

Draft Proposed Minor Modifications Schedule

These are 'minor' in the sense that they could not affect someone's planning interests, and therefore if the Inspector was minded to agree to them they would not need to be consulted on before a final decision on whether or not they should be included in the adopted plan.

Page no.	Section/Paragraph/ Policy/ Map Inset No.	Issue	Proposed Change
7	Introduction	Whether relationship of this plan to neighbourhood plans is sufficiently clear and highlighted.	<p>Add new text under new sub-heading at the end of the Introduction:</p> <p>'Neighbourhood Plans</p> <p>A number of neighbourhood plans are in preparation for parts of the Borough, and more may be produced during the life of this Plan. Neighbourhood plans must be in general conformity with the strategic policies of the local plan (i.e. those of this Plan and the Core Strategy), but may change more detailed policies, or add further such policies, within the neighbourhood plan area.</p> <p>The Borough Council considers this means that neighbourhood plans must support the overall scale and nature of growth for their area indicated by the Core Strategy and, in the case of strategic growth locations support the relevant policy in this Plan, but may otherwise provide revised development boundaries, policies and allocations to those in this Plan to shape development in their area in line with community aspirations.</p> <p>Those considering undertaking development should check whether any neighbourhood plan is in force in the area, as its policies may have superseded those in this Plan.'</p>
24	Paragraph C.5.2	Reference to isolated new homes, which is not relevant to the policy. (It related to an earlier iteration of the policy).	Reword as 'The National Planning Policy Framework promotes sustainable rural development. There is no national guidance regarding replacement dwellings and residential extensions, but these can have a negative impact on the countryside if not carefully managed. Therefore there is a need or a local policy to control such potential impacts.'
24	Paragraph C.5.3	Paragraph refers to retaining a stock of smaller homes, which is not relevant to the policy. (It related to an earlier iteration of the policy).	Delete paragraph C.5.3 ('The Borough Strategic Housing market. . . .')
26	Paragraph C.6.2 & C.6.3	Two related sentences split between two spate paragraphs, leading to confusion/objections in reps	Combine C.6.2 and C.6.3 as a single paragraph.

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26	Paragraph C.6.6	Add new paragraph following the existing C.6.6	For the purposes of this policy a 'rural worker' is defined as someone who is needed to live permanently in the countryside or a Smaller Village and Hamlet (outside other designated settlements); and to provide vital support to, an agricultural, forestry or other enterprise which supports the rural economy and environment; and on or in close proximity to that enterprise; and where neither the worker nor the enterprise can be located in a designated settlement (excepting Smaller Villages and Hamlets).
31	Paragraph C.8.1	Presentation of 2011 CS Policy requirements has led to confusion (people have thought this policy sets those quotas). It is out of date and will likely become increasingly so.	Delete table of CS requirements. Change para C8.1 to read 'Delivering new affordable homes remains a key national and local priority, to meet housing need. Core Strategy Housing Policy CS08 seeks to deliver affordable housing as a percentage of development of qualifying sites. The policy set percentages and thresholds for sites in different locations. These are to be reviewed from time to time.'
36	Paragraph C.11.4	Clarity regarding wording of supporting text (C11.4) to ensure consistency/compatibility.	Reword the supporting text (C.11.4) as follows (change underlined): "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 <u>normally</u> be permitted within the Norfolk Coast AONB, SSSIs and the flood Hazard Zones."
36	Paragraph C.11.3	Reword Policy DM11 as follows:	C.11.3 insert 'it' before "is preferable to protect" in final sentence.
39	Paragraph C.12.2	Reword Policy DM12 as follows:	C.12.2 insert 'the' before "A10, A17,".
42	Paragraph C.13	Potential to add additional information and justification.	Add reference in supporting text to inclusion of proposed King's Lynn-Hunstanton path on railway route in Norfolk Rights of Way Improvements Plan 2015-17 Action Plan, and also potential for part of proposed King's Lynn-Fakenham/Wells path, and Bawsey links, also to be on trackways included in this policy.
61	Paragraph C.19.3	Reword as follows: Removing the struck through word	C.19.3 This Study has been supplemented by a-recent (2013) research identifying existing green infrastructure projects around the Borough being undertaken by a range of agencies.
66	Policy DM 21 Point 3	Add in an extra bullet point	Include, 'For further information, reference is made to Appendix 3 and Appendix 4'
66	Policy DM21	Delete the word 'National' as it is not needed.	Delete 'the National' before "Planning Practice Guidance – Flood Risk and Climate Change in clause 2.
67	Paragraph C.22.3	Remove word in text	Delete the second 'also' in the 5 th line of the supporting paragraph C.22.3

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67	Paragraph C.22.3	Add in a word to the policy	Insert 'ensure' after "the policy approach aims to" in the 2 nd sentence of the supporting paragraph, C.22.3
73 & 74	Paragraph D.1.14 & D.1.17	Addition of supporting text and cross reference with Core Strategy Policy CS02 The Settlement Hierarchy.	<p>Housing - Distribution</p> <p>Add supporting text to paragraph D.1.14 to further clarify that in the Settlement Hierarchy services were considered and then population size was used to determine housing number distribution as follows: <u>"In the Settlement Hierarchy services were considered and then population size was used to determine housing number distribution."</u> to replace the following text: "The Council considers that the distribution of houses is best done by allocating growth to settlements proportional to the existing populations."</p> <p>Add the following cross reference to paragraph D.1.14: <u>"The opportunities and constraints in settlements/sites are set out in the following paragraph D.1.15."</u></p> <p>Include reference to Policy CS02, in paragraphs D.1.14 and D.1.17 as follows:</p> <p>D.1.14 <u>"The Settlement Hierarchy is set out in Policy CS02 of the Adopted Core Strategy."</u></p> <p>D.1.17 <u>"This approach is in line with the Settlement Hierarchy set out in the Adopted Core Strategy Policy CS02."</u></p>
76	Paragraph E 1.1	Bullet point for infrastructure	Delete bullet point for Infrastructure

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79	Paragraph E.1.12	Insert new paragraph E.1.13 entitled 'Transport' to expand the details on transport issues	<p>Transport</p> <p>E.1.13 Norfolk's Second Local Transport Plan 2006-2011 (LTP2), adopted in March 2006 identifies a King's Lynn Sub-regional Strategy to 2021. A key influence on that strategy was the need to manage the impacts of emerging plans for large scale growth in King's Lynn of around 11,000 homes to 2021. Following on from the adoption of LTP2 work commenced in 2007 on developing a strategic transport model for King's Lynn to evaluate possible transport interventions. Traffic modelling was undertaken and the strategy was developed through engagement with the Borough Council and local community taking account of the wider implications of planned growth. The outcome of this work was set out in the King's Lynn Area Transportation and Land Use Study Stage 1 Final Report March 2009 (referred to above) and contained six key themes:</p> <p>Sustainable transport measures to support large scale growth in the southeast Improvements to the central gyratory system to reduce congestion and address air quality issues New sustainable transport corridor on the Sandline railway (when it becomes available), or adjacent to it, and links to it from the Fairstead estate Dualling or capacity improvements to the A149 eastern bypass A new multi storey car park and re-use of existing surface car parks for other town centre uses and consideration of Park and Ride Queen Elizabeth hospital access and parking improvements.</p> <p>E.1.14 Additional reports were also prepared which developed the strategy further:</p> <p>KLATS2 Final Report August 2010 (CIV08) KLATS2 Multi Storey Car Park Feasibility Study</p> <p>The six key themes were developed further based on this work and distilled into more specific measures and an Implementation Plan was agreed with the Borough Council in autumn 2010. Improvement to the gyratory system was identified as a priority.</p> <p>The six key themes were developed further based on this work and distilled into more specific measures and an Implementation Plan was agreed with the Borough Council in autumn 2010. Improvement to the gyratory system was identified as a priority.</p>
84 - 104	Paragraph numbers in section E.1	Paragraph Numbering is absent	Addition of numbering to paragraphs in this section
110	Policy E2.1	Typo,	Last line of Part A, 12: Change 'PACs' to 'SACs'

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113	New Paragraph after E.2.24 (re: E2.1)	In order to embed / better explain this in the policy E2.1 the following modification is proposed	New paragraph to follow existing E.2.24, entitled 'Infrastructure Delivery Plan': o Policy E2.1 Part B, b requires the preparation of an Infrastructure Delivery Plan. This is an important mechanism to ensure that an agreed set of infrastructure is identified; costed and; apportioned between respective landowners. However in order to provide certainty about provision the IDP needs to identify and ensure programming of the individual elements. Trigger points and phasing need to be included. With the numbers of units involved and the complexity of the wider growth area to beyond 2026, the IDP will set out monitorable milestones. The IDP will be translated into a legal agreement between the Borough Council and landowners and developers to formalise the provision of infrastructure. The IDP will be published by the Borough Council. The Borough Council will publish monitoring updates through its Annual Monitoring Reports.
116	Paragraph E.2.47	Erroneous comparison of traffic on A10 and A47	Amend second sentence to read 'The A47 is a trunk road running east-west, and also carries a high volume of traffic.'
118	Paragraph E2.64	E2.64 heading 'Ecology'	Correct spelling of the word 'ecology'.
119	Paragraph E2.73	Clarification	Add the following words in line 3 of paragraph E2.73, after '...viable.' o The 'Norfolk Minerals and Waste Development Framework Core Strategy Policy CS16 - Safeguarding mineral and waste sites and mineral resources' is the relevant mechanism for considering how potential mineral resources are treated.
121	Paragraph E.3.7	Updating of status of Neighbourhood Plan.	Neighbourhood Plan E.3.7 South Wootton Parish Council are preparing a neighbourhood plan, to shape the development to address local concerns and aspirations. Once completed and brought into force this will be used to judge the detail of planning applications in the Parish, including those for the allocated site. The Neighbourhood Plan is anticipated to include policies to protect certain features, influence the design of the development, and to indicate preferred locations for additional facilities and cycle and footway links, etc. There is a Neighbourhood Development Plan in force for South Wootton Parish, within which this site sits. This has development plan weight, and should be read alongside the policy below. The Plan was prepared by the Parish Council to shape development to address local concerns and aspirations. The Neighbourhood Plan includes a range of policies including those to protect of certain features, influence the design and character of the development, and to indicate preferred locations for additional facilities and cycle and footway links, etc.

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122	Paragraph E3.12	Add new paragraph following paragraph E3.12, and to provide a consistent text / policy to housing numbers.	<p>E.3.13. The site is partially underlain by a Mineral Safeguarding Area (Sand and Gravel). Site investigation and assessment of the mineral resource will be required to comply with Norfolk Minerals and Waste Core Strategy policy CS16. The Minerals Planning Authority considers that due to the topography of the site the potential for prior extraction is limited, however the possibility of the re-use of mineral resources recovered from groundworks and SUDS infrastructure should be considered.</p> <p>E.3.134. In the event that the site is brought forward for proved capable of accommodating significantly greater substantially more than 300 dwellings it will be important to ensure that together with the features and facilities mentioned above in the Policy have been suitably assessed as capable of accommodating the extra development. potential further tranche of development could be considered in a future plan. (See also Section D1 – Distribution of Development.)</p>
127	Paragraph E.4.3	Replace 'in' with 'within'.	E.4.3 Reffley Wood, an Ancient Woodland and County Wildlife Site, is immediately south-west and west of the growth area; the southern boundary of the Norfolk Coast Area of Outstanding Natural Beauty follows the northern side of the A148 Grimston Road, close to the site. Roydon Common, which is a National Nature Reserve, Site of Special Scientific Interest and Special Area of Conservation; and Grimston Warren, a County Wildlife Site; are situated to the east, beyond the A149 Queen Elizabeth Way. There are other County Wildlife Sites in North Wootton. The Gaywood River Valley lies to the south of the site. There are several heritage assets and their settings within in the surrounding area, including the Knights Hill Hotel (Grade II listed Rising Lodge) to the north-east, Castle Rising Castle (Scheduled Monument and Grade I listed building) and Church of St Lawrence, Castle Rising (Grade I listed) to the north, and the remains of Church of St James (Scheduled Ancient Monument and Grade I listed) and a Saxon and medieval settlement (Scheduled Monument) to the south. It is important to consider these assets and their settings, including the historic landscape associated with them and ensure that these are preserved and enhanced.
127	Paragraph E.4.5	New wording for clarification.	E.4.5 The independent planning inspector who examined the Core Strategy explicitly stated that, compared to the potential alternatives, the expansion areas identified (and Knights Hill was one of these, see King's Lynn Diagram/Core Strategy) were preferable to the alternatives. It is unconstrained by flood risk and infrastructure problems, etc., and relatively easily accessed and serviced. However precise forms of development on the allocation will be subject to the consideration of constraints. Policy CS03 of the Core Strategy states that at least 7,510 new dwellings will be provided within and around King's Lynn. Existing completions and commitments will provide a significant part of that figure, hence Policy CS09 states that a minimum of 5,070 are to be allocated in locations in the King's Lynn area.

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128	Paragraph E.4.11 & E.4.12	Updating of status of Neighbourhood Plan.	<p>E.4.11 South Wootton Parish Council is preparing a Neighbourhood Plan for its parish, which includes part of the allocated area. This offers the opportunity for the local community to shape the development. The neighbourhood plan can determine the detail of the development, but must be in general conformity with the strategic policies of the Local Plan.</p> <p>E.4.12 The Borough Council supports the Parish Council's endeavours in preparing this neighbourhood plan, and its emerging approach to development in the area have influenced this plan in particular resulting in a reduction in the number and density of dwellings to be provided on the site. Only part of this allocation falls within the parish boundaries.</p> <p>There is a Neighbourhood Development Plan in force for South Wootton Parish, which includes part of this site. This has development plan weight, and should be read alongside the policy below. The Plan was prepared by the Parish Council to shape development to address local concerns and aspirations. The Neighbourhood Plan includes a range of policies including those to protect certain features, influence the design and character of the development, and to indicate preferred locations for additional facilities and cycle and footway links, etc.</p>
129	Paragraph E.4.17	Removal of the word 'Coasthopper'.	E.4.17 There are existing (half hourly) bus services on the Grimston Road between King's Lynn town centre and Hunstanton (Coasthopper).
129	Paragraph E.4.20	Addition of words for clarity	E.4.20 The Plan's Habitats Regulations Assessment Report identified the need for measures to ensure <u>that there is</u> no adverse impact on the nearby designated nature conservation areas through exacerbation of existing adverse recreational impacts. These are incorporated in the policy.
130	Paragraph E.4.22	Clarification	E.4.22 An overall density of around 16 dwellings per hectare will be sought, with variation across the area to provide a lower density in the western part of the site, subject to appropriate consideration and response to constraints identified, 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. A mix of house types including 1 and 2 bedroom flats and 1, 2, 3 and 4 or 5 bed houses should be provided.
130	Paragraph E.4.23	Deletion of words not required	<p>E.4.23 The heritage assessment should include both on-site archaeological evaluation and an assessment of the impact on heritage assets beyond the site, including views to/from important heritage assets, such as in particular, Castle Rising Castle, the Knights Hill complex and Church of St James and surrounding Saxon/medieval settlement and the impact on historic landscape character. Regard should be had to the statutory duty to preserve or enhance the character and appearance of heritage assets. Regard should also be had to the character and appearance of Heritage assets should be conserved and enhanced. Regard should be had to the character of the former Castle Rising Chase and deer park including the higher ground in the north and east and the open landscape straddling Grimston Road.</p>
130	Policy E4.1	Amending of Sub-section 1	Amend sub-section 1(a)iii to be new sub-section 2, with consequent adjustments to following sub-sections' numbering.

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130	Policy E4.1	Typo - spurious 'A' included after second paragraph	Delete the capital 'A' after second paragraph (but leave the following list starting '(a) site Specific. . .' intact).
138	Paragraph F.1.2	States bus service is 'extensive', which has been disputed	Replace 'An extensive bus service links. . . .' with 'Bus services link. . . .'
144	Policy F1.3	Erroneous formatting of policy text	Move sub-paragraph p from the list and start it as a new un-numbered un-indented paragraph.
146	Policy F1.4	Garbled text	Delete 'making the most of' from last line of first paragraph of policy.
147-148	Policy F1.4	Erroneous formatting renders provisions confusing.	Under 2 (Provision of. . .) Delete the first of the 2 lines headed 'b', so that the list with roman numerals ('a new road. . .') runs on from, and as part of, sub-para a ('high quality local highway. . .') Delete the second line headed 'a', which comes after 'g', so that the list with roman numerals ('additional primary schools. . .') runs on from, and is part of para 'g'. Move sub-paragraph k from the list and start it as a new un-numbered un-indented paragraph.
156	Policy F2.2	F2.2 part 5 refers to the 'North Norfolk Coast AONB'. This is not the correct title.	Amend policy F2.2 part 5 to read '...and the Norfolk Coast Area of Outstanding Natural Beauty (AONB).'
158	F2.3	F2.3 part 3 refers to the 'North Norfolk Coast AONB'. This is not the correct title.	Amend policy F2.3 part 3 to read '...and the Norfolk Coast Area of Outstanding Natural Beauty.'
160	Paragraph F.2.19	Incorrect policy reference	Amendment needed to read '....proposed Care Home on F2.5. Such...'
160	Paragraph F.2.20	Paragraph F.2.20 duplicates paragraph F.2.24	Delete paragraph F.2.20
164	Paragraph F.2.34	Deletion of words not required	Para F.2.34 - Delete...'However the sites owners have other aspirations, there are no detailed proposals for such a development, and it remains to be seen whether this type of development can actually be delivered on this site. Nevertheless,'
169	Paragraph F.3.8	Additional bullet point	F3.8 'In considering the total allocation (for 1450 dwellings) there is a necessity for a community focus / neighbourhood centre. A suitable site should be identified for provision within this site, or as part of the wider allocation, depending on locational imperatives.'
167	Policy F3.1	EA representation request to add an additional point to require a FRA	Add an additional condition to the policy- 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. And renumber the subsequent conditions to follow on from his new point. Therefore point d will become point e.

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179	Paragraph G.13.8	Updating of status of Neighbourhood Plan.	G.13.8 Brancaster Parish Council is preparing a neighbourhood plan and once finalised and approved this will help shape the character, layout and detail of development in the village. There is a Neighbourhood Development Plan in force for Brancaster Parish. This has development plan weight, and should be read alongside the policy below. The Plan was prepared by the Parish Council to shape the development to address local concerns and aspirations. The Neighbourhood Plan includes a range of policies, including those to limit the size of new dwellings, influence design and layout, and conserve the character of the area.
194	Paragraph G22.1	Paragraph G.22.1 Line 3 – “The origin of the form of the settlement lies in the Norman Castle” not ‘Castles’	Replace text ‘Castles’ with ‘Castle’.
195	Paragraph G.22.6	Confusion was expressed as the text refers to both 11 and 15 dwellings with no explanation for the increased number.	Delete sentence in paragraph G.22.6. ‘The entire area is allocated for development of 15 dwellings to ensure a comprehensive scheme’ Replace with sentence: ‘The council considers a marginal increase in the number of dwellings in this location from 11 to 15 would enable a comprehensive scheme.’
197	Paragraph G.22.7	The text states that the site is undeveloped and not currently in agricultural production but this is incorrect. There are three derelict properties and gardens on the site and the remainder of the site is in agricultural production	Delete sentence in paragraph G.22.7 ‘The landscape of the site is undeveloped and comprises Grade 3 (moderate quality) agricultural land although it is not currently in agricultural production’. Replace with new text: ‘The site is partly developed although the majority of the site is currently agricultural land (grade 3). The site boundary includes three cottages fronting Massingham Road which have been derelict for some time. The properties and gardens appear neglected and do not enhance the local setting. This area is within the development boundary but has been included in the site boundary to ensure that a comprehensive scheme is delivered which improves the setting of Castle Acre Conservation Area. In order to achieve a development which responds well to the local setting and provides access and footway improvements it is necessary to remove the buildings on site and to replace these with high quality new residential dwellings built using local materials’.
213 & 214	Paragraph G29.12 & G29.15	Refers to Grade I listed Church of St. Mary, should be St. Nicholas	Reference to Grade I listed Church of “St. Mary” in point number 3 in Policy G29.2, in paragraph G29.12 and in paragraph G29.15. Change these as they should be Church of “St. Nicholas”.

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228	Paragraph in G34.1 section	In the Site Justification section, first paragraph the last sentence reads: 'Development of this site is supported by Emneth Parish Council.'	Delete the sentence.
228	Paragraphing in G34 section	In the Site Justification section the paragraph numbering is absent	Add numbering to the paragraphs.
229	Paragraph G35.5	Replace paragraph	G35.5 Feltwell and Hockwold cum Wilton were grouped together by the Core Strategy to collectively form a Key Rural Service Centre as they have a good range of services and facilities to serve the existing community. The Council's preferred distribution of development between Key Rural Service Centres on a population pro-rata approach (see Distribution of Development Section) would indicate 54 additional dwellings between Feltwell and Hockwold. The Council has split the development between 4 sites and increased the level of new housing in order to optimise the development potential of the preferred sites and increase contributions towards affordable housing. The Council has allocated 105 houses, with 100 in Feltwell and 5 in Hockwold cum Wilton.
239	Map Inset G36 Fincham	The map inset appears smaller than others in the document	Increase the size of the map inset in line with the rest of the document
251	Paragraph G.42.2	Text correction .School is not operational, Post office has closed, no bus service	Delete mention of school (G.42.2) being in the village as this has been closed Replace with new text: 'Great Bircham and Bircham Tofts have some key services such as a convenience shop, an inn, a licensed social and sports club, and a church; but it has no regular public transport service and the Post Office and school have recently closed.'
253	Paragraph numbering in section G42	In the Site Justification section the paragraph numbering is absent	Add numbering to the paragraphs
269	Paragraph G.48.6	Incorrect tense used	Replace the word 'been' to 'being'
280	Policy G56.1	The policy title formatting is inconsistent with those in the rest of the document	Change the title of the policy to: 'Policy G56.1 Marham – Land at The Street
280	Paragraph G56.7	Incorrect character present	Replace the '(' symbol with ','
284	Paragraph G57.7	Missing "	Replace 'sites' with 'site's'
284	Paragraph G57.10	Incorrect tense used	Replace the word 'been' to 'being'

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323	Paragraph G.88.2	A surgery is listed as a service/facility within the settlement and there is not one.	Remove the word 'surgery' from the paragraph
327	Paragraph G.88.18	Numerical error	Replace 'Site 87.3' with 'Site 88.3'
337	Policy G.93.2	Omission of text: point 3 of the policy should read 'as local highway authority' not 'as local highway'.	Policy G.93.2 point 3. Add the word 'authority' to end of sentence.
345	Paragraph numbering in section G94	In the Site Justification section the paragraph numbering is absent	Add numbering to the paragraphs
346	Paragraph G.95.1	Text is inaccurate. The text states that the village has 2 pubs, but it has 3 and states that the village has a G.P Surgery but it does not.	Delete reference to G.P Surgery and amend text to read 'The village contains a shop and 3 pubs but no school'.
351 - 352	Paragraph numbering in section G96	Paragraph Numbering is absent	Add paragraph numbering
360	Policy G104.1	The policy title appears to be a larger text size than others within the document	Reduce the text size of the policy title in line with the other in the document
366	Policy 104.5	Policy title formatting is inconsistent with other in the document and therefore not easily identifiable on the map inset	Add the letter 'G' to the policy title, as below: Policy G104.5 Outwell – Land at Wisbech Road
367	Policy 104.6	Policy title formatting is inconsistent with other in the document and therefore not easily identifiable on the map inset	Add the letter 'G' to the policy title, as below: Policy G104.6 Outwell – Land surrounding Isle Bridge
382	Map Inset G113 Welney	The map inset appears smaller than others in the document	Increase the size of the map inset in line with the rest of the document

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383	Paragraph G113.6	The site description and justification was not clear in that the two parts of the site could come forward independently providing they do not inhibit one another.	<p>'The site is brownfield in nature and development of all of the site is linked to the relocation and replacement of the existing village hall. The Council would not want to see a community facility, the village hall, being lost without replacement. Ideally the site would come forward as one comprehensive scheme. There was previous planning permission for seven houses on the site, this excluded the village hall, but this permission has now expired. If the portion of the site that doesn't currently host the village hall came forward for development independently, this could be acceptable providing the development of this portion of the site does not inhibit the remainder of the allocated site coming forward and being developed.'</p> <p>The remainder of the original paragraph will form a new paragraph, as below:</p> <p>'The Council considers the site is capable of accommodating the 7 residential units required in the settlement at a density reflecting that of the surrounding area. The local highways authority has no objection to this site providing safe access is achieved from Main Street.'</p>
394 - 395	Paragraph Numbering in section G120	Paragraph Numbering is absent	Addition of paragraph numbering
395	Policy G.120.2 West Walton/Walton Highway	Text is inaccurate. Text should read: 'land amounting to 0.54 hectares north of School Road' not 'land amounting to 0.54 hectares north of Salts Road'	Delete wording in policy G.120.2 'land amounting to 0.54 hectares north of Salts Road' and replace with 'land amounting to 0.54 hectares north of School Road'
403	Paragraph Numbering in section G.126	Paragraph numbers are absent for this settlement chapter of the document	Add paragraph numbering to the Wimbotsham chapter of the document
412	GLOSSARY	Addition to definition of 'Brownfield Land or Sites'	<p>Brownfield Land or Sites</p> <p>Previously developed land. Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes:</p> <ul style="list-style-type: none"> • land that is or has been occupied by agricultural or forestry buildings; • land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; • land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and • land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

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420	GLOSSARY	Glossary page 420 'out of centre' incorrect/meaningless- delete last word 'centre' and insert 'existing urban area'	Delete last word 'centre' and insert 'existing urban area'
421	GLOSSARY	Include definition for 'Rural Affordable Housing Exceptions Sites'	<p>These are small developments (up to 15 dwellings) specifically to provide affordable housing in small rural communities on sites that would not normally be used for housing because, for example, they are subject to policies of restraint, such as outside development boundaries, or in Smaller Villages and Hamlets.</p> <p>The Council will consider permitting a minor element of open market housing on such sites where this will subsidise delivery against a significant (in terms of scale, type or location) need for affordable housing which would otherwise go unmet. The need for, and application of, such subsidy will be required to be demonstrated by open book accounting of the development's viability, with independent assessment of this at the applicant's expense. Land costs will be expected to reflect that such schemes will, by definition, be on land that otherwise would not be granted permission for housing.</p>
424	GLOSSARY	Amend definition for 'Transport Assessment'	<p>Transport Assessment</p> <p>Where a new development is likely to have significant transport implications, a Transport Assessment (TA) should be submitted with the planning application.</p> <p>A comprehensive and systematic process that sets out transport issues relating to a proposed development. It identifies what measures will be required to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport and what measures will need to be taken to deal with the anticipated transport impacts of the development.</p>
424	GLOSSARY	Provide a consistent definition of windfall	<p>It is important to note that not all of this planned growth will be delivered through site allocations. Part of the growth will be delivered on sites with existing planning permissions, and others will come forward on unallocated (windfall) sites, usually previously-developed within development boundaries (especially within the towns). The new policy for infill development in the smaller villages and hamlets (Policy DM 3) will add to the potential for small-scale windfall sites to come forward.</p>
438	Appendix 5	No statistical data for Emneth	Include figures for Emneth (Appendix 1)

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439-445	Table: Distribution of development between settlements in the Rural Area	Errors in percentages in table – Castle Acre, Welney, Emneth, Total.	Replace with amended table (Appendix 1).
439-445	Table: Distribution of development between settlements in the Rural Area	Second column (a) describes the allocations as provisional	Delete the word 'Provisionally', and capitalise 'allocated'. (Appendix 1).
446	Distribution of Development, Smaller Villages and Hamlets	To ensure consistency with the revisions to Policy DM3.	Amend final sentence of second paragraph to read: 'The intention of the policy is to permit modest levels of development which deliver against the rural and other identified local needs, while avoiding scales of development which are either inappropriate to the scale and character of the settlement, or could cumulatively lead to a higher level of housing being developed in the rural areas than planned by the Core Strategy, or undermine the delivery of the major strategic growth planned around the towns.'
	Annex 4 Flood Risk Protocol	Insert a new Annex following Annex 4, 'Annex 5: Flood Risk Design Guidance'	Insert - Flood Risk Design Guidance for New Dwellings Proposed within the Area Covered by the Environment Agency's Tidal River Hazard Mapping (Appendix 2).

The Distribution of Housing between settlements in the Rural Area 5

Appendix 1

	a	b	c	d	e	f
KEY RURAL SERVICE CENTRE	Allocated no. of dwellings	2011 Population (estimated)	Population as a proportion of all Key Rural Service Centres'	Guide number of Dwellings Based on population	Allocated number of dwellings as a percentage of guide number (d)	Particular reason for marked difference between allocations and from guide number (d)
Brancaster with Brancaster Staithe & Burnham Deepdale	15	797	2%	11	136%	In order to provide two sites and optimise their development potential
Burnham Market	32	877	2%	12	250%	Provides car parking for the village
Castle Acre	15	848	2%	11	100%	-
Clenchwarton	50	2,171	4%	29	172%	To optimise the development potential of sites
Dersingham	30	4,640	9%	62	48%	Insufficient suitable sites put forward
Docking	20	1,200	2%	16	125%	In order to optimise development potential of site

5 The Distribution of Housing between settlements in the Rural Area

East Rudham	10	541	1%	7	143%	In order to optimise development potential of site and affordable housing delivery
Emneth*	36	<u>2617</u>	<u>5%</u>	<u>33</u>	<u>109%</u>	Emneth has been re-categorised as a KRSC (was formerly classed as Wisbech Fringe) To optimise the development potential of sites and maximise the provision of affordable housing
Feltwell with Hockwold	70 105	4,020	8%	54	130% <u>195%</u>	To optimise the development potential of sites and maximise the provision of affordable housing
Gayton with Grimston & Pott Row	46	3,412	7%	46	100%	-
Great Massingham	12	902	2%	12	100%	-
Heacham	66	4,750	10%	63	105%	-
Marham	50	3,531	7%	47	106%	-

The Distribution of Housing between settlements in the Rural Area 5

Methwold & Northwold	45	2,587	5%	35	129%	To optimise the development potential of sites
Snettisham	34	2,570	5%	34	100%	-
Stoke Ferry	27	1,020	2%	14	193%	To optimise the development potential of sites and maximise affordable housing delivery
Terrington St Clement	62	4,125	8%	55	113%	To optimise the development potential of sites and maximise affordable housing delivery
Terrington St John with St John Highway & Tilney St Lawrence	35 <u>75</u>	2,467	5%	33	106% <u>227%</u>	-
Upwell with Outwell	80 <u>70</u>	4,833	10%	64	109%	To optimise the development potential of sites
Watlington	32	2,455	5%	33	97%	-
West Walton with Walton Highway	20	1,731	3%	23	87%	-
TOTAL	787 <u>852</u>	49,477	100%	660	113% <u>129%</u>	

*Emneth has been re-categorised as a KRSC (was formerly classed as Wisbech Fringe) as part of the SADMP. Whilst a numerically corrected figure is included for Emneth the remainder of the table has not been recalculated.

5 The Distribution of Housing between settlements in the Rural Area

RURAL VILLAGE	a	b	c	d	e	f
	Allocated no. Dwellings	2011 Population ⁽¹⁰⁶⁾	Population as a proportion of all Rural Villages	Guide number of dwellings based on population	Allocated number of dwellings as a percentage of guide number (d)	Particular reason for marked difference between allocations and from guide number (d)
Ashwicken	0	592	3%	5	0%	No suitable sites put forward
Burnham Overy Staithe	0	134	1%	1	0%	No suitable sites put forward
Castle Rising	0	216	1%	2	0%	No suitable sites put forward
Denver	0 <u>8</u>	890	4%	8	0% <u>100%</u>	No suitable sites identified
East Winch	10	779	3%	8	125%	The chosen site could satisfactorily accommodate a little more
Fincham	5	496	2%	5	100%	-
Flitcham	0	276	1%	3	0%	No suitable sites put forward
Great Bircham & Bircham Tofts	10	448	2%	4	250%	Parish Council preference for greater level of new housing
Harpley	5	338	1%	3	167%	In order to deliver affordable housing on site
Hilgay	12	1,341	6%	12	100%	-

105 2011 Census, Parish population figures, except where indicated * which are estimates of the village population where settlements do not relate closely to parish areas.

The Distribution of Housing between settlements in the Rural Area 5

Hillington	5	400	2%	4	125%	In order to deliver affordable housing on site
Ingoldisthorpe	10	849	4%	8	125%	-
Marshland St James & St Johns Fen End	25	1,336	6%	12	208%	To maximise development potential of allocated sites
Middleton	15	1450	6%	13	115%	-
Old Hunstanton	0	628	3%	6	0%	No suitable sites put forward
Runcton Holme	10	657	3%	6	167%	Provisionally chosen site could accommodate a little more and deliver an additional affordable dwelling
Sedgeford	10	613	3%	6	167%	Provisionally chosen site could accommodate a little more and deliver an additional affordable dwelling
Shouldham	10	605	3%	5	200%	An appropriate level of housing without having a significant impact on character
Southery	15	1,324	6%	12	125%	Provisionally chosen site could accommodate a little more and deliver an additional affordable dwelling
Syderstone	5	445	2%	4	125%	In order to deliver affordable housing on site

5 The Distribution of Housing between settlements in the Rural Area

Ten Mile Bank	5	382*	2%	3	167%	To optimise the development potential of the selected site and deliver affordable housing on site
Three Holes	5	390*	2%	4	125%	To optimise the development potential of the selected site and deliver affordable housing on site
Thornham	0	496	2%	5	0%	No suitable sites identified
Tilney All Saints	5	573	2%	5	100%	-
Walpole Cross Keys	0	518	2%	5	0%	No suitable sites identified
Walpole Highway	10	701	3%	6	167%	To optimise the development potential of the selected site
Walpole St Peter with Walpole St Andrew & Walpole Marsh	20	1804	8%	16	125%	To optimise the development potential of the selected site
Welney	20	542	2%	5	140%	Parish Council preference for additional development and site can accommodate more
Wereham	8	859	4%	8	100%	-
West Newton	0	228*	1%	2	0%	No suitable sites put forward

Wiggenhall St Germans	0 5	1373	6%	12	0% <u>42%</u>	No suitable sites put forward Only one small suitable site put forward
Wiggenhall St Mary Magdalen	10	729	3%	7	143%	To optimise the development potential of the selected site
Wimbotsham	0	664	3%	6	0%	No suitable sites put forward
Wormegay	0	359	2%	3	0%	No suitable sites put forward
Total	230 <u>243</u>	23435	100%	213	102% <u>114%</u>	

APPENDIX 2 – Flood Risk Design Guidance

Flood Risk Design Guidance for New Dwellings Proposed within the Area Covered by the Environment Agency's Tidal River Hazard Mapping

The Tidal River Hazard Mapping illustrates the flood risk from the River Nene and River Great Ouse in the event of an overtopping and/or breach of the defences (in a 1 in 200 year event, both now and in the future taking into account the impacts of climate change up to the year 2115). The information available includes depth, velocity and a hazard rating for the site.

The following guidance sets out the range of flood resilient/resistant construction/design measures which we will likely expect to be incorporated in to any proposals for new residential development located within the area covered by the Environment Agency's Tidal River Hazard mapping. The aim of these measures is to reduce the risk of flooding to both property and future occupants.

The range and type of resiliency measures required will dependent on the predicted floor depths identified at the site by the Tidal River Hazard Mapping, the site specific FRA and, where appropriate, detailed topographical information.

Please note that new dwellings in high flood risk areas will need to pass the NPPF Sequential test and all elements of the Exception test. The following guidance does not negate this need.

In addition, the design of any new dwelling would need to respect the form and character of the surrounding area as well as the amenity of any neighbouring residential properties. It should not be assumed that by the provision of appropriate flood resiliency measures the design of the dwelling will automatically be acceptable to the BCKLWN in all instances.

- Where the Tidal River Hazard mapping shows depths of **up to 1 metre**:

We will usually expect (dependant on the flood risk to the site identified by the site specific FRA) the incorporation of some or all of the following flood resiliency measures:

- Finished floor level raising
- Dam boards
- Other resiliency measures such as raising of electrical sockets/switches
- No ground floor sleeping accommodation
- Safe refuge is provided
- Where the Tidal River Hazard mapping shows depths of **over 1 metre and up to 2 metres**:

For sites predicted to flood to 1 - 2m the site specific FRA (in combination with detailed topographical information) will need to identify the precise flood risk to the site and the necessary resiliency measures, these should include some or all of the following flood resiliency measures:

- Finished floor level raising
- Dam boards
- Other resiliency measures such as raising of electrical sockets/switches
- No ground floor sleeping accommodation
- Safe refuge is provided
- Or no habitable ground floor accommodation
- Where the Tidal River Hazard mapping shows depths **over 2 metres**:

In areas predicted to be flooded to depths of 2m or greater no ground floor habitable* accommodation should be provided.

This is because flood resiliency measures (such as raising finished floor levels and dam boards) would be highly unlikely to be able to prevent the ground floor being completely inundated.

In addition, using dam boards to keep a building dry with 2 or more metres of water around it would likely, due to hydrostatic pressures, lead to its collapse. Accordingly, non-habitable accommodation on ground floors, which would allow for the ingress of water with minimal damage to property, is recommended.

**Habitable accommodation would usually include bedrooms, sitting rooms, dining rooms, kitchens and any other room designed for habitation. Rooms that are not normally used for living in, such as toilets, storerooms, pantries, cellars and garages, are not considered to be habitable.*

Flood Risk Design Guidance for Conversion of Existing Buildings to Residential Use

Proposals for conversion of existing buildings to residential use will be assessed on a case by case basis. Flood resiliency measures will need to be incorporated in to such schemes as far as practically possible taking in to account the constraints of the existing structure.

Schemes which propose, as a result of the conversion of an existing building or the subdivision of an existing house, ground floor or basement flats in high flood risk areas will likely be resisted. This is because with all habitable accommodation at risk of inundation and no/limited safe refuge available this kind of accommodation is highly susceptible to flood risk and places occupants at risk.

If, due to the constraints of the existing building, it is not possible to incorporate adequate flood resiliency measures to allow residential use then an alternative use which is less vulnerable to flood risk (as defined by table 2 of the [Technical Guidance](#) (404kb pdf) to the NPPF) may be more appropriate.

This guidance forms part of the [Strategic Flood Risk Assessment and Tidal River Hazard Mapping Protocol 2012](#).

Flood Proofing Measures

Further guidance on a range of flood proofing measures can be found within the Communities and Local Government document "Improving the Flood Performance of New Buildings – Flood Resilient Construction". This document can be viewed on the [CLG website](#). (<http://www.communities.gov.uk/publications/planningandbuilding/improvingflood>)

Guidance last updated: 05 December 2012