although the Housing White Paper is suggesting	DC – Stuart Ashworth /

SADMP Policy	Notes	Internal Assistance
DM16 Provision of Recreational Open Space for Residential Developments	that Local Plans need to incorporate more detail on design Simplify approach. Also clarify relationship to CIL (Members queried contributions for small scale development e.g. 1-5 dwellings)	Hannah Wood-Handy CIL Officer – Amanda Driver Housing Strategy – Nikki Patton DC – Stuart Ashworth / Hannah Wood-Handy
DM17 Parking Provision in New Development Residential dwellings	As adopted	
DM18 Coastal Flood Risk Hazard Zone (Hunstanton to Dersingham)	Consider approach (Cllr Long /GH in light of discussions around South Beach road, Hunstanton and the EA)	
DM19 Green Infrastructure/Habitats Monitoring and Mitigation	Consider the purpose of the policy	
DM 20 Renewable Energy	As adopted	
DM 21 Sites in Areas of Flood Risk	Needs to be updated in collaboration with the EA – could be incorporated with the new SFRA projects	
DM22 Protection of Local Open Space	As adopted	

New Policy	Notes	Internal Assistance
Wisbech Fringe Area	Make distinction between Wisbech Fringe and the villages. Reference to Garden Town style urban extension	
Custom and Self Build	This is now part of government policy and therefore should be include 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. The Borough Council is building and maintaining a list of interested parties. An indication of these policies have already been worked-up	Housing Strategy – Nikki Patton DC – Hannah Wood - Handy
Rural Diversification		
SuDs & Drainage		

New Policy or Considerations for further thought	Notes	Internal Assistance
Neighbourhood Plans	The BCKLWN encourages and supports those communities who wish to prepare a neighbourhood plan for their area. The Plans need to meet/reflect the strategic aims and housing numbers of the Local Plan review, and potentially add further detail. The Local Plan review needs to reflect this.	
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. Reference to the Heritage Action Zone for King's Lynn	Regeneration – Ostap Paparega Conservation – Pam Lynn
Natural Environment	Natural England have suggested further studies and potential policies in relation to Green Infrastructure and Open Space	
Brownfield Register	Brownfield register will need to be prepared as required by the Housing and Planning Act. Secondary Legislation has been published which requires LPA's to have one in place by the end of 2017 and then keep it up-to-date.	DC – Stuart Ashworth / Hannah Wood-Handy
Planning Permission in Principle (PIP)	To be introduced for sites in Qualifying Documents: Local Plan, Neighbourhood Plans and Brownfield Registers – perhaps not a policy in itself but we need to recognise this new route for gaining development consent.	DC – Stuart Ashworth / Hannah Wood-Handy
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	Housing Strategy – Nikki Patton DC – Stuart Ashworth / Hannah Wood-Handy
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	DC – Stuart Ashworth / Hannah Wood-Handy

New Policy or Considerations for further thought	Notes	Internal Assistance
	and provide a clear basis for making decisions on development proposals	
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. This could potentially be incorporated within an Infrastructure policy	
Policies for groups with specific needs / Health Care Provision	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	Housing Strategy – Nikki Patton
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 line with the NPPF, as per paragraph 125 which states: <i>‘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’</i> . We could consider polices in line with their thoughts particularly close areas of nature conservation and the AONB. It could be wider than the AONB.	DC – Stuart Ashworth / Hannah Wood-Handy
Pub Protection	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 take the form of removal of permitted development rights ensuring that they have to go through the planning system to gain a permission in which case the local community could comment	DC – Stuart Ashworth / Hannah Wood-Handy

Studies				
Green Infrastructure Strategy-Action Plan	<ul style="list-style-type: none"> Consider more detailed level implementation via HRAMM GI group Use to inform LPR 	NB Linkages to the HRA	PJ / All	Informing LPR
Green Infrastructure Study <i>(by NCC on behalf of all districts)</i>	Strategic level GI capacity to inform LPR / NSF	Available to use in LPR	PJ / All	Informing LPR
Recreational pressures from new housing development <i>(by NCC on behalf of all districts)</i>	Footprint Ecology study completed Jan 2017. Needs to be taken forward in a consistent manner by all Norfolk authorities. NSPG defining an Action Plan.	Feed in to HRA work for Draft Plan.	AG / PJ	Informing LPR
Historic environment	<ul style="list-style-type: none"> Consider depth of information needed for LPR Consider sources of info Liaise with OP and Heritage Action Zone 	Clarify approach Q2 2017	AG	Appropriate study / assessments underway
Infrastructure Study <i>(Review and re-publish)</i>	<ul style="list-style-type: none"> Update document listing capacity / deficits in essential services to support development. Detailed input to LPR. Consider in context of NCC and CEO Growth Group studies. 	Clarify scope of document and initial work underway as appropriate Q2 2017	PJ to lead/ All	Completed
HELAA Review	Update of HELAA - Provide inputs for use as part of land supply issues	<ul style="list-style-type: none"> Use information collected to inform SA choices Q2 and Q3 2017 Document available for LPR Examination 	AF / All	Be considering review

Studies				
<i>SHMA Review and update (OAN calculation)</i>	Update to provide inputs for use as part of land supply and LPR issues (NB involvement of consultants Simon Drummond-Hay and Neil MacDonald)	Document available for LPR Examination	PJ / NP / AF	<ul style="list-style-type: none"> • OAN / supply update completed • Decide on degree of update to SHMA
<i>Gypsies and travellers</i>	Prepared with Cambridgeshire authorities	Completed Q4 2016	AG / NP	Ongoing
<i>SFRA</i>	Stage 1 - Prepared with other Norfolk authorities Stage 2 - required	Stage 1 – Q2 2017 Stage 2 – Q3 2017	PJ	Completed
<i>Retail and economic study - update</i>	In – house assessment to review current land and policy assumptions	Draft Q1 - 2017	FB / PJ	Completed
<i>Register of brownfield land</i>	As introduced by CLG April 2017.	Dec 2017	AF	On track for completion in Dec.