

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



Local Plan Task Group
Wednesday, 12th September, 2018 at 10.00 am
in the Council Chamber, Town Hall, Saturday Market
Place, King's Lynn PE30 5DQ

Reports marked to follow on the Agenda and/or Supplementary Documents

- a) Strategic and Development Management Policies Update (Pages 2 - 8)

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Borough Council of King's and West Norfolk

Local Plan Review (2016 – 2036):

Consideration of Strategic Policies & Development Management Policies

Strategic Policies	Notes	Internal Assistance
SP01 Spatial Strategy	This needs further updating to reflect the preferred strategic growth option	
SP02 The Settlement Hierarchy	Agreed – policy updated accordingly	
SP03 King’s Lynn area	These policies have simply been updated from the CS ones to reflect the adoption of the SADMP, proposal within the Local Plan review and new programmes which are currently in place	
SP04 Downham Market		
SP05 Hunstanton		
SP06 Rural Areas	<ul style="list-style-type: none"> needs to be updated to reflect exceptions sites as highlighted by NPPF2 and DM3 + CS06 talks about conversion of buildings in rural areas – don’t think it needs to as covered by DM Policies? 	
SP07 Coastal Areas	<ul style="list-style-type: none"> Needs ref to DM18 & 21 	
SP08 Design and Sustainable Development	In line with NPPF2 needs more detail on design	DM
SP09 Housing Distribution	This will need updating to reflect NPPF2: <ul style="list-style-type: none"> Local Housing Need (LHN) AH definition New groups to plan for New SHMA being commissioned 	Housing Strategy – Nikki Patton
SP10 The Economy	<ul style="list-style-type: none"> Needs info on rural diversification in line with NPPF2 	
SP11 Transport	Updated	
SP12 Environmental Assets - Green Infrastructure, Historic Environment, Landscape Character, Biodiversity and Geodiversity, SP13 Community & Culture	<ul style="list-style-type: none"> This policy has remained very similar to the CS version with minor textual change to reflect the SADMP and updates to the NPPF. The title of policy SP12 has been expanded for clarity, to make it clear what aspects the policy covers. 	
SP13 Community & Culture	Updated	
SP14 Infrastructure Provision	Needs Updating to reflect: <ul style="list-style-type: none"> CIL and S106 mechanisms / developer contributions and planning obligations 	

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DM Policies	Notes	Internal Assistance
DM1 Presumption in favour of sustainable development	As adopted	
DM2 Development Boundaries	Policy as adopted however SV&H's now have a DB, need to add recognition of NPPF 2 exception sites and DM3+	
DM2A Early Review of Local Plan	n/a – 5 year review period mandatory	
DM3 + Infill Development outside of Development Boundaries	To be amended to an extended infill policy for areas outside of but adjacent to development boundaries. Development boundaries to be re-instated for SVAH's	
DM4 Houses in Multiple Occupation (HMOs)	As adopted	
DM5 Enlargement or Replacement of Dwellings in the Countryside	As adopted	
DM6 Housing needs of rural workers	As adopted	
DM7 Residential Annexes	To consider in the light of appeal decision, and review neighbouring authorities policy approach	DM – Stuart Ashworth / Hannah Wood-Handy / Helen Morris
DM8 Delivering Affordable Housing on Phased Development	Consider the time limit – could this be increased? The rest of the policy to be as adopted	Housing Strategy – Nikki Patton
DM9 Community Facilities	What standards are we assessing against – consider clarifying the approach	DM – Stuart Ashworth / Hannah Wood-Handy / Helen Morris
DM10 Retail Development	Include a paragraph referring to retail in rural areas / diversification	
DM11 Touring and Permanent Holiday Sites	Define small scale	DM – Stuart Ashworth / Hannah Wood-Handy / Helen Morris
DM12 Strategic Road Network	As adopted	
DM13 Railway Trackways	As adopted	
DM14 Development associated with the National Construction College, Bircham Newton, and RAF Marham	As adopted? Consider the future plans of CITB for relocation and therefore the future of the site	
DM15 Environment, Design and Amenity	NPPF places additional emphasis on Local Plans to provide detail on Design. Water consumption policy from NSPF?	DM – Stuart Ashworth / Hannah Wood-Handy / Helen Morris

DM Policies	Notes	Internal Assistance
DM16 Provision of Recreational Open Space for Residential Developments	Simplify approach. Also clarify relationship to CIL (Members queried contributions for small scale development e.g. 1-5 dwellings)	CIL Officer – Amanda Driver DM – Stuart Ashworth / Hannah Wood-Handy / Helen Morris
DM17 Parking Provision in New Development Residential dwellings	As adopted	
DM18 Coastal Flood Risk Hazard Zone (Hunstanton to Dersingham)	Needs reviewing when SFRA is finalised	
DM19 Green Infrastructure/Habitats Monitoring and Mitigation	Consider splitting in two	
DM 20 Renewable Energy	As adopted	
DM 21 Sites in Areas of Flood Risk	Needs updating in light of new SFRA	
DM22 Protection of Local Open Space	As adopted	

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New Policy or Considerations for further thought	Notes	Approach
Neighbourhood Plans	The BCKLWN encourages and supports those communities who wish to prepare a neighbourhood plan for their area. The Plans need to meet/reflect the strategic aims and housing numbers of the Local Plan review, and potentially add further detail. The Local Plan review needs to reflect this.	Include section in LPr
Historic Environment	The potential need for a separate policy, this was something which a number of people and organisations believed should have been the case at the SADMP examination. A number of recently adopted plans such as the North Northamptonshire Joint Core Strategy (2016) contain such a policy. Currently heritage is addressed by the CS and SADMP but across a number of different policies. Historic England suggested that in line with the NPPF we publish a local list of heritage assets and investigate the possibility of producing an Urban Archaeological Database for King's Lynn. Reference to the Heritage Action Zone for King's Lynn	Leave as is covered by a number of policies & The Heritage Action Zone
Natural Environment	Natural England have suggested further studies and potential policies in relation to Green Infrastructure and Open Space	GI – NSPF – Alan Gomm Chair
Brownfield Register	Requirement to review annually	Will need to be updated
Planning Permission in Principle (PIP)	To be introduced for sites in Qualifying Documents: Local Plan, Neighbourhood Plans and Brownfield Registers – perhaps not a policy in itself but we need to recognise this new route for gaining development consent.	Not introduced for anything other than BF register and planning applications
Build to Rent	The White Paper seeks to amend the NPPF so that authorities should plan proactively for Build to Rent where there is a need, and to make it easier for Build to Rent developers to offer affordable private rental home.	Covered by NPPF2 and will be covered by a new SHMA and the LPr
Design Expectations	The White Paper states that local and neighbourhood plans are expected to set out clear design expectations, following consultation with local communities. This is to provide a greater certainty for applicants about the sort of design which is likely to be acceptable – using visual tools such as design codes that respond to local character and provide a clear basis for making decisions on development proposals	Brought in by NPPF 2 DC – Stuart Ashworth / Hannah Wood-Handy
Digital Infrastructure	The White Paper states that the Government are consulting on requiring local authorities to have planning policies setting out how high quality digital infrastructure will be delivered in their area. This could potentially be incorporated within an	Brought in by NPPF 2 Include in SP14 Infrastructure?

New Policy or Considerations for further thought	Notes	Approach
	Infrastructure policy	
Policies for groups with specific needs / Health Care Provision	Reflect the current health needs of the borough/population: <ul style="list-style-type: none"> • Healthy living environments • Care Homes • Hospital / Doctors • Education 	NSPG older person study Housing Strategy – Nikki Patton
Darker Skies	The Norfolk Coast Partnership and the Campaign to Protect Rural England (CPRE) are promoting the importance of dark skies and in a particular in areas close to the AONB. This is line with the NPPF, as per paragraph 125 which states: <i>‘By encouraging good design, planning polices and decisions should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation’</i> . We could consider polices in line with their thoughts particularly close areas of nature conservation and the AONB. It could be wider than the AONB.	Leave to NCP and Neighbourhood Plans
Pub Protection	Pubs are often seen as valuable community assets. As such many local authorities, Cambridge City Council for example, and some neighbourhood plans have polices which seek to protect their pubs from being lost for good. This could take the form of removal of permitted development rights ensuring that they have to go through the planning system to gain a permission in which case the local community could comment	Already protected through SP10 The Economy, community assets of value and NP’s
Wisbech Fringe Area	Make distinction between Wisbech Fringe and the villages.	Covered in new objectives and in LPr in general
Custom and Self Build	This is now part of government policy and therefore should be include within the Local Plan review. The Borough Council is considering a variety of policy responses, some of which will need to be incorporated within the Local Plan. The Borough Council is building and maintaining a list of interested parties. An indication of these policies have already been worked-up	Custom & Self Build Task Group: Action Plan Inc. Needs study, DM3+ etc....
Rural Diversification		Covered by the existing plan, reinforced by NPPF 2 –

New Policy or Considerations for further thought	Notes	Approach
		check LPr is consistent with this
SuDs & Drainage		Covered by National advice and NCC as the LLFA advice and individual policies