



**Local Plan Task Group**  
**Wednesday, 5th August, 2020 at 11.00 am**  
**in the Remote Meeting on Zoom and available for the**  
**public to view on WestNorfolkBC on You Tube - Zoom**  
**and You Tube**

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

1. **Consideration of revised version of the Local Plan Review document and associated material (Pages 2 - 19)**

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## Consideration of revised version of the Local Plan Review document and associated material

Note by Planning Policy Manager

### Background

Members will recall that the Task Group has been considering the responses to the Draft Plan consultation (March 2019), and related matters since around July 2019. Progress was reviewed at the last meeting on 1 July, and a revised approach agreed. Officers have been working up a complete revised version of the Local Plan Review document incorporating work done by the Task Group to date and proposals for changes on policies and text not previously considered. This work has been done in the light of the comments made in March 2019 and the revised Sustainability Appraisal assessments. An additional very important consideration has been the changes to housing numbers from Government. This was covered at the last meeting. This has caused significant changes within the Plan from the Consultation version.

### The version presented for this meeting

To help Members navigate the documents and information provided with the agenda I have given below a list of items and as necessary comments as to how they relate to the Plan.

1. **Local Plan Review Document July 2020** – This is the re-worked version incorporating the changes previously agreed by Task Groups and also proposed changes from Officers. (There are one or two items marked as ‘to follow’, but this will be explained as those sections are covered).
2. **Consultation comments and responses** – We have attached the comments made ordered into the sections of the Plan, and then the individual policies and comments made about them. The responses column will contain any proposed changes if appropriate, which will have been incorporated into the text of 1. above. In addition, for each policy the proposed changed text / policy wording will be highlighted. Where one organisation has submitted a large number of comments, such as Environment Agency, a separate list of comments and responses specific to them has been prepared and labelled as such.
3. **Sustainability Appraisal assessments** – This folder contain the SA scorings and discussion. It is split into policies and settlements. It follows the order of the Plan.

Therefore, Members can consider the comments made and the proposed responses, cross referencing this to a revised scoring from the SA and appreciating this in context of the whole Plan when reading the full document.

Because of the changes made you will find the policy numbers in the Plan have changed. So, when accessing particular policies or responses you can check what previous numbering was from the schedule (Appendix 1) attached to this note.

I referred above to the Task Group having considered policy wordings, responses etc at previous meetings. In order to help Members to focus on items not previously discussed. The Appendix has a column indicating where Members concluded they were previously content with the wordings / approaches put forward.

## Recommendation

As for previous meetings Members will be asked to indicate agreement or otherwise or propose amendments to individual policies or text in the light of the background documents or other relevant considerations.

Appendix 1

### Policy numbers / previous discussion at Task Group

<b>LPR 2019 Version Old Numbering for policies  <u>OLD</u></b>	<b>Section of the LPR 2020 Draft Plan</b>	<b>LPR 2020 Version New Numbering for Policies  <u>NEW</u></b>	<b>Page Number in LPR 2020 Version</b>	<b>Has this section been Agreed or discussed by the task group already?</b>
Foreword	1	Foreword	1	No
<b>Introduction</b>	2	<b>Introduction</b>	<b>1</b>	
Spatial Portrait	2.1	Spatial Portrait	5	No
Key Sustainability Issues	2.2	Key Sustainability Issues	8	No
<b>Vision and Strategic Objectives (Where do we want to be in 2036?)</b>	3	<b>Vision and Strategic Objectives (Where do we want to be in 2036?)</b>	<b>10</b>	
Vision and Objectives	3.1	Vision and Objectives	10	No
<b>Spatial Strategy</b>	4	<b>Spatial Strategy</b>	<b>17</b>	
LP01 - Spatial Strategy Policy	4.1	LP01 - Spatial Strategy Policy	17	Yes- Changes have been made
LP02 - Settlement Hierarchy Policy	4.2	LP02 - Settlement Hierarchy Policy	31	Yes- Changes have been made
LP03 - Presumption in Favour of	4.3	LP03 - Presumption in Favour of Sustainable	37	No

Sustainable Development Policy		Development Policy		
LP04 - Development Boundaries Policy	4.4	LP04 - Development Boundaries Policy	38	No
LP05 - Implementation Policy	4.5	LP05 - Implementation Policy	41	No
<b>New Climate Change Policy</b>	4.6	LP06- Climate Change Policy	46	No
<b>Economy and Transport</b>	5	<b>Economy and Transport</b>	<b>57</b>	
LP06 - The Economy Policy	5.1	LP07 - The Economy Policy	57	Yes
LP07 - Retail Development Policy	5.2	LP08 - Retail Development Policy	63	Yes
LP08 - Touring and Permanent Holiday Sites Policy	5.3	LP09 - Touring and Permanent Holiday Sites Policy	66	Yes
LP09 - Development associated with the National Construction College, Bircham Newton (CITB) and RAF Marham Policy	5.4	LP10 - Development associated with the National Construction College, Bircham Newton (CITB) and RAF Marham Policy	69	Yes
LP10 - Strategic Road Network Policy	5.5	LP11 - Strategic Road and Major Road Network Policy	72	Yes
LP11 - Disused Railway Trackways Policy	5.6	LP12 - Disused Railway Trackways Policy	75	Yes- agreed work to be done
LP12 -	5.7	LP13 -Transportation	81	Yes- agreed work

Transportation Policy		Policy		to be done
LP13 - Parking Provision in New Development Policy	5.8	LP14 - Parking Provision in New Development Policy	88	Yes
<b>Environment</b>	6	<b>Environment</b>	<b>90</b>	
LP14 - Coastal Areas Policy	6.1	LP15 - Coastal Areas Policy	90	Yes
<b>New AONB Policy</b>	6.2	LP16- Norfolk Coast AONB Policy	94	No
LP15 - Coastal Change Management Area (Hunstanton to Dersingham) Policy	6.3	LP17 - Coastal Change Management Area (Hunstanton to Dersingham) Policy	99	No
LP16 - Design and Sustainable Development Policy	6.4	LP18 - Design and Sustainable Development Policy	104	No
LP17 - Environmental Assets - Green Infrastructure, Historic Environment, Landscape Character, Biodiversity and Geodiversity Policy	6.5	LP19 - Environmental Assets - Green Infrastructure, Landscape Character, Biodiversity and Geodiversity Policy	111	No
<b>New Environmental Assets Policy</b>	6.6	LP19a Environmental Assets- Historic Environment Policy	117	No
LP18 - Environment, Design and	6.7	LP20 - Environment, Design and Amenity	119	Yes

Amenity Policy		Policy		
LP19 - Provision of Recreational Open Space for Residential Developments Policy	6.8	LP21 - Provision of Recreational Open Space for Residential Developments Policy	122	No
LP20 - Green Infrastructure Policy	6.9	LP22 - Green Infrastructure Policy	125	No
LP21 - Renewable Energy Policy	6.10	LP23 - Renewable Energy Policy	130	No
LP22 - Sites in Areas of Flood Risk Policy	6.11	LP24 - Sites in Areas of Flood Risk Policy	133	No
LP23 - Protection of Local Open Space Policy	6.12	LP25 - Protection of Local Open Space Policy	137	Yes
LP24 - Habitats Regulations Assessment (HRA) Policy	6.13	LP26 - Habitats Regulations Assessment (HRA) Policy	140	Yes
<b>Social and Community</b>	<b>7</b>	<b>Social and Community</b>	<b>142</b>	
Housing -Still in progress	7.1	Housing -Still in progress	142	No
LP25- Housing Policies – Still in progress	7.2	LP27- Housing Policies – Still in progress LP27a Older people housing and specialist care accommodation LP27b Accessible and Adaptable Homes	142	No

LP26- Residential Development Adjacent to Existing Settlements Policy	7.3	LP28 - Residential Development Reasonably Related to Existing Settlements Policy	143	Yes- agreed work to be done
LP27 - Houses in Multiple Occupation Policy	7.4	LP29 - Houses in Multiple Occupation Policy	146	Yes
LP28 - Enlargement or Replacement of Dwellings in the Countryside Policy	7.5	LP30 - Enlargement or Replacement of Dwellings in the Countryside Policy	148	Yes- Agreed work to be done
LP29 - Housing Needs of Rural Workers Policy	7.6	LP31 - Housing Needs of Rural Workers Policy	150	Yes
LP30 - Residential Annexes Policy	7.7	LP32 - Residential Annexes Policy	153	No
LP31 - Delivering Affordable Housing on Phased Development Policy	7.8	LP33 - Delivering Affordable Housing on Phased Development Policy- Still in progress	154	No
LP32 - Community and Culture Policy	7.9	LP34 - Community and Culture Policy	155	No
LP33 - Community Facilities Policy	7.10	LP35 - Community Facilities Policy	161	Yes
<b>Settlements &amp; Sites - Allocations and Policies</b>	<b>8</b>	<b>Settlements &amp; Sites - Allocations and Policies</b>	<b>163</b>	No
<b>King's Lynn &amp; Surrounding Area</b>	<b>9</b>	<b>King's Lynn &amp; Surrounding Area</b>	<b>163</b>	No
LP34 - King's Lynn	9.1	LP36 - King's Lynn	163	No

Policy		Policy		
	9.2	King's Lynn	165	No
	E1.1	King's Lynn - Town Centre Policy	172	No
	E1.2	King's Lynn - Town Centre Retail Expansion Area Policy	175	No
	E1.2A	King's Lynn - Port Policy	175	No
	E1.3	King's Lynn - Gaywood Clock Policy	177	No
	E1.4	King's Lynn - Marsh Lane Policy	179	No
	E1.5	King's Lynn - Boal Quay Policy	182	No
	E1.6	King's Lynn - South of Parkway Policy	185	No
	E1.7	King's Lynn - Land at Lynnsport Policy	188	No
	E1.8	King's Lynn - South Quay Policy	190	No
	E1.9	King's Lynn - Land west of Columbia Way Policy	194	No
	E1.10	King's Lynn - North of Wisbech Road Policy	196	No
	E1.11	King's Lynn - Southgates Policy	198	No
	E1.12	King's Lynn - Employment Land Policy	199	No
	E1.13	King's Lynn - Green Infrastructure Policy	202	No



	9.3	West Lynn	204	No
	E1.14	West Lynn - Land West of St Peter's Road Policy	206	No
	E1.15	West Lynn - Land at Bankside Policy	208	No
	9.4	West Winch	209	No
	E2.1	West Winch Growth Area Strategic Policy	212	No
	E2.2	Development within existing built up areas of West Winch Policy	227	No
	9.5	South Wootton	228	Yes
	E3.1	South Wootton Hall Lane Policy	232	Yes
	9.6	North Wootton	235	Yes
<b>Main Towns</b>	10	<b>Main Towns</b>	<b>237</b>	
LP35 - Downham Market Policy	10.1	LP37 - Downham Market Policy	237	Yes
	10.2	Downham Market	238	Yes
	F1.1	Downham Market Town Centre Area and Retailing Policy	241	Yes
	F1.2	Downham Market Land off St. John's Way Policy	244	Yes
	F1.3	Downham Market North-East: Land east of Lynn Road in vicinity of Bridle Lane Policy	246	Yes
	F1.4	Downham Market	249	Yes

		South-East: Land north of southern bypass in vicinity of Nightingale Lane Policy		
LP36- Hunstanton Policy	10.3	LP38 - Hunstanton Policy	252	No
	10.4	Hunstanton	254	No
	F2.1	Hunstanton Town Centre Area and Retailing Policy	257	No
	F2.2	Hunstanton Land to the east of Cromer Road Policy	259	No
	F2.3	Hunstanton Land South of Hunstanton Commercial Park Policy	262	No
	F2.4	Hunstanton Land north of Hunstanton Road Policy	265	No
	F2.5	Hunstanton Employment Land south of Hunstanton Commercial Park Land Policy	268	No
	10.5	Wisbech Fringes (inc.Walsoken)	269	No
	F3.1	Wisbech Fringe - Land east of Wisbech (west of Burrettgate Road) Policy	271	No
	11	<b>Growth Key Rural Service Centres</b>	<b>284</b>	

	11.1	Marham	284	No
	G56.1	Marham Land at The Street Policy	287	No
	11.1.2	MAR1- Marham, Land South of The Street Policy	288	No
	11.2	Watlington	290	No
	G112.1	Watlington - Land south of Thieves Bridge Road Policy	293	No
	12	<b>Key Rural Service Centres</b>	<b>295</b>	
	12.1	Brancaster with Brancaster Staithe/Burnham Deepdale	296	No
	G13.1	Brancaster - Land to the east of Mill Road Policy	299	No
	G13.2	Brancaster Staithe and Burnham Deepdale - Land off The Close Policy	300	No
	12.2	Burnham Market	303	No
	12.3	Castle Acre	305	No
	G22.1	Castle Acre - Land west of Massingham Road	307	No
	12.4	Clenchwarton	309	No
	G25.1	Clenchwarton - Land between Wildfields Road and Hall Road Policy	311	No

	G25.2	Clenchwarton - Land north of Main Road Policy	313	No
	G25.3	Clenchwarton - Land south of Main Road Policy	315	No
	12.5	Dersingham	317	No
	G29.1	Dersingham - Land north of Doddshill Road Policy	319	No
	G29.2	Dersingham - Land at Manor Road Policy	321	No
	12.6	Docking	324	No
	G30.1	Docking - Land situated off Pound Lane (Manor Pasture) Policy	326	No
	12.7	East Rudham	328	No
	G31.1	East Rudham - Land off Fakenham Road Policy	330	No
	12.8	Emneth	332	No
	G34.1	Emneth - Land on south of The Wroe Policy	335	No
	12.9	Feltwell with Hockwold-cum-Wilton	336	No
	G35.1	Feltwell - Land to the rear of Chocolate Cottage, 24 Oak Street Policy	339	No
	G35.3	Feltwell - Land at 40 Lodge Lane / Skye Gardens Policy	341	No

	12.1	Great Massingham	343	No
	G43.1	Great Massingham - Land south of Walcup's Lane Policy	345	No
	12.11	Grimston/Pott Row with Gayton	347	No
	G41.1	Gayton - Land north of Back Street Policy	350	No
	G41.2	Grimston and Pott Row - Land adjacent Stave Farm, west of Ashwicken Road	353	No
	12.12	Heacham	355	No
	G47.1	Heacham - Land off Cheney Hill Policy	357	No
	G47.2	Heacham - Land to the south of St. Mary's Close Policy	359	No
	12.13	Marshland St James/ St John's Fen End with Tilney Fen End	362	No
	G57.1	Marshland St James Land adjacent to Marshland Saint James Primary School Policy	366	No
	G57.2	Marshland St James Land adjacent 145 Smeeth Road Policy	367	No
	12.14	Methwold with Northwold	370	No
	G59.1	Methwold - Land at Crown Street Policy	373	No

	G59.2	Methwold - Land at Herbert Drive Policy	375	No
	G59.3	Methwold - Land at Hythe Road Policy	376	No
	G59.4	Methwold - Land off Globe Street/St George's Court Policy	378	No
	12.15	Middleton	380	No
	12.16	Snettisham	382	No
	G83.1	Snettisham Land south of Common Road and behind Teal Close Policy	384	No
	12.17	Southery	386	No
	G85.1	Southery - Land off Lions Close Policy	388	No
	12.18	Stoke Ferry	390	No
	G88.1	Stoke Ferry - Land South of Lark Road/Wretton Road Policy	392	No
	G88.2	Stoke Ferry - Land at Bradfield Place Policy	393	No
	G88.3	Stoke Ferry - Land at Indigo Road / Lynn Road Policy	395	No
	12.19	Terrington St Clement	397	No
	G93.1	Terrington St. Clement - Land at Church Bank, Chapel Road Policy	399	No

	G93.2	Terrington St. Clement - Land Adjacent King William Close Policy	401	No
	G93.3	Terrington St. Clement - Land West of Benn's Lane Policy	403	No
	TSC1	Terrington St Clement Land south of Northgate Way and west of Benn's Lane Policy	405	No
	12.20	Terrington St John with St Johns Highway/Tilney St Lawrence	408	No
	G94.1	Terrington St John, St John's Highway and Tilney St Lawrence- Land East of School Road Policy	411	No
	12.21	Upwell/Outwell	413	No
	G104.1	Upwell - Land north west of Townley Close Policy	419	No
	G104.2	Upwell - Land south/ east of Townley Close Policy	420	No
	G104.3	Upwell - Land at Low Side Policy	422	No
	G104.4	Upwell - Land off St Peter's Road Policy	423	No

	G104.5	Outwell - Land at Wisbech Road Policy	424	No
	G104.6	Outwell - Land Surrounding Isle Bridge Policy	426	No
	12.22	Walpole St Peter/Walpole St Andrew/Walpole Marsh	428	No
	G109.1	Walpole St. Peter - Land south of Walnut Road Policy	430	No
	G1092	Walpole St. Peter - Land south of Church Road Policy	432	No
	12.23	West Walton	434	No
<b>Rural West Norfolk</b>	13	<b>Rural West Norfolk</b>	<b>436</b>	
LP37 – Development in Rural Areas Policy	13.1	LP39 – Development in Rural Areas Policy	436	No
	14	Rural Villages	438	No
	14.1	Ashwicken	438	No
	14.2	Burnham Overy Staithe	440	No
	14.3	Castle Rising	442	No
	14.4	Denver	444	No
	G28.1	Denver - Land South of Sluice Road	446	No
	14.5	East Winch	448	No
	G33.1	East Winch - Land South of Gayton Road	450	No
	14.6	Fincham	451	No



	G36.1	Fincham - Land East of Marham Road	453	No
	14.7	Flitcham	455	No
	14.8	Great Bircham/Bircham Tofts	457	No
	G42.1	Great Bircham and Bircham Tofts - Land Adjacent to 16 Lynn Road	459	No
	14.9	Harpley	461	No
	G45.1	Harpley- Land at Nethergate Street/School Lane	463	No
	14.1	Hilgay	465	No
	G48.1	Hilgay - Land South of Foresters Avenue	467	No
	14.11	Hillington	469	No
	14.12	Ingoldisthorpe	471	No
	G52.1	Ingoldisthorpe - Land opposite 143-161 Lynn Road	473	No
	14.13	Old Hunstanton	475	No
	14.14	Runcton Holme	477	No
	G72.1	Runcton Holme - Land at School Road	479	No
	14.15	Sedgeford	481	No
	G78.1	Sedgeford - Land off Jarvie Close	483	No
	H1	Policy H1: Development of site allocated at	484	No

		Jarvie Close		
	14.16	Shouldham	486	No
	G81.2	Shouldham - Land accessed from Rye's Close	488	No
	14.17	Stow Bridge	489	No
	14.18	Syderstone	491	No
	G91.1	Syderstone - Land West of No.26 The Street	493	No
	14.19	Ten Mile Bank	495	No
	14.2	Thornham	497	No
	14.21	Three Holes	499	No
	14.22	Tilney All Saints	501	No
	G97.1	Tilney All Saints - Land between School Road and Lynn Road	503	No
	14.23	Walpole Cross Keys	505	No
	14.24	Walpole Highway	507	No
	G106.1	Walpole Highway - Land East of Hall Road	509	No
	14.25	Walton Highway	511	No
	G120.1	Walton Highway - Land adjacent to Common Road	513	No
	14.26	Welney	515	No
	G113.1	Welney - Former Three Tuns/Village Hall	517	No
	G113.2	Welney - Land off Main Street	518	No

New Norfolk Coast AONB Policy	LP16 Norfolk Coast AONB Policy	No		
	14.27	Wereham	520	No
	G114.1	Wereham - Land to the rear of 'Natanya', Hollies Farm, Flegg Green	522	No
	14.28	West Newton	524	No
	14.29	Wiggenhall St. Germans	526	No
	G123.1	Wiggenhall St. Germans - Land North of Mill Road	528	No
	14.30	Wiggenhall St. Mary Magdalen	530	No
	14.31	Wimbotsham	532	No
	14.32	Wormegay	534	No
	15	<b>Smaller Villages &amp; Hamlets</b>	<b>536</b>	No