

KING'S LYNN & WEST NORFOLK LOCAL PLAN REVIEW
EXAMINATION

Specification for Policy Note on Rural Settlements to be prepared by
the Borough Council of KL&WN

Policy Context

Policies LP01 and LP02 of the submitted KL&WN Local Plan Review define the spatial strategy for the scale and distribution of growth in the Borough to 2036 and the hierarchy of settlements at which development can be accommodated.

Both policies define a range of rural settlements, including Growth Key Rural Settlements (KRSCs), KRSCs, Rural Villages (RVs), and Small Villages and Hamlets (SVAHs). Currently Policies LP01 and LP02 use different terminology to describe the role of these respective settlement tiers in the spatial strategy and the scale of development which they are expected to accommodate. Anomalies include:

- The two Growth KRSCs, Marham and Watlington, are described in Policy LP02 as being capable of accommodating a higher level of growth than previously, when they were KRSCs, but the amount of housing allocated at the two Growth KRSCs in Policy LP01 is approximately the same as that allocated to other KRSCs, taken on average.
- Criterion 8(a)(iii) of Policy LP01 identifies the KRSCs as a focus for most new development within the rural areas of the Borough, but the Plan does not propose housing allocations at all of the 23 KRSCs.
- For the SVAHs, criterion 3(e) of Policy LP01 seeks to ensure that 'opportunities are given for small scale housing development', Policy LP02 specifies that 'only very limited development' will take place at the SVAHs, and Policy LP41 allows 'more modest levels of development' at them.
- Paragraph 66 of the NPPF expects strategic policies to set out a housing requirement for designated neighbourhood areas, which reflects the strategy for the pattern and scale of development and any relevant allocations. Paragraph 2.0.19 of the Plan says that Neighbourhood Plan (NPs) must support the overall scale and nature of growth indicated in the Plan, and that the Plan will specify the minimum scale of growth appropriate for each settlement. However, paragraph 4.1.23 of the Plan goes on to say that the allocations for areas preparing NPs will not be made in the Plan. Policies LP01 and LP02 do not set out housing requirements for each settlement or neighbourhood area.
- The Schedule of Suggested Main Modifications (MMs) [F22] proposes a number of amendments to Policies LP01 and LP02, to clarify and strengthen the policy for rural settlements. However, these would result in all policy guidance on the appropriate scale and form of development at rural settlements, being removed from Policies LP01 and LP02.

Work Required

Prepare a policy note to cover the following:

1. Explain the Plan's proposed spatial strategy for rural settlements, including the role and function of Growth KRSCs, KRSCs, RVs, and SVAHs, in accommodating future development needs.
2. Justify the level of growth and housing allocated to different rural settlements, having regard to the role of each tier in the settlement hierarchy.
3. Review whether the Plan should set out a housing requirement for designated neighbourhood areas in the Borough, reflecting the strategy for the pattern and scale of development and any relevant allocations, and if not, provide a justification for departing from national policy in this regard.
4. Review the various definitions of the 'appropriate' scale of development in the different tiers of rural settlements within the hierarchy and the spatial strategy in Policies LP01 and LP02, and consider amendments to make this clear and unambiguous.
5. Detail any suggested MMs to Policies LP01 and LP02 and their supporting text, in the light of the analysis provided for points 1-3 above.