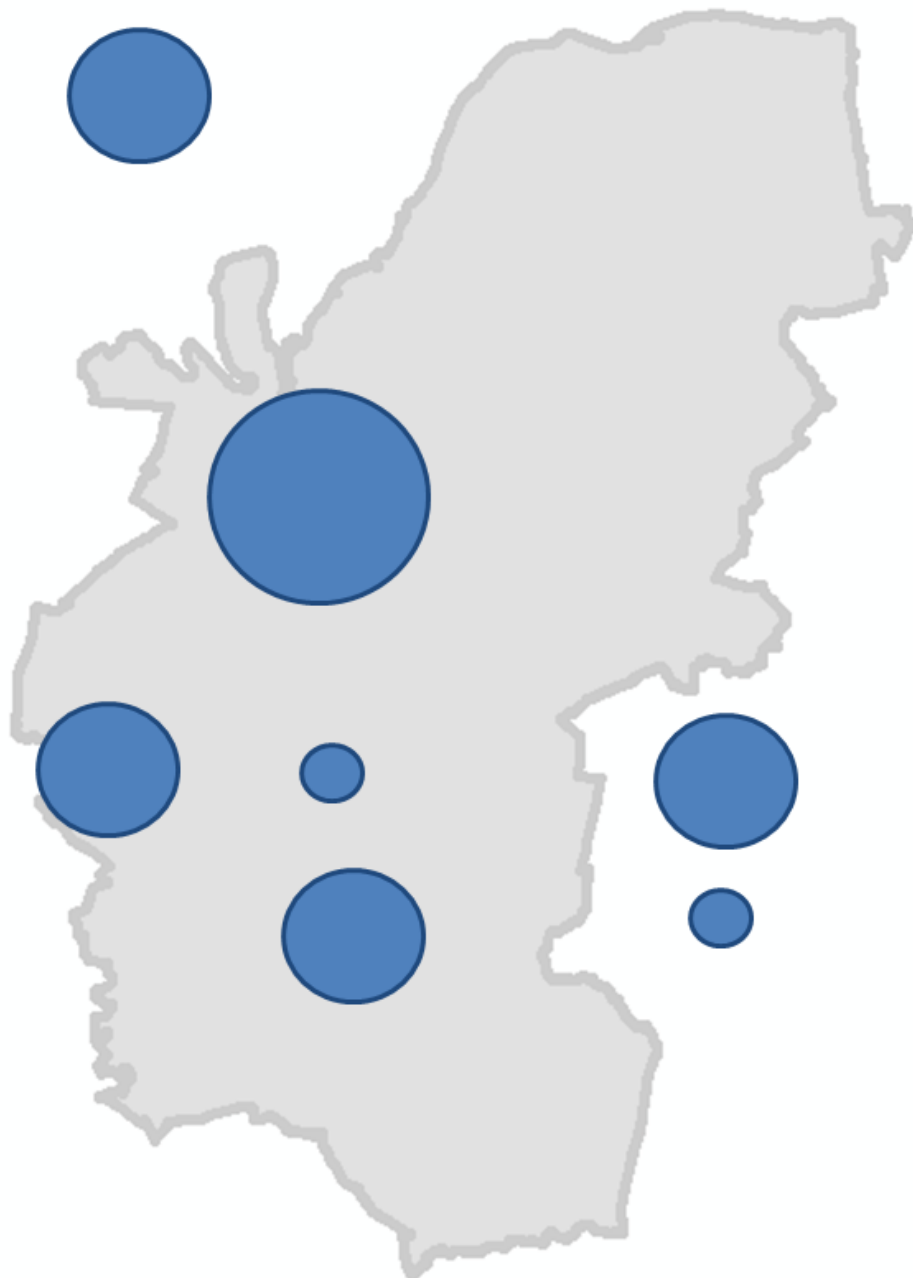


Borough Council of King's and West Norfolk Local Plan Review (2016 – 2036):

Consideration of Strategic Options for Growth



Summary

This discussion paper has been prepared in order to explore a number of potential strategic growth options for the Borough of King's Lynn and West Norfolk as part of the Local Plan Review, which covers a 20 year time period from 2016 to 2036.

The previous approach seen through the Core Strategy and the Site Allocations and Development Management Policies Plan Document, with development focused towards King's Lynn and the higher order settlements of the Settlement Hierarchy, is highlighted and the theory behind this approach is outlined.

The paper then moves on to the potential strategic growth options, outlining the level of growth required (in the region of 4,000 new dwellings) through the site allocation process over the Local Plan Review time period. Then five potential options are presented in detail for where this growth might be distributed and accommodated across the Borough. The five options presented are; Option 1 King's Lynn Area, Option 2 Spread Development, Option 3 Rural Focus, Option 4 New Settlement, and Option 5 Wisbech Fringe.

The options are then subject to an initial Sustainability Appraisal, based upon information currently available. The results of this are then discussed in detail in relation to the Borough's 20 Sustainability Objectives.

Analysis of Sustainability Appraisal illustrates that all five options result in overall positive effects; with Option 2 Spread Development Scoring (+11) the highest, and Option 3 Rural Focus (+4) scoring the least positive. Option 5 Wisbech Fringe scored the second highest (+10), although there is work progressing in this area, there is a degree of uncertainty. Option 1 King's Lynn Area (+7), scored positively although locations for multiple new large scale allocations may be difficult to identify given potential impacts upon sites allocated through the Site Allocations and Development Management, and the local areas. Option 4 New Settlement (+6), scores well however there is a degree of uncertainty as at this stage a broad location has not been identified.

The paper concludes that although at an early stage in discussions, the sustainability appraisal illustrates that a growth option which proposes to spread the required growth across the Borough is a sustainable one; it supports the previous Local Plan, Settlement Hierarchy and development proposals within and close to the Borough. However the detail of the spread is still available discussion.

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1. Previous Approach to the Distribution of Development

1.1 The Core Strategy (adopted 2011) through its policies sought to distribute development in accordance with the settlement hierarchy to sustainable locations. The aim was therefore to deliver 90% of the new housing development, including allocations, across the top four tiers of the settlement hierarchy, as illustrated in the table below:

King's Lynn (inc West Lynn), Main Towns (Downham Market & Hunstanton), Adjacent Settlements (Wisbech Fringe, West Winch, North & South Wootton)	73%	
KRSC	17%	
		90%
Rural Villages	8%	
Other	2%	
		10%
Total	100%	100%

1.2 The results of using this method in the allocation process through the SADMP (Site Allocations and Development Management Policies Plan) are shown in table below:

King's Lynn (inc West Lynn), Main Towns (Downham Market & Hunstanton), Adjacent Settlements (Wisbech Fringe, West Winch, North & South Wootton)	82%	
KRSC	14%	
		96%
Rural Villages	4%	
Other	0	
		4%
Total	100%	100%

1.3 For the purpose of exploring the distribution of allocations made through the SADMP, the settlements have been broken down in line with this plan, as can be seen below:

King's Lynn & Surrounding Area (West Lynn, West Winch / North Runcton, Hall Lane and Knights Hill South Wootton)	62%	3,926
Wisbech Fringe	9%	550
Downham Market	6%	390
Hunstanton	5%	333
KRSC	14%	852
Rural Villages	4%	243
Other	0	0
	100%	6,294

1.4 The theory for this distribution method being employed at the time is set out as follows:

King's Lynn receiving the majority of the Borough's overall growth would enable the town to deliver the services and facilities necessary for a sub-regional centre for the present and into the future. The town was also identified in 2008 as a Growth Point. With allocated growth focused on, but not limited to, urban extensions (to the north, north east and south) and the regeneration of existing built-up areas. The largest area for urban expansion is the extension to south (West Winch / North Runcton).

1.5 At Downham Market growth was envisaged here to maintain the town's status as the second town within the Borough and to support its role of being the main service centre and focus for employment for the southern part of the Borough. The provision of new houses here was carefully balanced in order to redress inadequacies within existing level of services within the town at that time. This combined with previous rapid growth of the town resulted in a lower proportion of the Borough's new growth being allocated here, compared to others, in order to provide a slower pace of growth enabling the town to settle and for services and facilities to adjust to the increase in population. With the north east, east and south east areas of the settlement earmarked as appropriate areas for urban extensions. One of the three proposed allocations was removed from the preferred options version of the plan to assist this process.

1.6 For Hunstanton the focus was ensuring that as a main town, the third town in the Borough, its position as a successful service hub for the local area was maintained, while strengthening its role as a tourist destination all year-round. New allocations were sought

through extensions to east and south of the settlement. The Wisbech Fringe area was identified in order to support the function of Wisbech Town within the area. Wisbech is the largest settlement within Fenland and has a significant range of services and facilities. It is an important destination for the surrounding rural settlements, a number of which are within West Norfolk. The town borders West Norfolk and as such is an appropriate area to facilitate, in co-operation with Fenland District Council, an urban extension area.

1.7 The strategy for rural areas was to promote sustainable communities and sustainable patterns of development. Thus ensuring that these settlements are able to continue to provide essential services and facilities to serve the local community. It is important to note that the approach to the distribution allocations in rural areas of the Borough considered appropriate for allocation, Key Rural Service Centres and Rural Villages, was carried out broadly based upon allocating proportionally to the existing population. Although this was not rigidly applied due to either constraints being identified, such as flood risk or lack of safe highway access, that resulted in a lower allocation. Opportunities, such as new facilities at Burnham Market and Stoke Ferry, resulted in a higher allocation.

1.8 The numbers for each class within CS02 The Settlement Hierarchy is expressed as a minimum so this figure could be exceed and indeed to provide further flexibility, through a main modification, the SADMP allocations are expressed as 'of at least x number of dwellings'. Furthermore, although all of the settlements in each class has an equivalent status in terms of planned function, their ability to accommodate growth, and the sustainability in each, does vary significantly.

2. Potential Growth Options for the Local Plan Review

2.1 How Much Growth is needed?

- 2.1.1 The Local Plan Review stretches beyond the time period covered by the Core Strategy (CS) and the Site Allocations and Development Management Policies plan (SADMP), which covers 2001 – 2026. The review will cover an additional 10 years from 2016 -2036, 20 years in total. This means that based upon the Borough Council's latest Full Objectively Assessed Need (FOAN) of 710 dwellings each year, between 2016 and 2036 a minimum of 14,200 dwellings (710 x 20) will need to complete. It is anticipated that this figure will be contributed to by existing planning permission and existing allocations, the total dwelling contribution from these sources currently stands at 10,285. This results in 4,000, (3,915), dwellings to find through the allocation process in order to achieve the number required.
- 2.1.2 It is important to note firstly one thrust of the NPPF and Government's appetite in 'significantly boosting the supply the housing' and secondly the need to factor in a degree of flexibility. For example the existing SADMP allocations will have a degree of flexibility built in, as the dwelling number is to be expressed as 'at least x number of dwellings'. We have already seen a number of allocations coming forward for a higher number of dwellings than the minimum stated. The figure will also be added to by the contribution of windfall development i.e. development on unallocated sites that will come forward in the period up to 2036.
- 2.1.3 Secondly, changes to the planning system through the Housing and Planning Act 2016 such as brownfield sites gaining planning permission in principle and through potential future changes to the NPPF such as minor residential sites (not major sites) adjacent to settlement boundaries are potentially able to gain planning permission in principle. These potential dwelling sources would contribute to the number of windfall dwellings coming forward and the overall number dwellings delivered over the plan period. It may also result in a shift in the allocation process, as smaller sites surrounding lower tier settlements if adjacent to the development boundary may not require allocation to come forward.

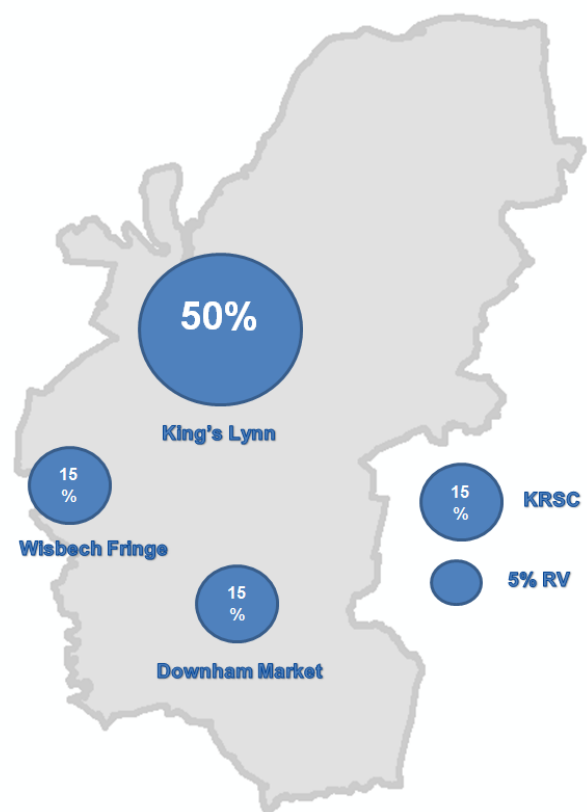
- 2.1.4 Once the right levels of growth have been established, consideration needs to be given to where that growth is best located across the Borough.

2.2 Where Can This Growth Go?

- 2.2.1 Sustainable development should contribute to achieving improvements in the economic, social and environmental aspects of this. National planning policy states that development should be distributed in a way which reduces the need to travel, promotes regeneration of brownfield sites, promotes and retains existing services and supports rural areas. It is also important to consider the effects on existing infrastructure and the environment of different settlements growing. National planning policy also encourages Local Planning Authorities to consider if growth could be accommodated through new settlements, following the principal of Garden Cities.
- 2.2.2 How these 4,000 dwellings, sought through allocations, are distributed across the Borough is matter for detailed analysis and commentary. Here five different potential options in order to achieve the required level of growth are presented for discussion. The options cover a range of topics some of the headlines include options that propose significantly less growth for King's Lynn allowing the SADMP allocations, in particular the large urban extensions at West Winch/North Runciton and the two at South Wootton (Hall Lane and Knights Hill) room to establish. Other issues discussed are the large scale urban extension to Wisbech that will follow the Garden City principle, highlighted within East Anglia Devolution proposals. The works being undertaken at Ely North Junction that would facilitate a half hourly train service through the Borough, and the proposals at Downham Market for a Centre of Advanced Knowledge and Engineering. It might be that ideas across a number of the options are taken forward. Next the five options are presented:

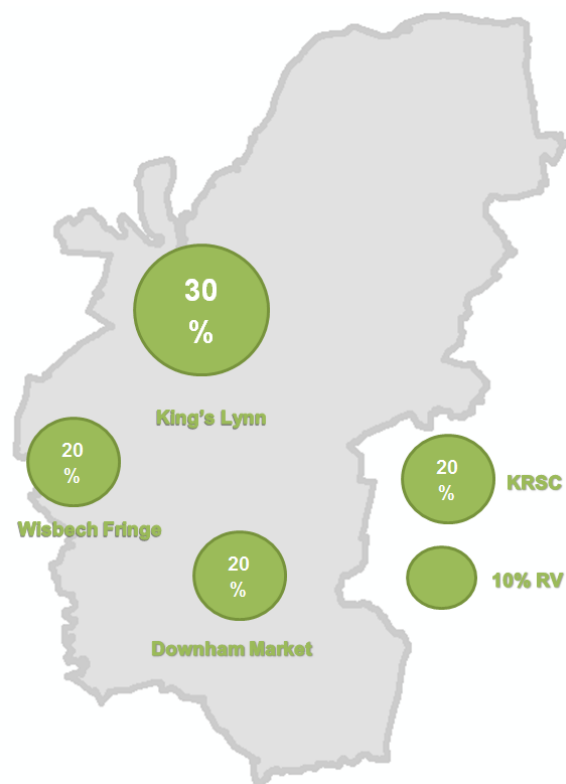
Option 1 King's Lynn Area – This option is broadly in-line with CS02 The Settlement Hierarchy and aims to focus 50% of new growth through residential allocations at King's Lynn as the sub-regional centre. An equal amount of growth, 15%, is distributed to Downham Market, Wisbech Fringe and the Key Rural Services Centres. Downham Market is the second Main Town, and Wisbech has been earmarked for a large-scale extension following the Garden City principles, this is highlighted within the East Anglia Devolution proposals. The land within the Borough surrounding Wisbech is relatively constraint free and could be utilised to support the scheme. A smaller portion of the growth, 5%, is attributed to the Rural Villages. No allocation is proposed for Hunstanton due to lack of potential land availability outside of the development boundary, which doesn't impinge on surrounding settlements.

Option 1 King's Lynn Area	% of Growth	No. of Dwellings
King's Lynn & Surrounding Area	50%	2,000
Wisbech Fringe	15%	600
Downham Market	15%	600
Hunstanton	0	0
KRSC	15%	600
Rural Villages	5%	200
Watlington	n/a	0
New Settlement	0	0



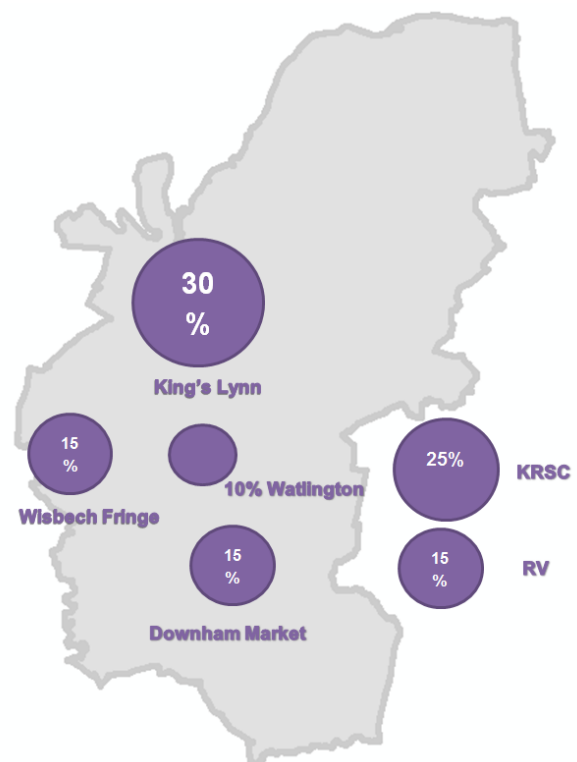
Option 2 Spread Development – As the title suggests the approach with this option is to spread the development across the Borough more evenly than other options, yet still have regard to CS02 The Settlement Hierarchy. 30% of the new growth through residential allocations is proposed for King’s Lynn. With 20% attributed to Downham Market, Wisbech Fringe, and the Key Rural Service Centres. This option supports the Wisbech Garden City Style urban extension, highlighted within the East Anglia Devolution proposals, and supports proposals at Downham Market for a Centre for Advanced Knowledge and Engineering (CAKE), which they anticipate will generate in the region of 6,000 jobs. The Key Rural Service Centres are supported, as these offer a range of services and facilities to their local population which could facilitate future growth. A smaller portion of the growth, 10%, is attributed to the Rural Villages to support the more rural areas of the Borough. No growth through allocation is proposed for Hunstanton, as explained in Option 1.

Option 2 Spread Development	% of Growth	No. of Dwellings
King’s Lynn & Surrounding Area	30%	1,200
Wisbech Fringe	20%	800
Downham Market	20%	800
Hunstanton	0	0
KRSC	20%	800
Rural Villages	10%	400
Watlington	n/a	0
New Settlement	0	0



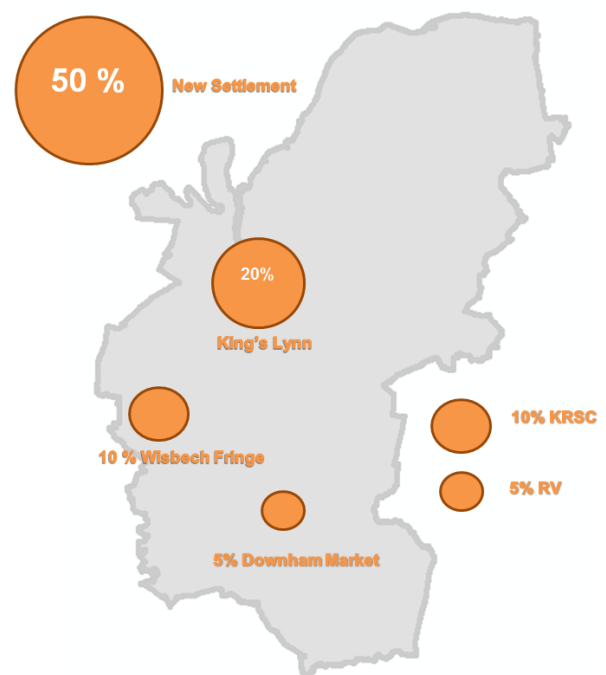
Option 3 Rural Focus – This option recognises the importance that the rural settlements provide within the Borough and growth is focused to these areas, with 25% of new growth through residential allocations attributed to Key Rural Service Centres and 15% attributed to Rural Villages. Like Option 2 King’s Lynn would receive 30% of the growth, whilst Downham Market and Wisbech Fringe would receive slightly less at the 15% mark. Again for reasons explained in Option 1 no growth allocations are proposed for Hunstanton. One proposed change is the allocation of growth specified for one of the Key Rural Service Centres, Watlington. This may result in an amendment to CS02 The Settlement Hierarchy. Watlington would receive 10% of the required growth; this settlement has been singled out as it benefits from a range of local services and facilities including importantly a train station on the main line from King’s Lynn to Cambridge and London King’s Cross. There is work in progress by the Ely North Junction Task force to ensure that the proposed upgrade to the Ely North Junction takes place, this would facilitate a half hourly rail service to Downham Market, Cambridge and London King’s Cross travelling south from Watlington and to King’s Lynn, travelling north.

Option 3 Rural Focus	% of Growth	No. of Dwellings
King’s Lynn & Surrounding Area	30%	1,200
Wisbech Fringe	15%	600
Downham Market	15%	600
Hunstanton	0	0
KRSC	25%	1000
Rural Villages	15%	600
Watlington	10%	400
New Settlement	0	0



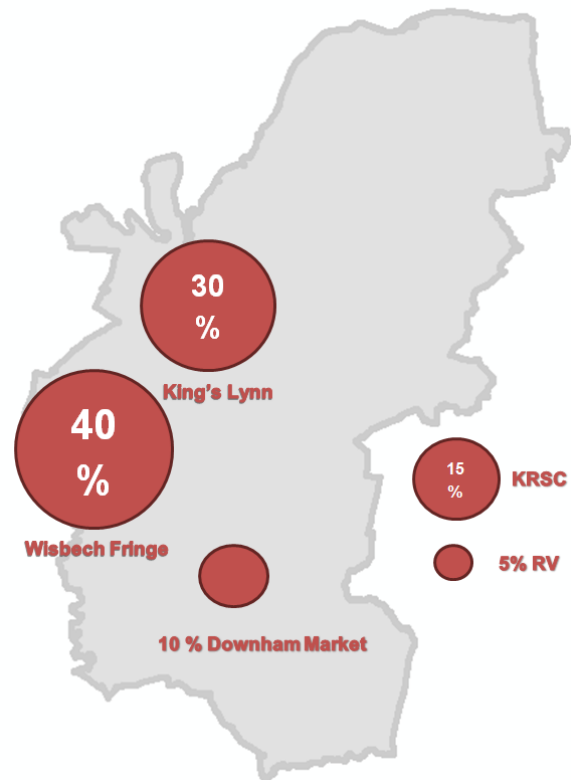
Option 4 New Settlement – This option explores the potential for a new settlement within the Borough of King’s and West Norfolk to be created. A broad location for this new settlement is not provided here, it would potentially require the lion share of proposed new growth being attributed to it, and of course consideration to the overall size, and impacts of a new settlement could have would need to be taken into consideration and investigated further. As highlighted this is a growth option that the Government is keen for Local planning Authorities to explore, following the Garden City principles. Within this option 50% of the growth is attributed to the potential new settlement, whilst King’s Lynn is still supported with 20% of the growth attributed. The Garden City style extension proposals for Wisbech are also supported with 10% of growth attributed to the land surrounding the town. The remainder of the growth is distributed to Downham Market, Key Rural Service Centres and Rural Villages.

Option 4 New Settlement	% of Growth	No. of Dwellings
King’s Lynn & Surrounding Area	20%	800
Wisbech Fringe	10%	400
Downham Market	5%	200
Hunstanton	0	0
KRSC	10%	400
Rural Villages	5%	200
Watlington	n/a	0
New Settlement	50%	2,000



Option 5 Wisbech Fringe – Wisbech has been earmarked for a large-scale urban extension that will follow the Garden City principle; this is highlighted within East Anglia Devolution proposals. The land within the Borough surrounding the town of Wisbech is relatively constraint free and could be utilised to firmly support the scheme. The reminder of the required growth is distributed broadly according to CS02 The Settlement Hierarchy, with King’s Lynn supported through 30% of growth being directed here, the main settlement within the Borough. Downham Market receiving 10%, 15% awarded to Key Rural Service Centres and the reaming 5% to Rural Villages.

Option 5 Wisbech Fringe		% of Growth		No. of Dwellings
King’s Lynn & Surrounding Area		30%		1,200
Wisbech Fringe		40%		1,600
Downham Market		10%		400
Hunstanton		0		0
KRSC		15%		600
Rural Villages		5%		200
Watlington		n/a		0
New Settlement		0		0



3. Initial Appraisal of The Growth Options.

3.1 In order to determine the most appropriate option for growth in the Borough it is necessary to assess the options against the Borough's sustainability criteria. This assessment helps to determine which option is most likely to achieve sustainable development and therefore should be pursued in the Local Plan.

3.2 A secondary important factor is the deliverability of the options; considering the likelihood of growth actually happening according to the option presented. All five options are possible to deliver using policies and allocations in the Local Plan, but some are more likely to happen. An example of where an option is more likely is in instances where it is known there is a lot of available land for housing in the area, or where there are policies already in place to encourage further growth at that location. An option is less likely to be deliverable where the market value of land is low, there is little interest from landowners to develop or where there is already an existing permission or allocation which has not yet been delivered.

3.3 The appraisals have been undertaken using the best available evidence and information at the time. As the Local Plan preparation progresses, options will be refined and new options may be considered. Additionally, further evidence will be collected which will help improve and refine the appraisals.

Key to the Sustainability Appraisal scoring

Effect	Symbol
Significant Positive	++
Positive	+
Neutral	0
Depends on implementation	+/-
Unknown	?
Negative	-
Significant Negative	--

Sustainability Objective	Option 1 King's Lynn Area	Option 2 Spread	Option 3 Rural Focus	Option 4 New Settlement	Option 5 Wisbech Fringe
1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings.	--	--	--	??	--
2. Minimise waste and reduce the use of non-renewable energy sources.	-	-	-	-	-
3. Limit water consumption to levels supportable by natural processes and storage system.	-	-	-	-	-
4. Avoid damage to designated sites and protected species.	-	+	+	?	+
5. Maintain and enhance the range and viability of characteristic habitats and species.	0	0	0	0	0
6. Avoid damage to protected sites and historic buildings and archaeology	?	+	??	?	+
7. Maintain and enhance the diversity and distinctiveness of landscape and townscape character	?	+	??	?	+
8. Create places, spaces and buildings that work well, wear well and look good	++	++	++	++	++
9. Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, vibration and light)	-	--	--	--	-
10. Minimise waste production and support the recycling of waste products	-	-	-	-	-
11. Limit or reduce vulnerability to the effects of climate change (including flooding)	+/-	+	-	?	-
12. Maintain and enhance human health	+	+	+	+	+
13. Reduce and prevent crime, and reduce the fear of crime	+	+	+	+	+
14. Improve the quantity and quality of publicly accessible open space	++	++	++	++	++
15. Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities)	+	+	+	+	+
16. Redress inequalities related to age, gender, disability, race, faith, location and income	+	+	+	+	+
17. Ensure all groups have access to decent, appropriate and affordable housing	++	++	++	++	++
18. Encourage and enable the active involvement of local people in community activities	+	+	+	+	+
19. Help people gain access to satisfying work appropriate to their skills, potential and place of residence	++	++	+	?	++
20. Improve the efficiency, competitiveness and adaptability of the local economy	+	+	+	+	+

4. Discussion

4.1 Land and Water Resources (Sustainability objectives 1,2,3)

- 4.1.1 All options for growth would result in the loss of undeveloped land due to the shortage of available brownfield land available in the Borough. There is insufficient brownfield sites available to accommodate the level of housing required to address the housing need. Prior to the identification of specific sites, it is difficult to determine the proportion of brownfield which could be used for new housing and whether any one growth option would utilise more brownfield sites than another. However in King's Lynn and the Main Towns there is virtually no brownfield land remaining that has not already been allocated in previous Local Plan documents.
- 4.1.2 A large proportion of the Borough is undeveloped, productive agricultural land and new growth will inevitably increase water consumption, result in more waste and increase the use of non-renewable energy sources and therefore will have a generally negative score against these SA criteria. However, future policies in the plan and specific design details should seek to ensure the use of sustainable construction methods, materials and encourage the use of renewable energy sources and sustainable drainage systems, therefore minimising the negative impact as far as practicable.
- 4.1.3 The main uncertainty relates to option 4 for a new settlement. There are no known available, viable large brownfield sites such as former airstrips which have been promoted to the Council previously. However, a call for sites could reveal options not previously considered. The viability of development would be key to understanding the impact of this option, for example, whether the settlement could be developed to generate energy from a renewable source and therefore score more positively than other options.

4.2 Biodiversity and Geodiversity (Sustainability objectives 4, 5)

- 4.2.1 Significant habitats and environmental features are protected by designations, and therefore it would not be anticipated that any growth option would cause the loss of distinctive natural habitats. In considering the impact of growth on designated sites and characteristic habitats and species it is therefore necessary to consider where the most

sensitive sites are located to determine the level of disturbance from residents (e.g. noise, light pollution, increased vehicular movements, disturbance from pets) and whether an increase in the local population is likely to cause an increase in visitor numbers to designated sites.

- 4.2.2 The natural areas with the highest level of designations in the Borough are located in the northern coastal area around The Wash, including Snettisham and Dersingham Bog as well as Roydon Common in the centre of the Borough and Welney Washes in the south of the Borough. Option 1 focusing growth at King's Lynn scores poorly against these criteria because there are limited areas to develop which could result in a lack of provision of new accessible open space and also puts pressure on existing recreational areas and at adjacent designated sites such as Roydon Common and Dersingham Bog.
- 4.2.3 Options for spreading development (2) and the option to focus development in the rural areas (3) would have a more positive effect as it would not concentrate growth adjacent to sensitive sites. The effect of a new settlement (4) is unknown as it is dependent on where it is located. Option 5, growth in the Wisbech Fringe is scored positively as it is distant from any designated sites or protected natural features.

4.3 Landscape, townscape (Sustainability objectives 6, 7, 8)

- 4.3.1 Local Plan policies should continue to promote development which protects and enhances the distinctive townscapes and landscapes of the Borough. All options have the potential to create places, spaces and buildings that work well, wear well and look good and therefore score positively in this category.
- 4.3.2 In considering the outcome of options for growth on the landscape, townscape and historic environment it is considered that spreading development more evenly around the Borough (option 2) scores positively because it enables a wider choice of sites and a lesser concentration of development in one area reducing pressure on selecting sites adjacent to, or which affect the setting of historic assets and the wider landscape. The east side of Wisbech is not rich in historic assets or a distinctive townscape and therefore option 5 also scores positively. There are, however, a few Listed Buildings as well as historic orchards in the wider area which may require further assessment to

determine their significance as part of the distinctive landscape and to safeguard rare species of fruit trees.

4.3.3 King's Lynn and West Lynn is rich in historic assets although edge of town expansion to the east and south would be less likely to affect buildings and features in the historic core of the town. There are some scattered Listed Buildings and an ancient monument at Bawsey around the edge of King's Lynn. The level of growth required in option 1 could affect the setting of heritage assets, depending on the location of new allocations and therefore the outcome is unknown for this category. The impact is also unknown for the option for a new settlement (4) for the same reason.

4.3.4 Focusing development in the rural areas could put pressure on distinctive places, historic assets and the wider landscape as rural settlements would receive more new housing in a relatively short timeframe than in any previous plan period.

4.4 Climate change and pollution (sustainability objectives 9, 10, 11)

4.4.1 All options are likely to increase the level of greenhouse gas emissions, cause increased pollution and result in increased production of waste and therefore all score negatively for these categories. Concentrating growth adjacent to existing urban areas (options 1 and 5) increases the opportunities to utilise sustainable transport options and access employment and services and facilities. However these options score poorly in terms of limiting vulnerability to climate change because the Wisbech Fringe and King's Lynn area are largely at risk of flooding and therefore sequentially are not the best places to locate new development. Focusing development in rural areas (option 3) may also put pressure on allocating further development to rural settlements at risk of flooding. Spreading development more evenly around the Borough (option 2) allows for the greatest choice of sites in flood zone 1 (low risk) and therefore this option scores positively.

4.5 Healthy Communities (sustainability objectives 12, 13, 14)

4.5.1 All options are likely to contribute to healthy communities providing the design of the development accords with policies in the NPPF and the Local Plan. Designing out crime and creating development which promotes walking and cycling are two examples of how

new development can create healthy communities. New development provides the opportunity to create new publicly accessible open space although the greatest opportunities are where large allocations are planned. It is difficult to differentiate scoring between different options at a strategic level.

4.6 Inclusive Communities (sustainability objectives 15, 16, 17, 18)

- 4.6.1 All options are likely to contribute to inclusive communities providing the design of the development accords with policies in the NPPF and the Local Plan. Creating developments which include a mix of housing spread across the site enables a mix of household types in one area therefore promoting social cohesion and avoiding the creation of ghettos or deprived areas. Promoting a mix of housing types enables all house buyers to gain access to affordable housing. It is difficult to differentiate scoring between different options at a strategic level.

4.7 Economic Activity (sustainability objectives 19, 20)

- 4.7.1 Options for growth adjacent to King's Lynn (1) and Wisbech Fringe (2) enable new residents to access the largest existing employment areas and therefore these options score positively. Spreading development across the Borough (2) also scores positively because it concentrates development adjacent to the higher order settlements including the Main Towns which is likely to improve the local economies due to an increased population. The impact of a new settlement is unknown because it cannot be determined whether existing employment areas are easily accessible or whether new long term employment opportunities could be developed in the long term. Focusing growth in the rural area (option 3) could generate more small business and work from home opportunities but would not be as accessible to existing employment areas as alternative growth options.

5. Conclusion

5.1 The initial early stage sustainability appraisal demonstrates that all five of the potential growth options score both positively and negatively across the twenty sustainability factors. The table below shows the total scores for each growth option.

	Option 1 King's Lynn Area	Option 2 Spread	Option 3 Rural Focus	Option 4 New Settlement	Option 5 Wisbech Fringe
Total number of Positives (+)	+14	+18	+14	+12	+17
Total number of Negatives (-)	- 7	-7	-10	-6	-7
Cumulative total of Positives (+) and Negatives (-)	+7	+11	+4	+6	+10

5.2 The Sustainability Appraisal, and table above, illustrate that all five potential growth options result in overall positive effects; with Option 2 Spread Development Scoring (+11) the highest overall and Option 3 Rural Focus (+4) scoring the least positive. Option 5 Wisbech Fringe scored the second highest (+10), although there is work progressing in this area, there is a degree of uncertainty. Option 1 King's Lynn Area (+7), scored positively although locations for new large scale allocations may be difficult to identify given potential impacts upon sites allocated through the Site Allocations and Development Management, and the local areas. Option 4 New Settlement (+6), scores well however there is a degree of uncertainty as at this stage a broad location has not been identified.

5.3 Option 2 Spread Development is the highest scoring option. This demonstrates that an option which spreads new growth across the Borough, yet still having regard to CS02 The Settlement Hierarchy is a sustainable one.

5.4 It is considered that the option or an option similar to this would avoid damaging protected sites and the historic environment, whilst maintaining and enhancing the diversity and distinctiveness of landscape and townscape character. There is also the potential to create places, spaces and buildings that work well, wear well, and look good. It could reduce the

vulnerability to the effects of climate change (including flooding) when compared to other options. It should maintain human health; improve the quantity and quality of publicly accessible open space. Improve the quality, range and associability of services and facilities; ensure that there is access to decent appropriate and affordable housing. Assist in the population gaining access to satisfying work appropriate to their skills, potential and place of residence. It could also improve the efficiency, competitiveness and adaptability of the local economy.

5.5 The level of spread is available for discussion; the option presented within this paper has regard for a number of key considerations and potential new developments taking place in and close to the Borough. It may also be worth considering other factors such as the impact of upgrading of Ely Junction North has in facilitating a half hourly train service for settlements with a train station such as Downham Market and Watlington.

5.6 A spread option would support King's Lynn as the main settlement within in the Borough, yet allow the allocations made through the Site Allocations and Development Management Plan, and the local areas they have been attributed to, time and space. It would support Downham Market as the second main town and the proposed Centre for Advanced Knowledge and Engineering (CAKE), which is anticipated to generate a large number of jobs. Support to the Wisbech Garden City Style urban extension, highlighted with East Anglia Devolution proposals would also be provided. The Key Rural Service Centres are supported, as these offer a range of services and facilities to their local population which could facilitate future growth. The more rural areas of the Borough are also supported with a portion of the growth being attributed to the Rural Villages Borough.

5.7 It is important to note that this is clearly an early stage; this paper covers high level strategic considerations with the intention to encourage discussion as to where the required growth (4,000 dwellings) over the Local Plan Review time period (2016 -2036) could potentially be accommodated through the site allocation process across the Borough.