

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



**Borough Council of King's Lynn and West Norfolk's  
Response to  
the Issues and Questions raised by Inspector David  
Hogger  
in relation to the  
King's Lynn and West Norfolk Local Plan:  
Site Allocations and Development Management  
Policies**

**Issue 29: Methwold Hythe (G.58)**

**Examination  
November 2015**

## Table of abbreviations used with the Council's Statements

Abbreviation	Full Wording
AONB	Area of Outstanding Natural Beauty
BCKLWN	Borough Council of King's Lynn and West Norfolk
BDC	Breckland District Council
CLG	Communities and Local Government
CITB	Construction Industry Training Board
CS	Core Strategy
DM	Development Management
DPD	Development Plan Document
EA	Environment Agency
FDC	Fenland District Council
FRA	Flood Risk Assessment
GI	Green Infrastructure
GTANA	Gypsy and Traveller Accommodation Needs Assessment
ha	Hectare
HELAA	Housing and Economic Land Availability Assessment
HLF	Heritage Lottery Fund
HRA	Habitats Regulation Assessment
HSEHA	Health and Safety Executive Hazard Areas
IDB	Internal Drainage Board
KRSC	Key Rural Service Centres
KLATS	King's Lynn Area Transportation Strategy
LDS	Local Development Scheme
LLFA	Lead Local Flood Authority
LPSO	Local Plan Sustainability Objectives
NCC	Norfolk County Council
NE	Natural England
NP	Neighbourhood Plan
NPPF	National Planning Policy Framework
NORA	The Nar Ouse Regeneration Area
NWT	Norfolk Wildlife Trust
OAN	Objectively Assessed Need
PPG	Planning Practice Guidance
PPTS	Planning Policy for Traveller Sites
RV	Rural Village
RAF	Royal Air Force
RLA	Residential Land Assessment
SA	Sustainability Appraisal
SAC	Special Area of Conservation
SADMP	Site Allocation and Development Management Policies Plan
SCI	Statement of Community Involvement
SEA	Strategic Environmental Assessment
SFRA	Strategic Flood Risk Assessment
SHMA	Strategic Housing Market Assessment
SHLAA	Strategic Housing Land Availability Assessment
SMP	Shoreline Management Plan
SPA	Special Protection Area
SSF	Site Sustainability Factors
SSSI	Site of Special Scientific Interest
SuD	Sustainable Drainage systems
SVAH	Smaller Villages and Hamlets
SWMP	Surface Water Management Plan
THI	Townscape Heritage Initiative
UPC	Un-attributable Population Change

29.1

Is there evidence that the Council's restrictive approach to development at Methwold Hythe is not justified? If such evidence exists what alternatives are available and have they been satisfactorily considered by the Council?

## 1. Introduction

- 1.1 The Core Strategy (CS) Policy CS02 The Settlement Hierarchy classes Methwold Hythe as a Smaller Village and Hamlet (SVAH). This was found sound and adopted in 2011.
- 1.2 The SADMP gives effect to and complements the CS. With a SVAH designation no allocation is sought for Methwold Hythe.

## 2. CS02 The Settlement Hierarchy

- 2.1 CS02 paragraph number 6.1.14 states: '...It would be inappropriate to seek further development in these places'
- 2.2 CS02 also states: 'Policy CS02 aims to assist the delivery of all the Core Strategy Objectives by directing development to sustainable locations'

## 3. SADMP Site Allocation

- 3.1 The allocation of sites for each of the settlement tiers of the settlement hierarchy are in accordance with CS09 Housing Distribution. This does not seek specific land allocations for SVAH. The treatment of Methwold Hythe in the SADMP is the same as all of the other 53 settlements in this category. As explained in the supporting text to Policy DM2 and the Council's Statements to the Examination on this subject, no development boundaries are designated for Smaller Villages and Hamlets. Provision of such boundaries would be likely to lead to a level and type of development not in accordance with the Core Strategy's Policies CS01, CS02 CS06, and CS09.
- 3.2 A site was proposed for allocation within the SADMP at the Preferred Options Consultation Stage (2011) at Methwold Hythe. However, as indicated earlier in this statement there are no allocations to be made in SVAH.

#### 4. SVAH Development

4.1 Policy CS01 (Spatial Strategy) states the strategy for rural areas is to focus most development to the Key Rural Service Centres. Policy CS02 (Settlement Hierarchy) states development in Smaller Villages and Hamlets' will be limited to specific identified needs. Policy CS06 (Development in Rural Areas) reiterates the strategy to focus most rural development in Key Rural Service Centres), and states 'more modest levels of development, as detailed in Policy CS09, will be permitted to meet local needs and maintain the vitality of these communities'. Policy CS09 (Housing) identifies no housing to be allocated to Smaller Villages and Hamlets, but does aim to maximise the delivery of affordable housing to meet identified housing need throughout the Borough.

4.2 The absence of a development boundary for Methwold Hythe does not amount to an embargo on development. Policy DM3: Infill in the Smaller Villages and Hamlets highlights the context, relevant policies (local and national) and the policy approach. DM3 seeks to ensure a consistent approach to new housing in SVAH by seeking a balance between promoting sustainable developments, maintaining the vitality of rural communities, and avoiding new isolated dwellings. It specifically provides for affordable housing (potentially including market housing where this would facilitate the affordable housing), housing essential for the operation of the rural economy (which can include housing required to operate rural businesses), and sensitive infilling. Community and tourism facilities, rural retail and small scale employment development are also supported by various policies in the SADMP and Core Strategy in rural areas.

#### 5. Conclusion

5.1 Whilst the CS and SADMP do not make allocations for SVAH, in line with the settlement hierarchy, there is the opportunity for development to take place. This will be judged against CS and SADMP Policies. DM3 in particular provides for a modest element of new housing, to maintain the vitality of SVAH and the rural areas around them.