

Draft Proposed Main Modifications Schedule

The Borough Council proposes the following 'Main Modifications' to the Plan submitted in April 2015 to address issues subsequently raised during the examination process.

The modifications below are expressed in the conventional form of ~~striketrough~~ for deletions, and underline for additions of text. The use of ellipses (. . .) indicates some unchanged text not shown here.

The page numbers and paragraph numbering below in the second and third columns of the headings refer to those in the submission plan document, and do not take account of the addition or deletion of text.

Modification Reference No.	Plan Page No.	Policy, Paragraph or Map No.	Nature of Modification(s)
	As Appendix 1 listings		<p>In all housing allocation policies (except F.2.3) replace the description of the housing numbers given with the phrase 'at least x dwellings'.</p> <p>The details of the policy changes can be viewed in detail in Appendix 1.</p> <p>For example –</p> <p>Policy E1.8 King's Lynn - South Quay</p> <p>Land amounting to 0.5 hectare is allocated for residential development of some <u>at least</u> 50 dwellings.</p>

Modification Reference No.	Plan Page No.	Policy, Paragraph or Map No.	Nature of Modification
	18	DM2 and supporting text - Development Boundaries	Amend Policy and supporting text for clarity and certainty.

Context

C.2.1 - ~~Development boundaries are defined for each of the Borough's towns and main rural settlements ('Key Rural Service Centres' and 'Rural Villages') designated by the Core Strategy. (Note that the Core Strategy referred to 'development limits'. There is no significance to the difference in terminology, except that 'development boundaries' is now considered more familiar locally and more self-explanatory.)~~ The development boundaries define the areas where development (of a type suitable for the settlement) is likely to be acceptable, provided it conforms to other policies in the plan. Areas outside the development boundaries will be subject to policies for development in the countryside, except in Smaller Villages and Hamlets, where Policy DM3 will also apply, and on specific allocations for development, where the provisions of the relevant policy will apply.

~~C.2.2- The individual development boundaries are shown under the relevant settlement later in this document.~~

C.2.2- Development boundaries are useful tools for developers, the public and planning authorities, in that they provide more certainty when assessing planning applications for development. The identification of such boundaries helps avoid development encroaching on the countryside and help limit urban and village sprawl.

C.2.3 - Development Boundaries are defined for each of the Borough's towns and main rural settlements ('Key Rural Service Centres' and 'Rural Villages') designated by the Core Strategy, and are shown under each relevant settlement later in the Plan.¹

C.2.4 - The Council's approach to delineating the development boundaries took as a starting point the broadly equivalent boundaries for Policy 4/21 of the 1998 Local Plan, which have on the whole generally come to be accepted, then adjusted these to take account of the experience of operating those boundaries, and to reflect changes on the ground that have since taken place.

C.2.5 - One particular change to the approach to the boundaries across the Borough is to reduce the extent of rear gardens and other 'backland' included within the boundary at settlement edges. Prior inclusion of such land within the preceding Plan's Policy 4/21 boundaries had often led to unrealistic expectations about the development potential of such land. The Borough Council considers that such backland development on the edge of settlements is rarely successful in its relation to the existing frontage properties, to the wider character of the area, and to the form of the settlement and its relationship to the surrounding countryside. The development boundaries therefore presume against this type of development on the edge of settlements.

C.2.6 - The other main change to development boundaries from the 1998 Local Plan is that none are now designated for Smaller Villages and Hamlets. This is because the adopted

¹ Note the Core Strategy referred to 'development limits' and 'settlement boundaries'. There is no significance to the difference in terminology, except that development boundaries' is now considered more familiar locally and more self-explanatory.

Core Strategy Policy CS02 (Settlement Hierarchy) states development in 'Smaller Villages and Hamlets' will be limited to specific identified needs only, and development boundaries would be likely to result in amounts and types of development beyond this. (Policy CS01 (Spatial Strategy) states the strategy for rural areas is to focus most development to the Key Rural Service Centres.) In relation to 'Smaller Villages and Hamlets' Policy CS06 (Development in Rural Areas) states more modest levels of development will be permitted to meet local needs and maintain the vitality of these settlements. Policy DM3 of this Plan indicates the types of development considered appropriate in the Smaller Villages and Hamlets.

Relevant Local and National Policies

Core Strategy Policy CS01: Spatial Strategy

Core Strategy Policy CS02: Settlement Hierarchy

Core Strategy Policy CS06: Development in Rural Areas

Core Strategy Policy CS09: Housing Distribution

Core Strategy Policy CS10: The Economy

Core Strategy Policy CS13: Community and Culture

National Planning Policy Framework: Core planning principles (different roles and character of different areas)

Policy Approach

C.2.7 To simplify the planning process, and provide more flexibility when assessing development within settlements, the ~~proposed~~ policy approach uses a single boundary (rather than is to remove the four separate different built environment types used in the preceding 1998 Local Plan) in favour of a single development boundary. The development boundary ~~will be~~ boundaries are used to indicate the distinction between largely built up areas of settlements where development is generally acceptable, and areas of the location countryside and areas of more sporadic buildings considered generally less suitable for new development, and where a more restrictive approach will be applied.

C.2.8 The boundaries are not intended to necessarily reflect the full extent of existing built development or of settlements. They exclude parts of settlements where further development is not encouraged. In particular, extensive gardens and other backland are generally excluded from the development boundary, as the Borough Council considers backland development is generally incompatible with the form and character of development it wishes to promote in the area. (Note that exclusion of such backland does not affect existing use rights, nor limit any permitted development rights the property might enjoy.)

C.2.9 - Within these boundaries, development and redevelopment will be supported in principle. That does not mean, however, all sites within the boundary can be developed or that any type of development will be acceptable. Equally, not all development outside the boundary will be resisted where it delivers wider sustainability objectives such as the expansion of existing employment sites. The Borough Council will use local policies in the Core Strategy and this document (including allocations for particular development), as well as any relevant national policies or other material planning considerations, to assess development applications within settlements these boundaries.

C.2.10 - This policy will apply to King's Lynn, Downham Market, Hunstanton and the Key Rural Service Centres and Rural Villages outlined in the Settlement Hierarchy of the Core Strategy. Policy DM3 'Infill Development in the Smaller Villages and Hamlets' outlines the policy approach to development in the smaller villages and hamlets.

C.2.11 - Outside these boundaries a more restrictive approach is applied. Development will be limited to that identified as suitable for open countryside in various local plan policies (including any allocation policy applying to the site), as identified in the Policy below.

C.2.12 - Among those categories is rural affordable housing exceptions sites. The Borough will consider allowing a minor element of market housing on these if this would facilitate the provision of significant additional affordable housing to meet local needs identified by the Borough Council, and where it is shown such provision could not otherwise be made.

C.2.13 - Neighbourhood plans could potentially define different development boundaries to those included in this Plan, so long as these meet national requirements including general conformity with strategic policies. The Borough Council will support alternative development boundaries in neighbourhood plans where these facilitate an amount and mix of housing (and other uses) that is consistent with the settlement's role in the Core Strategy. In the event that a neighbourhood plan with alternative development boundaries is brought into force, these will replace the development boundaries for that settlement in this Plan.

Policy DM 2 – Development Boundaries

Development will be permitted within the defined development boundaries of a settlements shown on the Policies Map or on allocations identified in this plan provided it is in accordance with the other policies within the Local Plan and is consistent with the NPPF.

The areas outside development boundaries and defined (excepting specific allocations for development) will be treated as countryside where new development will be more restricted and will be limited to the provision of affordable housing, community facilities, development in support of the rural economy or to infilling in accordance with Policy DM3, that identified as suitable in rural areas by other policies of the local plan, including

- 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);**

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.

Modification Reference No.	Plan Page No.	Policy, Paragraph or Map No.	Nature of Modification
	20	New policy DM2A	Insert new policy after Policy DM2.

DM2A - Early Review of Local Plan

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.

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).

Modification Reference No.	Plan Page No.	Policy, Paragraph or Map No.	Nature of Modification
	20-21	DM3 and supporting text – Development in Smaller Villages and Hamlets	Amend title, supporting text and policy

C.3 DM3 – Infill dDevelopment in the Smaller Villages and Hamlets

Context

C.3.1 This Plan aims to identify potential site allocations to enable new housing, but this is an inappropriate approach for the more rural locations due to lack of services and facilities, poorer transport connections and the potential negative impact on the countryside.

The Core Strategy designated 55 ‘Smaller Villages and Hamlets’, these being of modest size, rural character, and with a more limited range of services and facilities than the ‘Rural Villages’ and ‘Key Rural Service Centres’ where most of the rural growth in the Borough would be focused.

C.3.2 Policy CS06 (Development in Rural Areas) indicates more modest levels of development (than in the larger ‘Key Rural Service Centres’ and ‘Rural Villages’) will be permitted to meet local needs and maintain the vitality of these settlements where this can be achieved in a sustainable manner. Core Strategy Policy CS02 ‘(Settlement Hierarchy)’ states development in ‘Smaller Villages and Hamlets’ will be limited to specific identified needs only.

C.3.3 There are no development boundaries for the Smaller Villages and Hamlets. This is because these would likely to result in amounts and types of development beyond that envisaged by the Core Strategy. This does not mean, however, that there is an embargo on development in these settlements, just that it will be focused on development appropriate for a rural area, and that to meet specific needs. The Policy below clarifies what those categories include.

C.3.4 The Borough Council has identified that there is a potential need, in addition to general rural development, for a modest amount of development in these smaller settlements to reflect local preferences (in conformity with the Government’s localism agenda), allow the settlements to adapt to changing needs and to help deliver the National Planning Policy Framework’s aim of boosting significantly the supply of housing. Therefore very modest housing growth for the Smaller Villages and Hamlets will be permitted in the form of limited infill development, as set out in the Policy, and rural exception sites which provide affordable housing for local people.

C.3.5 However, this does need to take place within the overall thrust of the adopted Core Strategy which, in the interests of sustainability focuses most growth in and around the Borough’s towns, and concentrates most rural housing growth in the Key Rural Service Centres where it can benefit from and support rural services and facilities.

C.3.5 Therefore very modest housing growth for the Smaller Villages and Hamlets will be permitted in the form of limited infill development and rural exception sites which provide affordable housing for local people.

Relevant Local and National Policies

National Planning Policy Framework: Delivering a choice of high quality homes

- Core planning principles (roles and characters of different areas)
- para 50: Delivering a wide choice of high quality homes
- para 54 & 55: Housing in rural areas
- para 69: Localism.

Core Strategy Policy CS01: Spatial Strategy

Core Strategy Policy CS02: Settlement Hierarchy

Core Strategy Policy CS06: Development in Rural Areas

Core Strategy Policy CS09: Housing Distribution

Core Strategy Policy CS10: The Economy

Core Strategy Policy CS13: Community and Culture

Policy Approach

C.3.6 The policy is designed to provide more modest levels of growth of a rural character, within Smaller Villages and Hamlets, by identifying the key types of rural development likely to be suitable, and by enabling appropriate, small-scale development adjacent to existing development.

C.3.7 Infill development can make an improvement to the street scene where a gap has been left, for example due to demolished buildings or where it replaces lower quality development. It also provides the opportunity to add to the local housing stock without spoiling the local character and rural nature of the village. This policy clarifies the form of infill development that will be permitted in these designated smaller rural settlements.

C.3.8 Affordable housing development may also be appropriate where this meets needs identified by the Borough Council. Such development could potentially include a minor element of market housing if this was shown to be necessary to subsidise affordable housing provision to meet needs which would otherwise remain unmet.

Policy DM 3 – Infill Development in the Smaller Villages and Hamlets

New housing development in the designated Smaller Villages and Hamlets will be limited to the provision of affordable housing under the rural exception policy, and to the provision of housing essential for the operation of the rural economy,

a) that suitable in rural areas, including

- 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);

plus
b) housing as set out following.

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:

- 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.

In exceptional circumstances the development of small groups of **dwellings** in Smaller Villages and Hamlets ~~will~~ **may** be **considered** appropriate where the development is of a particularly high quality and would provide significant benefits to the local community.

Modification Reference No.	Plan Page No.	Policy, Paragraph or Map No.	Nature of Modification
	33	DM9 – Community Facilities	Amend Policy and add new supporting text paragraph following C.9.3

C.9.4 Evidence to meet the policy requirements may include, for example, one or more of the following:

- for (a), information on alternative provision in the area, typical provision in equivalent areas, the geography and social make up of users and potential users; changes in the demand or need for the type of facilities; and
- for (b),
 - in the case of market provided facilities (e.g. shops, pubs, restaurants, etc.), evidence of marketing the business or premises for a sustained period (usually a minimum of 12 months), at a price reflecting the authorised use, details of income/profit achieved in recent years, evidence of significant long term changes in the relevant market.
 - in the case of non-market provide facilities, the withdrawal or absence of the funding, personnel or other resources necessary to provide the facility.

The adequacy and persuasiveness of the evidence will be judged in the particular circumstances of the case, and against the objectives set out in the first paragraph of the policy.

Policy DM 9 – Community Facilities

The Council will encourage the retention of existing community facilities as well as and the provision of new facilities, particularly in those areas that have with poor levels of provision and in areas of major growth.

Development that ~~would lead~~ leading to the loss of an existing community facility will not be refused consent permitted unless it is demonstrated that either:

- 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.**
- ~~the area is currently well served by the type of use which is to be lost; or~~
- ~~in the case of shops or pubs/restaurants the applicant can demonstrate genuine attempts to market and sell the use as an ongoing concern. (This will normally be evidenced by marketing the use for a 12 month period to the satisfaction of the local authority);~~

~~Where the redevelopment of an existing community facility would enable the development of a replacement facility (of a similar or improved specification) elsewhere within the settlement the above criteria will not apply.~~

Modification Reference No.	Plan Page No.	Policy, Paragraph or Map No.	Nature of Modification
	34	DM10 – Retail Development	Amend title of policy and plan section, amend policy, and add new supporting text paragraph following c.10.4

C.10 DM10 – Retail Development ~~Outside Town Centres~~

C.10.5 Certain types of retail development may be unsuited to town centre locations. For example, if the retail use serves the rural community, is complementary to tourism in the locality, or is a retail type or format suited to a rural area rather than a town centre, this is likely to be sustainable and consistent with this policy.

Policy DM10 – Retail Development ~~Outside Town Centres~~

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~~ed~~ accessibility, environmental enhancements, and ~~increased~~ 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.

~~All new proposals for main town centre uses will be required to locate in the town centre or where sites cannot be found in edge of centre sites. Out of town sites will only be considered where an applicant can demonstrate that suitable sites (within or adjacent to the town centre) are not currently available or are likely to come available in the near future, or that the format proposed would not be appropriate to a town centre location (ie bulky goods and trade).~~

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.).

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 development on the town centre. ~~New town centre 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.

Modification Reference No.	Plan Page No.	Policy, Paragraph or Map No.	Nature of Modification
	36 - 37	DM 11- Touring and Permanent Holiday Sites	Clarification of third paragraph of policy and paragraph C.11.4 of supporting text.

C.11.4 In order that touring and permanent holiday sites do not have a significant adverse impact on the landscape, it is proposed that new sites and extensions to and intensification of existing sites will not normally be permitted within the Norfolk Coast AONB, SSSIs and the flood Hazard Zones.

Policy DM 11 - Touring and Permanent Holiday Sites

(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.)

Location requirements

Proposals for new holiday accommodation sites or units or extension or intensification to existing holiday accommodation will be not normally be permitted acceptable unless where:

- 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 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;

Small scale proposals for holiday accommodation will not normally be permitted acceptable within the Norfolk Coast Area of Outstanding Natural Beauty (AONB) only where 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.

Conditions to be applied to new holiday accommodation

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 shall will be placed on future planning permissions requiring that:

- 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.

Modification Reference No.	Plan Page No.	Policy, Paragraph or Map No.	Nature of Modification
	40 - 41	DM12 – Strategic Road Network	<p>Clarification of policy text, and correction of alignment and continuity of routes on various insets of the Policies Map.</p> <p>The map corrections are shown under the relevant settlement section of this schedule, as follows.</p> <ul style="list-style-type: none"> • Inset Map F1 Downham Market (page 140) • Inset Map G96 Three Holes (page 350) • Inset Map G104 Upwell and Outwell (page 358) • Inset (zoomed) Map G104 Upwell (page 359) • Inset (zoomed) Map G104 Outwell (page 365)

DM12 – Strategic Road Network

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:

- New development, apart from specific plan allocations, will not be permitted if it would include the provision of vehicle access leading directly onto a road forming part of this Strategic Road Network;
- 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:
 - 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.

In appropriate cases a ~~Traffic Impact~~ 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.

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."

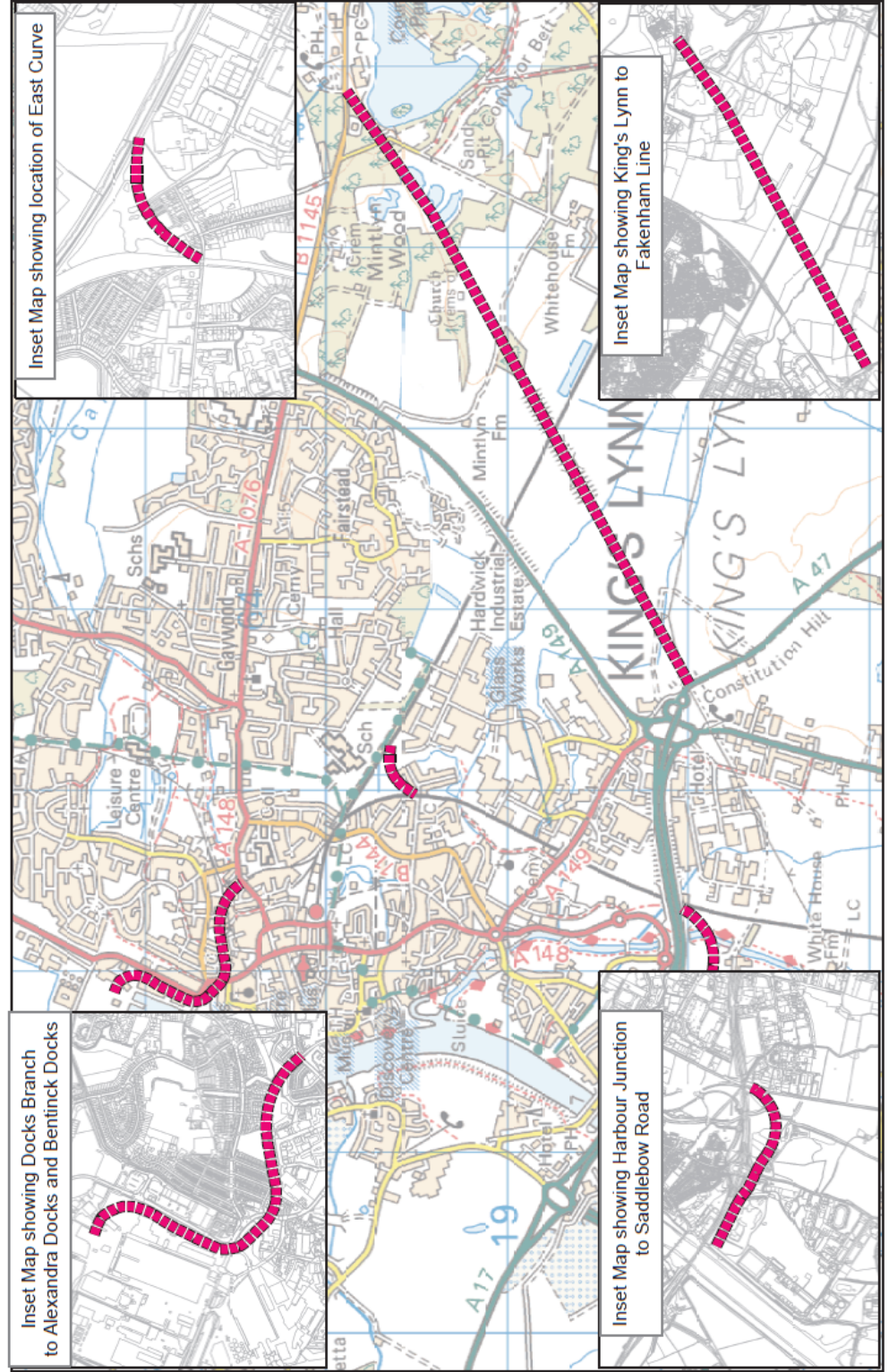
Modification Reference No.	Plan Page No.	Policy, Paragraph or Map No.	Nature of Modification
	42 - 46	DM13 – Railway Trackways	Amendment of policy, and addition of further route to policy text and maps).

Policy DM 13 – Railway Trackways

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 the safeguarding unnecessary:

- 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;
- ~~Former railway route between King's Lynn and 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.

The King's Lynn docks branch (as above) will, however, not be safeguarded to the extent this compromises port operations within the Port Estate.



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DM13 Disused Railway Trackway King's Lynn

Modification Reference No.	Plan Page No.	Policy, Paragraph or Map No.	Nature of Modification
	47	DM14 – CITB Bircham Newton and RAF Marham	Amendment to policy, and additional supporting text following paragraph C.14.5

C.14.6 Outside the operational base at RAF Marham are extensive residential quarters and associated facilities (and nearby is the original Marham village from which the base takes its name.) The CITB is located on the site of the former RAF Bircham Newton. Many of the buildings from the former RAF base remain in use or in evidence. In both cases the sites are extensive and they, and their surroundings, are largely free of major constraints. There is thus the potential for the consolidation and extension of these establishments and related supporting development.

C.14.7 In order to strengthen these facilities the policy highlights the support given to development for their improvement. It also indicates that a positive approach will be taken to enabling development in support of this, provided this is not inconsistent with the Core Strategy, taken broadly. There will be a need to balance the economic and employment benefits with environmental and other factors, but the Borough Council will be willing to consider some relaxation of the application of policies for the location of, say, housing and new employment uses, provided this does not compromise the settlement strategy taken as a whole, and such a relaxation is justified by the overall benefits and sustainability.

C.14.8 In order to ensure the policy intentions are delivered an application for enabling development would be expected to be accompanied by –

- A long term business plan for the facility;
- A financial viability assessment for both the facility and the enabling development
- A proposed mechanism to provide certainty that the intended enhancements to the facility will be delivered in the event the development is permitted.
- An assessment of the proposed enabling development in terms of its effect on the settlement hierarchy and the protection of the open countryside rural character of the area within which it is located.

Policy DM 14 - Development associated with the National Construction College, Bircham Newton, and RAF Marham

The Council strongly supports the roles that the National Construction College, Bircham Newton and RAF Marham play both as local employers, and as centres of excellence for construction and advanced engineering, respectively.

The Council will adopt a positive approach to new development in association with the expansion and the retention of to improve these facilities.

Non-operational 'enabling' development will be supported on the sites where the scale of development is proportionate to the rural status of the area and there is a direct link between the development proposed and the retention/expansion of the facilities which supports the retention,

enhancement or expansion of these facilities will be permitted where it can be demonstrated

o that the development will enhance the facility's long term value to the Borough's economy and employment; and

o there are robust mechanisms to ensure the improvements justifying the enabling development are delivered and sustained; and

o the resulting development will not undermine the spatial strategy set out in Core Strategy Policy CS01; and

o 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.

Modification Reference No.	Plan Page No.	Policy, Paragraph or Map No.	Nature of Modification
	54	DM17	Amended second sentence in second paragraph of policy.

DM17 – Parking Provision in New Development

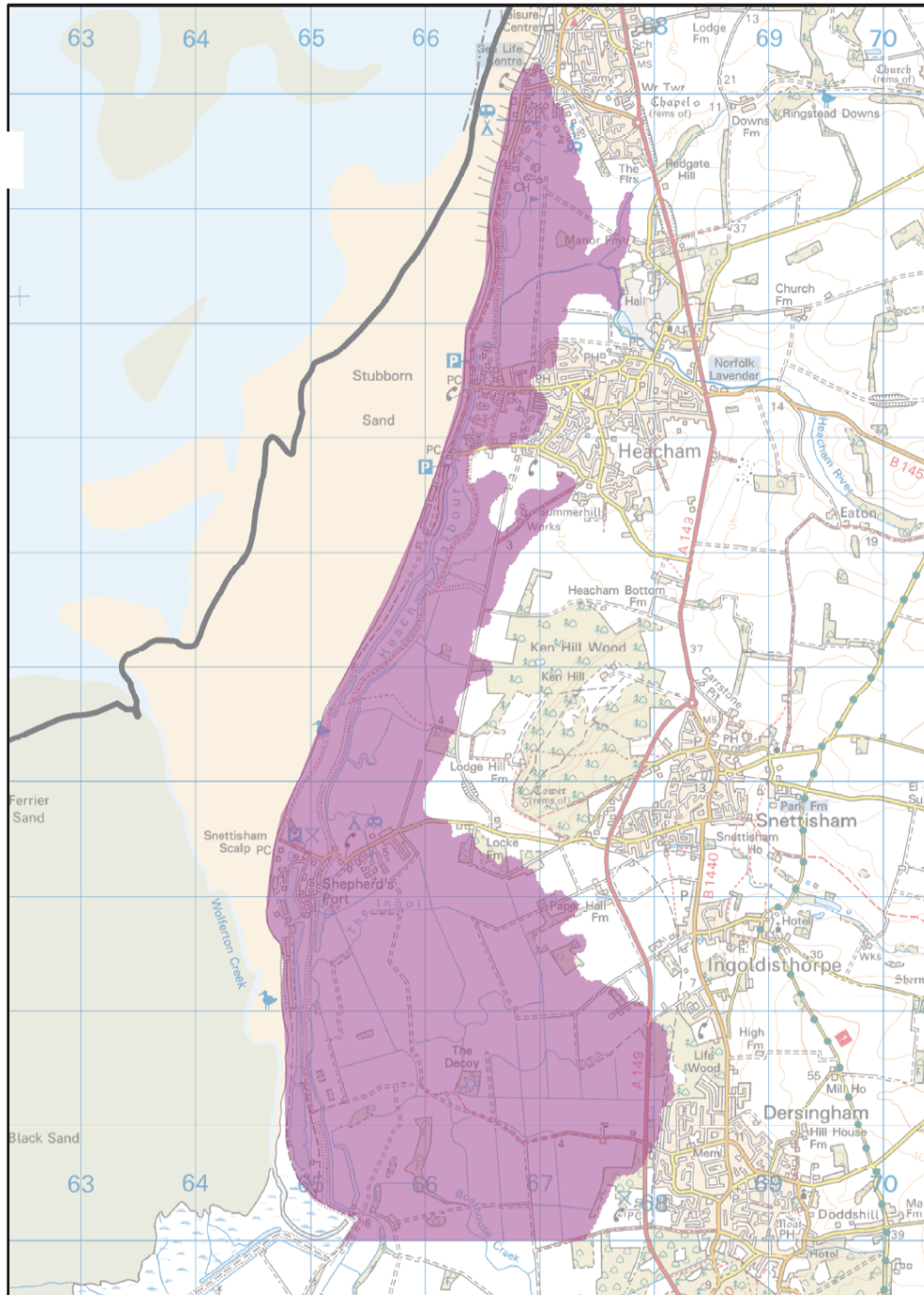
. . . . but garages under 7m x 3m (internal dimensions) will not be counted.

[insert new paragraph break]

Reductions in car parking requirements may be considered ~~if there is development within an urban area (including town centre locations) that has good links to sustainable transport~~ 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.

. . . .

Modification Reference No.	Plan Page No.	Policy, Paragraph or Map No.	Nature of Modification
		DM18	Amendment (correction) of northern boundary of zone on map, to include land between South Beach Road and Seagate Road, Hunstanton.



DM18 - Coastal Flood Risk Hazard Zone

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0 0.25 0.5 1 1.5 2 Kilometers

Modification Reference No.	Plan Page No.	Policy, Paragraph or Map No.	Nature of Modification
	61 - 62	DM19 – Green Infrastructure	Amendment of policy title and policy text, and additional supporting text.

C.19.4 Retaining and developing the Borough's green infrastructure network is highly important to the long-term wellbeing of the area. Furthermore the Habitats Regulations Assessment identified potential effects on designated European sites of nature conservation importance from additional recreational pressure. The need for monitoring and, where necessary, a package of mitigation measures, both on and off site, were identified to ensure no adverse effects on European sites.

Policy DM 19 – 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:

- **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.**

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.

These enhancements will be set out in a Green Infrastructure Delivery Plan.

Major development will contribute to the delivery of green infrastructure, except:

1. **Where it can be demonstrated the development will not materially add to the demand or need for green infrastructure.**

Where such a contribution would make the development unviable, the development will not be permitted unless:

- **It helps deliver the Core Strategy; and**
- **There is no adverse effect on a European Protected Site; or**
- **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.**

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.

In relation to Habitats Regulations Assessment monitoring and mitigation the Council has endorsed a Monitoring and Mitigation Strategy including:

- Project level HRA to establish affected areas (SPA, SAC, RAMSAR, etc.) and a suite of measures including all/some of:
 - I. On site provision of suitable measures (as per, for example, South Wootton E3.1, 1d) i);
 - II. Offsite mitigation;
 - III. Offsite alternative natural green space;
 - IV. Publicity, etc.
- 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'.
- The Borough Council anticipates utilising CIL receipts (should a CIL charge be ultimately adopted) for contributing to green infrastructure provision across the plan area.
- Forming a HRA Monitoring & Mitigation & GI Coordination Panel to oversee monitoring, provision of new green infrastructure through a Green Infrastructure Delivery Plan and the distribution of levy funding.

Modification Reference No.	Plan Page No.	Policy, Paragraph or Map No.	Nature of Modification
	63	Para C.20.2-3, DM20	Refer to additional guidance, and amendment to text and policy to clarify approach to wind energy.

DM20 - Renewable Energy

Relevant Local and National Policies

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- Borough Council of King's Lynn & West Norfolk: Small-scale wind turbine noise and shadow flicker guidance
- Ministerial Statement of 18 June 2015
- Planning Practice Guidance (Reference ID: 5-001-20140306)

Policy Approach

C.20.3 This policy defines the criteria against which applications for renewable energy will be considered to provide clarity for developers and the wider public. However it **does not apply** to wind energy proposals. Decisions regarding wind energy will rely on national policy in the Ministerial Statement of 18 June 2015 and guidance in the renewable and low carbon energy section of the Planning Practice Guidance. The approach is to minimise

Policy DM 20 – Renewable Energy

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:

.....

Modification Reference No.	Plan Page No.	Policy, Paragraph or Map No.	Nature of Modification
		Paragraph C.21.2 and DM21 - Sites in Areas of Flood Risk	Amended policy, annexed Design Guidance, and additional supporting text.

Policy Approach

C.21.2

The Government introduced a requirement in April 2015 for issued a consultation on Delivering Sustainable Drainage Systems in September 2014 which may require sustainable drainage systems to be provided as part of all major development (i.e. residential developments of 10+ houses; equivalent non-residential and/or mixed developments) with drainage implications.

C.21.3 Internal Drainage Boards (IDB) are local public authorities that manage water levels. They are an integral part of managing flood risk and land drainage within areas of special drainage need. IDBs input into the planning system by facilitating the drainage of new and existing developments within their districts and advising on planning applications as non-statutory consultees.

Policy DM 21: Sites in Areas of Flood Risk

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:

1. These will be subject to (and no relevant planning permission will be granted before):

- 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 Outstanding Natural Beauty.

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 National 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.

3. In relation to the exceptions test set out in the NPPF policy 102:

- 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.

4. The design of new dwellings will be in accordance with the Environment Agency/Borough Council Flood Risk Design Guidance.

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.

Modification Reference No.	Plan Page No.	Policy, Paragraph, section or Map No.	Nature of Modification
	70	Paragraph D.1.4-12	Amend text and tables to include a reference to windfall sites.

D.1.4 ...the period 2001 – 2026. The table below shows that after taking into account completions and commitments (outstanding planning permissions) between 2001 and March 2013 a total of 10,155 dwellings, together with the actual allocations proposed in this document (~~6,499~~ 6,294), we have provided for a total of ~~16,632~~ 16,449 new dwellings. A significant number of dwellings are provided each year from windfall sites, the justifiable windfall allowance of 222 dwellings per year is 75% of dwellings completed on this source of site based upon past completions; this recognises that there may be a reduction in dwellings numbers from this supply in the future. When the windfall allowance is factored in, the total number of dwellings is 19,335. This represents a flexibility of approximately 17.5 % beyond the Core Strategy requirement.

D.1.5 The following table gives an overall summary picture.

Place	Core Strategy Provision July 2011	Total Completions & Commitments Apr 2001-Mar 2013	Allocations	Total
King's Lynn Area				
King's Lynn		2934	1450 <u>1257</u>	
(West Lynn)			249 <u>169</u>	
Plus settlements adjacent to KL				
North Wootton		63	0	
Knights Hill			600	
South Wootton		279	300	
West Winch/North Runcton		219	1600	
Sub Total	7511	3495	4199 <u>3926</u>	7694 <u>7421</u>
Other Main Settlements				
Downham Market (incl. Downham W.)	2711	2036	390	
Hunstanton	580	360	333	

Wisbech Fringe (incl. Walsoken)	550	35	550	585
Main settlements and settlements adjacent to King's Lynn - Sub Total	11352	5926	5472 <u>5199</u>	11398 <u>11125</u>
Key Rural Service Centres (KRSC) (x21)				
KRSC Sub Total	2878	2796	787 <u>852</u>	3583 <u>3648</u>
Rural Villages (RV) (x34)				
RV Sub Total	1280	1042	230 <u>243</u>	1272 <u>1285</u>
Other - Smaller Villages and Hamlets (SVAH)				
Other/SVAH Sub Total	351	391	0	391
Rural Areas – Sub Total	4509	4229	1017 <u>1095</u>	5246 <u>5324</u>
<u>Sub Total</u>		10155	6489 <u>6294</u>	16644 <u>16449</u>
<u>Windfall Allowance</u>				<u>2886</u>
<u>Total</u>				<u>19335</u>

.....

D.1.7 A significant minority, ~~15.5%~~ 17.5%, of new housing allocations are allocated to smaller settlements in the rural parts of the Borough.

D.1.8Part of the growth will be delivered on sites with existing planning permissions, and others will come forward on unallocated (windfall) sites within development boundaries (especially within the towns).

King's Lynn area

D.1.10 The King's Lynn area is required by Core Strategy Policy CS09 to provide 7,510 new dwellings in the plan period. At March 2013 completions and commitment amounted to some 3,500 units, which leaves some 4,000 to be distributed between the identified areas of:

- King's Lynn town and West Lynn (1,700 1,427 now identified)
- West Winch....

D.1.11 A total of ~~4,200~~ 3,927 new allocations are provided for in the King's Lynn area in this document.

Rural Areas

D.1.12 Around ~~15.5%~~ 17.5 % of the Borough's new housing

Modification Reference No.	Plan Page No.	Policy, Paragraph, section or Map No.	Nature of Modification
	74	Paragraph D.1.17	Insert new paragraphs D.1.18- 21 to address the Plan's approach to 'The Approach to the Density of the Residential Site Allocations'

D.1.18 The BCKLWN approach to density with regard to the SADMP Residential Site Allocations seeks to combine a 'modelled' approach with practical considerations from site based analysis. This approach has been used throughout plan preparation for consistency. The same approach was used in the formulation of SHLAAs and the 2014 HELAA, where further detail of the model elements can be found, and so have informed the SADMP. This approach accords with previous and current Government advice in relation to estimating the capacity of sites. The latest being the PPG ID 3-017-20140306.

D.1.19 The absolute application of this modelled approach would rely on every site chosen for allocation being relatively constraint free. This however, is not the case in the real world where density is required not only to take into account constraints but also the local settlement and density pattern ensuring the development integrates sustainably with its surroundings. Rarely are these factors exactly the same between settlements or even within settlements at similar locations.

D.1.20 The aim is to allow adequate space for the minimum allocated number of dwellings stated within the relevant SADMP policy to be provided for and the associated facilities, services, infrastructure and the other policy requirements to be realised. With the strategic sites there is a degree of uncertainty with the exact space required for specific elements such as new roads or a neighbourhood centre.

D.1.21 This approach can lead to a degree of flexibility, in that some of the sites proposed for allocation maybe capable of providing additional dwellings, above the number stated within the relevant policy. A scheme for higher numbers could potentially be acceptable providing it is broadly compliant with the SADMP policy.

D.1.22 It should be borne in mind that the Core Strategy (Policy CS09) provides for a minimum number of dwellings in the plan period and each sub area requiring at least 'X' number of dwellings. It would therefore not be contrary to the Plan to achieve higher figures on individual sites. The individual allocations in this Plan reflect this aspiration for 'at least' the number of dwellings specified. It should be noted that any proposed development will need to ensure that it is acceptable in terms of normal planning requirements.

Modification Reference No.	Plan Page No.	Policy, Paragraph, section or Map No.	Nature of Modification
	74	Paragraph D.1.17	Insert new paragraphs D.1.22-24 to address the Plan's approach to 'Development on Brownfield Sites'

Development on Brownfield Sites

D.1.22 It is important to make best use of available sites across the Borough. This Plan needs to allocate land for a variety of uses; residential; employment; retail; open spaces etc. However, there is a need to balance the development of greenfield sites with previously developed land. (See Appendix 1 Glossary for definition of Brownfield Land or Sites). In addition brownfield sites not necessarily in current productive use may still have the right to be used for employment. Policy CS10 The Economy of the adopted Core Strategy seeks to allow the potential change away from employment to residential on an individual site-by-site basis, subject to certain criteria being met:

- Continued use of the site for employment purposes is no longer viable, taking into account the site's characteristics, quality of buildings, and existing or potential market demand; or
- Use of the site for employment purposes gives rise to unacceptable environmental or accessibility problems particularly for sustainable modes of transport; or
- An alternative use or mix uses offers greater potential benefits to the community in meeting local business and employment needs, or in delivering the Council's regeneration agenda.

D.1.23 Whilst the Borough Council supports the use of brownfield sites for residential uses the Core Strategy objectives do seek to retain a resource of employment sites across the Borough. Allocations are made within the plan on brownfield sites, with approximately 10% of allocated dwellings being on brownfield sites, but Policy CS10 referred to above will provide an opportunity to bring additional housing sites forward.

D.1.24 The following sections of this Plan positively allocate land for housing, but adventitious sites will continue to come forward, positively from employment sites being reused.

Modification Reference No.	Plan Page No.	Policy, Paragraph or Map No.	Nature of Modification
	81	Policy E1.1 – King's Lynn Town Centre	Reference to addition of new policy.

Policy E1.1 - King's Lynn Town Centre

....

Development in the vicinity of the Port will be carefully scrutinised to ensure its compatibility with Policy E1.2A.

Modification Reference No.	Plan Page No.	Policy, Paragraph or Map No.	Nature of Modification
	82	New Policy E1.2A – King’s Lynn Port <i>(to follow E1.2 Town Centre Retail Expansion Area)</i>	Addition of new policy, and addition of port operational area (shown as blue pecked line on map below) to Policies Map.

Policy E1.2A - King’s Lynn Port

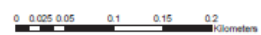
The role and capacity of the Port of King’s Lynn will be protected and strengthened through:

- a) **Recognising and protecting the port operational area identified on the Policies Map;**
- b) **Supporting port development and growth where this is compatible with other policies in the development plan; and**
- c) **Having regard to compatibility with existing and likely potential port operations when determining proposals for development in the vicinity of the port, or which may affect the transport infrastructure which supports them.**



Port Operational Area

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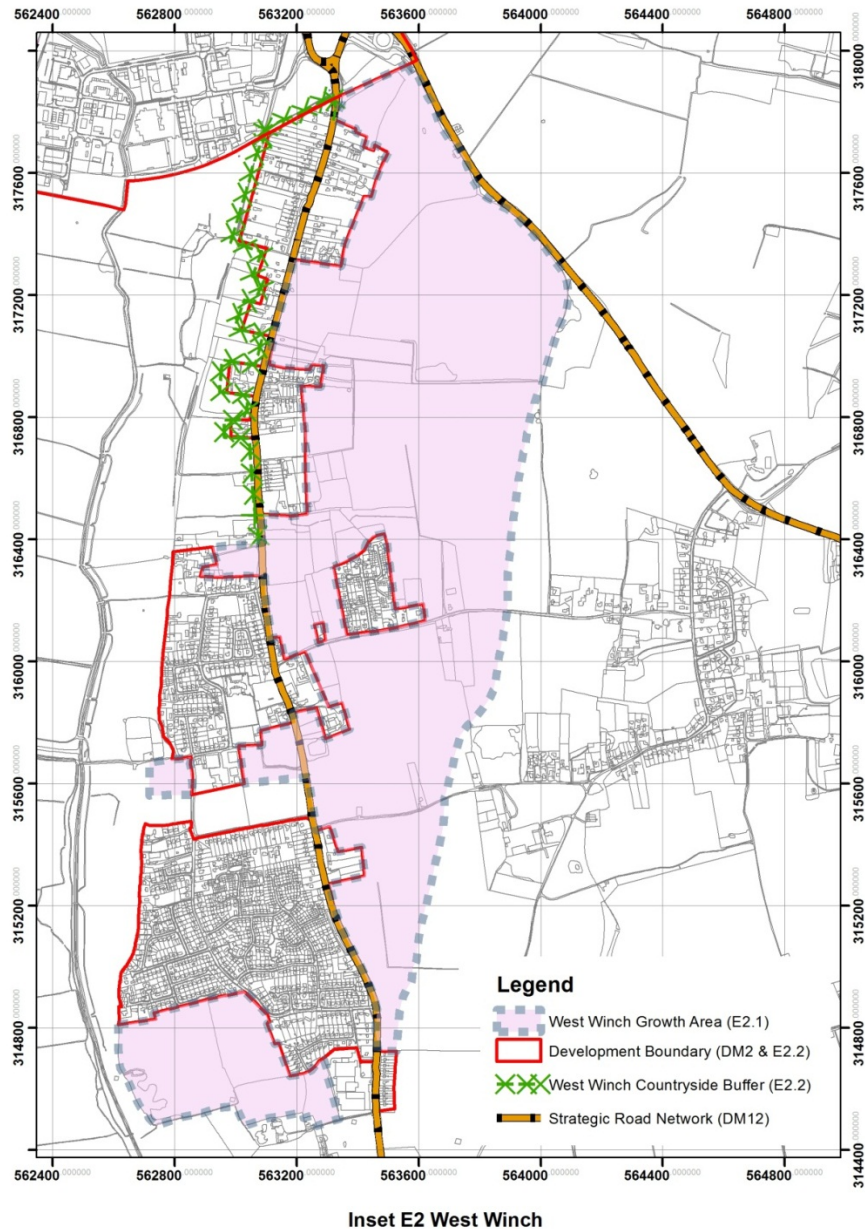


Modification Reference No.	Plan Page No.	Policy, Paragraph or Map No.	Nature of Modification
	103	Policy E1.15	Amend Policy to reduce number of dwellings to be allocated for.

Policy E1.15 West Lynn – Land at Bankside

Land amounting to 2.6 hectares is allocated for residential development of at least 200 dwellings...

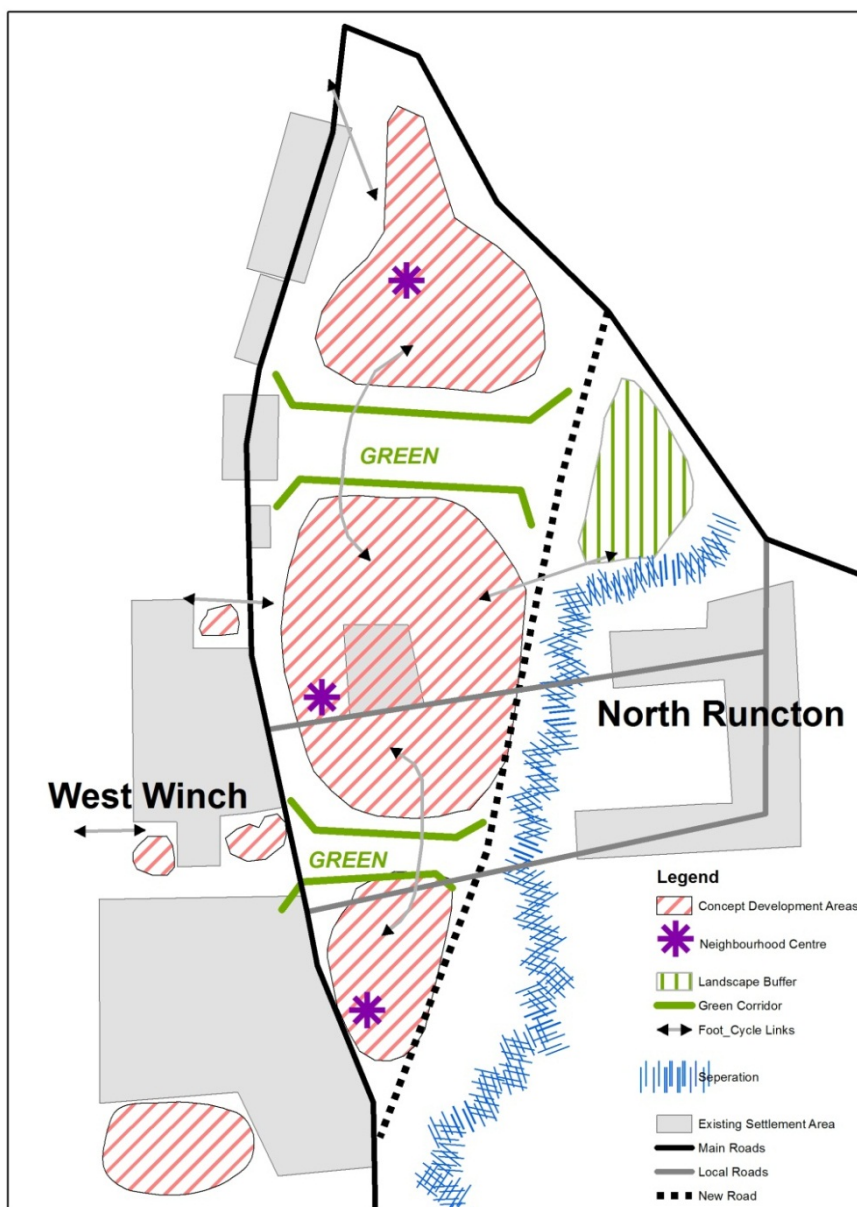
Modification Reference No.	Plan Page No.	Policy, Paragraph or Map No.	Nature of Modification
	107	Policies Map Inset E2	<ol style="list-style-type: none"> 1. Add site off Gravel Hill Lane ('Site F') 2. Amended symbols for clarity and consistency with development boundaries elsewhere. 3. Move the inset to follow, instead of precede, the Strategic Concept Diagram (Indicative)



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0 90 180 360 540 720 Meters

Modification Reference No.	Plan Page No.	Policy, Paragraph or Map No.	Nature of Modification
	108	Strategic Concept Diagram (Indicative)	<ol style="list-style-type: none"> 1. Show on non-Ordnance survey base in order to avoid confusion with specific boundaries on Policies Map Inset E2. 2. Move to place this diagram to precede, rather than follow, Inset E2.



Strategic Concept (Indicative)

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Modification Reference No.	Plan Page No.	Policy, Paragraph or Map No.	Nature of Modification
	109	E2.1 West Winch Growth Area Strategic Policy	Revision of allocation area to reflect addition of 'Site F', and additional transport related amendments to Policy.

Policy E2.1 – West Winch Growth Area Strategic Policy

PART A - OUTCOMES

Land in the vicinity of West Winch of around ~~474ha~~ 192ha

6. Provision of:

a) suitable arrangements for public transport to route through the wider site, and connectivity to main routes to encourage non car modes

b) a network of cycle and pedestrian routes (including links to King's Lynn town centre) which would facilitate the level of growth both that planned to 2026 and potential further growth

.....

PART B – PROCESS

e) Be accompanied by:

1. A comprehensive strategic transportation plan for the area, assessing the traffic likely to be generated by the development and its interaction with the existing road and path network, and planned additions and improvements. ~~This work to include consideration of the relationship and improvement of the Hardwick interchange and associated networks. The strategic transportation plan should expressly address the provision of and role in minimising car based traffic of public transport across the wider allocation.~~

Modification Reference No.	Plan Page No.	Policy, Paragraph or Map No.	Nature of Modification
	120	E2.2 Development within existing built-up areas of West Winch	Amendment to policy to .

Policy E2.2 – Development within existing built-up areas of West Winch

1. Along the existing A10:

a. no development resulting in significant new traffic or accesses onto to the A10 (excepting that provided under growth area Policy E2.1) will be permitted in advance of the new West Winch link road opening. Significance in this instance refers to effect on the capacity and free flow of traffic on the A10 and its ability to accommodate the existing traffic and that arising from the growth area, and both individual and cumulative potential impacts will be considered; no significant development (individually or cumulatively) will be permitted to obtain access to the A10 in advance of the new West Winch link road opening; and

....

2 Special care will be taken in the vicinity of the Countryside Buffer indicated on the Policies Map to maintain a soft edge to the countryside beyond and avoid a hard and prominent edge to the developed area when viewed from the West;

...

Modification Reference No.	Plan Page No.	Policy, Paragraph or Map No.	Nature of Modification
	122	Policy E3.1	Clarification of policy text

Policy E3.1 - Hall Lane, South Wootton

Land at South Wootton of approximately 40 ha, as shown on the proposed Policies Map, is allocated for a high quality, well landscaped development of at least of 300 dwellings and associated facilities, planning application permission would subject to the following.

1. Provide for:

a. Residential development of the substantial majority of the land available for development and not precluded by flood risk, to include:

- i. A variety of house sizes, types and tenures;**
- ii. Affordable housing commensurate with the local planning authority's standards at the time.**

b iii. A site, or sites, which could be utilised for neighbourhood shops, a doctor's surgery, community facilities, and possibly small scale employment premises.

c b. Tree planting and retention within the site, and a layout which facilitates the provision and maintenance of a high degree of landscape planting to soften the visual appearance of the development and to support wildlife, and including landscape planting to the west of the development to provide a degree of screening.

d e. Recreational open space of at least 1.7 hectares. (Based on a population of 700, assuming 2.33 persons per dwelling and a requirement of 2.4ha per 1,000 population.) To include public open space for recreation and visual amenity on the western side of the site in an area not suitable for housing by virtue of flood risk.

e f. An agreed package of habitat protection measures (to mitigate potential adverse impacts of additional recreational pressure associated with the proposed development on nature conservation sites covered by the habitats assessment regulations). This package of measures will require specialist design and assessment, but is anticipated to include provision of:

i. Enhanced (above normal levels associated with new development) informal recreational provision on, or in close proximity to, the allocated site, to limit the likelihood of additional recreational pressure (particularly in relation to exercising of dogs) on nearby relevant nature conservation sites. This provision is likely to consist of an integrated combination of:

- 1. Informal open space (potentially over and above the Council's normal standards of recreational space);**
- 2. 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.**

- ii. Contribution to enhanced management of nearby designated nature conservation sites and/or alternative green space;**
- iii. A programme of publicity to raise awareness of relevant environmental sensitivities and of alternative recreational opportunities.**

f e. A new road network including:

- i. A new road from north to south, providing access to the new dwellings and facilities, including a new signal controlled junction with Edward Benefer Way;**
- ii. A road link to the site's northern boundary to avoid prejudicing the potential for further development beyond at some point in the future;**

- iii. A new road access to the school from the west to replace the current access onto Hall Lane as the main access to the school;
- iv. Other local highway improvements to fully integrate the development into the surrounding road network and manage the resulting additional traffic.
- g f. A layout which facilitates travelling on foot and by bicycle within, and to and from the new development area, including links to the National Cycle Network Route 1 and to the emerging King's Lynn to Hunstanton Coast Path.
- h g. Additional land (if required) for the expansion of the school on the eastern boundary.
- i h. Surface water drainage on SUDS principles.
- j i. Financial contributions towards the provision of infrastructure, including additional primary and secondary school places.

Modification Reference No.	Plan Page No.	Policy, Paragraph or Map No.	Nature of Modification
	130	Policy E4.1	Clarify the need for a transport assessment

Policy E4.1 Knights Hill

An area of land, approximately 36.9 ha, to the south of Grimston Road and east of Ullswater Avenue and Ennerdale Drive, is allocated for development of around at least 600 dwellings over the period to 2026. Development will be subject to detailed assessment and scrutiny of the following issues which are likely to affect the extent and design of the development:

A.

- a. Site Specific Flood Risk Assessment;
- b. Ecological assessment;
- c. Landscape and arboricultural assessment;
- d. Mineral assessment;
- e. A comprehensive transport assessment of the impacts of the proposed development including consideration of the combined impacts with other planned development on Low Road/Grimston Road;
- and
- f. e. Heritage assessment.

The development will provide:

1. Residential development of the substantial majority of the land available for development and not precluded by flood risk or other constraints, to include:

- i. A variety of house sizes, types and tenures;
- ii. Affordable housing commensurate with the local planning authority's standards at the time.
- iii. 2. A site, or sites, which could be utilised for neighbourhood shops, a doctor's surgery, and community facilities;
- 2. 3. An overall density of around 16 dwellings per hectare, subject to appropriate consideration of constraints identified, with variation across the area to provide a lower density in the western part of the site, blending with the existing spacious suburban development to the west, and a higher density to the north, providing a more urban character and a greater population density close to Grimston Road and its bus routes;
- 3. 4. Tree planting and retention within the site, and a layout which facilitates the provision and maintenance of a high degree of landscape planting to soften the visual appearance of the development and to support wildlife. A 50 metre buffer around the Reffley Wood ancient woodland;
- 4. 5. Suitable landscape planting to the east and north of the development to provide a degree of screening or other design approach for of the development and to protect the setting of heritage assets including the Knights Hill complex, Castle Rising Castle and the remains of the Church of St James and surrounding Saxon/medieval settlement;
- 5. 6. A new road from north to south, providing:
 - a. access to the new dwellings;
 - b. a new, roundabout junction with Grimston Road; and

c. a second access point is also required.

6. 7. A layout which facilitates travelling on foot and by bicycle within, and to and from, the new development area;

7. 8. Public open space for recreation and visual amenity and to reduce the pressure on adjoining areas including Castle Rising, Dersingham Bog and Roydon Common;

8. 9. A new doctor's surgery within or close to the site;

9. 10. Upgrades and extensions to the following infrastructure to service the development:

a. water supply;

b. sewerage;

c. electricity;

d. telephone.

10. 11. Financial contributions towards the provision of infrastructure including additional primary and secondary school places;

11. 12. Submission of a project level habitats regulations assessment, with particular regard to the potential for indirect and cumulative impacts through recreational disturbance to the Dersingham Bog and Roydon Common Special Areas of Conservation;

12. 13. An agreed package of habitat protection measures, to mitigate potential adverse impacts of additional recreational pressure (particularly in relation to exercising dogs) associated with the allocated development upon nature conservation sites covered by the habitats assessment regulations. This package of measures will require specialist design and assessment, but is anticipated to consist of an integrated combination of some or all of the following elements:

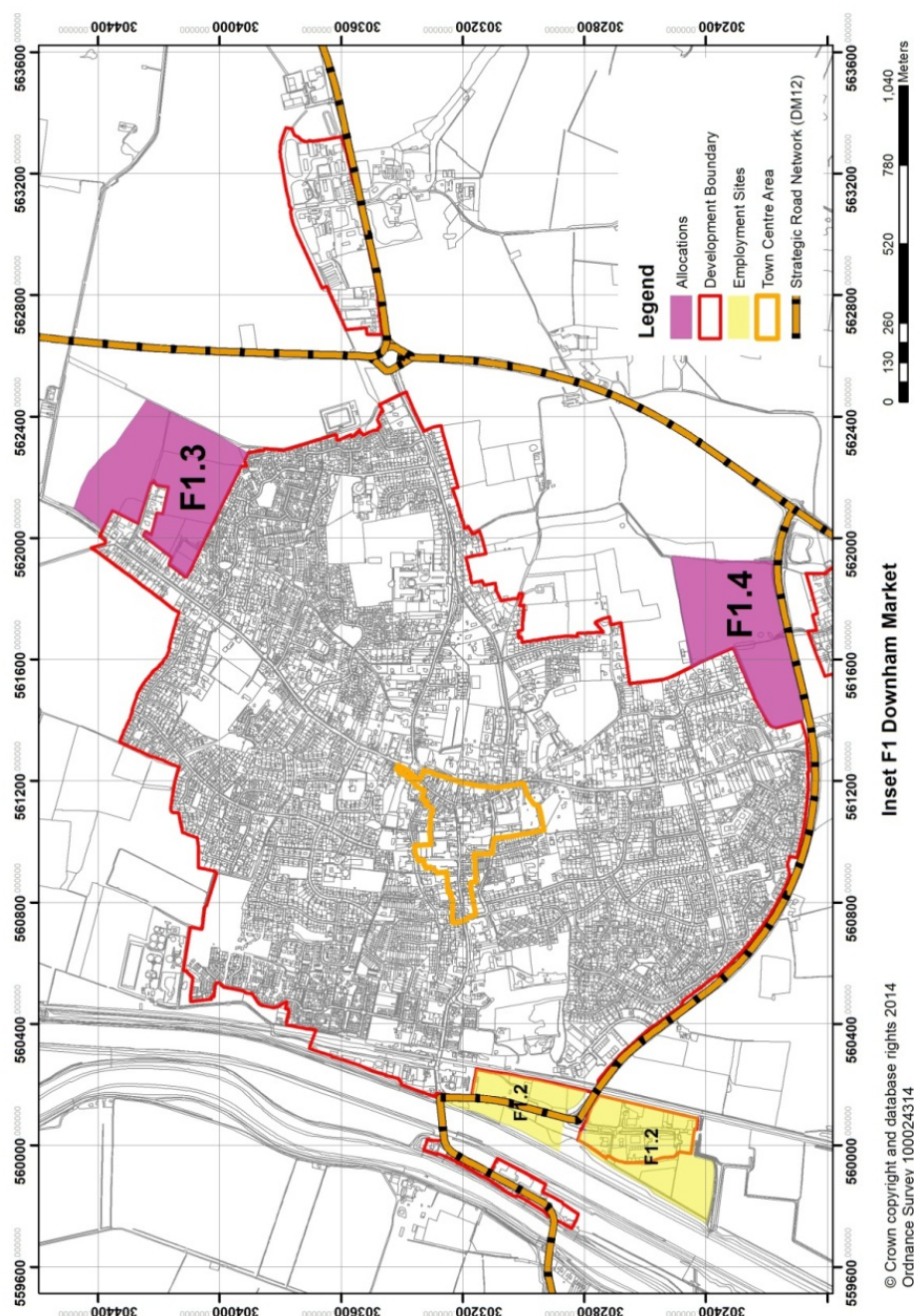
a. Informal open space (over and above the Council's normal standards for play space);

b. A network of attractive pedestrian and cycle routes, and car access to these, which provide a variety of terrain, routes and links to the wider public footpath and cycle way network;

c. Contribution to enhanced management of nearby designated nature conservation sites and/or alternative green space;

d. A programme of publicity (to occupants within and beyond the site) to raise awareness of relevant environmental sensitivities and of alternative recreational opportunities.

Modification Reference No.	Plan Page No.
	1



Modification Reference No.	Plan Page No.	Policy, Paragraph or Map No.	Nature of Modification
	143	Policy F1.2	Clarification on access requirements for prospective developers and decision makers.

Policy F1.2 - Land off St. John's Way, Downham Market

Land in the vicinity of St. John's Way, as shown on the Policies Map, is allocated for employment uses (classes B1, B2 and B8).

Notwithstanding the existence of agricultural accesses to various parcels of the allocated employment land there will be a presumption against access direct off the A1122 to protect the strategic function of the Downham Market Bypass. Access to the land west of the A1122 should be taken off the southern roundabout and the land east of the A1122 should be accessed from Station Road. For access to be considered off the A1122 a ghost island right hand turn lane will have to be provided to mitigate the impacts of additional turning traffic on the A1122.

Modification Reference No.	Plan Page No.	Policy, Paragraph or Map No.	Nature of Modification
	158	Policy F2.3	Clarification of text to ensure the site is delivered in line with the objectives of the local authority.

Policy F2.3 Hunstanton - Land south of Hunstanton Commercial Park

~~Land south of Hunstanton Commercial Park Land amounting to 5 hectares, as identified on the Policies Map, is allocated for 50 residential units comprising a mixture of:~~

- ~~• market housing;~~
- ~~• affordable housing; and~~
- ~~• housing with care.~~

Land south of Hunstanton Commercial Park amounting to 5 hectares, as identified on the Policies Map, is allocated principally for housing with care, with a supplementary allocation of general purpose market housing to aid viability.¹

The mixed uses comprising –

- At least 60 housing with care units ;
- Approximately 50 general housing units;
- Affordable housing requirements as per policy CS09 of the Core Strategy. This will apply across the whole site.²

Development of the site must be as part of a comprehensive scheme, which must be shown to bring forward the housing with care units. The final housing numbers are to be determined at the planning application stage and be informed by a design-led master planned approach.

The proximity of the employment allocation F2.5, and the potential for a care home on part (or all) of that allocation could support an interdependency between this and the housing with care element.

Development will be subject to compliance with the following:

- (the following criteria as in existing policy)

¹ Housing with care is purpose built self-contained housing with facilities and services such as 24/7 on site care and facilities, that assists residents to live independently. There is an expectation that in line with good practice the scheme will include the provision of community facilities i.e. restaurant, retail (hairdressers/corner shop) and opportunities for social interaction.

² The affordable housing requirement will apply to the housing with care and the general purpose market housing, all dwellings that fall within the C3 use class of the Town and Country Planning (Use Classes) Order 1987.

Modification Reference No.	Plan Page No.	Policy, Paragraph or Map No.	Nature of Modification
	161	Policy F2.4	Amendments requested through representations from stakeholders.

Policy F2.4 Hunstanton - Land north of Hunstanton Road

Land north of Hunstanton Road amounting to 12.6 hectares ~~should be~~ is allocated for development of 163 dwellings on 6.2 ha of the site, and open space on 6.4 ha of the site subject to:

- ~~1.~~ 3. Submission of a final masterplan for the site incorporating details of layout, phasing and conceptual appearance;
- ~~2.~~ 1. Provision of affordable housing in line with current standards;
- ~~3.~~ 2. Provision of safe vehicular and pedestrian access;
4. Local highway improvements to fully integrate the development into the surrounding network.
- ~~5.~~ 4. Details of plans for the proposed open space with regards to public access, recreational and ecological opportunities, potential hard and soft landscaping including play space(s) and arrangements for the ongoing management of the space;
- ~~6.~~ 5. Enhanced informal recreational provision on, or in the vicinity of the allocated site to limit the likelihood of additional recreational pressure (particularly in relation to exercising dogs) on Habitats Regulations protected nature conservation sites in the wider area.

This provision may consist of some combination of:

- informal open space (over and above the Council's normal standards for play space);
- pedestrian routes which provide a variety of terrain, routes and links to greenspace and/or the wider footpath network;
- a contribution to implementation of the Borough's Green Infrastructure Strategy as it relates to Hunstanton, or other greenspace provision or management in the wider area within which the site is located.

- ~~7.~~ 6. Provision of a programme of publicity aimed at both occupants of the development and other residents of Hunstanton, highlighting the opportunities for recreation (especially dog walking) in the vicinity avoiding areas within the Wash Special Protection Area and the North Norfolk Coast Protection Area, and the sensitivity of those areas to dog walking and other recreation;
- ~~8.~~ 7. Submission of a project level habitats regulations assessment, with particular regard to the potential for indirect impacts through recreational disturbance on the Wash Special Protection Area and the North Norfolk Coast Special Protection Area;
9. Submission of a site specific Flood Risk Assessment, and accompanying topographical information, to be prepared in order to ensure that development is designed appropriately and built in those areas of the site least at risk of flooding.
- ~~10.~~ 8. Incorporation of a high quality landscaping scheme to limit the visual impact of proposed development on the countryside and on the southern approach to Hunstanton;
11. 9. Submission of details of sustainable drainage measures and how they will integrate with the design of the development and how they will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission;

12. ~~10.~~ An Archaeological Field Evaluation of the site should be undertaken following on from the results of the desk based Archaeological Assessment. This should be undertaken prior to consideration of extraction of minerals from the site;

13. ~~11.~~ Submission of an Environmental Statement that satisfies Norfolk County Council that: the applicant has carried out investigations to identify whether the resource (sand, gravel, carr stone) is viable for mineral extraction; and if the mineral resource is viable, that: the applicant has considered whether it could be extracted economically prior to development taking place; and if the mineral resource can be extracted economically, whether (or not): there are opportunities to use the onsite resource during the construction phase of development.

14. ~~12.~~ A financial contribution to existing infrastructure and/or services or provision of new infrastructure necessary to serve the development to be determined upon submission of the planning application.

Modification Reference No.	Plan Page No.	Policy, Paragraph or Map No.	Nature of Modification
	167	Policy F3.1	Amendment sought by EA.

Policy F3.1 Wisbech Fringe - Land east of Wisbech (west of Burrowgate Road)

Land to the east of Wisbech (approximately 25.3 hectares), as shown on the Policies Map, is allocated for 550 dwellings, subject to:

1. Prior to the submission of a detailed planning application, the applicant should provide:

- a. an ecological study that establishes either:
 - i. there would be no negative impact on flora and fauna; or
 - ii. if any negative impacts are identified, establishes that these could be suitably mitigated.
- b. an archaeological assessment;
- c. a landscape assessment to determine whether or not existing areas of mature orchards, could be retained and enhanced to serve as multi functional public open space areas with amenity and biodiversity value;
- d. Submission of a site specific Flood Risk Assessment, and accompanying topographical information, to be prepared in order to ensure that development is designed appropriately and built in those areas of the site least at risk of flooding.
- e. d. A broad concept plan / masterplan for the wider development area (including the adjacent Fenland allocations) showing how the various considerations and requirements (including those below) can be integrated and delivered. This is to be agreed jointly by both Fenland District Council and the Borough Council.

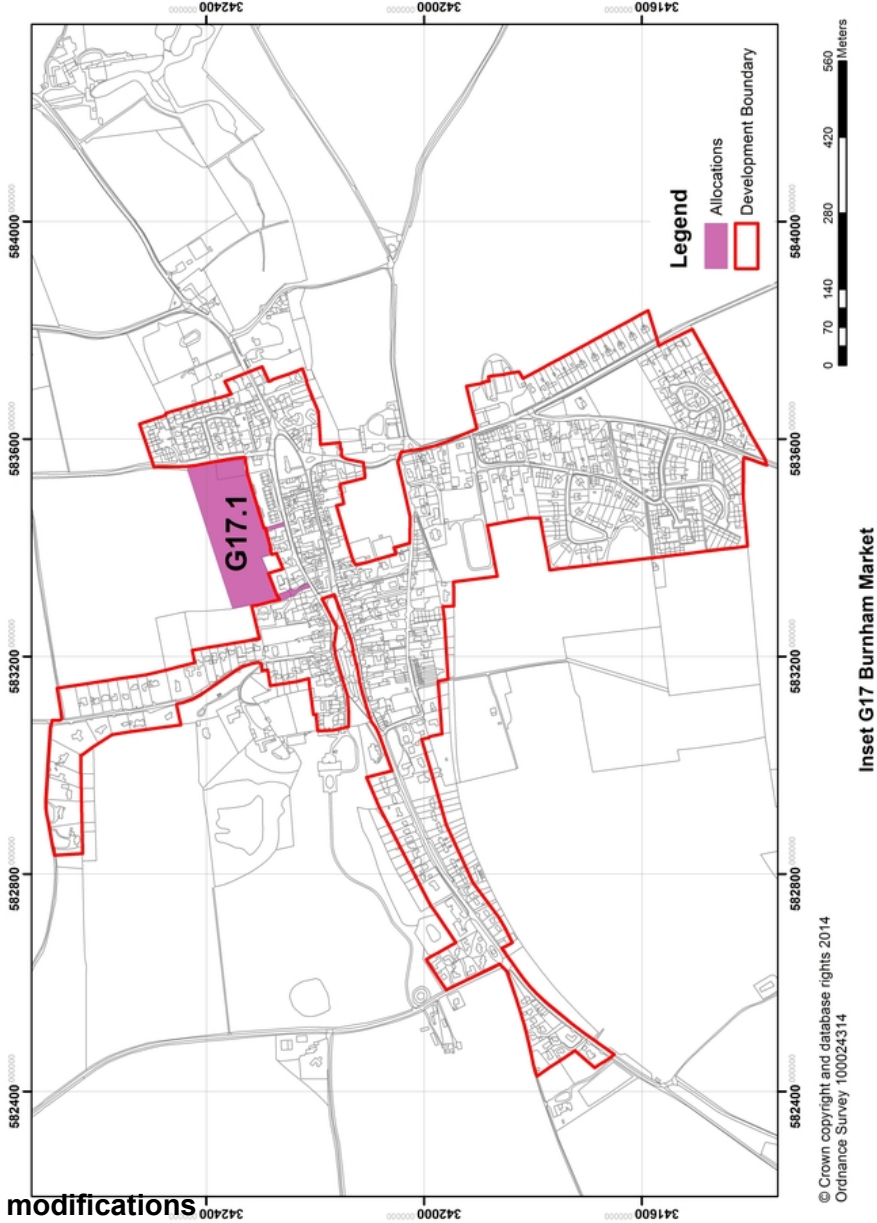
2. An application should include the provision of:

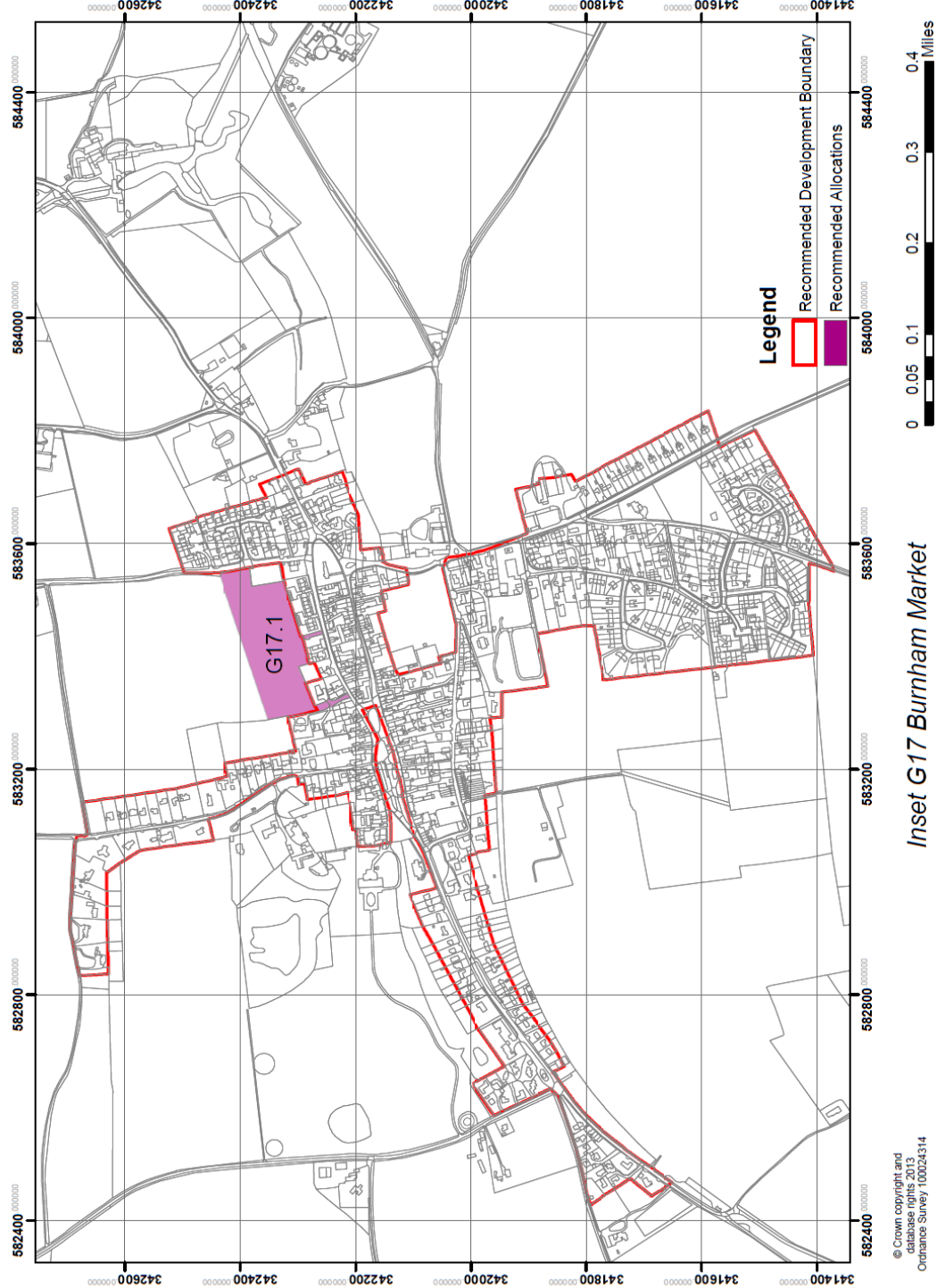
- a. The proposed access(es) to serve the development must ensure that there is no unacceptably net adverse impact on the local and strategic highway network and on existing residential amenity. Access towards the A47 will probably be in the form of a new junction, with the arrangements for delivering such upgrade being agreed as part of the comprehensive delivery scheme for the allocation;
- b. Local highway improvements to fully integrate the development into the surrounding network;
- c. Improved bus links to Wisbech town centre and associated infrastructure;
- d. Pedestrian and cycle ways within and beyond the site, including links to Wisbech town centre;
- e. Additional primary and secondary school places, and if required the provision of a site for a new primary school;
- f. Strategic infrastructure for the wider area proportionate to the size of the development;
- g. the provision of a site (either within KLWN or FDC allocations) for a new local centre/ community focus to serve the wider allocation, at a location to be determined in the masterplan.
- h. i. Provision of affordable housing in line with current standards.
- i. g. Protection and enhancement of public rights of way within the site;
- j. h. Sustainable drainage systems to address surface-water run-off, flood risk, biodiversity and the avoidance of groundwater pollution.
- k. Submission of a Site Specific Flood Risk Assessment.

Modification Reference No.	Plan Page No.	Policy, Paragraph or Map No.	Nature of Modification
	188	Map Inset G17	Replace original Burnham Market map with a revised map to show the change of the boundary of allocated site G17.1. An area has been removed which is not

Map from Pre

Revised Map with modifications

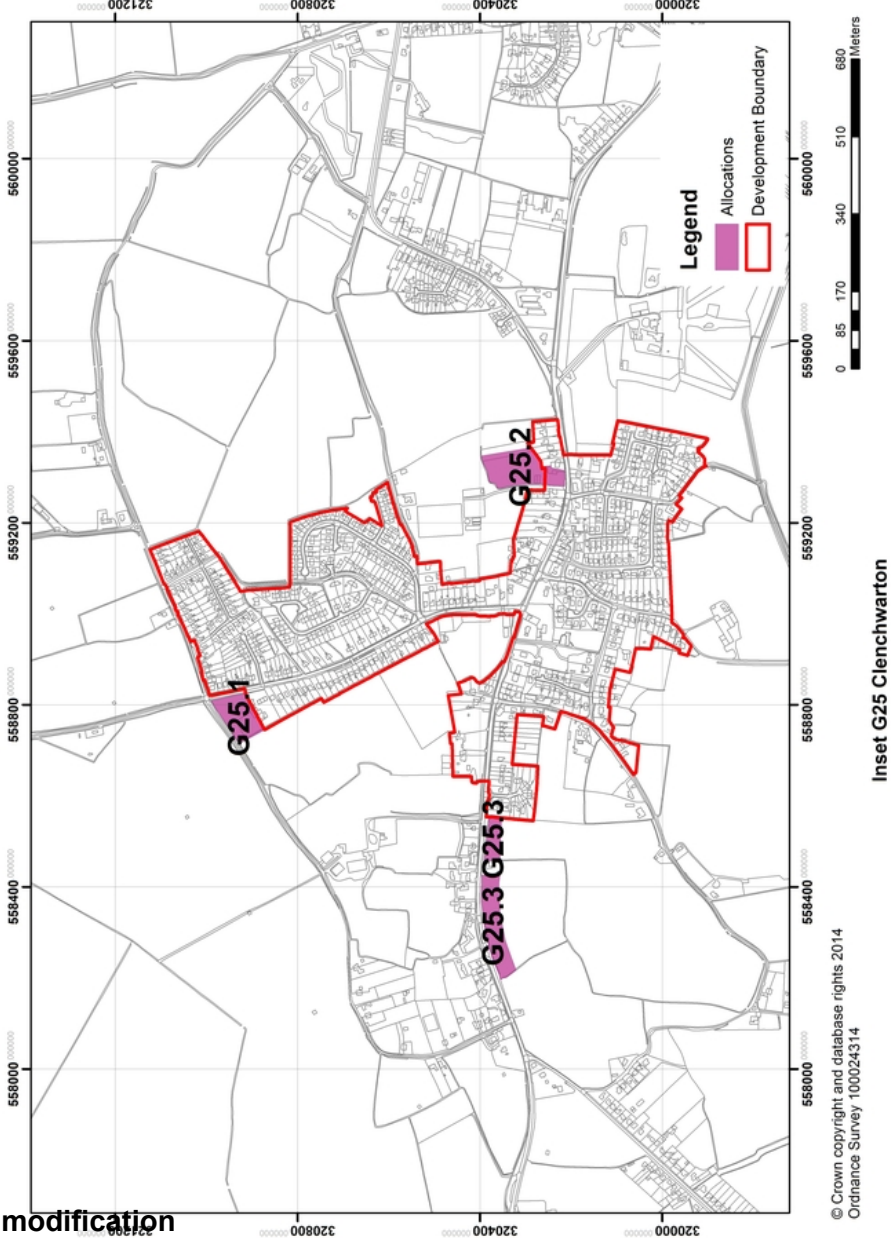


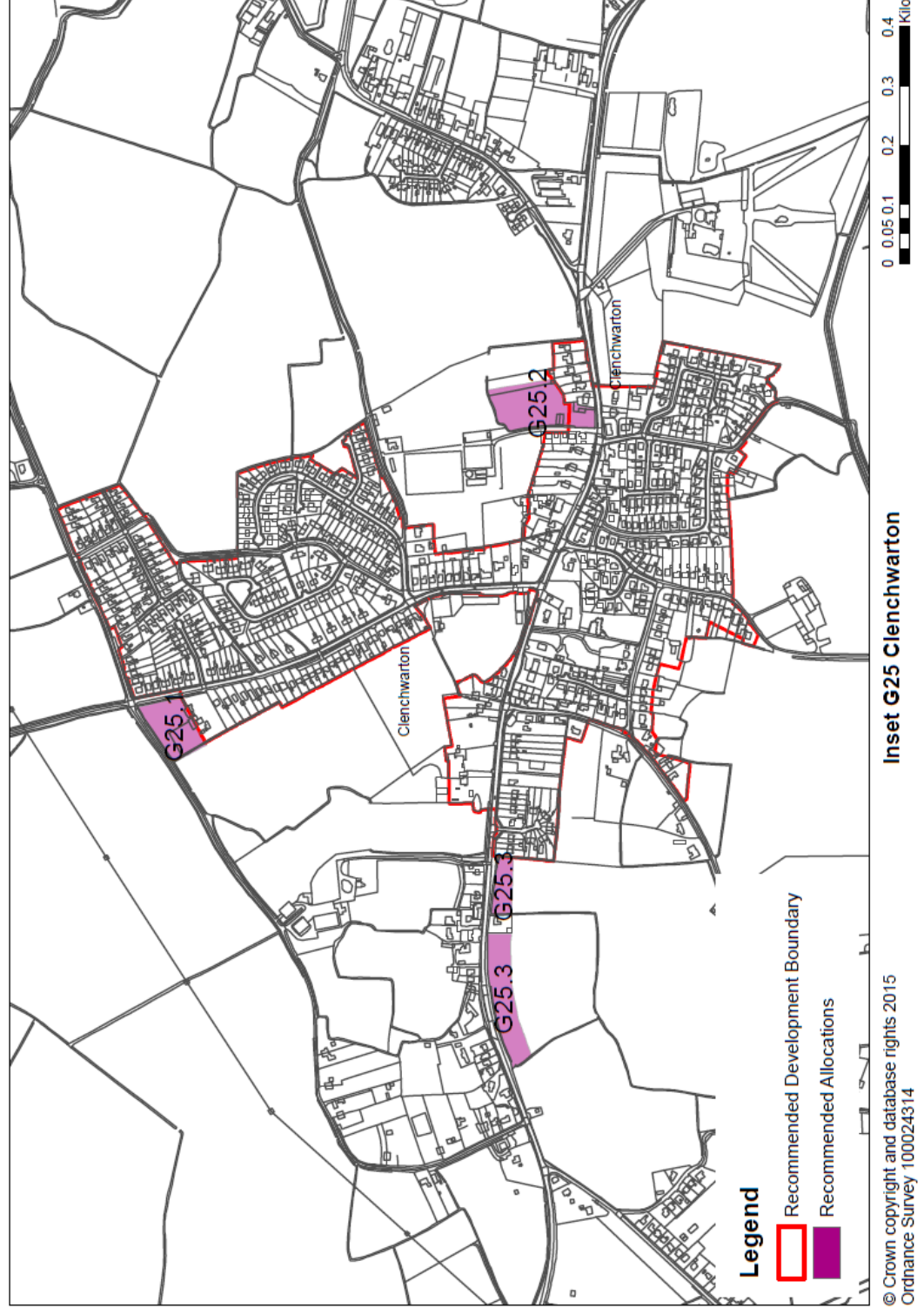


Modification Reference No.	Plan Page No.	Policy, Paragraph or Map No.	Nature of Modification
	201	Map Inset G25	Replace original Clenchwarton map with a revised map to show inclusion of additional land within the st

Map from Pre 3

Revised Map with modification





Modification Reference No.	Plan Page No.	Policy, Paragraph or Map No.	Nature of Modification
	207	Section G.28 Denver	Amend approach to development in Denver, and allocate site G28.1

G.28.3 Denver is to receive an allocation of 8 new dwellings.

G.28.4 However, having had regard to the form and character of the village, which is noted for large areas of undisturbed common land interspersed with a network of wildlife habitats and heritage assets and to the servicing/access and other constraints, the Council considers there are no available sites suitable for allocation.

Site Allocation

Policy G28.1 Denver - Land to the south of Sluice Road

Land of around 0.6 hectares, as shown on the Policies Map, is allocated for residential development of at least 8 dwellings. Development will be subject to compliance with all of the following:

- 1. Provision of safe access and visibility to the satisfaction of the local highways authority;**
- 2. The layout of the development should preserve the area in the north east of the site that is subject to a Tree Preservation Order;**
- 3. Submission of an Ecological Survey Report and Mitigation Plan, to the satisfaction of Natural England;**
- 4. Submission of a Heritage Asset Statement that establishes that development would enhance and preserve the setting of the adjacent Grade II Listed Manor Farm House;**
- 5. Submission of details showing how sustainable drainage measures will integrate with the design of the development and how drainage will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission;**
- 6. Provision of affordable housing in line with the current standards.**

Site Description and Justification

G.28.4 The allocated site (part of submitted site Ref. No. 662) is situated in the southern area of the settlement immediately south of Sluice Road. Between the site and Sluice Road there is a thin strip of common land, the site owner has provided information that an agreement with the common land owner in relation to rights across this land has been agreed in principle and the local highways authority state the site is considered appropriate for inclusion within the plan with this access point. The site is considered capable of accommodating the 8 residential units required in settlement at a density reflecting that of the surrounding area.

G.28.5 The site lies immediately adjacent to the existing settlement boundary. The site is located a short distance from a bus stop and relatively close to other village services including the school. The site is classified as Grade 3 agricultural land but is currently

uncultivated. Whilst development would result in the loss of undeveloped land, this applies to all potential development options located outside the village boundary, some of which are used more intensively for arable crop production.

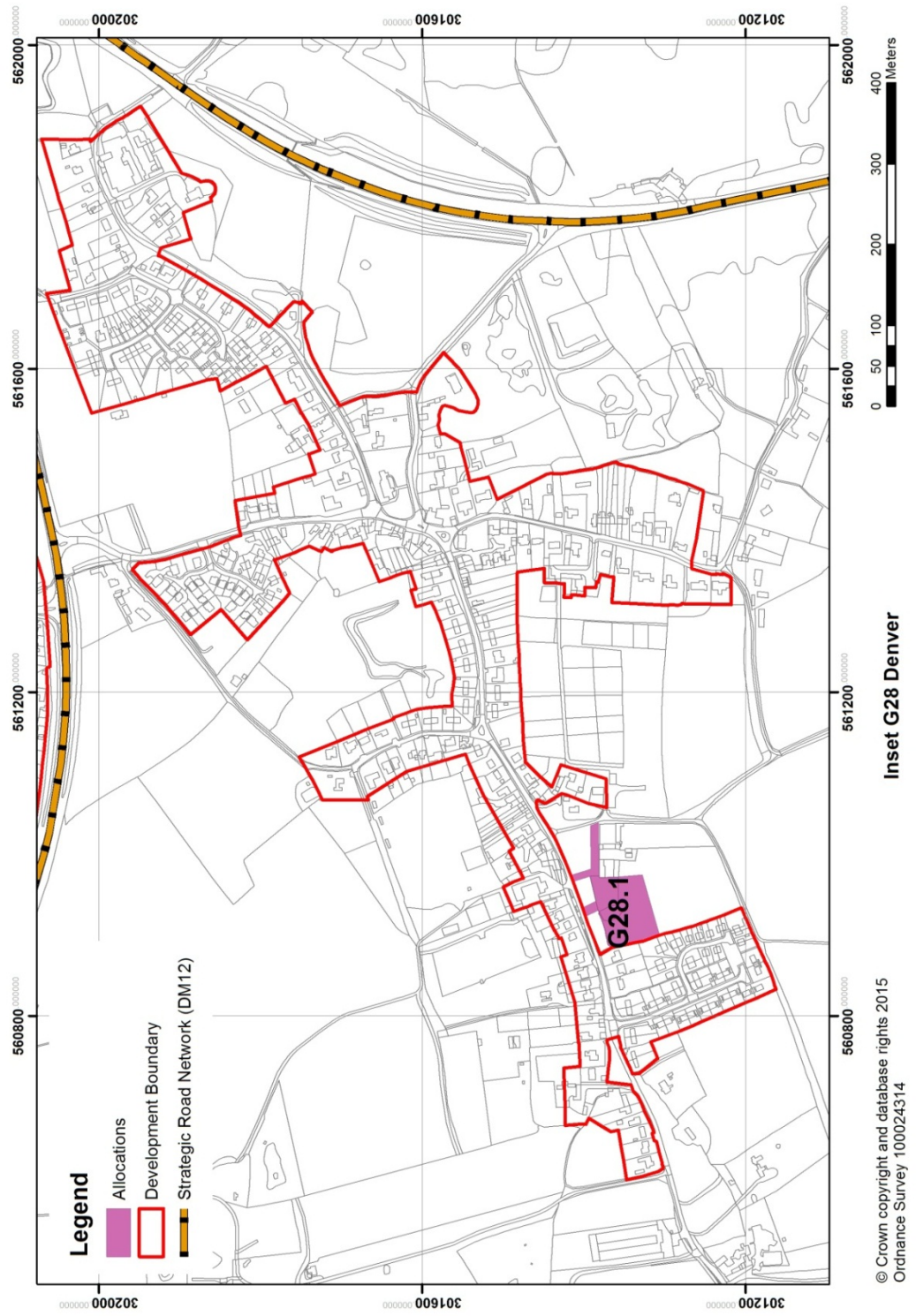
G.28.6 There are some protected trees located towards north east of the site, however the size of the site allows for these to be incorporated into the design of the development. A pond occupies a relatively central position within the site and there is documentary evidence of Great Crested Newts, the policy includes a clause to ensure that an ecological survey report and mitigation plan is submitted. The survey needs to show whether protected species are present in the area or nearby, and how they use the site. The mitigation plan needs to show how the development will avoid, reduce or manage any negative effects to protected species.

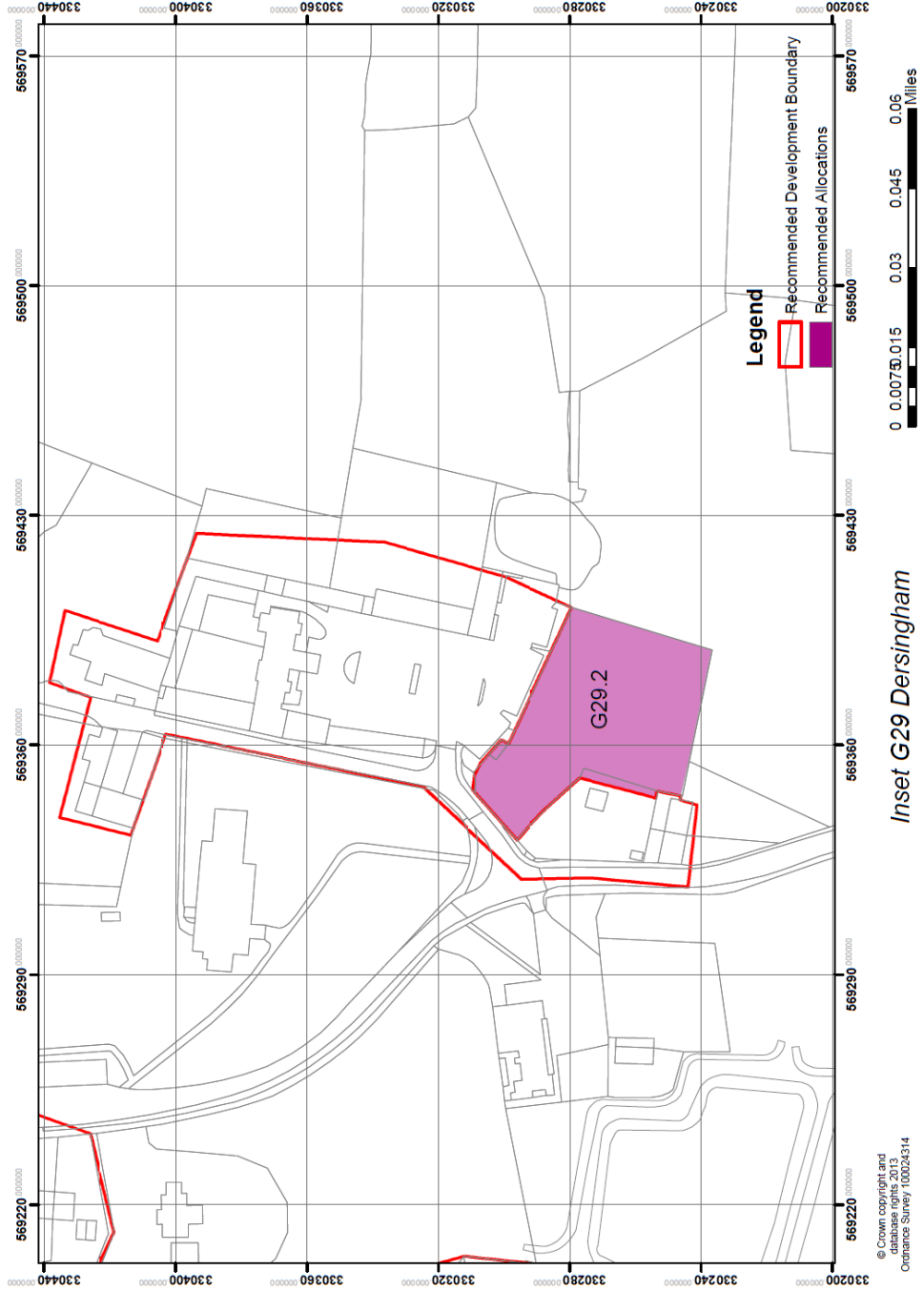
G.28.7 The site is well integrated with the village and development will be well screened on the west by the existing development at Brady Gardens. The majority of the views into the site are limited to near distance from School Road and adjacent properties. There are few opportunities for long distance views due to the site being located within a developed area. In the limited views that are available the site is seen in the context of the existing settlement.

G.28.8 In close proximity to the eastern boundary of the site there is a Grade II Listed building, Manor Farm House. The sensitivity of its location requires careful design to ensure that the site makes a positive contribution to the setting of the nearby Listed Building. Standard housing designs are unlikely to achieve this. The design and layout of the scheme must be sympathetic to the historic character of the area

G.28.9 Submission of details showing how sustainable drainage measures will integrate with the design of the development, and how drainage will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission

G.28.10 The allocated site is identified in the Sustainability Appraisal as the least constrained of all the other options to accommodate the required growth in the village. It is of a scale to allow flexibility in the layout and respond to the specific characteristics of the locality.





Modification Reference No.	Plan Page No.	Policy, Paragraph or Map No.	Nature of Modification
	213	Policy G29.2	Amendment to policy to fulfil HRA requirements.

G29.2 Dersingham – Land at Manor Road

Land amounting to 0.3 hectares, as shown on the Policies Map, is allocated for residential development of 10 dwellings. Development will be subject to compliance with all of the following:

1. Provision of safe access via Church Lane following the removal of part of the wall and the closure of existing access onto Manor Road/Church Lane junction. Details of this shall be submitted and agreed by Norfolk County Council Highways Authority as part of the planning application.
1. ~~Provision of safe access via St Nicholas Court following the removal of two parking spaces and creation of a new entrance to the site through removal of part of the wall, details of this shall be submitted and agreed by Norfolk County Council Highways Authority prior to development taking place;~~

Cont...

6. Submission of a project level Habitats Regulation Assessment to ascertain the effects of growth in Dersingham on the Dersingham Bog National Nature Reserve, (designated Special Area of Conservation, Site of Special Scientific Interest and Ramsar) and provide suitable mitigation where necessary.

Modification Reference No.	Plan Page No.	Policy, Paragraph or Map No.	Nature of Modification
	228	Policy G34.1	Amendment to policy to recognise the right of way.

G34.1 Emneth – Land south of The Wroe

3. A Public Right of Way crosses through the site and this should be appropriately integrated within the design of the scheme.

Modification Reference No.	Plan Page No.	Policy, Paragraph or Map No.	Nature of Modification
	231-233	Policy G35.1 Paragraphs G.35.10-14, Inset Map G35.	Amend the site area and number of dwellings to be allocated. Amend subsequent paragraphs and Inset Map G35.

Policy G35.1 – Feltwell – Land to the rear of Chocolate Cottage, 24 Oak Street

Land of around 1.78 ~~0.7~~ hectares to the rear of Chocolate Cottage, 24 Oak Street, as shown on the Policies Map, is allocated for residential development of at least 50 ~~45~~ dwellings, subject to compliance with all of the following:

.....

Site Description and Justification

G.35.10 to accommodate 50 ~~45~~ residential units at a density consistent with that of the surrounding area.

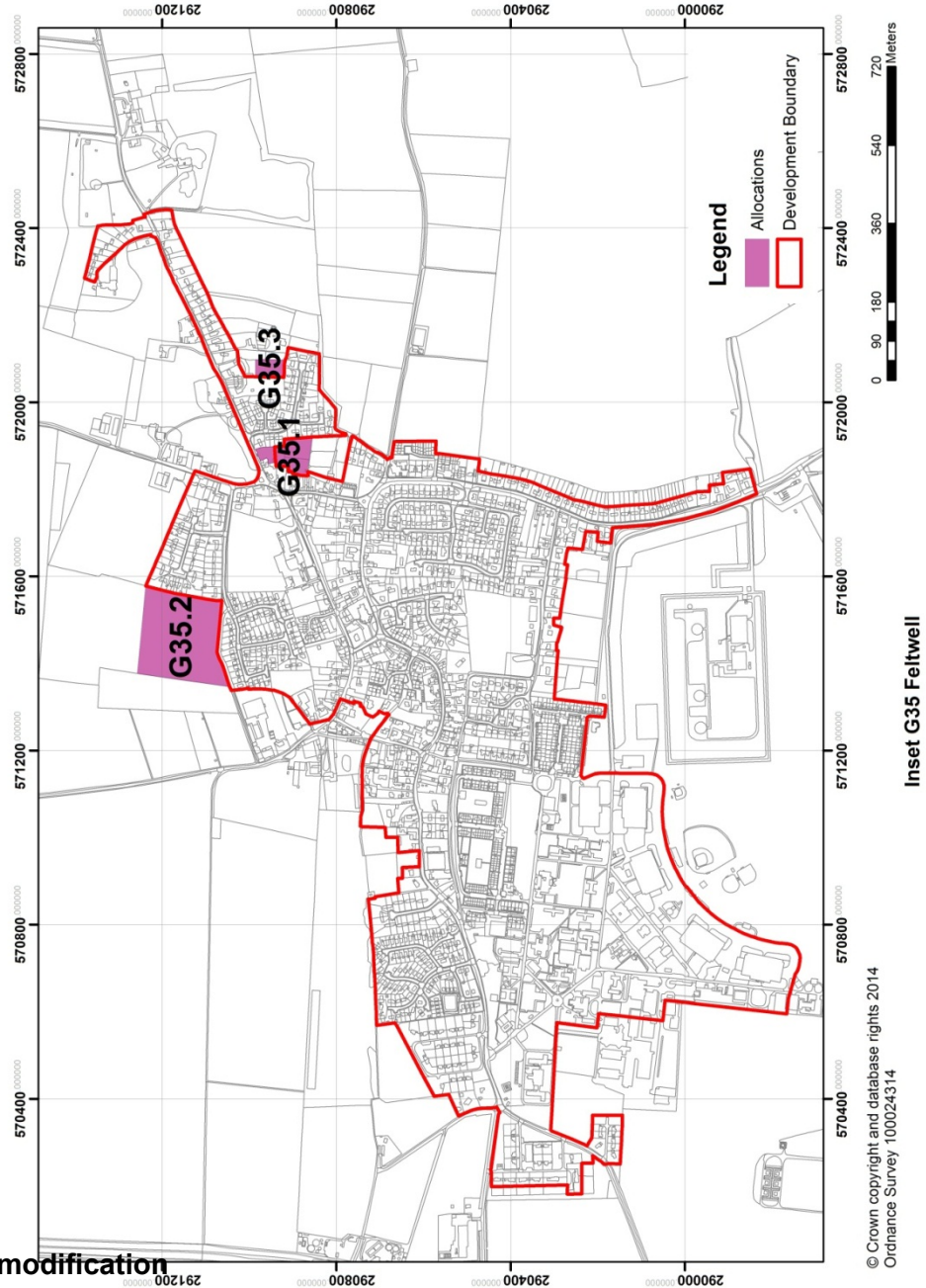
G.35.11 The local highway authority has no objection to the site providing safe access is achieved from Lodge Road. The site is in multiple ownership, with all the owners agreeing to promote the site for a comprehensive scheme including the provision for addition car-parking for the Alms Houses situated on Oak Street.

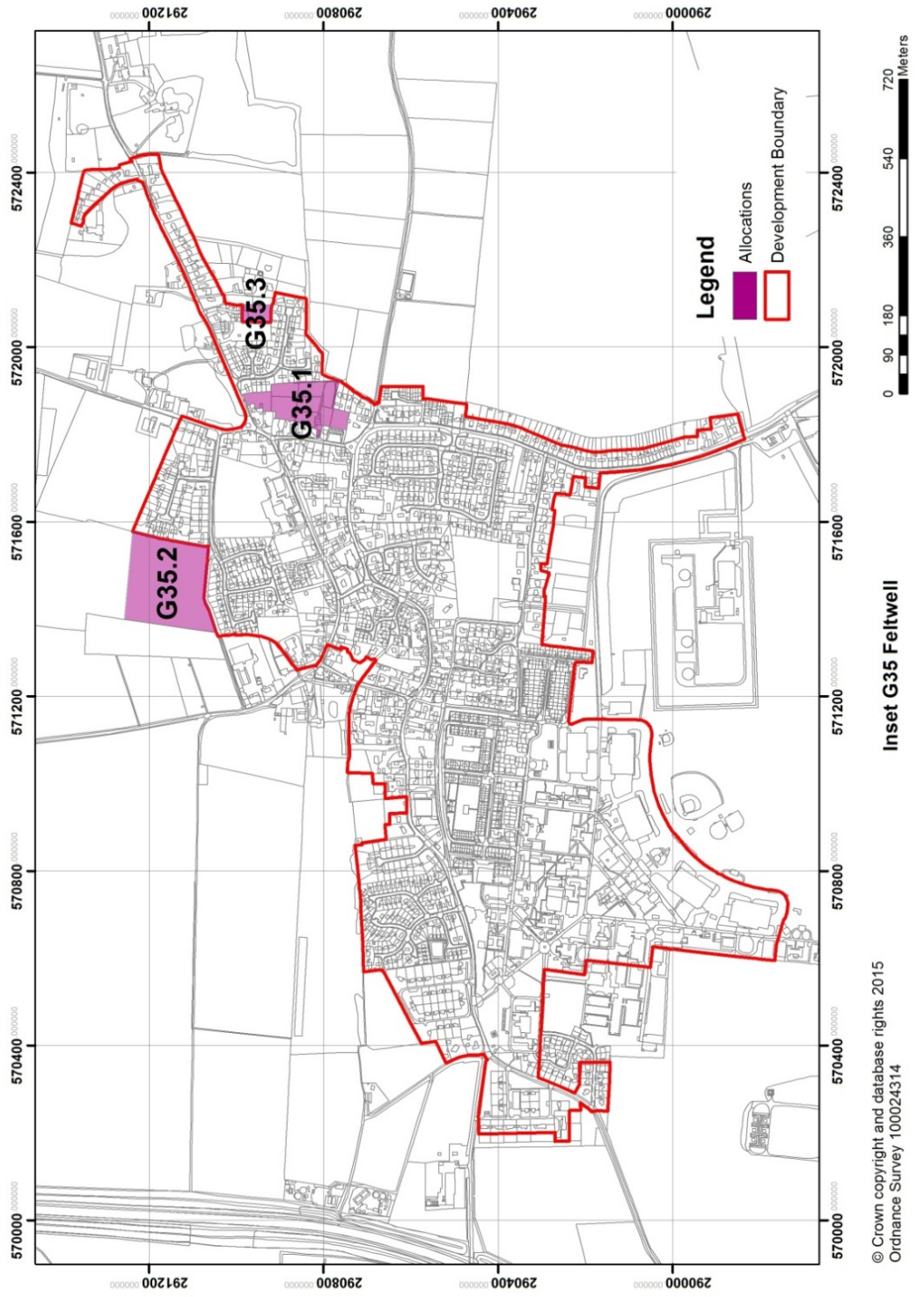
G.35.14 ~~The original submitted site lies partially within Fluvial Flood Zone 2 (medium risk) and Fluvial Flood Zone 3 (high risk) which is not considered appropriate for housing development, therefore the Council has allocated part of the site which is less constrained by flooding.~~ The site lies partially within Fluvial Flood Zone 1 (low risk).

Modification Reference No.	Plan Page No.	Policy, Paragraph or Map No.	Nature of Modification
	231	Map Inset G35	Amend Development Boundary to north of G35.3 to

Map from Pre S

Revised Map with modification





Modification Reference No.	Plan Page No.	Policy, Paragraph or Map No.	Nature of Modification
	237	Policy G35.4	Amendment to policy to include two additional requirements to address heritage issues.

Policy G35.4 Hockwold cum Wilton – Land south of South Street

.....

6. **Submission of a Heritage Asset Statement that establishes that development will conserve the significance of the scheduled monument.**
7. **The design and layout of the development, in particular it's massing and materials, shall conserve the significance of the scheduled monument.**

Modification Reference No.	Plan Page No.	Policy, Paragraph or Map No.	Nature of Modification
	256	Policy G43.1	Amendment to policy to include a requirement for Ecological Study.

Policy G43.1 Great Massingham – Land south of Walcup's Lane

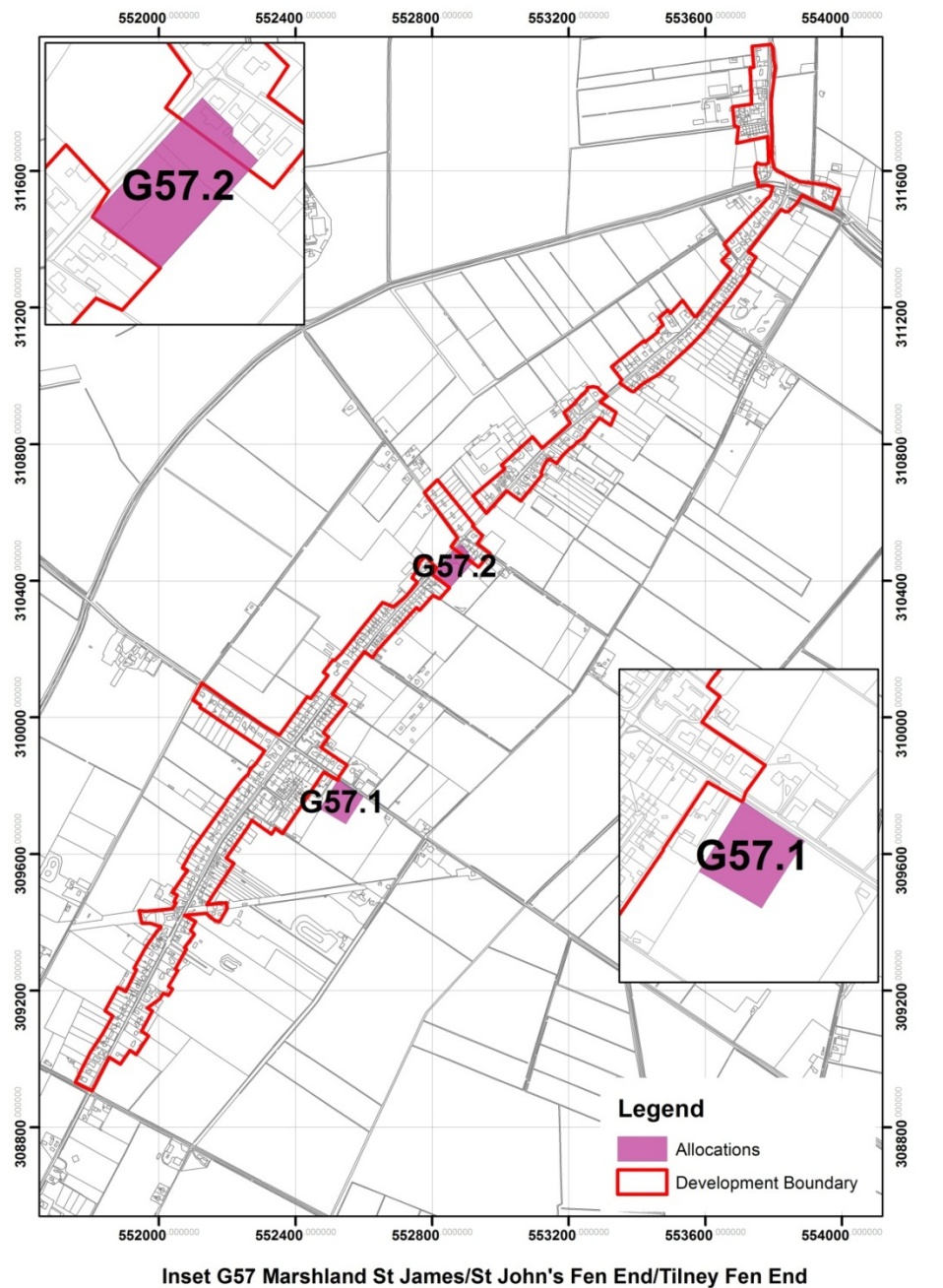
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9. Submission of an Ecological Study that establishes that either:

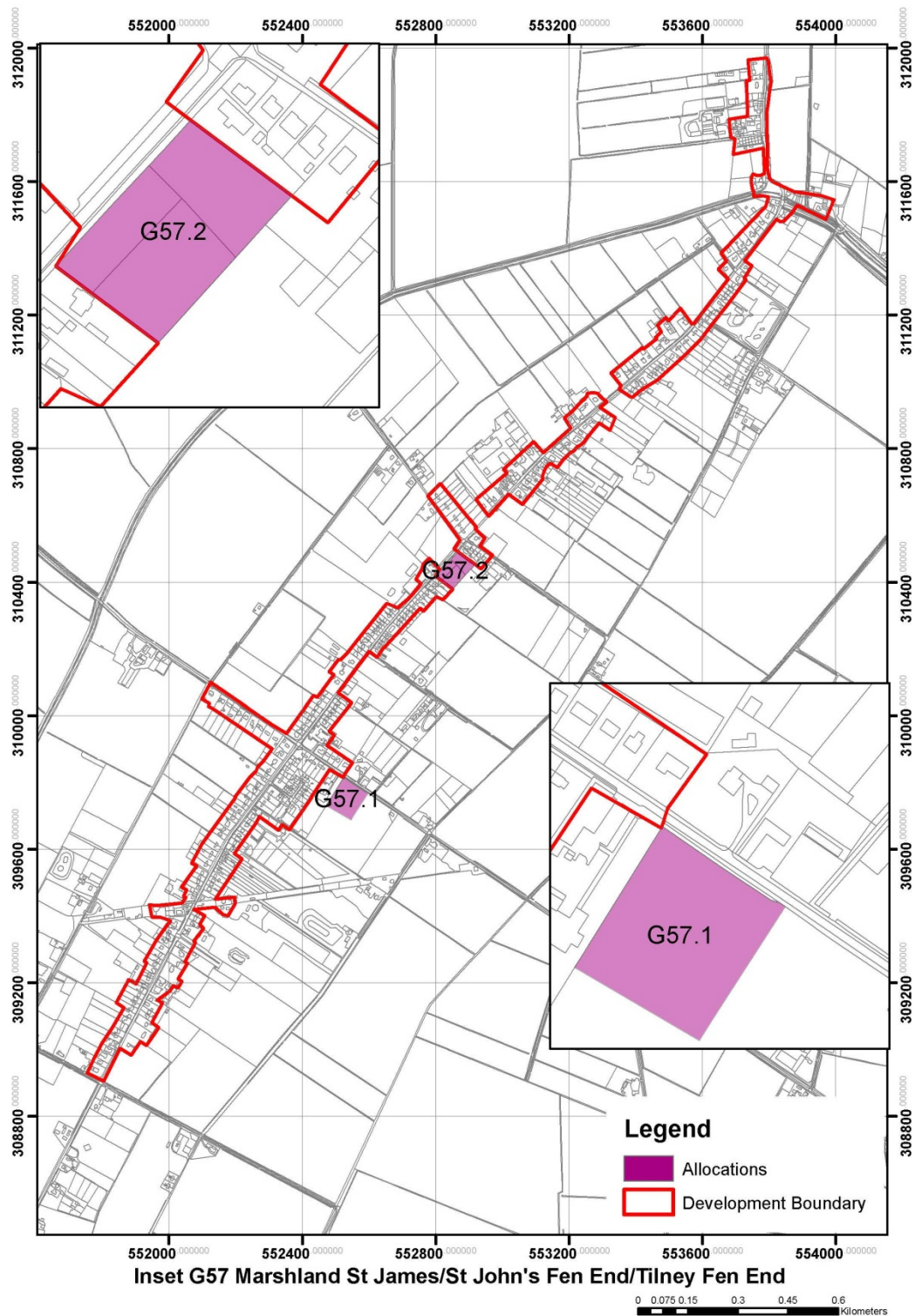
- i. There would be no negative impact on flora and fauna;**
- Or, if any negative impacts are identified, establishes that:**
- ii. These negative impacts could be suitably mitigated against.**

Modification Reference No.	Plan Page No.	Policy, Paragraph or Map No.	Nature of Modification
	283	Map Inset G57	Correction to Site Allocation G57.2 boundary

Map from Pre Submission Plan



Revised Map with modification



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Modification Reference No.	Plan Page No.	Policy, Paragraph or Map No.	Nature of Modification
	291	Policy G59.1	Amendment to policy requirement for the Heritage Asset Statement.

Policy G59.1 Methwold - Land at Crown Street

.....

- 3. Submission of a Heritage Asset Statement that establishes that development will enhance and preserve the setting of the Conservation Area and of the nearby Listed Building setting of the Grade I Listed Church of St George and the Grade I Listed Old Vicarage.**

Modification Reference No.	Plan Page No.	Policy, Paragraph or Map No.	Nature of Modification
	294	Policy G59.4	Amendment to policy requirement for the Heritage Asset Statement, and for access to the site. Also an additional requirement for highway improvements.

Policy G59.4 Methwold - Land off Globe Street/St George's Court

.....

- 3. Submission of a Heritage Asset Statement that establishes that development will enhance and preserve the ~~setting of the~~ Conservation Area and of the ~~nearby Listed Building~~ safeguard archaeology within the adjoining site;**

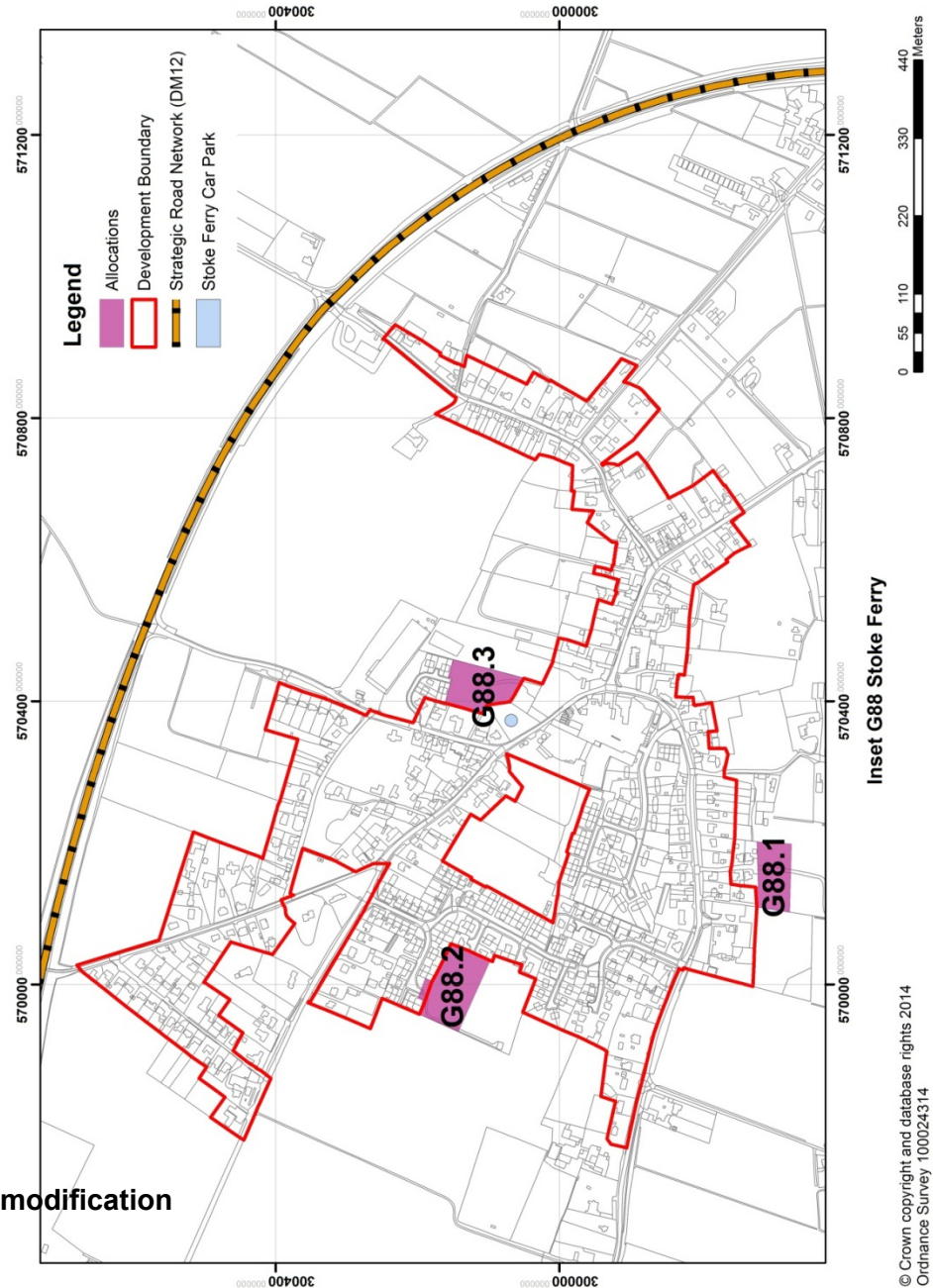
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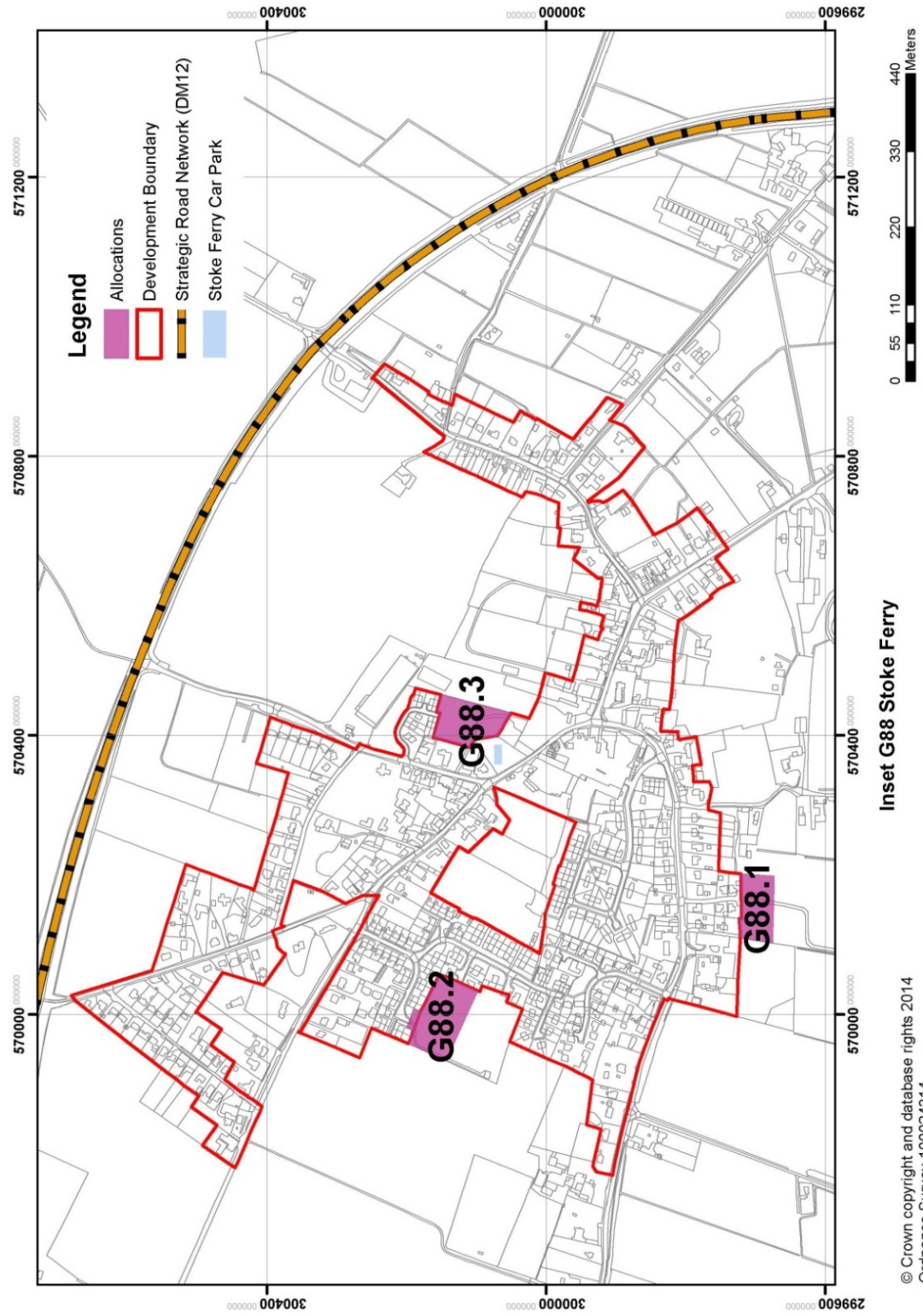
- 7. Provision of highway improvements including access of adoptable standard to the satisfaction of the local highways authority.**

Modification Reference No.	Plan Page No.	Policy, Paragraph or Map No.	Nature of Modification
	324	Map Inset G88	Amendment to Development Boundary to north of G88.1 to include recent development. Also amendment to the shape of the Stoke Ferry Car

Map from Pre S

Revised map with modification





Modification Reference No.	Plan Page No.	Policy, Paragraph or Map No.	Nature of Modification
	321	Policy G85.1	Amendment to policy to remove requirement for odour assessment, following recently updated advice.

Policy G85.1 Southery - Land off Lions Close

Land amounting to 1.2 hectares, as identified on the Policies Map, is allocated for the residential development of 15 dwellings. Development will be subject to the following:

- ~~1. Submission of an odour assessment, to the satisfaction of Anglian Water, in relation to any impacts on residential occupation of the site from the nearby sewage treatment works;~~
- ~~21. Submission of details showing...~~
- ~~32. Safe and suitable...~~
- ~~43. Provision of affordable...~~

Modification Reference No.	Plan Page No.	Policy, Paragraph or Map No.	Nature of Modification
	327	Policy G88.3	Amendment to policy for requirement for consideration of Conservation Area.

Policy G88.3 Stoke Ferry –Land at Indigo Road / Lynn Road

....

7. Careful design ensuring that development conserves and enhances the conservation area.

Modification Reference No.	Plan Page No.	Policy, Paragraph or Map No.	Nature of Modification
	340	Policy G93.2	Clarification of requirement of a FRA.

G.93.2 Terrington St. Clement – Land adjacent King William Close

.....

5. **Submission of a Flood Risk Assessment (FRA) that should address all forms of flood risk (coastal inundation, fluvial, pluvial and groundwater). The FRA should explain how surface water drainage will be managed. The FRA must demonstrate how the development would provide wider sustainability benefits to the community that outweigh the risk associated with flooding and that the development would be safe for its lifetime without increasing flood risk elsewhere and, where possible, would reduce flood risk overall. The FRA should also suggest appropriate mitigation (flood resiliency measures).**

Modification Reference No.	Plan Page No.	Policy, Paragraph or Map No.	Nature of Modification
	344	Paragraph G94.1	To reflect the additional allocation in Tilney St Lawrence.

G.94.1 Terrington St. John, Tilney St. Lawrence and St. John's Highway are designated a joint Key Rural Service Centre in the Core Strategy due to the way that they function together. Collectively they have the potential to accommodate growth to sustain the wider rural community. On a population pro-rotta basis (see Distribution of Development section) the settlements would be allocated a total of 35 new dwellings (including at current standards, 7 affordable housing or the equivalent financial contribution) in Terrington St. John and a total of 40 new dwellings in Tilney St. Lawrence.

Modification Reference No.	Plan Page No.	Policy, Paragraph or Map No.	Nature of Modification
	344	To follow Policy G94.1	Additional allocation at Tilney St Lawrence.

Policy G94.2 Terrington St John, St John's Highway and Tilney St Lawrence - Land north of St. John's Road

Land amounting to 3.4 hectares north of St. John's Road as shown on the policies map is allocated for residential development of at least 40 dwellings. Development will be subject to compliance with all of the following:

1. Submission of a Flood Risk Assessment (FRA) that should address all forms of flood risk (coastal inundation, fluvial, pluvial and groundwater). The FRA should explain how surface water drainage will be managed. The FRA must demonstrate how the development would provide wider sustainability benefits to the community that outweigh the risk associated with flooding and that the development would be safe for its lifetime without increasing flood risk elsewhere and, where possible, would reduce flood risk overall. The FRA should also suggest appropriate mitigation (flood resiliency measures);
2. Submission of details showing how sustainable drainage measures will be incorporated into the development to avoid discharge to the public surface water network, and also to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission;
3. Provision of affordable housing in line with current standards.

Site Description and Justification

G.94.13 The allocated site (which includes submitted site Ref No779/780) is situated north of St. John's Road, Tilney St. Lawrence. It is located in a fairly built up area with its southern boundary immediately abutting the development boundary. Open fields border the site on the east and west and the north. The site mostly comprises of brownfield land and development would not have an impact on food production as the site is mostly brownfield and the rest of the site is not in agricultural use.

G.94.14 There are no significant landscape features within the site other than boundary hedges and trees. The site is subject to medium flood risk (FZ2). The site is situated in a built up area; it lies at the rear of existing development and is mostly screened on all sides by development. It is not screened from the wider landscape on the northern side but in this view development will be viewed against the backdrop of the existing village. As such it is considered development on the site is not likely to harm the landscape character and visual amenity of the locality.

G.94.15 The principle of development has been established with the extant planning permission (11/01923/OM) granted on appeal of an outline application. The Borough Council acknowledges that the principle of development has been established with the permission

granted on appeal (Ref: APP/ V2635/A/2181075) after being refused by Planning Committee. Furthermore, the appeal decision has established a lack of conflict with Core Strategy Policy CS10 in relation to site 779/780. Development would form a continuation of existing housing on St. John's Road without detriment to the form and character of the locality. In terms of visual and landscape impacts development would mostly be seen in the backdrop of the existing settlement and would not cause significant harm to the visual amenity of the area.

G.94.16 In addition, the site is well position in relation to local services. The site is also within reasonable walking/cycling distance to Main Road where the majority of local services are located. Site access is obtainable from St. John's Road as supported by the Local Highway Authority subject to the its design and layout.

G.94.17 The site is identified to be the least constrained site over other considered sites in the settlement, and is of a sufficient scale to accommodate the 40 dwellings sought in the village at a density that is consistent with its surrounding area.



Inset G94 Terrington St John, St John's Highway and Tilney St Lawrence

Modification Reference No.	Plan Page No.	Policy, Paragraph or Map No.	Nature of Modification
	360	Policy G104.1	Amend dwelling numbers to reflect character and density of locality.

Policy G104.1 Upwell - Land north west of Townley Close

Land north-west of Townley Close amounting to 0.5 hectares, as identified on the Policies Map, is allocated for residential development of 15 dwellings. Development

....

Modification Reference No.	Plan Page No.	Policy, Paragraph or Map No.	Nature of Modification
	363	Policy G104.3	Additional point to recognise the relationship of the site to the Conservation Area.

Policy G104.3 Upwell - Land at Low Side

.....

3. Careful design ensuring that development conserves and enhances the conservation area.

Modification Reference No.	Plan Page No.	Policy, Paragraph or Map No.	Nature of Modification
	364	Policy G104.4	Amendment to policy to ensure consistency throughout the document.

Policy G104.4 Upwell - Land off St Peter's Road

.....

4. ~~Provision of a drainage strategy to address surface water run-off and requirements set down by statutory consultees to reduce flood risk.~~
Submission of details showing how sustainable drainage measures will integrate with the design of the development and how the drainage system will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission.

Modification Reference No.	Plan Page No.	Policy, Paragraph or Map No.	Nature of Modification
	384	Policy G113.2	Addition to policy to recognise the neighbouring heritage assets.

Policy G113.2 - Welney land off Main Street

.....

5. The design and layout of the development shall conserve the significance of the Grade II* listed Church of St Mary the Virgin.

Modification Reference No.	Plan Page No.	Policy, Paragraph or Map No.	Nature of Modification
	386-388	Policy G114.1, paragraphs G114.5-7, and Inset Map G114	Revised Policy to reflect a revised allocation, and associated paragraphs and Inset Map.

Policy G114.1 Wereham - Land at the Springs, Flegg Green to the rear of 'Natanya', Hollies Farm, Flegg Green, Wereham

Land amounting to ~~4.5~~ 0.77 hectares, as identified on the Policies Map, is allocated for residential development of at least 8 dwellings, subject to:

~~Provision of safe access being demonstrated off Flegg Green and suitable provision/~~

- ~~1. improvements to pedestrian links achieved from Flegg Green to the satisfaction of the local highways authority;~~
- ~~2. Submission of details showing how sustainable drainage measures will be incorporated into the development to avoid discharge to the public surface water network, and also to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission;~~
- ~~3. Provision of affordable housing in line with the current standards.~~

Site Description and Justification

G.114.5 ~~The allocated site (submitted site Ref. No 499) is located to the west of the settlement and comprises of an area of uncultivated Grade 3 agricultural land. The surrounding area consists of residential housing development adjacent the eastern site boundary, and open fields to the north and west. The site has defined boundaries in the form of mature hedges and trees particularly along the northern boundary. There is potential for some of this planting to be incorporated into the design where possible. The allocated site (submitted site Ref. No 106/362/813) is located to the south of the settlement and is a brownfield site, this previously developed land has not been in employment uses for some time, it is currently contains a number of dilapidated storage structures, and is unlikely to be used for employment purposes going forward. The surrounding area consists of residential housing development along Flegg Green. The site is adjacent to the development boundary with open fields to the south.~~

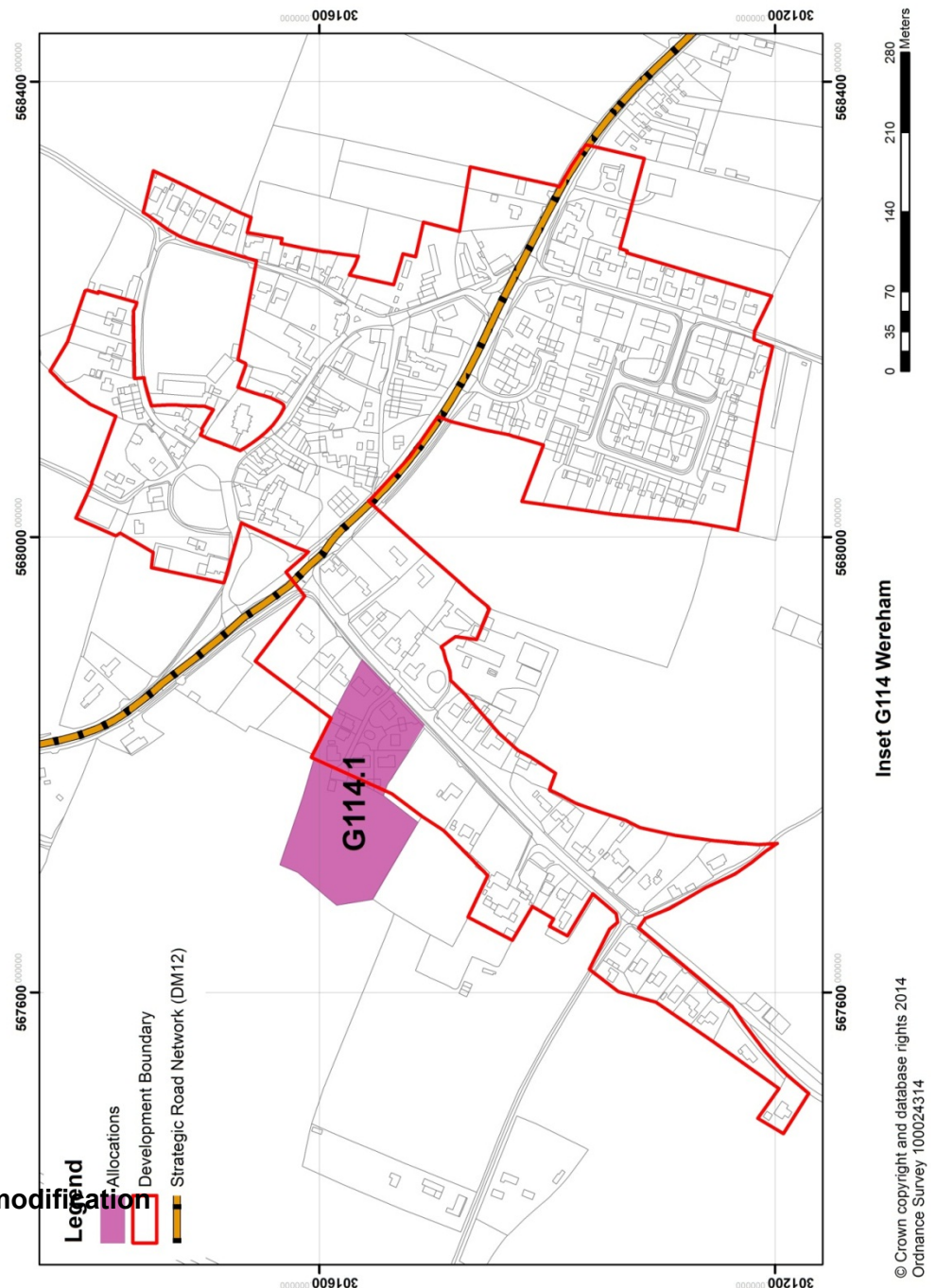
G.114.6 ~~It is considered that development on the site would not be visually intrusive in the landscape. Views of the site are limited to near distance from adjacent roads and properties. Redevelopment of the site has the potential to positively contribute to the street scene and local area. There are few opportunities for medium and long distance views as the site is largely screened by vegetation that surrounds the site, in these limited views that are available, development would be seen in the context of the existing built form.~~

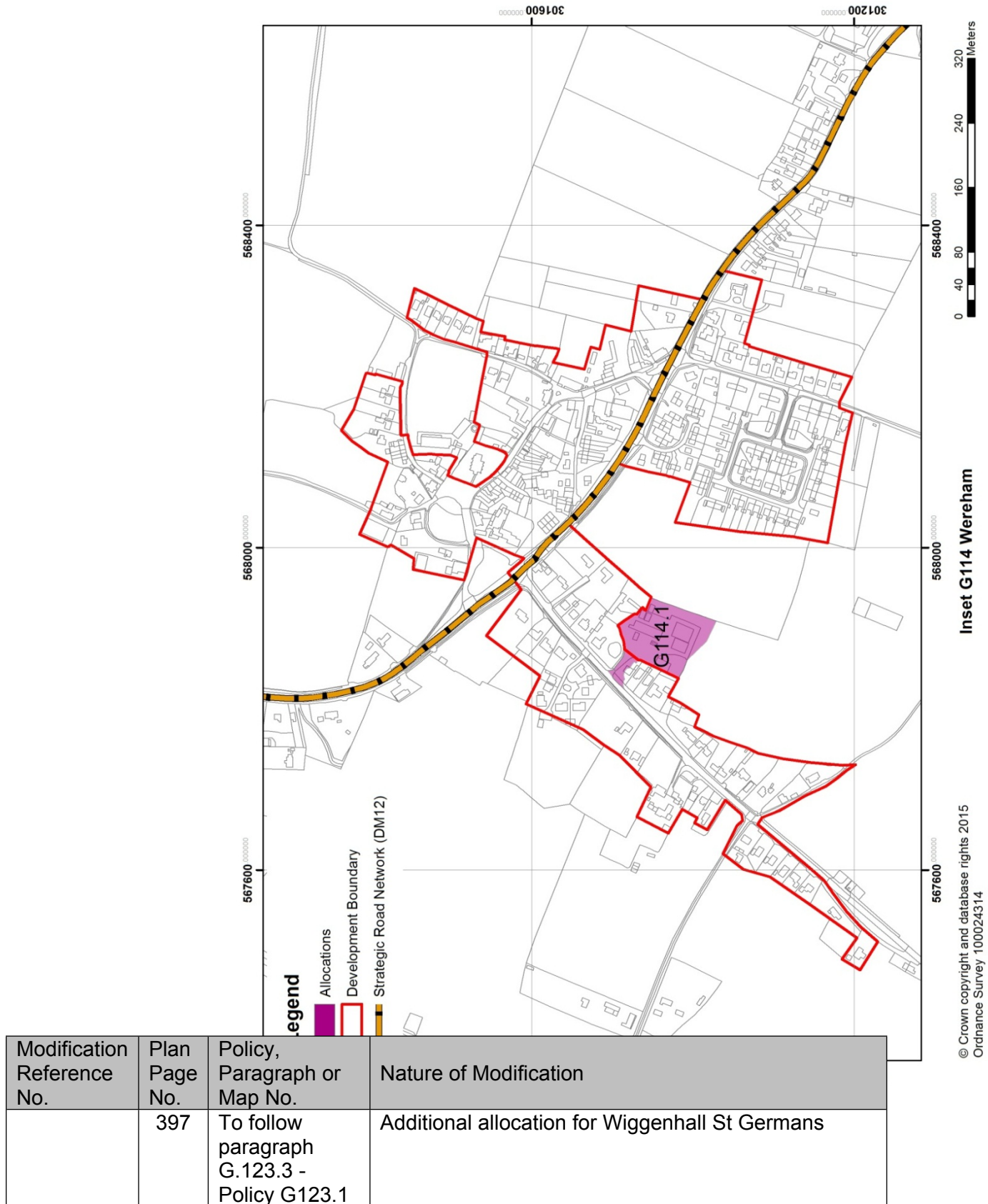
G.114.7 ~~Development of the site would form an extension onto the rear of the recent cul-de-sac housing development off Flegg Green. The site is located relatively close to services and facilities within the village. Access and egress is obtainable from this existing cul-de-sac, as supported by~~

Norfolk County Council as the local highway authority but this is subject to demonstration of safe access and the provision of adequate footway links. Development of the site would form an extension onto the rear of existing housing development along Flegg Green. The site is located relatively close to Flegg Green, as shown on the map, and is subject to demonstration of safe access and the provision of adequate footway links.

Map from Pre Submission

Revised Map with modification





G.123.3 Wighenhall St. Germans is designated a Rural Village in the Core Strategy, capable of accommodating modest growth to sustain essential rural services. On a population pro rata basis (see Distribution of Development section) Wighenhall St. Germans was to receive an allocation of 12 new dwellings. However, no site option has been identified to be suitable for residential development in terms of form, character, environmental impacts and highway constraints of the settlement. Therefore no housing allocations are made in Wighenhall St Germans. A site north of Mill Road was put forward at the Preferred Options stage consultation and this site is put forward as an allocation for a total of 5 new dwellings.

Policy G123.1 Wiggenhall St. Germans - Land north of Mill Road

Land amounting to 0.4 hectares north of Mill Road as shown on the policies map is allocated for residential development of at least 5 dwellings. Development will be subject to compliance with all of the following:

1. Submission of a Flood Risk Assessment (FRA) that should address all forms of flood risk (coastal inundation, fluvial, pluvial and groundwater). The FRA should explain how surface water drainage will be managed. The FRA must demonstrate how the development would provide wider sustainability benefits to the community that outweigh the risk associated with flooding and that the development would be safe for its lifetime without increasing flood risk elsewhere and, where possible, would reduce flood risk overall. The FRA should also suggest appropriate mitigation (flood resiliency measures);
2. Submission of details showing how sustainable drainage measures will be incorporated into the development to avoid discharge to the public surface water network, and also to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission;
3. Visibility splays on the road access appropriate for approach speeds of 30mph and offsite highway works to the lay-by, being achieved to the satisfaction of the local highway authority
4. Provision of affordable housing in line with current standards.

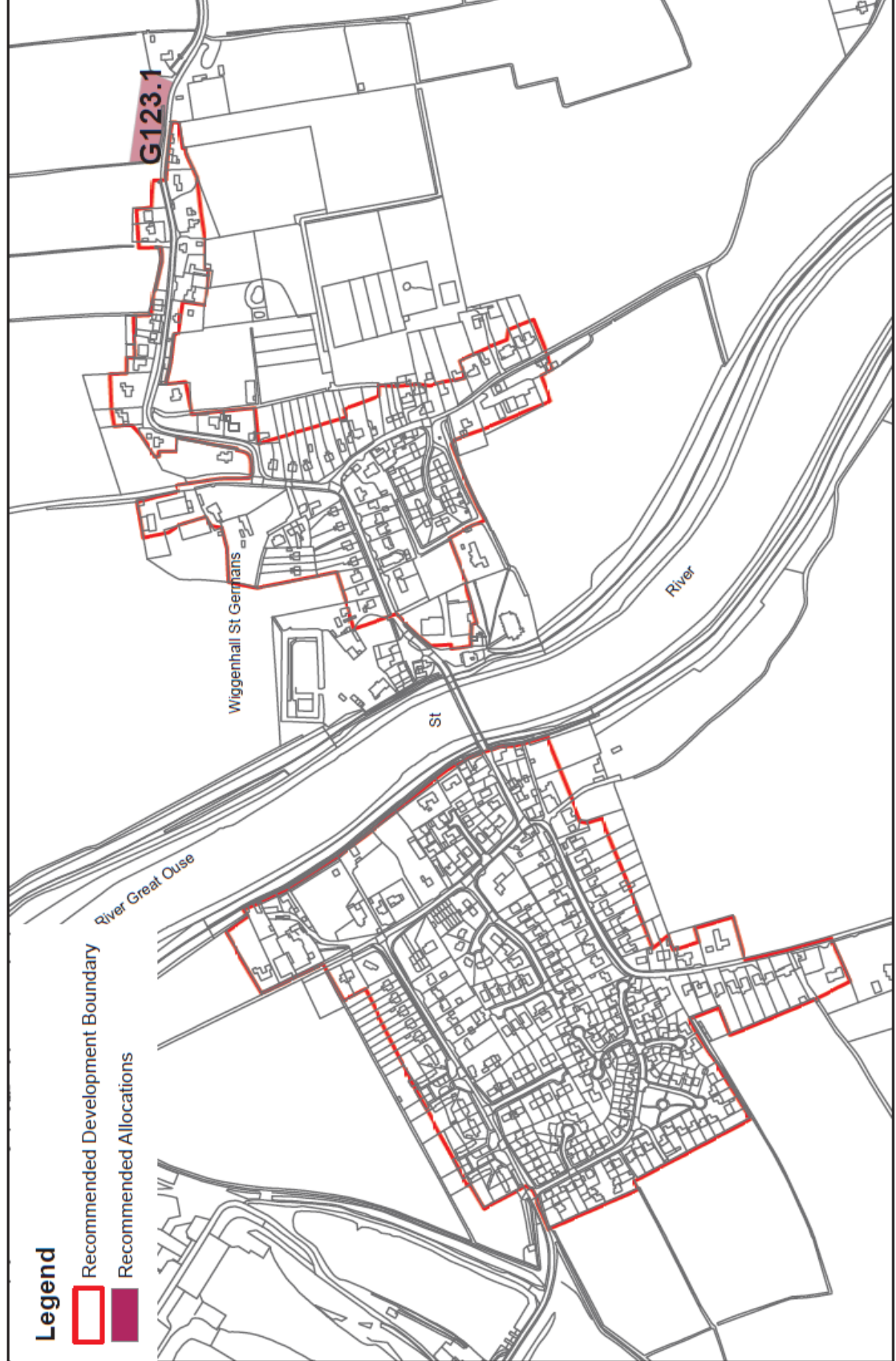
Site Description and Justification

G.123.4 The allocated site is situated north of Mill Road, Wiggenhall St. Germans. The site is situated at the edge of the settlement but is adjacent to the settlement with its south-east boundary immediately abutting the development boundary. Open fields border the site on the northern boundary with dwellings neighbouring the site to the east and west of the site. The site comprises of greenfield, grade 2 (good quality) land and development would have an impact on food production as the site in agricultural use.

G.123.5 There are no significant landscape features within the site other than boundary drain and existing Public Right of Way to the east of the site. The site is subject to high flood risk (FZ3) and is located in a Hazard Zone. The site is not screened from the wider landscape on the northern side but in this view development will be viewed against the backdrop of the existing village. As such it is considered development on the site is not likely to harm the landscape character and visual amenity of the locality. Directly opposite the site there is a local facility with a football field being located there.

G.123.6 Development would form a continuation of existing housing on Mill Road without detriment to the form and character of the locality. In terms of visual and landscape impacts development would mostly be seen in the backdrop of the existing settlement and would not cause significant harm to the visual amenity of the area. The site access is obtainable from Mill Road as supported by the Local Highway Authority subject to the design and layout.

G.123.8 The site is identified to be the least constrained site over other considered sites in the settlement, and is of a sufficient scale to accommodate the 5 dwellings sought in the village at a density that is consistent with its surrounding area.



Appendix 1

The following Policies will be changed from 'of some' to 'at least', as in the example below:

Policy E1.8 King's Lynn – South Quay

Land amounting to 0.5 hectare is allocated for residential development ~~of some~~ at least 50 dwellings.

Policy	SADMP Page Number
E1.4 King's Lynn – Marsh Lane	85
E1.5 King's Lynn – Boal Quay	86
E1.6 King's Lynn – South of Parkway	87
E1.7 King's Lynn – Land at Lynnsport	90
E1.8 King's Lynn – South Quay	91
E1.9 Kings Lynn – Land west of Columbia Way	91
E1.10 King's Lynn - North of Wisbech Road	94
E1.11 King's Lynn – Southgates	95
E1.14 West Lynn – West of St Peter's Road	102
E1.15 West Lynn – Land at Bankside	103

The following Policies will be changed from 'around' to 'at least', as in the example below:

Policy E4.1 – Knights Hill

An area of land, approximately 36.9 ha, to the south of Grimston Road and the east of Ullswater Avenue and Ennerdale Drive, is allocated for development of ~~around~~ at least 600 dwellings.....

Policy	SADMP Page Number
E4.1 Knights Hill	130

The following Policies will be changed from 'a minimum of' to 'at least', as in the example below:

Policy	SADMP Page Number
E2.1 – West Winch Growth Area Strategic Policy	109

The following Policies will be changed to include 'at least', as in the example below:

Policy E3.1 – Hall Lane, South Wootton

Land at South Wootton of approximately 40 ha, as shown on the proposed Policies Map, is allocated for a high quality, well landscaped development of at least 300 dwellings.....

Policy	SADMP Page Number
E3.1 – Hall Lane, South Wootton	109
F3.1 – Downham Market North: Land east of Lynn Road in vicinity of Bridle Lane	144
F1.4 – Downham Market South-East: Land north	146

of southern bypass in vicinity of Nightingale Lane	
F2.2 Hunstanton – land to the east of Cromer Road	156
F2.4 Hunstanton – land north of Hunstanton Road	161
F3.1 Wisbech fringe – Land east of Wisbech (west of Burrowgate Road)	167
G13.1 Brancaster – Land to the east of Mill Road	181
G13.2 Brancaster Staithe and Burnham Deepdale – Land off The Close	184
G17.1 Burnham Market – Land at Foundry Field	189
G22.1 Castle Acre – Land west of Massingham Road	197
G25.1 Clenchwarton – Land between Wildfields Road and Hall Road	202
G25.2 Clenchwarton – Land north of Main Road	203
G25.3 Clenchwarton – Land south of Main Road	204
G29.1 Dersingham – Land north of Doddshill Road	211
G29.2 Dersingham – Land at Manor Road	213
G30.1 Docking – Land situated off pound Lane (Manor Pasture)	217
G31.1 east Rudham – Land off Fakenham Road	221
G33.1 East Winch – Land south of Gayton Road	225
G34.1 Emneth – Land on south of The Wroe	228
G35.2 Feltwell – Land north of Munson's Lane	233
G35.3 Feltwell – Land at 40 Lodge Lane / Skye Gardens	234
G35.4 Hockwold cum Wilton – Land south of South Street	237
G36.1 Fincham – Land East of Marham Road	240
G41.1 Gayton – Land north of Back Street	246
G41.2 Grimston and Pott Row – Land adjacent Stave farm, west of Ashwicken Road	249
G42.1 Great Bircham and Bircham Tofts – Land adjacent to 16 Lynn Road	253
G43.1 – Great Massingham – Land south of Walcup's Lane	256
G45.1 Harpley – Land at Nethergate Street/School Lane	260
G47.1 Heacham – Land off Cheney Hill	264
G47.2 Heacham – Land to the south of St Mary's Close	265
G48.1 Hilgay – Land south of Foresters Avenue	269
G49.1 Hillington – Land to the south of Pasture Close	272
G52.1 Ingoldisthorpe – Land opposite 143-161 Lynn Road	276
G56.1 – land at The Street, Marham	280
G57.1 Marshland Saint James – Land adjacent to Marshland Saint James Primary School	284
G57.2 Marshland Saint James – Land adjacent to 145 Smeeth Road Marshland Saint James	285

G59.1 Methwold – Land at Crown Street	291
G59.2 Methwold – Land at Herbert Drive	292
G59.3 Methwold – Land at Hythe Road	293
G59.4 Methwold – Land off Globe Street/ St George's Court	294
G60.1 Middleton – Land south of Walter Howes Crescent	298
G72.1 Runcion Holme – Land at School Road	305
G78.1 Sedgford – Land off Jarvie Close	309
G81.1 Shouldham – Land South of no. 1 New Road	313
G81.2 Shouldham – Land accessed from Rye's Close	313
G83.1 Snettisham – Land south of Common Road and behind Teal Close	317
G85.1 Southery – Land off Lions Close	321
G88.1. Stoke Ferry – Land South of Lark Road/Wretton Road	325
G88.2 Stoke Ferry – Land at Bradfield Place	326
G88.3 Stoke Ferry – Land at Indigo Road / Lynn Road	327
G91.1 Syderstone – Land west of no.26 The Street	331
G92.1 Ten Mile Bank – Land off Church Road	335
G93.1 Terrington St. Clement – Land at Church Bank, Chapel Road	339
G93.2 Terrington St. Clement – Land Adjacent King William Close	340
G93.3 Terrington St. Clement – land West of Benn's Lane	341
G94.1 Terrington St John, St John's Highway and Tilney St Lawrence – Land east of School Road	345
G96.1 Three Holes – Land adjacent to 'The Bungalow', Main Road	351
G97.1 Tilney All Saints – Land between School Road and Lynn Road	354
G104.1 Upwell – Land north west of Townley Close	360
G104.2 Upwell – Land south/east of Townley Close	362
G104.3 Upwell – Land at Low Side	363
G104.4 Upwell – Land off St Peter's Road	364
G104.5 Outwell – Land at Wisbech Road	366
G104.6 Outwell – Land Surrounding Isle Bridge	367
G106.1 Walpole Highway – Land East of Hall Road	372
G109.1 Walpole St. Peter – Land south of Walnut Road	376
G109.2 Walpole St. Peter – Land south of Church Road	377
G112.1 Watlington – Land south of Thieves Bridge Road	380
G113.1 Welney , Former Three Tuns/Village Hall	383

G113.2 Welney land off Main Street	384
G120.1 Walton Highway – land adjacent Common Road	394
G120.2 Walton Highway – Land north of School Road	395
G124.1 Wiggshall St. Mary Magdalen – Land on Mill Road	401