

Local Planning Authority – Plan Consultations

The Borough Council of King's Lynn and West Norfolk are consulted by neighbouring Local Planning Authorities and those that share strategic issues, and invited to make representations/comments on their Local Plans and policy documents. In the same way that we consult with other Local Planning Authorities.

As part of the duty to cooperate, created in the 2011 Localism Act, there is a duty on Local Planning Authorities to engage constructively and actively on an ongoing basis to maximise the effectiveness of Local Plan preparation in the context of strategic cross boundary matters.

A Local Planning Authority must notify specific bodies and persons, as detailed by regulation 18 of the Town and County Planning (Local Planning) (England) Regulations 2012, and invite representations from these in developing their Local Plan. Representations received must be taken into account, and the Local Planning Authority needs to set out how the main issues raised have been taken into account.

Currently we have been invited to submit comments by Breckland Council and South East Lincolnshire (South Holland and Boston Borough). Breckland are consulting upon their Emerging Policies and Emerging Sites, they have termed this 'Preferred Directions'. South East Lincolnshire is consulting upon their Draft Local Plan which contains draft policies and draft site allocations.

The links below are to the relevant consultation and documents:

Breckland: <http://consult.breckland.gov.uk/portal/>

South East Lincolnshire: <http://southeastlincslocalplan.org/plan/>

Appendix 1(Breckland) and Appendix 2 (South East Lincolnshire), presented in tabular form is a summary of these consultation documents. This has been split into the sections/policies, useful information, and any implications for The Borough Council of King's Lynn West Norfolk. Please note that only policies and sections that have been considered to contain useful information or relevance for our Borough have been listed.

Overall there are some interesting approaches and draft policies proposed by both Authorities in their plans. On balance it is considered that there is little impact upon the for the Borough Council of King's Lynn and West Norfolk.

Below is a suggested draft response to each consultation:

Breckland preferred Directions 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 Breckland 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 & West Norfolk believes that the level of cooperation has been proportionate to the significance of the cross-border issues, and has met the requirements of the Duty to Cooperate.

South East Lincolnshire Local Plan Consultation

Thank you for consulting the Borough Council of King's Lynn & West Norfolk on this document. The Borough Council has no objection to the document, but requests that due consideration is given to cross-border impacts on West Norfolk (if any) at the planning application stage. These include, but are not limited to, impacts on the transport network.

The Borough Council of King's Lynn & West Norfolk believes that the level of cooperation has been proportionate to the significance of the cross-border issues, and has been sufficient to meet the requirements of the Duty to Cooperate.

Appendix 1: Breckland Local Plan Preferred Directions Consultation 11th January 2016 to 22nd February 2016

Section / Policy	Useful information	Potential Impact for KLWN BC
Part 1. Preferred Directions		
Introduction	<ul style="list-style-type: none"> 2011 – 2036 (Next 20 years) 	
Vision and Objectives		<ul style="list-style-type: none"> Acknowledged that the sub-regional centre of King's Lynn has a relationship with the West of their Borough. KL Described as a shopping and employment destination. A47 road link to KL & public transport.
Spatial Development Strategy	<ul style="list-style-type: none"> Provide at least 14,925 dwellings At least 67 Ha of employment land 	
Preferred Policy Direction - PD 02 Development Requirements (Minimum)	<ul style="list-style-type: none"> A policy that clear states that the 14,925 dwellings, 67ha employment land and provision of retail/leisure space is a minimum 	
Preferred Policy Direction - PD 03 Locational Strategy	<ul style="list-style-type: none"> Settlement Hierarchy: Key Settlements, Market Towns, Local Service Centres, Rural Areas. Allocations in top 3 tiers only. 	
Preferred Policy Direction - PD 05 Rural Areas	<p>If an settlement has a DB:</p> <ul style="list-style-type: none"> Infilling and rounding off opportunities; Adjoining small scale brownfield sites; The appropriate re-use of appropriate small scale rural buildings <p>If a Settlement has no DB:</p> <ul style="list-style-type: none"> There is an identified economic and / or social local need; It can be demonstrated that there is appropriate support by local 	

	<p>communities;</p> <ul style="list-style-type: none"> • It comprises of infill and rounding off development of a village or hamlet at the appropriate scale; • It is of an appropriate scale and design to the settlement/hamlet and does not increase the size of a settlement by more than 10% of its existing size; • The design contributes to enhancing the historic nature and connectivity of communities 	
Preferred Policy Direction - PD 08 Affordable Housing	<ul style="list-style-type: none"> • Starter homes will be required in line with national policy. 	
Preferred Policy Direction - PD 10 Healthy Lifestyles	<p>Developers will be expected to complete and submit the following with planning applications:</p> <p>i. Health Impact Assessment for large and complex proposals;</p> <p>ii. A Healthy Urban Planning Checklist for development of 5 dwellings/1,000m² non residential or more</p>	
Preferred Policy Direction - PD 11 Development Requirements of Attleborough Strategic Urban Extension	<ul style="list-style-type: none"> • 4,000 dwellings 	
Thetford	<ul style="list-style-type: none"> • Strategic Urban Extension at Thetford already underway, 5,000 dwellings 	
Preferred Policy Direction - ENV 03 The Brecks Protected Habitats & Species	<p>A 1,500m buffer zone from the edge of those parts of the SPA that support, or are capable of supporting, Stone Curlews is currently defined on the policies map</p> <p>Within this constraint zone:</p>	<ul style="list-style-type: none"> • Appears to be in-line with CS12

	(a) Permission may be granted for the re-use of existing buildings and for development which will be completely masked from the SPA by existing built development and / or other suitable screening landscape features.	
Local Green Space	<ul style="list-style-type: none"> Proposing protected areas 	
Preferred Policy Direction - ENV 07 Designated Heritage Assets	<ul style="list-style-type: none"> Specific policy for this matter 	
Preferred Policy Direction - ENV 09 Flood Risk & Surface Water Drainage	<ul style="list-style-type: none"> Covers Surface Water Drainage 	
Preferred Policy Direction - E03 Farm Diversification	<ul style="list-style-type: none"> Does not support new dwellings 	
Preferred Policy Direction - E 06 Developer Contributions	<p>The Council will seek to secure site specific developer contributions in order to properly service, manage and mitigate the impact of development which:</p> <ol style="list-style-type: none"> 1. Directly related to the development; necessary to make the development acceptable and fairly and reasonably relate in scale and kind; 2. Cannot be secured by planning conditions; and 3. Is not identified as infrastructure to be delivered through the Community Infrastructure Levy, as may be introduced amended or superseded in the lifetime of this plan. 	

<p>Preferred Policy Direction - COM 03 Principle of New Housing</p>	<p>Within the settlement boundaries as defined on the policies map, new housing development will be permitted</p> <p>The design and layout will optimise the density of the development to a level which is appropriate and justified for the locality. Higher density proposals will be encouraged at appropriate locations, including town centres, areas with good public transport accessibility and sustainable urban extensions.</p>	
<p>Preferred Policy Direction - COM 06 Technical Design Standards for New Homes</p>	<p>Internal Space in a Home - All new homes, both market and affordable, will meet the Government's Nationally Described Space Standard (NDSS).</p> <p>Accessibility of Homes</p> <p>Market Housing - For all new housing developments, a minimum of 5% of homes are to meet building regulation M4(2) – 'Accessible and adaptable dwellings', unless viability considerations dictate otherwise.</p> <p>Affordable Homes</p> <p>1. For all new housing developments, 5% of homes should meet building regulation M4(2) – 'Accessible and adaptable dwellings'.</p> <p>2. For all new affordable housing developments, a minimum of 1% of homes should meet building regulation M4(3) – 'Wheelchair user dwellings' standard, unless</p>	

	<p>need and or viability considerations dictate otherwise.</p> <p>3. When providing for wheelchair user housing, early discussion with the Council is required to obtain the most up-to-date information on specific need in the local area. Where there is no specific need identified, then M4(2) will apply, to allow simple adaptation of the dwelling to meet the future needs of wheelchair users.</p> <p>For every house that is identified there should be sufficient space in the curtilage of the site to provide parking standards to meet Building Regulations and BS8300</p>	
Preferred Policy Direction - COM 08 Conversion of Buildings in the Countryside	<p>The sustainable re-use of appropriately located and constructed buildings in the countryside for economic purposes will be supported.</p> <p>The re-use of existing buildings in the countryside for residential purposes will only be permitted where the commercial use of the building has been shown to be unviable</p>	
Preferred Policy Direction - COM 10 Affordable Housing Exceptions	<p>There may be circumstances where an element of market housing could bring forward a site which would otherwise not be possible, for example where there are unusually high development costs. In such cases independent third party valuation expertise will be requested at the developer's expense in order to justify such an exception. In principle all schemes are affordable housing schemes and the Council</p>	

	<p>expects that the market housing needed to deliver the site should be the minimum needed to bring forward the site and that all other funding options have been exhausted. Development of the site must be part of a comprehensive scheme, where development is brought forward as a whole.</p>	
Part 2: Emerging Site Options	<p>Sites are classified as reasonable alternative – deliverable, reasonable alternative – developable or unreasonable alternative.</p> <p>No allocations in rural areas</p>	

Appendix 2: South East Lincolnshire Local Plan

Section / Policy	Useful information	Potential Impact for KLWN BC
1. Introduction	<ul style="list-style-type: none"> • April 2011 to March 2036 <p>The remaining stages are set out below:</p> <ul style="list-style-type: none"> • Public consultation on the draft Local Plan – this stage January to February 2016 • Public consultation on the Publication Draft Local Plan June-July 2016 • Formal submission of the Publication Draft Local Plan to the Planning Inspectorate August 2016 • Independent Examination November 2016 • Adoption of the Local Plan February 2017 	
3. Promoting Sustainable Communities in South East Lincolnshire: Policy 1- Presumption in favour of Sustainable Development Policy 2- Spatial Strategy	<p>A positive approach to considering development proposals</p> <p>A: Areas where development is to be directed</p> <ol style="list-style-type: none"> 1) Sub-Regional centres 2) Main Service centres <p>B: Areas of limited development opportunity</p> <ol style="list-style-type: none"> 1) Minor Service centres <p>C: Areas of development restraint</p> <ol style="list-style-type: none"> 1) Other Service centres and Settlements <p>D: Countryside</p>	

Policy 3: Development Management	Proposals requiring planning permission for development will be permitted provided that sustainable development considerations are met.	
Policy 4: Strategic Approach to Flood Risk	Major development shall be located in areas at the lowest hazard or probability of flooding and shall not, in itself, increase flood risk.	
Policy 5: Meeting Physical Infrastructure and Service Needs	Planning permission will be granted for new development provided that developers can demonstrate that there is, or will be sufficient physical infrastructure and service needs capacity to support and meet the needs of the proposed development.	
Policy 6: Developer Contributions	Planning permission will be granted for major developments of 10 or more dwellings, or 1,000sqm or more non-residential floor space (gross), provided that suitable arrangements are provided for the provision and/or improvement of local and strategic infrastructure required as a consequence of the proposed development. Requirements will be linked directly to the size, form, nature and phasing of the development and its potential impact upon that locality or settlement to ensure that provision is delivered in line with future growth. A commuted sum for maintenance of infrastructure sought, equivalent to the cost of maintaining the new infrastructure for 10 years may also be secured.	
4. Improving South East Lincolnshire's Employment Portfolio		

<p>Policy 7: Improving South East Lincolnshire's Employment Land Portfolio</p>	<p>Employment land will be managed to meet the needs of South East Lincolnshire. This will be achieved by:</p> <ol style="list-style-type: none"> 1. safeguarding a range and choice of sites where planning permission will be granted for business, general industrial and storage and distribution uses, and initiatives to improve (through refurbishment, subdivision or replacement) existing buildings, at Existing Main Employment Areas and Existing Local Employment Areas to allow their continued contribution to the local economy and to meet local employment needs; 2. A minimum of 82 hectares of net available employment land will be identified and allocated to meet the employment land requirements of the Local Plan area at various sites. 	
<p>Policy 8: Specific Occupier and Restricted Use Sites</p>	<p>The unique role of Specific Occupier Sites and Restricted Use Sites will be managed by:</p> <ol style="list-style-type: none"> 1. safeguarding a range of sites to be retained in employment use by their parent company(ies), where planning permission will be granted for business, general industrial and storage and distribution uses, and initiatives to improve (through refurbishment, subdivision or replacement) existing buildings, to support their long-term operation; 2. identifying a minimum of 17.5 hectares of 	

Policy 9: Spalding Rail-Freight Interchange	<p>net available employment land for Use Classes B1, B2 and B8, to enable the appropriate expansion of existing businesses at various sites.</p> <p>112ha of land south of Spalding will be safeguarded for the development of a Rail-Freight Interchange</p>	
Policy 10: Employment Development in the Countryside	<p>Outside the areas identified in Policies 7, 8 and 9, proposals for diversification schemes to support agricultural and other land-based rural businesses, in agricultural buildings of 500sqm or more, or other sites or buildings, will be supported.</p>	
<p>5. Quality Housing for All</p> <p>Policy 11: Meeting Objectively Assessed Housing Needs</p> <p>Policy 12: Distribution of New Housing</p>	<p>Provision will be made for a net increase of at least 18,250 dwellings in South East Lincolnshire.</p> <p>By Local Authority area:</p> <ol style="list-style-type: none"> 1. Boston Borough: 7,500 at 300 per annum 2. South Holland: 10,750 at 430 per annum <p>New housing site allocations will be made in the following settlements to meet the following housing numbers:</p> <p>A. Sub-Regional Centres Boston 5900 Spalding 5720</p> <p>B. Main Service Centres Holbeach 1340</p>	

	<p>Sutton Bridge 180 Long Sutton 580</p> <p>C. Minor Service Centres Sutton St. James 80</p> <p>Housing numbers are inclusive of extant planning permissions and dwellings built since April 2011.</p>	
Policy 13: A Sustainable Urban Extension for housing in Spalding	In residential developments of 10 or more dwellings the Local Planning Authorities will seek to secure a mix of property types to meet the housing needs of the Local Plan area for both market and affordable housing.	
Policy 14: Providing a Mix of Housing		
Policy 15: Affordable Housing	<p>In South East Lincolnshire the following need for affordable housing has been identified:</p> <p>In South Holland about 210 new affordable dwellings per annum, equating to about half of the overall annual housing need. Normally on-site provision will be required. Where possible a flexible approach will be taken to tenure mix depending upon need in the settlement or local area. Where the size of site, mitigation requirements or affordability needs require a different approach, developers will be expected to make equivalent off-site provision or a financial contribution to enable the need to be met elsewhere.</p>	

Policy 16: Rural Exception Sites	<p>Proposals for housing on sites situated outside, but adjoining the settlement boundaries identified by Policy 2 will be permitted where the following criteria are met:</p> <ol style="list-style-type: none"> 1. the scheme would meet an identified local need for affordable housing, starter homes or specialist housing that cannot be met within the settlement boundaries; 2. the scale of the development would be in-keeping with the role and function of the settlement; and 3. pre-application engagement with the local community has been undertaken to the satisfaction of the Local Planning Authority. The housing need to be met will be secured by legal agreement to ensure that the need can be met in perpetuity and available for members of the immediate community. 	
Policy 17: Accommodation for Gypsies, Travellers and Travelling Showpeople	<p>Proposals for the creation of Houses in Multiple Occupation and the sub-division of dwellings will be permitted provided that a list of 8 criteria is met.</p>	
Policy 18: Houses in Multiple Occupation and the Sub-Division of Dwellings	<p>Proposals for the erection of replacement dwellings outside settlement boundaries will be permitted provided that a list of 6 criteria is met.</p> <p>Where permission is granted, Permitted</p>	

Policy 19: Replacement Dwellings in the Countryside	<p>Development Rights may be removed in order to control future alterations or extensions that may impact on the landscape and rural character of an area.</p> <p>Proposals for the conversion of existing buildings which are located outside settlement boundaries to residential use will be permitted provided that listed criteria are met.</p> <p>Permitted Development Rights may be removed in order to control future alterations or extensions that may impact upon the landscape and rural character of the area.</p>	
Policy 20: Conversion of Redundant Rural Buildings to Residential Use	<p>Permanent Rural Workers' Dwellings</p> <p>Proposals for new permanent agricultural, forestry and other rural workers' dwellings outside settlement boundaries will be permitted provided that criteria are met. Planning permission will be granted subject to a planning condition protecting its continued use by agricultural, forestry and other rural workers.</p>	
Policy 21: Agricultural, Forestry and other Rural Workers Dwellings	<p>Permitted Development Rights may be removed in order to ensure that a dwelling is not subsequently extended to a size which exceeds its functional requirement.</p>	

