

## 4. Development Plans

### 4.1 Introduction

The Borough of King's Lynn and West Norfolk plans for residential and commercial development are laid out in the Council's Core Strategy document which was published in February 2009 (Policy 10). This provides information on planned growth until 2025 along with potential locations for the developments.

In total 16,200 houses have been built or are planned to be built within the Borough as indicated in Table 4.1. The Council has also defined specific site allocations addition for 7,400 of these houses.

**Table 4.1 Housing Allocation in Core Strategy until 2025**

Location	Completions 2001 to March 2008	Commitment (Unbuilt pp's at March 08)	New allocation	Total allocation
King's Lynn	1,008	2,069	4,000	7,077
Downham Market	1,329	1,126	500	2,955
Hunstanton	220	110	200	530
Wisbech fringe			500	500
Key Service Centres	2,112	955	740	3,800
Rural Villages	398	328	320	1,000
Smaller Villages	204	63	0	300
<b>Total</b>	<b>5,271</b>	<b>4,651</b>	<b>6,260</b>	<b>16,200</b>

### 4.2 Housing Trajectory

The Borough Council of King's Lynn also provided information on their planned housing trajectories in relation to defined site allocations and development areas in King's Lynn. This information was combined with the overall estimates of housing growth to produce a housing trajectory. The following assumptions were made to produce the trajectory:

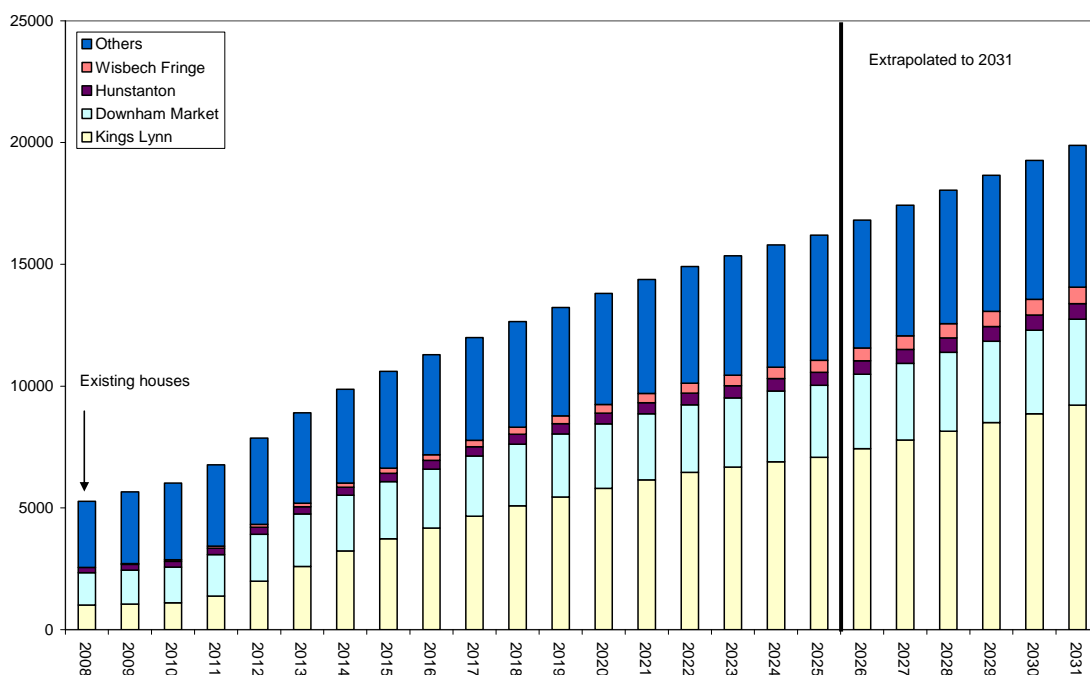
1. In areas where the trajectory figures exceeded the overall allocation (e.g. for King's Lynn) the trajectory was retained but factored down to equal the overall allocation over the full period.
2. Where the trajectory figures were below the overall allocation, the additional houses were added to the trajectory figures to give an even spread of housing growth over the period.



3. Housing allocation for the period 2026 to 2031 was extrapolated at the average rate of housing growth between 2008 and 2026.

Figure 4.1 shows the resulting trajectory profile for housing growth for the period 2008 to 2031. In reality, housing growth is likely to differ from this, particularly in the early part of the profile because of current economic uncertainty. However, to meet the requirements of the Regional Spatial Strategy the intention is to make up for any shortfall toward the end of the period.

**Figure 4.1 Planned Housing Growth in the Borough of King's Lynn and West Norfolk**



## 4.3 Site Allocation

Information on housing site allocation was provided by the Borough Council as follows:

- Housing Trajectory Information. This showed trajectory figures for general areas within King's Lynn and eastings and northings for smaller development sites.
- Maps within the Core Strategy document for King's Lynn, Downham Market and Hunstanton.
- Estimated housing numbers for the service centres and villages.

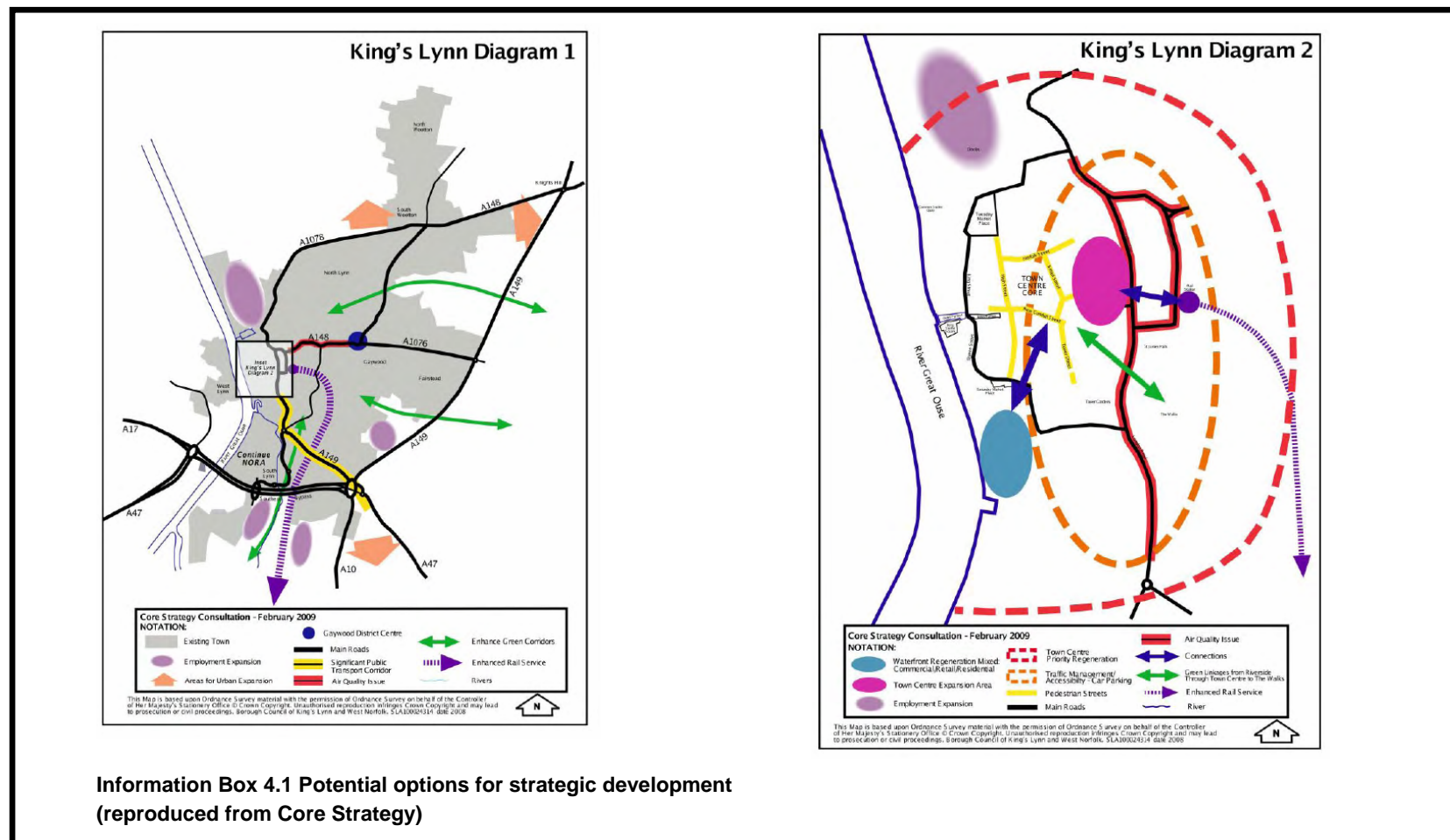
Information Box 4.1 shows areas for potential housing growth in King's Lynn, Downham Market and Hunstanton taken from the Core Strategy document. In King's Lynn the main areas for potential expansion are to the north, north east and south of the town, with areas for commercial expansion also to the south. In Downham Market and

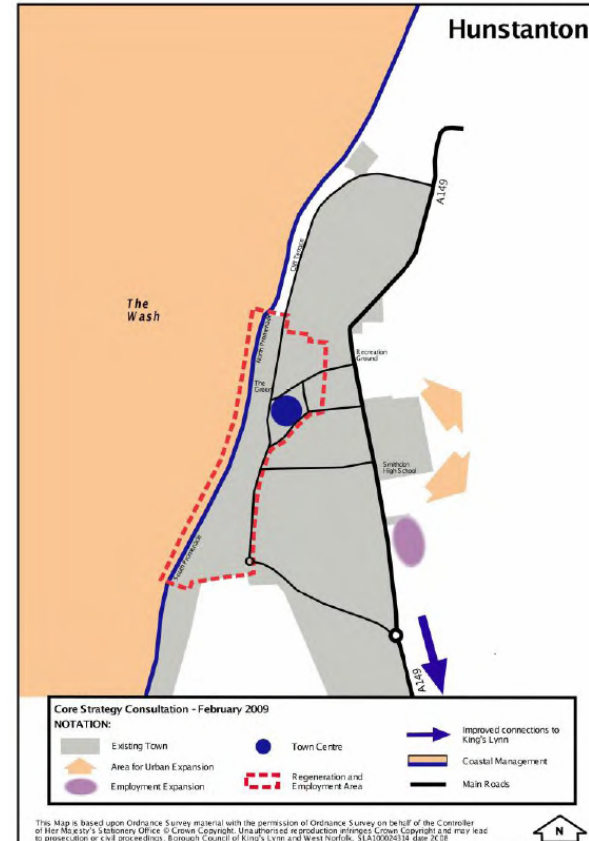


Hunstanton, the potential areas for expansion are to the north and east of the town and the east of the town, respectively.

Existing site allocations are shown in Figure 4.2 which also indicates the smaller development areas beyond the main centres. Overall allocation in the Core Strategy for the smaller centres is presented in Table 4.2.





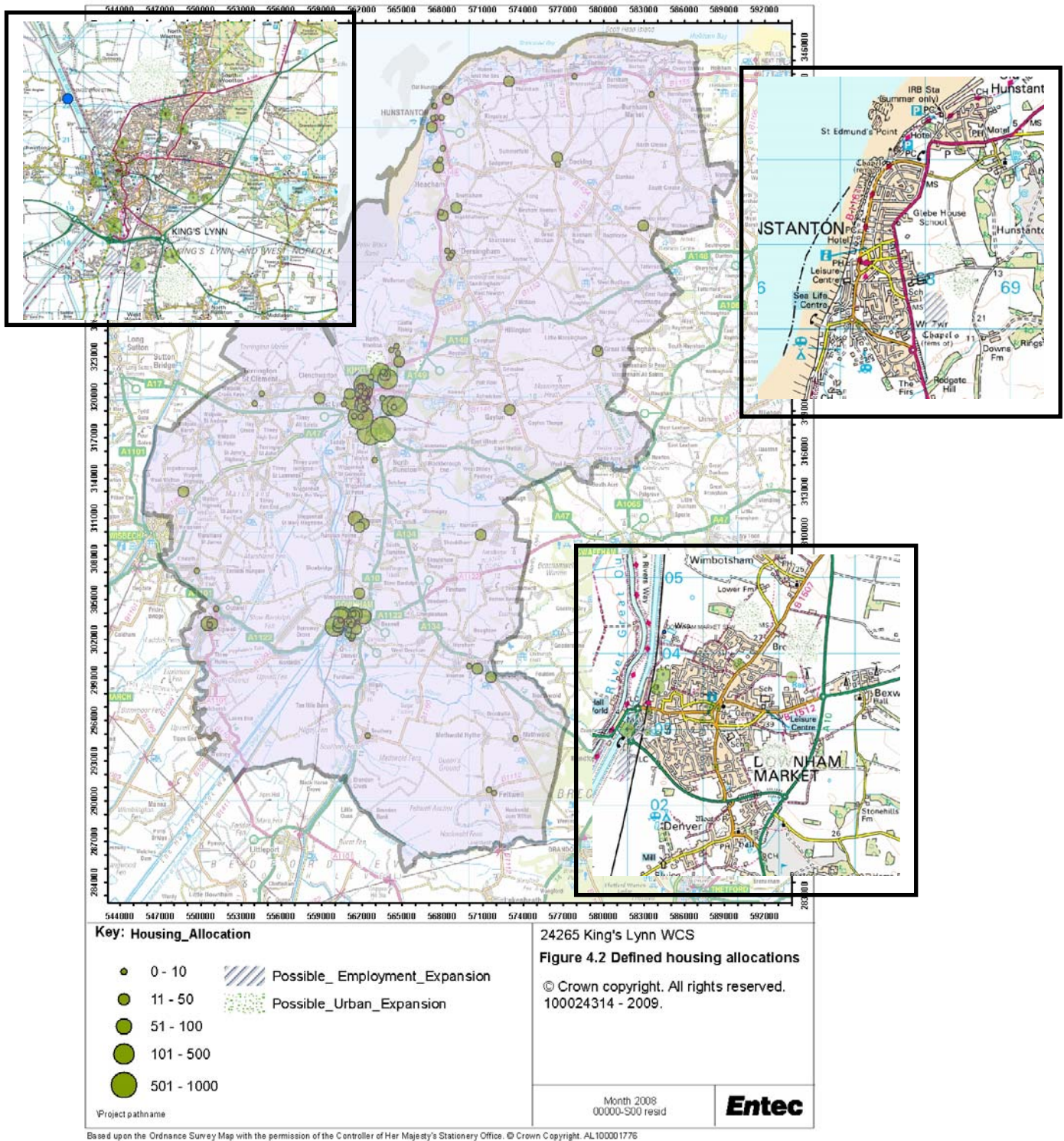


**Information Box 4.2 Potential options for strategic development (reproduced from Core Strategy)**





Figure 4.2 Defined Housing Allocations



**Table 4.2 Potential Housing Allocation for the Key Service Centres and Villages**

Key Service Centre	No	Rural Villages	No	Small Villages	No
Brancaster	57	Burnham Overy		Barton Bendish	9
Burnham Market	62	Staithe	15	Bawsey	3
Castle Acre	30	Burnham Thorpe	4	Boughton	16
		Castle Rising	6	Burnham	
Clenchwarton	44	Denver	34	Norton	2
Dersingham	91	East Winch	16	Congham	3
		Great			
Docking	92	Bircham/Bircham		Crimplesham	2
East Rudham	17	Tofts	22	East Walton	3
Emneth	131	Harpley	18	Fordham	3
		Ingoldisthorpe	19	Holme Next	
Feltwell	77	Marham	40	The Sea	11
Fincham	12	Marshland St			
		James	36	Leziate	8
Gayton	52	Middleton	40	Little	
Great Massingham	49	North Creake	5	Massingham	2
Grimston	30	Northwold	56	Nordelph	15
Heacham	143	Roydon	1	North Runcton	23
Hilgay	66	Sedgeford	15	Pentney	30
Hillington	10	Shouldham	24	Ringstead	4
Hockwold Cum Wilton	39	Stow Bardolph	71	Runcton Holme	12
Methwold	80	Syderstone	52	Ryston	6
		Thornham	42	Setchey	35
North Wootton	8	Tilney All Saints	11	Shouldham	
Old Hunstanton	8	Walpole Cross		Thorpe	4
		Keys	10	South Creake	24
Outwell	152	Walpole Highway	18		
Snettisham	189	Walpole St		Stanhoe	10
		Andrew/Walpole		Stradsett	5
South Wootton	265	St Peter	78		
Southery	63	Watlington	251	Titchwell	12
Stoke Ferry	123	Welney	19	Tottenhill	2
Terrington St Clement	141	Wereham	16	West Acre	7
Terrington St John	31	West Rudham	2	West Dereham	7
Tilney St Lawrence/St		Wiggenhall St		Wolferton	1
Johns Highway	62	Mary Magdalen	24		
Upwell	250	Wimbotsham	47	Wormegay	9
Walsoken	40			Wretton	4
West Walton/West					
Walton Highway	30				
West Winch	212				
Wiggenhall St Germans	35				

