

Settlements & Sites - Allocations and Policies D

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D.1 Distribution of Development

Amount and distribution of housing development

Overall Housing Provision

D.1.1 The Borough Council is required to consider the 'objectively assessed housing need' for its area, and make appropriate provision for that figure. (At the time of preparing the Core Strategy there was a requirement to be in conformity with the then Regional Plan, including amounts of housing. The Borough Council did this and worked to a housing requirement of 16500 dwellings for the period to 2026. The Regional Plan was revoked in 2012 and the new requirement to assess housing need brought in through the National Planning Policy Framework in March 2012.)

D.1.2 In order to meet the requirement a Strategic Housing Market Assessment⁽²⁾ was undertaken in 2013 to consider future household formation and therefore housing need, based on Government forecasts. In summary the findings of this study indicate that:

- *'10.4 ...10336 new dwellings are required in the 15 year period between 2013 and 2028, equating to almost 690 new homes per annum. The target is therefore meeting the vast majority (95.7%) of the Objectively Assessed Need.'*
- *'10.7 The Core Strategy target of 660 is similar to the delivery level achieved in all but two years since 2005, which suggests that it is a realistic target. The fact that it is higher than the level achieved in recent years is in line with paragraph 154 of the NPPF that says that. Overall the target of 660 new homes per year remains appropriate in King's Lynn and West Norfolk.'*

D.1.3 Having regard to this assessment the Borough Council considers it can base the provision in this sites document on the broad figures and requirements from the Core Strategy.

D.1.4 The Core Strategy provides for 16,500 new dwellings across the Borough over the period 2001 – 2026. The table below shows that after taking into account completions and commitments (outstanding planning permissions) between 2001 and March 2013 a total of 10,155 dwellings, together with the actual allocations proposed in this document (6,499), we have provided for a total of 16,632 new dwellings.

D.1.5 The following table gives an overall summary picture.

2 King's Lynn and West Norfolk Borough Council – SHMA 2013, prepared by HDH Planning and Development Ltd

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Place	Core Strategy Provision (see Appendix 1 CS July 2011)	Total Completions & Commitments Apr 2001-Mar 2013	Pre submission document Allocations	Pre Submission document Total
King's Lynn Area				
King's Lynn		2934	1450	
(West Lynn)			249	
<i>Plus settlements adjacent to KL</i>				
North Wootton		63	0	
Knights Hill			600	
South Wootton		279	300	
West Winch/North Runcton		219	1600	
Sub total	7511	3495	4199	7694
Other main settlements				
Downham Market (incl. Downham W.)	2711	2036	390	
Hunstanton	580	360	333	
Wisbech Fringe (inc Walsoken)	550	35	550	585
Main settlements and settlements adjacent to King's Lynn - Sub Total	11352	5926	5472	11398
Key Rural Service Centres (KRSC) (x21)				
KRSC Sub Total	2878	2796	787	3583
Rural Villages (RV) (x34)				
RV Sub Total	1280	1042	230	1272
Other - Smaller Villages and Hamlets (SVH)				

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Place	Core Strategy Provision (see Appendix 1 CS July 2011)	Total Completions & Commitments Apr 2001-Mar 2013	Pre submission document Allocations	Pre Submission document Total
Other/SVH Sub Total	351	391	0	391
Rural Areas - Sub Total	4509	4229	1017	5246
Total		10155	6489	16644

D.1.6 The Core Strategy allocates the largest share of new housing development over the plan period to the King's Lynn area; with lesser amounts going to the Wisbech fringe (the town's centre is in Fenland District, but the town has now expanded to the extent that some of the new growth will occur within West Norfolk); to the second town in the Borough, Downham Market; and a lesser amount to the third town, Hunstanton.

D.1.7 A significant minority, 15.5%, of new housing allocations are allocated to smaller settlements in the rural parts of the Borough.

D.1.8 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 sites within development boundaries (especially within the towns).

D.1.9 Part of the role of this Plan is to add detail to the Core Strategy by determining the distribution of housing development between different locations, both within and around the towns, and between rural settlements of the same type. These are dealt with in turn following.

King's Lynn area

D.1.10 The King's Lynn area is required by Core Strategy Policy CS09 to provide 7,510 new dwellings in the plan period. At March 2013 completions and commitment amounted to some 3,500 units, which leaves some 4,000 to be distributed between the identified areas of:

- King's Lynn town and West Lynn (1,700 now identified)
- West Winch/North Runcton (where the Core Strategy identified 1,600)
- Knight's Hill, South Wootton (600 now identified)
- Hall Lane, South Wootton (300 now identified)

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D.1.11 A total of 4,200 new allocations are provided for in the King's Lynn area in this document.

Rural Areas

D.1.12 Around 15.5% of the Borough's new housing is proposed for allocation to the rural parts of the Borough, and divided among the higher level of rural settlements (the 21 identified 'Key Rural Service Centres'), with a lesser amount going to the defined 'Rural Villages' (of which there are 34). No allocations are made in Smaller Villages and Hamlets although the policy on infill development in these areas will allow some modest development.

D.1.13 If the number of dwellings allocated to each type of settlement were divided equally this would result in each settlement being allocated the number shown in the table below.

Settlement Designation	Number of Settlements Type	Combined Core Strategy housing allocation	Average Core Strategy allocation of dwellings per settlement
Key Rural Service Centres	21	660	31
Rural Villages	34	215	6
Smaller Villages and Hamlets	54	0	0

D.1.14 The Council considers that the distribution of houses is best done by allocating growth to settlements proportional to the existing populations. This would provide for the amount of development in each settlement to be most closely related to its scale, and hence overall most easily absorbed without great impact on the existing character and social make-up of the settlement.

D.1.15 However, this general approach is not rigidly applied. Some settlements are more constrained than others, for instance by flood risk, nationally important landscape, limited safe highway access, etc. Conversely, there are other settlements where a slightly higher level of development is advantageous if it can provide social facilities that are particularly needed, or a more satisfactory form of development. The Borough Council has taken particular account of the view of the parish councils and, within the constraints of other factors, sought to provide a lower or higher figure in the direction of the parish council's preferences.

D.1.16 The number of dwellings the Core Strategy provides for each class of settlements is stated as a minimum, and therefore there is the potential for exceeding this. However, it is important that the overall cumulative scale of growth in the rural areas does not grossly exceed the stated figures, as this would weaken the deliverability of the strategic growth areas and other urban sites. This would undermine the overall strategy of concentrating most development in towns, make it difficult to deliver the improvements and infrastructure the Borough needs, and undermine the long term economy and sustainability of the area. Further, although all of the settlements in each group has an equivalent status in terms of their planned function, their ability to accommodate growth, and the sustainability of development in each, does vary significantly.

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D.1.17 The tables in Appendix 5 outline how both the guide figure (calculated using proportions in ratio to population size) and the final allocation for each settlement have been derived. These overall figures have been used to calculate the tables above. Further details of the particular allocations, constraints and opportunities are provided for each settlement later in this document.