

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



Borough Council of King's Lynn and West Norfolk Local Plan Examination

**Update to core document on Further
Consideration of the Settlement Hierarchy
(D21)**

5 January 2023

1.0 Introduction

1.1 At the Examination into the King's Lynn and West Norfolk Local Plan, the Inspectors have asked for this update to core document D21, the 'Further Consideration of the Settlement Hierarchy'. The Inspectors have asked for an explanation of the decisions to change or not to change the status of settlements within the hierarchy in policy LP02. They have also asked for details of the consultation undertaken with parish councils, recommendations made to the Local Plan Task Group (LPTG) about the issue, including data to justify this, the role and delegated authority of the LPTG, and minutes of the decisions. The Inspectors have also asked for comments on specific settlements and their classification in the hierarchy, which is also included in the note.

2.0 Consideration of the settlement hierarchy by the Local Plan Task Group (LPTG)

2.1 It is evident that the issue of the settlement hierarchy within the Local Plan review was considered and discussed at five separate Local Plan Task Group (LPTG) meetings, between November 2016 – January 2018, and the settlement hierarchy was a major point of discussion at the early stage of the review process. The dates of these meetings were the 16 November 2016, 14 December 2016, 8 January 2017, 22 February 2017, and the 17 January 2018. It was also discussed again following the Regulation 18 consultation in November 2019.

2.2 At the first meeting on the 16 November 2016, the paper 'Consideration of the Settlement Hierarchy', included in D21, was considered by the LPTG. That explained the context for having a settlement hierarchy, the different categories of the current settlement hierarchy and which settlement were in each one, and that a review of the hierarchy was required for the overall Local Plan review. It also had details of how the settlements would be looked at (scored) through a new review, which included an updated range of facilities.

2.3 Finally it had details of a consultation that had taken place with the parish councils, which is described in more detail in section 3. A copy of the minutes of the that LPTG meeting are attached as appendix 1.

2.4 On the 14 December 2016, the LPTG met again to consider the issue, and the paper 'Further Consideration of the Settlement Hierarchy' was taken to the LPTG. That paper presented the results from the survey with parish councils, as well as the results overall from 'the study' (set out in Appendix 1 to the paper), with missing data from parish councils filled in "from Task Group members, officers who lived/worked in the settlement, GIS, online information, and previous data". The paper then goes through each settlement category, setting out certain discussion points to be considered at the LPTG meeting.

2.5 The minutes of the meeting on the 14 December are attached as appendix 2, but it is clear from the minutes that there was a discussion about individual

settlements. The minutes set out the preferred way forward with settlements, and any changes proposed that differed are set out in the minutes, namely

- “Walpole Highway to be amended to Walton Highway
- Impact of where sites to be delivering more than allocated to be inserted into the relevant table.
- Walton Highway to be amended to a rural village.”

- 2.6 The Settlement Hierarchy was then discussed at the LPTG meeting on 8 January 2017, to bring the matter to a conclusion. The relevant papers and minutes of that meeting are attached as appendix 3, but show that the LPTG agreed the settlement hierarchy, save for the issue of the village of Three Holes (within the parish of Upwell), which was deferred for consideration to the February 2017 meeting.
- 2.7 As stated above, there was a fourth meeting at that initial stage when the settlement hierarchy was discussed, that took place on the 22 February 2017. It seems at that meeting it dealt with one remaining issue which had been deferred from the January meeting, relating to the status of the village of Three Holes. The papers and minutes of that meeting are attached as appendix 4.
- 2.8 It is also evident that the settlement hierarchy was taken back to LPTG a year later 17 January 2018, with a final version, seeking some further amendments to a few issues. The papers taken to that meeting, and a copy of the minutes of the meeting are attached as appendix 5. The numbers of the different types of settlement in the papers match that in the submission Local Plan. Importantly the paper also sees the reduction in the number of smaller villages and hamlets to 37, with 38 the number consulted on in the plan. The ‘extra’ settlement is Ashwicken, which is discussed in more detail below.
- 2.9 The paper also sets out a list of settlements that have been removed from the settlement hierarchy, currently designated as smaller villages and hamlets in the 2011 Core Strategy. The LPTG agreed the settlement hierarchy as put forward, which is evident in the minutes for the meeting.
- 2.10 This is important to note as it seems that this was the version of the settlement hierarchy that was consulted upon at Regulation 18 (1st draft plan) stage in March/April 2019.
- 2.11 Finally, attached as appendix 6 are the results of the Regulation 18 Local Plan consultation on the issue of the settlement hierarchy. This again shows the evolution of LP02 and the settlement hierarchy. This shows that limited further changes to the settlement hierarchy were proposed as a result of that consultation.

3.0 Consultation with the parish councils

- 3.1 The paper 'Consideration of the Settlement Hierarchy', attached in D21, in paragraph 4.11, confirms that "forms have been sent to the Parish Councils for their input", with a copy of the form sent out.
- 3.2 All parish councils were sent an email on 27 July 2016, asking for them to provide up to date information about facilities available in their parish areas, by filling in the form sent. This email is attached as appendix 7. A further reminder was sent out on 11 August 2016, also shown in appendix 7.
- 3.3 The paper entitled 'further consideration of the settlement hierarchy' in D21 of the examination library sets out the results of that survey, and states that three months after that contact, and following several reminders, there was a 50% response rate from parish councils.
- 3.4 There were of course further opportunities for parish councils to comment on the hierarchy during the formal consultation of the plan at the Regulation 18 and Regulation 19 stages. Appendix 6 shows that there was little comment from parish councils at Reg 18 stage on the issue of the hierarchy.

4.0 Comments on specific individual settlements requested by the Inspector

Castle Acre

Castle Acre and East Rudham were highlighted as discussion points in D21 for the December 2016 LPTG meeting, as to whether they should remain as Key Rural Service Centres (KRSC's). This was in response to findings, set out in the Further Consideration of the Settlement Hierarchy (D21 page 4). It was considered that both settlements should remain as KRSC's, and the minutes of the meeting of the 14 December 2016 (appendix 2) evidence that this was discussed, albeit there are no specific details of that discussion to justify the decision taken.

Marshland St James/St John's Fen End with Tilney Fen End

This linear settlement has been promoted to a Key Rural Service Centre (KRSC) from a Rural Village (RV). It is evident that it has scored 20 in the assessment carried out, which is higher than some of the existing KRSC's, so its promotion is evidenced. It was also discussed at the LPTG meeting in December 2016, as it is referenced in the minutes of the meeting (appendix 2).

Walpole St Peter/Walpole St Andrew/Walpole Marsh

This has been promoted to a KRSC from a rural village (RV). It is evident that it has scored 23 in the assessment carried out, which is higher than some of the existing KRSC's, so its promotion is evidenced. It was also discussed at the LPTG meeting in December 2016, as it is referenced in the minutes of the meeting (appendix 2).

Middleton

This scored 15 in the assessment carried out, which is higher than four of the existing KRSC's, and it has been promoted to a KRSC. It was also discussed at the LPTG meeting in December 2016, as it is referenced in the minutes of the meeting (appendix 2).

Southery

This scored 14 in the assessment carried out, which is higher than four of the existing KRSC's, and it has been promoted to a KRSC. It was also discussed at the LPTG meeting in December 2016, as it is referenced in the minutes of the meeting (appendix 2).

Denver

This scored 12 in the assessment carried out, but although it is higher than three of the existing KRSC's, it has not been promoted. It was also discussed at the LPTG meeting in December 2016, as it is referenced in the minutes of the meeting (appendix 2).

Wiggenhall St Germans

This scored 12, but although it is higher than three of the existing KRSC's, it has not been promoted. It was also discussed at the LPTG meeting in December 2016, as it is referenced in the minutes of the meeting (appendix 2).

Walpole Highway

This scored 10, but although it is the same as two of the existing KRSC's, it has not been promoted. It was also discussed at the LPTG meeting in December 2016, as it is referenced in the minutes of the meeting (appendix 2).

Hilgay

Hilgay has scored 9, which is lower than any existing KRSC, and would explain why it has been retained as a rural village. It was also discussed at the LPTG

meeting in December 2016, as it is referenced in the minutes of the meeting (appendix 2).

Walton Highway & West Walton

The minutes of the December 2016 LPTG meeting (appendix 2) reference that it was agreed that West Walton was now a KRSC on its own, and Walton Highway was to become a RV.

The minutes of the LPTG meeting on 17 January 2018, document that

“West Walton and Walton Highway previously was a joint Key Rural Service Centre (KRSC). It had been agreed to split the two settlements. West Walton becomes a KRSC in its own right and Walton Highway became a Rural Village (RV).”

It is understood that the decision was made due to concerns about flood risk affecting Walton Highway.

Ashwicken

Ashwicken has scored a relatively modest 6 and is a Smaller Village and Hamlet (SVAH) in the submitted plan. This relatively low score would justify this designation, despite the existence of a primary school in the village, something more usual in a higher tier settlement. It is noted that in the report to the LPTG in January 2018, it is down as a RV, and was consulted upon as such at the Regulation 18 stage. However, its subsequent downgrading to a SVAH is considered entirely appropriate based on the overall scoring.

Bircham Newton

It was proposed to remove Bircham Newton as a SVAH in the paper to the LPTG on 17 January 2018. It is set out in a list of settlements that were all removed from the hierarchy. That was agreed by the LPTG.

The national construction college element of Bircham Newton, which is where the facilities are, is covered by its own criteria-based policy (LP10), which allows for development to come forward that improves facilities.

The unusual and unique circumstances of the main part of Bircham Newton, would explain the approach taken here.

Choseley

The settlement scored 1 in the study results which justifies the decision to remove it as a SVAH. Confirmation of its removal as a SVAH was agreed by the LPTG at the 17 January 2018 meeting.

Fring

The settlement scored 1 in the study results which justifies the decision to remove it as a SVAH. Confirmation of its removal as a SVAH was agreed by the LPTG at the 17 January 2018 meeting.

Fordham

The settlement scored 2 in the study results which justifies the decision to remove it as a SVAH. Confirmation of its removal as a SVAH was agreed by the LPTG at the 17 January 2018 meeting.

Setchey

It is not clear why Setchey was removed from the classification of a SVAH. Setchey is unusual in that it scores relatively highly because there is an historic employment/industrial area along Garage Lane, and that gave it 10 points in the scoring system. It is likely to have been that anomaly that led to its removal.

Sherborne

Sherborne scores 0 points in the study results which explains why it has been removed from the list of SVAH. Confirmation of its removal as a SVAH was agreed by the LPTG at the 17 January 2018 meeting.

Stow Bardolph

Whilst on the face of it Stow Bardolph scores well in getting 10 in the study results, its removal as a SVAH can be explained. Stow is very unusual in that there are very few houses within the village, but it scores well due to the historic church, popular tourist facility at Church Farm, the private Downham preparatory school, and the Hare Arms pub. There is also Downham Stow cricket club which sometimes plays at the cricket ground there. It would not be an appropriate location for growth however as these are more destination facilities rather than catering for a local need. Designating growth here would also likely adversely affect the village's unique character. Confirmation of its removal as a SVAH was agreed by the LPTG at the 17 January 2018 meeting.

Wolferton

Wolferton scores 5 in the study results, and it is not clear why it has been removed from the list of SVAH. Confirmation of its removal as a SVAH was agreed by the LPTG at the 17 January 2018 meeting.

5.0 Role of the Local Plan Task Group (LPTG)

- 5.1 The Local Plan Task Group (LPTG) is a cross-party working group of councillors, tasked to provide recommendations on the Local Plan to cabinet and full council. The LPTG look at the policies of the plan in detail before making recommendations. They have been doing this throughout the various stages of the Local Plan Review, although it should be noted that the actual decisions to take forward the plan is technically one for the council's cabinet and full council.
- 5.2 A copy of the terms of reference of the LPTG is attached as appendix 8.

6.0 Conclusion

- 6.1 The settlement hierarchy has been discussed multiple times at Local Plan Task Group meetings, which led to the hierarchy put forward to cabinet and council. This has included the initial papers on the scoring system to be used, and details of consultations with parish councils. Whilst the minutes of the meetings do not cover all the detail of those discussions on the decisions made on each settlement, they do set out the decisions that were made by the group.
- 6.2 The scoring system attached to D21 also provides the evidence and data for the majority of the decisions that were made. The Inspectors have specifically queried some of the settlement hierarchy choices made, and it is hoped the explanations above provide further explanation and clarification in those particular cases.

APPENDIX 1

Minutes from the Meeting of the Local Plan Task Group held on
Wednesday 16th November 2016

BOROUGH COUNCIL OF KING'S LYNN & WEST NORFOLK

LOCAL PLAN TASK GROUP

**Minutes from the Meeting of the Local Plan Task Group held on
Wednesday, 16th November, 2016 at 10.00 am in the Town Hall, Saturday
Market Place, King's Lynn**

PRESENT: Councillor R Blunt (Chairman)
Councillors A Bubb, C J Crofts, I Gourlay, J Moriarty, M Peake (Vice-Chairman)
and D Tyler

Officers:

Alan Gomm, LDF Manager
Alex Fradley, Graduate Planner
Kathy Wagg, Democratic Services Officer

1 **APOLOGIES**

Apologies for absence were received from Councillors S Sandell and Mrs E Watson.

2 **NOTES OF THE PREVIOUS MEETING**

The notes of the meeting held on 12 October 2016 were agreed as a correct record.

3 **MATTERS ARISING**

CIL

The Chairman updated the Task Group on the current situation with regards to CIL. He explained that the final report would be produced next week. Cabinet Members would be briefed on the report which would be presented to Cabinet on 6 December 2016 and Council on 19 January 2017.

4 **DECLARATIONS OF INTEREST**

There were no declarations of interest.

5 **URGENT BUSINESS**

There was none urgent business.

6 **MEMBERS PRESENT PURSUANT TO STANDING ORDER 34**

There were no Members present under Standing Order 34.

7 **CHAIRMAN'S CORRESPONDENCE (IF ANY)**

There was no Chairman's correspondence.

8 **GYPSY AND TRAVELLER ACCOMMODATION NEEDS ASSESSMENT
- BRIEFING NOTE TO FOLLOW**

The Housing Strategy Officer explained that the Gypsy and Traveller Accommodation Needs Assessment (GTANA) provided an evidence base which was needed to aid the preparation of Development Plan policies for the provision of new Gypsy and Traveller pitches and Travelling Showpeople plots. This enabled local authorities to comply with planning policy and legislation. The GTANA covered the period between 2016 and 2036.

The Task Group was informed that the GTANA was produced by Opinion Research Services (ORS), a professional consultancy which undertook this type of work for local authorities. The study was commissioned by a consortium of eight neighbouring local authorities. Work began in the winter of 2015 and the final report completed in October 2016.

It was explained that the current planning definition of a Gypsy, Traveller or Travelling Showperson was set out in Planning Policy for Travellers Sites (PPTS), published by the Government in August 2015. As the Planning and Housing Act 2016 repealed the previous statutory definition included in the Housing Act 2004, the PPTS was now the sole definition. The key change was that persons who had ceased to travel permanently would not now fall under the planning definition of a 'Traveller'.

In response to the change in definition in national planning policy the GTANA set out three sub-groups derived from the survey work:

1. Households who met the 'Traveller' definition'
2. 'Unknown' households where an interview was not completed, either due to refusal or because the household was not present during the survey period (despite three attempts to establish contact in each case); and
3. Households which did not meet the definition.

The Housing Strategy Officer explained that a total of 55 interviews were completed. A large majority of those who were interviewed did not meet the new planning definition. 2 householders fell into the new

definition category, 99 households that might meet the new definition (unknown) and 51 households that 'do not meet the new definition'.

In relation to the 99 households that might meet the new definition, it was explained that a lot of work had been undertaken nationally and it could be determined that approximately 10% would fall into the new definition.

It was explained that the additional level of need was 5 pitches, and this was set out on page 9 of the report.

The Housing Strategy Officer explained that applications for planning permission would be assessed against a strict criteria based policy.

The Housing Strategy Officer responded to comments relating to:

- The consistency of the wording of the policy with other authorities;
- The effects that the change in policy might have on Gypsies, Travellers and Travelling Showpeople; and how this would be monitored.
- The onus would be on the applicant to provide evidence that they would meet the new definition.
- Temporary travellers and transit sites;

The Chairman thanked the Housing Strategy Officer on the update.

AGREED: That, the update be noted and published on the Council's website.

9 **DEVELOPMENT MANAGEMENT POLICIES - UPDATE NOTE ATTACHED**

The LDF Manager presented the update note circulated with the Agenda.

He explained that some of the policies were still current but some could be amended.

The Chairman suggested that Members should let the LDF Team know if there were any specific ones which they wished to look at.

Reference was made to the following:

- DM16 – Provision of Recreational Open Space for Residential Developments – It was explained that the approach would be simplified and the relationship with CIL would be clarified.
- Was there a policy in place for when a developer did not complete a site.

- Could something be added to ensure that affordable housing was provided by the developer.

AGREED: That the update be noted.

10 **PLACE POLICIES - BRIEFING NOTE FOR KING'S LYNN/DOWNHAM MARKET**

The Graduate Planner provided the Task Group with a paper which outlined revisions of CS03 for the King's Lynn Area and CS04 for Downham Market.

The revisions incorporated the suggestions made by the Task Group Members and the growth option chosen.

The Chairman referred to the recommendations from Historic England and asked whether these needed to be referenced. It was agreed that the consideration needed to be given to the recommendations and how they would be reported, which would be revisited at a later date.

It was reported that Hunstanton was still to come.

AGREED: That the report be noted.

11 **SETTLEMENT HIERARCHY**

The Graduate Planner explained that consideration of the Settlement Hierarchy was previously brought before the Local Plan Task Group. The paper presented at that time focussed upon explaining the theory behind a settlement hierarchy, how our current settlement hierarchy was established, what it was, the need to review it as part of the Local Plan review, and finally a suggested method for the review.

The paper before the Task Group was intended to be a follow-up to that earlier paper; and the results from the study was presented.

It was reported that there had been approximately a 50% response rate from Parish Councils and Parish Meetings despite several reminders.

The Task Group made the following comments:

- Walsoken. The LDF Manager explained that the Council was in regular contact with Fenland District Council regarding the Walsoken fringe. Fenland District Council was proposing a new Garden Town of 12,000 dwellings which the Council had been involved with. Most of that growth would be to the west of Wisbech and within Fenland District Council.
- Employment provision.
- Concern was expressed that Parish Councils may not be aware of what was being proposed in their villages. The LDF Manager

explained that all Local Plan documentation was now available on the website and Borough Councillors could draw that to their attention. It was also explained that it would be difficult to brief Parish Councils in general as there was so many other uncertainties with the plan at the current time.

- Scoring – the Graduate Planner explained how the scoring was worked out and this was detailed on Appendix 1.
- The LDF Manager explained the rationale of linking West Walton and Walton Highway together.
- Councillor Crofts expressed concern regarding West Walton and Walton Highway being linked as West Walton was in Flood Zones 2 and 3 and Walton Highway was in Zones 1 and 2. He explained that all facilities were in West Walton but any planning application for this area failed the sequential test. He considered that they should be de-linked. The Chairman suggested that the two Parish Councils should be written to ascertain their views on the issue.

AGREED: That the results of the study be noted and that the item be presented back to the Task Group at a later date.

12 **ANNUAL MONITORING REPORT 2016**

The Task Group received the monitoring report covering the period from 1 April 2014 to 31 March 2016. The report identified the progress in implementing and updating the Borough Council's development plans during that period. It was reported that local planning authorities were required to prepare such reports under Section 35 of the Planning and Compulsory Purchase Act 2004 (as amended).

The report contained an executive summary covering:

- Economy
- Society
- Environment
- Local Plan preparation
- Duty to cooperate.

The Chairman stated that he was pleased with the report, which had been referred to at the Heacham Planning Inquiry. He asked whether the report should be circulated to all Councillors. It was suggested that an item could be placed in the Members bulletin.

AGREED: That the report be noted.

13 **UPDATE ON LOCAL PLAN REVIEW - TIMETABLE ATTACHED**

The Committee noted the proposed Local Plan Review programme for 2017-2019.

The Chairman asked that more detail be provided in the programme and presented back to the Task Group at the next meeting.

AGREED: That the programme be brought back to the next meeting with more detail included.

14 **CALL FOR SITES UPDATE - VERBAL REPORT**

The Chairman asked the Task Group how they felt the process was going. The Task Group felt that it was more detailed which they felt was helpful.

It was reported that 60 consultation responses had been received. Reminders had been sent but from past experience the bulk of information came in at the end.

AGREED: That the update be noted.

15 **DATE OF NEXT MEETING**

The next meeting of the Task Group would be held on **Wednesday 14 December 2016 at 10.00 am** in the Miles Room, Town Hall, Saturday Market Place, King's Lynn.

The meeting closed at 12.15 pm

APPENDIX 2

Minutes from the Meeting of the Local Plan Task Group held on
Wednesday 14th December 2016

BOROUGH COUNCIL OF KING'S LYNN & WEST NORFOLK**LOCAL PLAN TASK GROUP**

**Minutes from the Meeting of the Local Plan Task Group held on
Wednesday, 14th December, 2016 at 10.00 am in the Miles Room - Town
Hall**

PRESENT: Councillor R Blunt (Chairman)
Councillors A Bubb, C J Crofts, J Moriarty, M Peake (Vice-Chairman),
Miss S Sandell, D Tyler and Mrs E Watson

Officers:

Claire Dorgan, Principal Planner (Policy)
Alex Fradley, Planner (Policy)
Peter Jermamy, Principal Planner (Policy)
Felix Beck, Graduate Planner
Wendy Vincent, Democratic Services Officer

1 APOLOGIES

An apology for absence was received from Mr Chris Humphris, Director of Operations, West Norfolk Clinical Commissioning Group.

2 NOTES OF THE PREVIOUS MEETING

The Notes of the meeting held on 16 November 2016 were agreed as a correct record.

3 MATTERS ARISING

There were no matters arising.

4 DECLARATIONS OF INTEREST

There were no declarations of interest.

5 URGENT BUSINESS

There was no urgent business.

6 MEMBERS PRESENT PURSUANT TO STANDING ORDER 34

There were no Members present under Standing Order 34.

7 CHAIRMAN'S CORRESPONDENCE (IF ANY)

There was no Chairman's correspondence.

8 **INTRODUCTION OF NEW GRADUATE PLANNER**

The Principal Planner (Policy) introduced Felix Beck the new Graduate Planner who had recently commenced employment with the Borough Council.

9 **PRESENTATION AND DISCUSSION FROM THE CHIEF EXECUTIVE OF THE WEST NORFOLK CLINICAL COMMISSIONING GROUP**

The Chairman, Councillor Blunt advised that apologies had been received earlier that morning from Mr Chris Humphris, Director of Operations, West Norfolk Clinical Commissioning Group.

AGREED: Mr Humphris be invited to attend the next meeting of the Task Group scheduled to take place on 18 January 2017.

10 **LOCAL PLAN REVIEW - SETTLEMENT HIERARCHY SUGGESTED PREFERRED OPTION**

The Planner provided an overview of the Settlement Hierarchy suggested Preferred Option document as circulated with the Agenda and drew the Task Group's attention to the changes as set out below:

Key Rural Service Centres

- Three Holes had been added to the KRSC of Upwell and Outwell.
- West Walton was now a KRSC on its own, Walton Highway was now a Rural Village.
- Castle Acre and East Rudham remained KRSC's.
- Walpole St. Peter/Walpole St. Andrew/Walpole Marsh had been promoted.
- As had Marshland St. James/St. John's Fen End with Tilney Fen End.
- And Middleton and Southery.

Rural Villages

- Denver, Wiggshall St. Germans, Walpole Highway, Hilgay, Syderstone, Great Bircham/Bircham Tofts, Burnham Overy Staithe and Hillington all remained RV's.
- Walton Highway was now a Rural Village (Member decision).
- Stow Bridge was promoted to this category.

Concern was expressed regarding Three Holes being linked to Upwell/Outwell as Three Holes was predominately in Flood Zone 3 and would therefore fail the sequential test because there were other areas which were safer to build on. The Planner explained that Three Holes

was a smaller settlement and the development boundary was around the northern end of the village, with the remainder being in a flood zone. The Task Group was advised that two sites had been submitted in the recent call for sites exercise. Members were informed that Three Holes was not totally in Flood Zone 3, some parts of Three Holes were in Flood Zones 1 and 3. The Chairman, Councillor Blunt added that the potential sites were not within Flood Zone 3.

Following a discussion on the Local Development Scheme (LDS), the Principal Planner (Policy) explained that the LDS would be brought back to the Task Group with a revised plan to be adopted in early 2019. It was noted that once the new plan was adopted in 2019 new sites could be brought forward.

With regard to comments on officers referring to the “emerging plan”, the Chairman, Councillor Blunt undertook to discuss the points raised with the Executive Director and Planning Services Manager and report back to the Task Group.

In response to comments from the Task Group on the consultation phase and the planning process of the plan being developed and sites not being available until a specific date, it was noted that legal advice would be sought. The Planner read out an extract from NPPF 216:

216. From the day of publication, decision-takers may also give weight⁴⁰ to relevant policies in emerging plans according to:

- the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
- the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- the degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

⁴⁰ Unless other material considerations indicate otherwise.

The Chairman, Councillor Blunt highlighted the importance of both officers and Members being aware of the whole process.

The Principal Planner (Policy) informed the Task Group that the new plan period was 2016 – 2036. The sites that had already been committed and completed would be taken off the total number required when the new Plan was adopted in 2019. Housing provision would be required up to 2036.

Following a discussion on the five year land supply, the Chairman, Councillor Blunt explained that the calculation allowed the Borough

Council to obtain a more accurate picture which was being reviewed on a regular basis.

Members commented that it would be useful to see the impact of where sites were delivering more than allocated.

In response to questions on the previous Hierarchy consultation exercise and the consequences for villages in relation to previous and new numbers, the Chairman, Councillor Blunt drew Members' attention to the Corridor Plan which identified the required numbers. The Planner advised that the needs assessment exercise was currently in a draft form and would be brought back to the Task Group at a future meeting.

It was reported that Parish Councils had been requested to update the information currently held, but to date a 50% response rate had been achieved. The Principal Planner (Policy) that the current information provided a snapshot in time. The Chairman, Councillor Blunt commented that it sometimes proved difficult to obtain information from Parish Councils and he encouraged all Members to ensure that Parish Councils responded.

Following a discussion, the LDF Team noted the following amendments by the Task Group:

- Walpole Highway to be amended to Walton Highway.
- Impact of where sites were delivering more than allocated to be inserted into the relevant table.
- Walton Highway to be amended as a rural village.

AGREED: 1) The amended Preferred Option for the settlement Hierarchy be considered at the February meeting.

2) Members to forward any suggested amendments to the LDF Team.

11

LOCAL PLAN REVIEW - UPDATE ON THE CALL FOR SITES

The Planner presented the report and explained that 557 sites had been submitted. However, 31 sites had not attached all the information and had to be contacted to request the additional details required.

The Task Group noted that to date 100 sites had been mapped. However, the data had not yet been verified, so there were currently some anomalies in the schedule attached to the Agenda.

Once all the sites had been mapped, the information would be published on the Council's website. Sites submitted would be assessed in line with the Council's Housing and Economic Land Availability (HELAA).

dwellings were potentially coming forward on allocations for 2,818 dwellings.

- Flexibility to meet the Borough Council's 5 year land supply.
- Appendix 1 – Schedule of SADMP Allocations as at December 2016.

In response to questions from the Task Group on the FOAN (Full Objectively Assessed Need) calculation (the number of dwellings to be provided on an annual basis) therefore ensuring the Plan is 'sound'.

Councillor Moriarty highlighted the importance of the Borough Council maintaining a 5 year land supply.

Councillor Moriarty referred to the next phase of the Plan and suggested that alternative wording be sought to replace "at least". The Chairman, Councillor Blunt concurred with the comments and commented "between" or "a range" may be an alternative to consider. The Planning Policy Manager advised that "at least" was imposed by the Inspector and the definition applied to the location not a specific site. The Planning Policy Manager explained that the Borough Council would try to be more accurate with the numbers and have a better appreciation of the constraints.

AGREED: The Task Group to receive an update on a six monthly basis.

10

THE PROPOSED LOCAL PLAN REVIEW SETTLEMENT HIERARCHY

The Planner explained that the report aimed to capture the comments from the last Task Group meeting held in December 2016. Members were advised that there was one issue still to be resolved – the classification of Three Holes.

In response to questions on amending appendices to the Core Strategy, the Planning Policy Manager explained that changes had been made since the last plan. The next Local Plan to 2036 would comprise one document and would include vision policies, etc.

The Planner explained that the Settlement Hierarchy had been set out in tabular format and included a map to illustrate the geographic distribution of the settlements and their tier classification across the Borough.

In response to questions regarding the potential of additional sites being built out prior to 2026, the Planning Policy Manager explained that to date 66% of the allocations made were either at pre-application or planning permission stage. The Chairman, Councillor Blunt added that the timetable for the previous plan was to 2026, however, the Council could not define at what speed the plan was developed.

Following further comments and questions regarding the numbers contained in the previous plan, the Chairman, Councillor Blunt explained that the extended plan allowed more flexibility to deliver and alleviated any concerns relating to the 5 year land supply.

The Planner informed the Task Group that the Local Plan Review Settlement Hierarchy would form part of the documentation which would go out to consultation.

AGREED: The placement of Three Holes be deferred to the next meeting of the Task Group.

11 **AN OVERVIEW OF THE HELAA (HOUSING AND ECONOMIC LAND AVAILABILITY ASSESSMENT) PROCESS AND THE AGREED NORFOLK METHODOLOGY**

AGREED: This item be deferred to the next meeting on 22 February 2017.

12 **ANY OTHER BUSINESS**

Neighbourhood Plans

The Planner provided a verbal update as set out below:

- Officers had undertaken visits to East Walton Parish Council and Gayton.
- A visit to Thornham was currently being arranged.
- Brancaster was in the provision of revising their Neighbourhood Plan.
- West Lynn – seeking to set up a forum comprising 21 people from a variety of sectors.

Statement of Community Involvement

It was explained that the above was a document setting out how the Borough Council would conduct consultation. The Planning Policy Manager explained that Cabinet had agreed the statement, but to date it had not been progressed.

13 **DATE OF NEXT MEETING**

The next meeting of the Task Group would be held on **Wednesday 22 February 2017 at 10.00 am** in the Miles Room, Town Hall, Saturday Market Place, King's Lynn.

The meeting closed at 12.22 pm

APPENDIX 3

Agenda and Minutes from the Meeting of the Local Plan Task Group held on Wednesday 18th January 2017

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



Local Plan Task Group

Agenda

**Wednesday, 18th January, 2017
at 10.00 am**

in the

**Miles Room
Town Hall
Saturday Market Place
King's Lynn**



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LITHUANIAN

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Se necessitar de partes deste documento em outro idioma, impressão grande, áudio, Braille ou qualquer outro formato alternativo, por favor contacte o Centro de Informações do Município pelo 01553 616200, e faremos o nosso melhor para ajudar.

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



King's Court, Chapel Street, King's Lynn, Norfolk, PE30 1EX
Telephone: 01553 616200
Fax: 01553 691663

12 January 2017

Dear Member

Local Plan Task Group

You are invited to attend a meeting of the above-mentioned Panel which will be held on **Wednesday, 18th January, 2017 at 10.00 am** in the **Miles Room, Town Hall, Saturday Market Place** to discuss the business shown below.

Yours sincerely

Chief Executive

AGENDA

1. **Apologies**
2. **Notes of the Previous Meeting** (Pages 5 - 10)
3. **Matters Arising**
4. **Declarations of Interest**

Please indicate if there are any interests which should be declared. A declaration of an interest should indicate the nature of the interest (if not already declared on the Register of Interests) and the agenda item to which it relates. If a disclosable pecuniary interest is declared, the Members should withdraw from the room whilst the matter is discussed.

These declarations apply to all Members present, whether the Member is part of the meeting, attending to speak as a local Member on an item or simply observing the meeting.

5. **Urgent Business**

To consider any business which, by reason of special circumstances, the Chairman proposes to accept as urgent under Section 100(b)(4)(b) of the Local Government Act, 1972.

6. **Members Present Pursuant to Standing Order 34**

Members wishing to speak pursuant to Standing Order 34 should inform the Chairman of their intention to do so and on what items they wish to be heard before the meeting commences. Any Member attending the meeting under Standing Order 34 will only be permitted to speak on those items which have been previously notified to the Chairman.

7. **Chairman's Correspondence (if any)**

8. **Rebekah Mercer, Assistant Director of Commissioning & Contracting, and Steve Lloyd, Head of Primary Care - representing CCG**

9. **A Report/Update on the impact of the 'at least x number of dwelling' to the allocations contained within the SADMP** (Pages 11 - 24)

10. **The proposed Local Plan Review Settlement Hierarchy** (Pages 25 - 30)

11. **An overview of the HELAA (Housing and Economic Land Availability Assessment) process and the agreed Norfolk Methodology** (Pages 31 - 63)

(Please note that the HELAA overview refers to the Norfolk Methodology as a link and an appendix, but for ease it is attached as a separate document).

12. **Date of Next Meeting**

The next meeting of the Task Group will take place on Wednesday 22 February 2017 at 10 am in the Miles Room, Town Hall, Saturday Market Place, King's Lynn.

To:

Local Plan Task Group: R Blunt (Chairman), A Bubb, C J Crofts, I Gourlay, J Moriarty, M Peake (Vice-Chairman), Miss S Sandell, D Tyler and Mrs E Watson

Claire Dorgan, Principal Planner (Policy)

Alex Fradley

Alan Gomm, LDF Manager

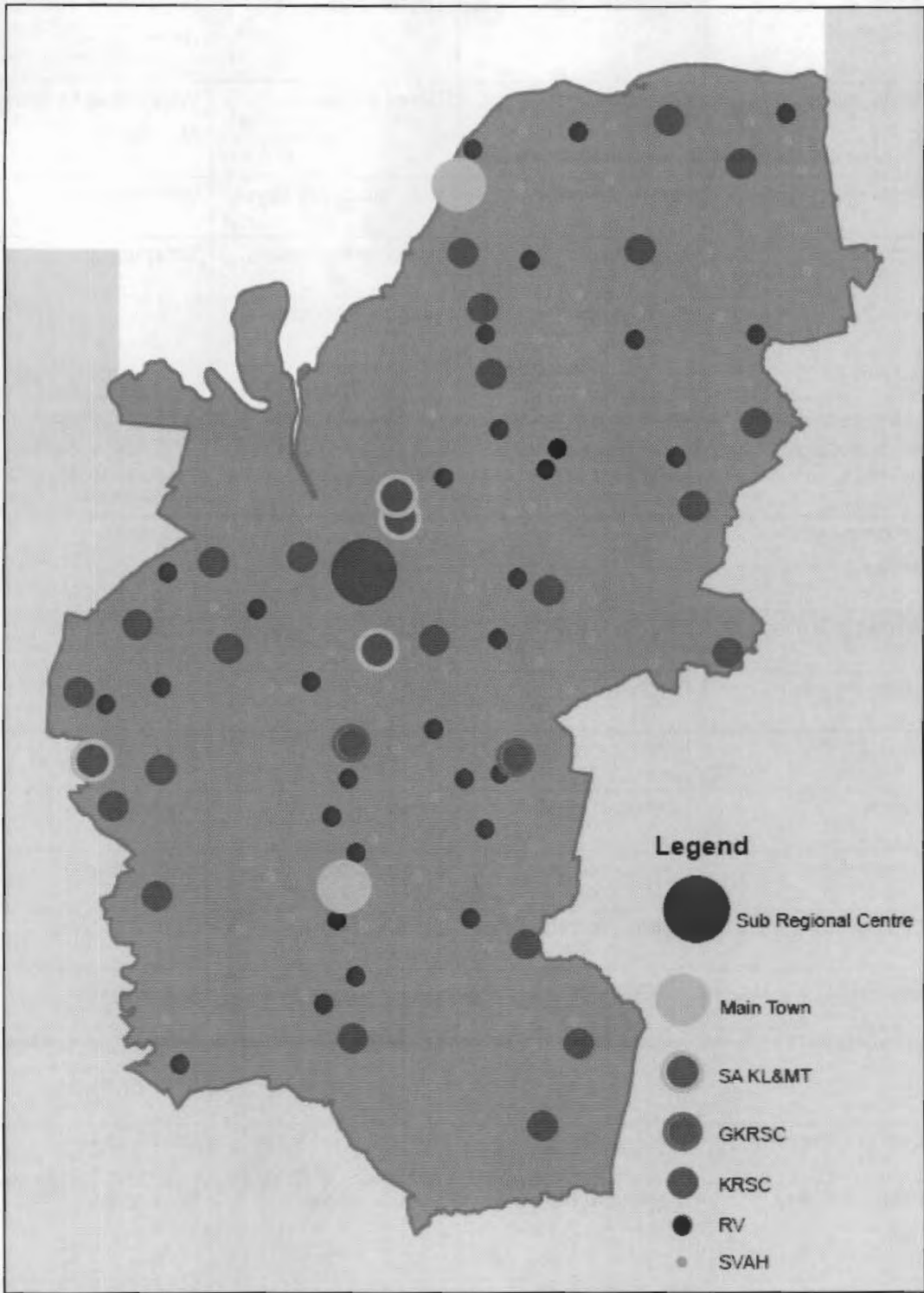
Peter Jermany

The Proposed Local Plan Review (2016 -2036) Settlement Hierarchy

- 1.1 This paper aims to capture all of the previous paper's outputs and ensuing debates surrounding the settlement hierarchy, and present the latest version of the proposed settlement hierarchy for the Local Plan review (2016 -2036). The one change to the last paper is that Walton Highway is a Rural Village (RV) and not a Smaller Village and Hamlet (SVAH), based upon political judgement in combination with scores from the study and the settlement's geographic location.
- 1.2 What follows is the settlement hierarchy in tabular format and a map to illustrate the geographic distribution of the settlements and their tier classification across the borough.
- 1.3 One remaining issue is the classification of Three Holes. Currently this is a Rural Village (Core Strategy 2011). It had been proposed to be included with Outwell and Upwell as a Joint Key Rural Service Centre (KRSC).
- 1.4 On page 5 of this paper is a map of Three Holes which displays the development boundary and site allocation, as per the Site Allocations and Development Management Policies Plan (2016), it also shows the flood risk. The flood risk displayed is Flood Zone 2, Flood Zone 3, and the Hazard Zone from the borough's Strategic Flood Risk Assessment (2009).
- 1.5 On page 6 is a map of the wider area displaying Outwell, Upwell and Three Holes. Again the development boundary and site allocations are shown, along with the Flood Risk, as per the previous map of just Three Holes.
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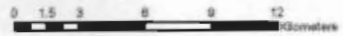
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King's Lynn, including West Lynn			
2. Main Towns (2)			
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3. Settlements Adjacent to King's Lynn and the Main Towns (4)			
North Wootton		West Winch	
South Wootton		Wisbech Fringe (Inc. Walsoken)	
4. Growth Key Rural Service Centres (2)			
Marham		Watlington	
5. Key Rural Service Centres (23)			
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Burnham Market	Great Massingham	Southery	
Castle Acre	Grimston/Pott Row with Gayton	Terrington St Clement	
Clenchwarton	Heacham	Terrington St John with St Johns Highway/Tilney St Lawrence	
Dersingham	Methwold with Northwold	Upwell/Outwell/Three Holes	
Docking	Marshland St James/St John's Fen End with Tilney Fen End	Walpole St Peter/Walpole St Andrew/Walpole Marsh	
East Rudham	Middleton	West Walton	
Emneth	Snettisham		
6. Rural Villages (32)			
Ashwicken	Harpley	Stow Bridge	Welney
Burnham Overy Staithe	Hilgay	Syderstone	Wereham

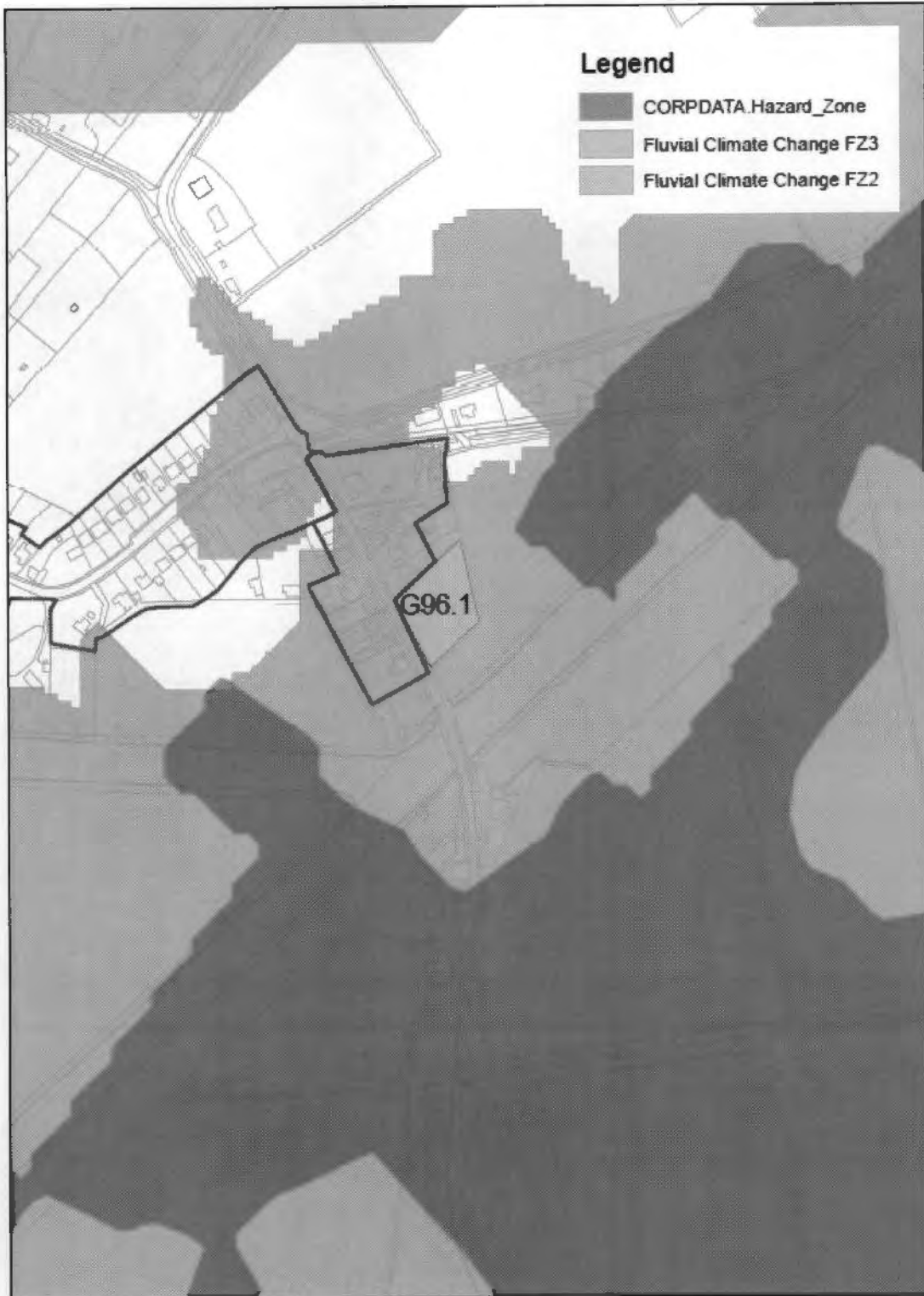
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Fincham	Runcton Holme	Walpole Cross Keys	Wimbotsham
Flitcham	Sedgeford	Walpole Highway	Wormegay
Great Bircham/ Bircham Tofts	Shouldham	Walton Highway	
7. Smaller Villages and Hamlets (54)			
Anmer	Congham	North Creake	Tinley cum Islington
Bagthrope with Barmer	Crimplesham	North Runcton	Tichwell
Barroway Drove	East Walton	Pentney	Tottenhill
Barton Bendish	Fordham	Ringstead	Tottenhill Row
Barwick	Fring	Roydon	West Acre
Bawsey	Gayton Thorpe	Ryston	West Bilney
Bircham Newton	Hay Green	Saddlebow	West Dereham
Blackborough End	Holme next the Sea	Salters Lode	West Rudham
Boughton	Lakesend	Setchey	Whittington
Brookville	Leziate	Shernbourne	Wiggenhall St Mary the Virgin
Burnham Norton	Little Massingham	Shouldham Thorpe	Wolferton
Burnham Overy Town	Methwold Hythe	South Creake	Wretton
Burnham Thorpe	New Houghton	Stanhoe	
Choseley	Nordelph	Stow Bardolph	



Proposed Local Plan Review (2016 - 2036) Settlement Hierarchy

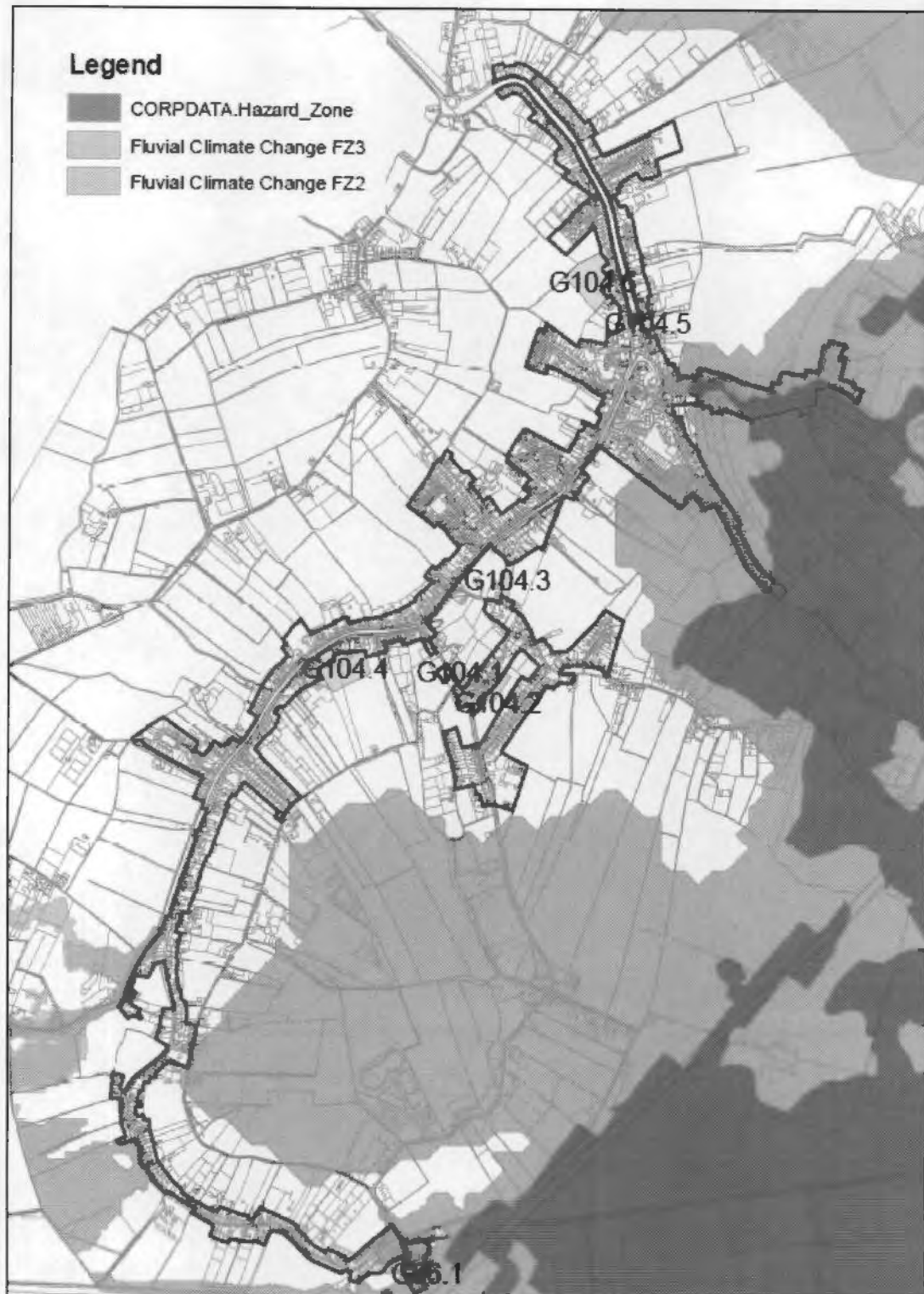
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Three Holes

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Outwell, Upwell & Three Holes

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BOROUGH COUNCIL OF KING'S LYNN & WEST NORFOLK

LOCAL PLAN TASK GROUP

**Notes from the Meeting of the Local Plan Task Group held on Wednesday,
18th January, 2017 at 10.00 am in the Miles Room, Town Hall**

PRESENT: Councillor R Blunt (Chairman)
Councillors A Bubb, J Moriarty, M Peake, Miss S Sandell and Mrs E Watson

Officers:

Felix Beck, Graduate Planner
Alex Fradley, Planner
Alan Gomm, LDF Manager

1 **APOLOGIES**

Apologies for absence were received from Councillors C J Crofts and D Tyler.

2 **NOTES OF THE PREVIOUS MEETING**

The Notes of the meeting held on 14 December 2016 were agreed as a correct record.

3 **MATTERS ARISING**

Option 2a – Corridor

In response to a question from Councillor Moriarty, the Chairman, Councillor Blunt explained that the preferred option for growth was referred to as the “corridor” which included the areas Downham Market, Watlington, King’s Lynn (the A10 corridor).

4 **DECLARATIONS OF INTEREST**

There were no declarations of interest.

5 **URGENT BUSINESS**

There was no urgent business.

6 **MEMBERS PRESENT PURSUANT TO STANDING ORDER 34**

There were no Members present under Standing Order 34.

7 **CHAIRMAN'S CORRESPONDENCE (IF ANY)**

There was no Chairman's correspondence.

8 **REBEKAH MERCER, ASSISTANT DIRECTOR OF COMMISSIONING & CONTRACTING, AND STEVE LLOYD, HEAD OF PRIMARY CARE - REPRESENTING CCG**

The Chairman, Councillor Blunt welcomed Rebekah Mercer and Steve Lloyd to the meeting and provided background information on the work undertaken by the Local Plan Task Group. He explained that the purpose of inviting the CCG to the meeting was to understand how the Borough Council's policies affected the CCG policies.

The Planning Policy Manager gave an overview of the Council's current position and where the Council was in the process of reviewing the Local Plan.

Rebekah Mercer and Steve Lloyd gave a presentation, a summary of which is set out below:

- Understanding of how/if new GP practices fit in with the Borough Council's Plans for major development/growth.
- The presentation given to the Environment and Community Panel on 17 January – Norfolk and Waveney Sustainability and Transformation Plan (a copy of which has been emailed to the Task Group).
- New CCG established in September 2016. How the NHS was changing and that the CCG had applied for delegated commissioning.
- NHS England who managed GP contracts had applied for delegated commissioning which would go live on 1 April 2017.
- An overview of how GP premises operated/individual contracts/3rd party developers.
- An overview of what GP practices needed to do when a growth area had been identified.
- GP funding – based on the number of patients.
- The potential for joining up services/delivering services differently to meet the needs of the population.
- Additional appointments being available during the winter period – Monday to Friday 8 am to 6.30 pm.
- Upon retirement of partners within a practice, sometimes decision taken not to replace. Locums were brought in when necessary.
- How the CCG could work with GP practices to obtain their thoughts/views on provision of services.
- Availability of different models to provide services.
- Consultation on planning permissions – CCG have Estates Team based in Felborne.

- Training apprentices/grow your own/recruit in the future.
- Co-location of services – GP practices anticipated to get bigger in the future. Explore how patients can access the maximum number of services in one location.

The Task Group was invited to comment/ask questions, a summary of which is set out below:

- Problems in areas on the north coast with an ageing population. Difficult to get a GP appointment.
- How to encourage younger qualified GPs to West Norfolk.
- The Borough Council would liaise with the CCG to provide information on where development growth was likely to occur in order to make GP practices aware of increased provision for services.
- Borough Council's call for sites – ensure that information on GP surgeries is included in the assessment process.
- Transport difficulties experienced in rural areas.
- How CIL could be used, if identified as a priority for health services.
- The Planning Policy Manager provided an overview of the work being undertaken with Social Services.
- Portfolio Holder – Development attending future CCG Meetings.

The Chairman, Councillor Blunt thanked the CCG for attending the meeting and highlighted the importance of the Borough Council maintaining regular contact with the CCG and invited them to provide an update to the Task Group in a few months' time.

AGREED: 1) The Borough Council/CCG to explore how they could work together.

2) Portfolio Holder – Development be invited to attend appropriate CCG meetings.

3) A Gomm to forward preferred options allocations to CCG.

4) CCG be invited to attend a future meeting of the Task Group to provide an update.

9

A REPORT/UPDATE ON THE IMPACT OF THE 'AT LEAST X NUMBER OF DWELLING' TO THE ALLOCATIONS CONTAINED WITHIN THE SADMP

The Planner presented the update report circulated with the Agenda and highlighted the key points as set out below:

- By expressing the SADMP allocations as “At least x number of dwellings” having a positive impact upon the number of dwellings coming forward. It was noted that overall 3,613

dwellings were potentially coming forward on allocations for 2,818 dwellings.

- Flexibility to meet the Borough Council's 5 year land supply.
- Appendix 1 – Schedule of SADMP Allocations as at December 2016.

In response to questions from the Task Group on the FOAN (Full Objectively Assessed Need) calculation (the number of dwellings to be provided on an annual basis) therefore ensuring the Plan is 'sound'.

Councillor Moriarty highlighted the importance of the Borough Council maintaining a 5 year land supply.

Councillor Moriarty referred to the next phase of the Plan and suggested that alternative wording be sought to replace "at least". The Chairman, Councillor Blunt concurred with the comments and commented "between" or "a range" may be an alternative to consider. The Planning Policy Manager advised that "at least" was imposed by the Inspector and the definition applied to the location not a specific site. The Planning Policy Manager explained that the Borough Council would try to be more accurate with the numbers and have a better appreciation of the constraints.

AGREED: The Task Group to receive an update on a six monthly basis.

10

THE PROPOSED LOCAL PLAN REVIEW SETTLEMENT HIERARCHY

The Planner explained that the report aimed to capture the comments from the last Task Group meeting held in December 2016. Members were advised that there was one issue still to be resolved – the classification of Three Holes.

In response to questions on amending appendices to the Core Strategy, the Planning Policy Manager explained that changes had been made since the last plan. The next Local Plan to 2036 would comprise one document and would include vision policies, etc.

The Planner explained that the Settlement Hierarchy had been set out in tabular format and included a map to illustrate the geographic distribution of the settlements and their tier classification across the Borough.

In response to questions regarding the potential of additional sites being built out prior to 2026, the Planning Policy Manager explained that to date 66% of the allocations made were either at pre-application or planning permission stage. The Chairman, Councillor Blunt added that the timetable for the previous plan was to 2026, however, the Council could not define at what speed the plan was developed.

Following further comments and questions regarding the numbers contained in the previous plan, the Chairman, Councillor Blunt explained that the extended plan allowed more flexibility to deliver and alleviated any concerns relating to the 5 year land supply.

The Planner informed the Task Group that the Local Plan Review Settlement Hierarchy would form part of the documentation which would go out to consultation.

AGREED: The placement of Three Holes be deferred to the next meeting of the Task Group.

11 **AN OVERVIEW OF THE HELAA (HOUSING AND ECONOMIC LAND AVAILABILITY ASSESSMENT) PROCESS AND THE AGREED NORFOLK METHODOLOGY**

AGREED: This item be deferred to the next meeting on 22 February 2017.

12 **ANY OTHER BUSINESS**

Neighbourhood Plans

The Planner provided a verbal update as set out below:

- Officers had undertaken visits to East Walton Parish Council and Gayton.
- A visit to Thornham was currently being arranged.
- Brancaster was in the provision of revising their Neighbourhood Plan.
- West Lynn – seeking to set up a forum comprising 21 people from a variety of sectors.

Statement of Community Involvement

It was explained that the above was a document setting out how the Borough Council would conduct consultation. The Planning Policy Manager explained that Cabinet had agreed the statement, but to date it had not been progressed.

13 **DATE OF NEXT MEETING**

The next meeting of the Task Group would be held on **Wednesday 22 February 2017 at 10.00 am** in the Miles Room, Town Hall, Saturday Market Place, King's Lynn.

The meeting closed at 12.22 pm

APPENDIX 4

Minutes from the Meeting of the Local Plan Task Group held on Wednesday 22nd February 2017 and document relating to the Proposed Local Plan Review (2016-2036) Settlement Hierarchy

BOROUGH COUNCIL OF KING'S LYNN & WEST NORFOLK

LOCAL PLAN TASK GROUP

**Minutes from the Meeting of the Local Plan Task Group held on
Wednesday, 22nd February, 2017 at 10.00 am in the Miles Room - Town Hall**

PRESENT: Councillor R Blunt (Chairman)
Councillors A Bubb, C J Crofts, J Moriarty, M Peake, Miss S Sandell, D Tyler and
Mrs E Watson

Officers:

Felix Beck, Graduate Planner
Alex Fradley
Alan Gomm, LDF Manager

Those present held a minutes' silence for the late Councillor Ian Gourlay

1 **APOLOGIES**

There were no apologies for absence.

2 **NOTES OF THE PREVIOUS MEETING**

The Notes of the meeting held on 18 January 2017 were agreed as a correct record.

3 **MATTERS ARISING**

None.

4 **DECLARATIONS OF INTEREST**

There were no declarations of interest.

5 **URGENT BUSINESS**

There was no urgent business.

6 **MEMBERS PRESENT PURSUANT TO STANDING ORDER 34**

Councillor T Parish for Agenda item 11. (2.1 and 3.2).

7 **CHAIRMAN'S CORRESPONDENCE (IF ANY)**

There was no Chairman's correspondence.

8 **LOCAL PLAN REVIEW 2016 - 2036) SITES UPDATE (VERBAL)**

The Task Group received a verbal update from the Planner, a summary of which is set out below.

- Approximately between 550 – 600 sites submitted. 95% had been submitted online, 5% via paper copies. A schedule would be produced which would give information of all sites submitted.
- Location Maps for Downham Market, Castle Acre, Outwell and Upwell were displayed on screen giving examples of sites which had been submitted.
- Scoring matrix used to assess sites submitted.
- The information received would be used to inform the HELAA process.

The Planner responded to questions/comments regarding the importance of flexibility being considered when allocating sites.

9 **THE PROPOSED LOCAL PLAN REVIEW SETTLEMENT HIERARCHY - THREE HOLES (DEFERRED FROM MEETING HELD ON 18 JANUARY 2017)**

This item was deferred from the previous meeting.

Three Holes

A discussion took place on whether Three Holes should remain as a rural village or be included with Outwell and Upwell as a Joint Key Rural Service Centre.

AGREED: Three Holes to remain as a rural village.

10 **AN OVERVIEW OF THE HELAA (HOUSING AND ECONOMIC LAND AVAILABILITY ASSESSMENT) PROCESS AND THE AGREED NORFOLK METHODOLOGY - DEFERRED FROM ITEM HELD ON 18 JANUARY 2017**

The Planner reminded the Task Group that the Housing and Land Availability Assessment (HELAA) was an appraisal of the amount of land available within the borough for housing and economic development which was required in order to assess the capacity of suitable land. The period covered was the same as the Local Plan review 2016 to 2036.

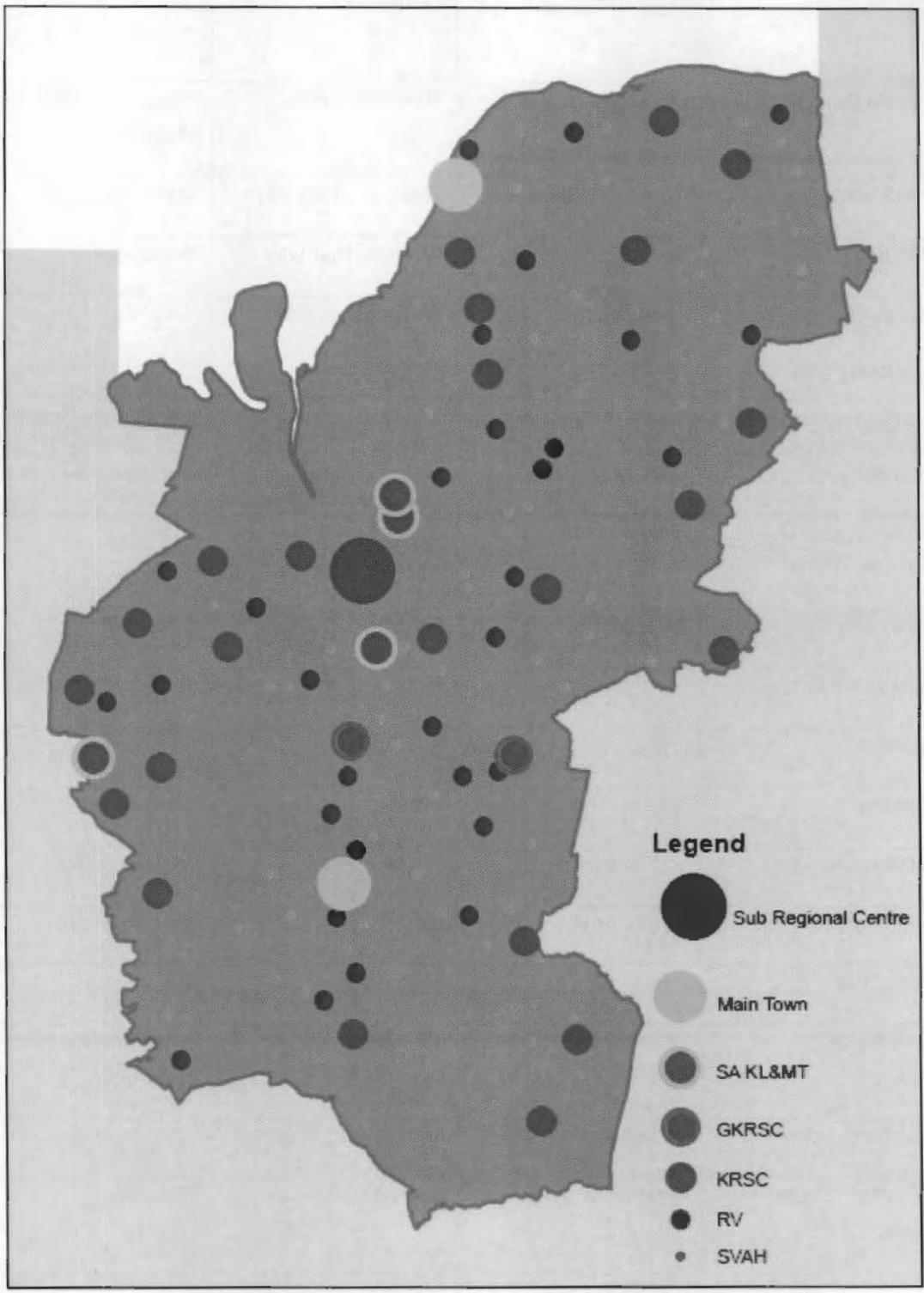
The Planer outlined the Norfolk HELAA process as set detailed in the report and drew Members' attention to pages 19 and 2 which set out a summary of the process.

The Proposed Local Plan Review (2016 -2036) Settlement Hierarchy

- 1.1 This paper aims to capture all of the previous paper's outputs and ensuing debates surrounding the settlement hierarchy, and present the latest version of the proposed settlement hierarchy for the Local Plan review (2016 -2036). The one change to the last paper is that Walton Highway is a Rural Village (RV) and not a Smaller Village and Hamlet (SVAH), based upon political judgement in combination with scores from the study and the settlement's geographic location.
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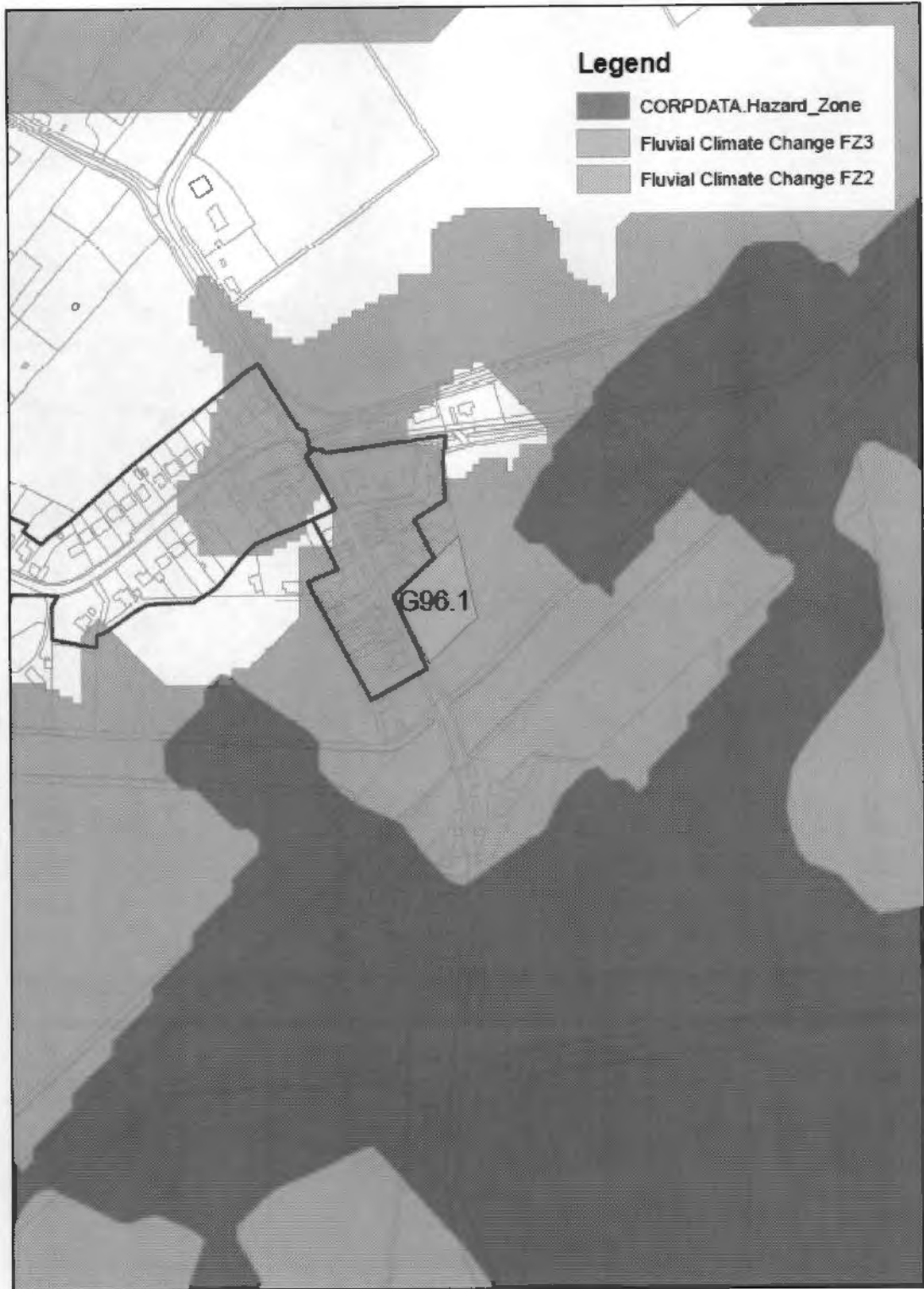
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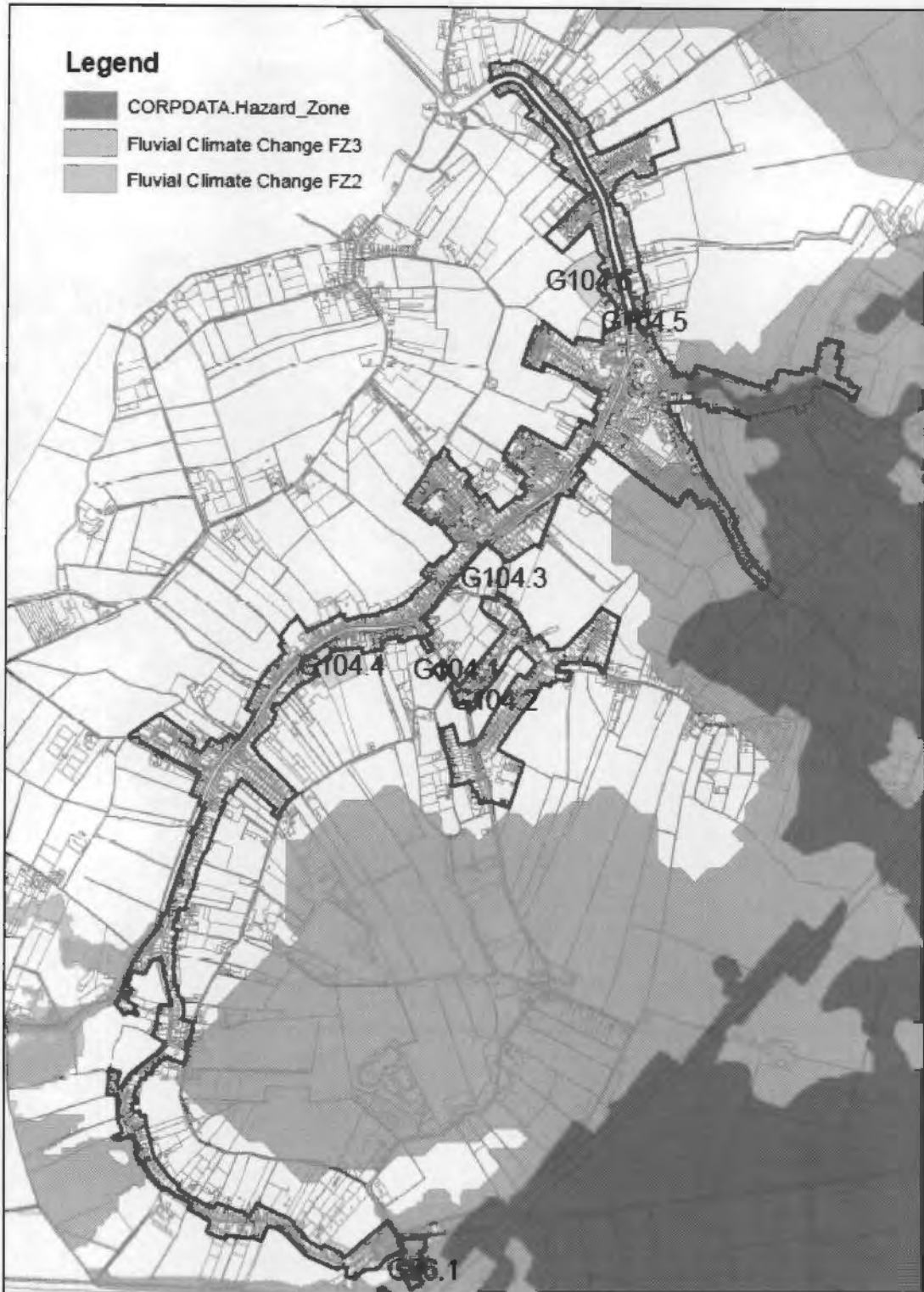


Proposed Local Plan Review (2016 - 2036) Settlement Hierarchy

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Outwell, Upwell & Three Holes

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APPENDIX 5

Agenda and Minutes from the Meeting of the Local Plan Task Group held on Wednesday 17th January 2018

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



Local Plan Task Group

Agenda

**Wednesday, 17th January, 2018
at 10.00 am**

in the

**Council Chamber
Town Hall
Saturday Market Place
King's Lynn
PE30 5DQ**

5. **Urgent Business**

To consider any business which, by reason of special circumstances, the Chairman proposes to accept as urgent under Section 100(b)(4)(b) of the Local Government Act, 1972.

6. **Members Present Pursuant to Standing Order 34**

Members wishing to speak pursuant to Standing Order 34 should inform the Chairman of their intention to do so and on what items they wish to be heard before the meeting commences. Any Member attending the meeting under Standing Order 34 will only be permitted to speak on those items which have been previously notified to the Chairman.

7. **Chairman's Correspondence (if any)**

8. **HELAA Overview**

9. **Local Plan Review**

10. **Settlement Hierarchy** (Pages 11 - 14)

11. **AMR - Purpose and Requirements**

12. **Update on Neighbourhood Plans** (Pages 15 - 17)

13. **Date of Next Meeting**

The next meeting of the Task Group will take place on Wednesday 21 February 2018 at 10 am in the Card Room, Town Hall, Saturday Market Place, King's Lynn.

To:

Local Plan Task Group: R Blunt (Chairman), A Bubb, Mrs S Buck, C J Crofts, J Moriarty, M Peake (Vice-Chairman), Miss S Sandell, D Tyler and Mrs E Watson

Officers:

Alex Fradley, Senior Planner
Felix Beck, Graduate Planner



King's Court, Chapel Street, King's Lynn, Norfolk, PE30 1EX
Telephone: 01553 616200
Fax: 01553 691663

10 January 2018

Dear Member

Local Plan Task Group

You are invited to attend a meeting of the above-mentioned Panel which will be held on **Wednesday, 17th January, 2018 at 10.00 am** in the **Council Chamber, Town Hall, Saturday Market Place, King's Lynn PE30 5DQ** to discuss the business shown below.

Yours sincerely

Chief Executive

AGENDA

1. **Apologies**
2. **Notes of the Previous Meeting** (Pages 6 - 10)
3. **Matters Arising**
4. **Declarations of Interest**

Please indicate if there are any interests which should be declared. A declaration of an interest should indicate the nature of the interest (if not already declared on the Register of Interests) and the agenda item to which it relates. If a disclosable pecuniary interest is declared, the Members should withdraw from the room whilst the matter is discussed.

These declarations apply to all Members present, whether the Member is part of the meeting, attending to speak as a local Member on an item or simply observing the meeting.

The Proposed Local Plan review (2016 -2036) Settlement Hierarchy			
1. Sub-Regional Centre (1)			
King's Lynn, including West Lynn			
2. Main Towns (2)			
Downham Market		Hunstanton	
3. Settlements Adjacent to King's Lynn and the Main Towns (4)			
North Wootton		West Winch	
South Wootton		Wisbech Fringe (Inc. Walsoken)	
4. Growth Key Rural Service Centres (2)			
Marham		Watlington	
5. Key Rural Service Centres (23)			
Brancaster with Brancaster Staithe/Burnham Deepdale	Feltwell with Hockwold-cum-Wilton	Stoke Ferry	
Burnham Market	Great Massingham	Southery	
Castle Acre	Grimston/Pott Row with Gayton	Terrington St Clement	
Clenchwarton	Heacham	Terrington St John with St Johns Highway/Tilney St Lawrence	
Dersingham	Methwold with Northwold	Upwell/Outwell/Three Holes	
Docking	Marshland St James/St John's Fen End with Tilney Fen End	Walpole St Peter/Walpole St Andrew/Walpole Marsh	
East Rudham	Middleton	West Walton	
Emneth	Snettisham		
6. Rural Villages (31)			
Ashwicken	Harpley	Stow Bridge	Welney
Burnham Overy Staithe	Hilgay	Syderstone	Wereham

Castle Rising	Hillington	Ten Mile Bank	West Newton
Denver	Ingoldisthorpe	Thornham	Wiggenhall St Germans
East Winch	Old Hunstanton	Tilney All Saints	Wiggenhall St Mary Magdalen
Fincham	Runcton Holme	Walpole Cross Keys	Wimbotsham
Flitcham	Sedgeford	Walpole Highway	Wormegay
Great Bircham/ Bircham Tofts	Shouldham	Walton Highway	
7. Smaller Villages and Hamlets (37)			
Barroway Drove	Crimplesham	Pentney	Tottenhill
Barton Bendish	Gayton Thorpe	Ringstead	West Acre
Bawsey	Hay Green	Roydon	West Dereham
Blackborough End	Holme next the Sea	Saddlebow	West Rudham
Boughton	Lakesend	Salters Lode	Whittington
Brookville	Leziate	Shouldham Thorpe	Wiggenhall St Mary the Virgin
Burnham Norton	Methwold Hythe	South Creake	Wretton
Burnham Overy Town	Nordelph	Stanhoe	
Burnham Thorpe	North Creake	Tinley cum Islington	
Congham	North Runcton	Tichwell	

Unlisted hamlets and smaller groups of rural dwellings excluded from this hierarchy are deemed to be within the wider countryside

The following, former SVAH's, settlements have been removed from the Settlement Hierarchy:

- Anmer
- Bagthrope with Barmer
- Barwick
- Bircham Newton
- Choseley
- East Walton
- Fordham
- Fring
- Little Massingham
- New Houghton
- Ryston
- Setchey
- Shernbourne
- Stow Bardolph
- Tottenhill Row
- West Bilney
- Wolferton

BOROUGH COUNCIL OF KING'S LYNN & WEST NORFOLK

LOCAL PLAN TASK GROUP

**Minutes from the Meeting of the Local Plan Task Group held on
Wednesday, 17th January, 2018 at 10.00 am in the Council Chamber, Town
Hall, Saturday Market Place, King's Lynn PE30 5DQ**

PRESENT: Councillor R Blunt (Chairman)
Councillors A Bubb, C J Crofts, T Parish, M Peake (Vice-Chairman),
Miss S Sandell, D Tyler and Mrs E Watson

Officers:

Felix Beck, Graduate Planner
Alex Fradley, Senior Planner

1 **APOLOGIES**

Apologies for absence were received from Councillors Mrs S Buck and J Moriarty.

2 **NOTES OF THE PREVIOUS MEETING**

The notes of the meeting held on 15 November 2017 were agreed as a correct record.

3 **MATTERS ARISING**

Clinical Commissioning Group (CCG)

The Senior Planner advised that the Local Plan Manager was meeting with the CCG later in January 2018 and would invite them to attend the next meeting of the Task Group.

4 **DECLARATIONS OF INTEREST**

None.

5 **URGENT BUSINESS**

There was no urgent business.

6 **MEMBERS PRESENT PURSUANT TO STANDING ORDER 34**

There were no Members present under Standing Order 34.

7 **CHAIRMAN'S CORRESPONDENCE (IF ANY)**

None.

8 **HELAA OVERVIEW**

The Senior Planner provided an overview of the HELAA process and explained that it was a key evidence document which would support the Local Plan review and that its main purpose was to test whether there was sufficient land to meet the full objectively assessed need (FOAN) and identified where this may be located.

The Senior Planner responded to questions relating to:

- Model and calculation used to assess suitability of each site and to determine if sites put forward were deliverable.
- Density.
- Constraints affecting potential development.
- Estimating development potential/density of sites.
- Growth areas in the Borough.
- Consultation with key stakeholders including the Internal Drainage Boards.
- Future consultation requirements

It was noted that a draft report detailing the final sites and relevant information be presented to the next Task Group meeting.

The final HELAA document would be published with the Local Plan review.

The Task Group expressed their thanks to the Local Plan Team for the detailed work undertaken to date.

AGREED: A draft report be presented at the next Task Group on 21 February 2018.

9 **LOCAL PLAN REVIEW**

The Task Group received an overview of the Local Plan Review together with the review programme for 2018-2020.

The Senior Planner responded to questions relating to:

- The Sustainability Appraisal and key issues.
- The draft Plan.
- Consultation required.
- Assessment of and viewing sites via google earth.

- Sites visits to be arranged if required.
- Revised National Planning guidance.
- Smaller villages and hamlets.

AGREED: The Task Group agreed the revised Local Development Scheme for the Local Plan review and that this be published on the website.

The Task Group adjourned at 11.12 am and reconvened at 11.20 am.

10

SETTLEMENT HIERARCHY

The Senior Planner explained that the briefing note presented the final version of the proposed settlement hierarchy for the Local Plan review (2016 – 2036).

The Task Group's attention was drawn to the three points set out below:

1. West Walton and Walton Highway previously was a joint Key Rural Service Centre (KRSC). It had been agreed to split the two settlements. West Walton becomes a KRSC in its own right and Walton Highway became a Rural Village (RV).
2. Three Holes had been added to the joint KRSC of Upwell and Outwell. The settlements were inter-connected, representing a continuation of linear settlements and the Development Boundary. Therefore, the linkage would be logical and similar to that seen with some of the other joint settlements. Three Holes has a relatively small population of 390 (2011 census) making it one of the smallest RV's. The development boundary covered a small area, with areas south of the Middle Level Drain excluded. Both Outwell and Upwell were preparing separate Neighbourhood Plans.

It was noted that Three Holes was contained within the Parish of Upwell, and therefore would come under their Neighbourhood Plan.

3. In reviewing the development boundaries for the Smaller Villages and Hamlets (SVAH), the Council had previously decided to not provide a boundary for a number of settlements and therefore they are removed from the settlement hierarchy and become part of the countryside.

The Senior Planner responded to questions relating to:

- Advantages and Disadvantages of Three Holes being added to the joint KRSC of Upwell and Outwell.
- Smaller villages and hamlets.
- Flood zones/risks.

Following a discussion it was proposed, seconded and

AGREED: 1) The Task Group agreed the Settlement Hierarchy for the Local Plan review.

2) That Three Holes was to remain as a rural village.

11 **AMR - PURPOSE AND REQUIREMENTS**

The Senior Planner explained the purpose and requirements of the AMR and advised the Task Group that the Council had to publish the document at least annually.

The Senior Planner responded to questions relating to:

- Current assessment of completed and lapsed planning permissions.
- Content of AMR.
- Duty to co-operate.
- Borough Council being in a position to ensure delivery of housing requirements.
- Revised NPPF and planning guidance.

12 **UPDATE ON NEIGHBOURHOOD PLANS**

The Task Group received an update on the following circulated with the Agenda as set out below:

- Neighbourhood Plans in Force.
- Neighbourhood Plan status request – November 2017/December 2017/Early January 2018.
- Neighbourhood Plans in active preparation,
- Review of Neighbourhood Plans.
- Identified difficulties regarding Neighbourhood Plan preparation.

The Graduate Planner/Senior responded to questions relating to:

- Future funding available to Parish Councils for Neighbourhood Plans.
- Data Protection requirements.
- Locality Website - <http://locality.org.uk/resources/quick-guide-neighbourhood-planning/> where Parish Councils could obtain a guide on producing a Neighbourhood Plan.

AGREED: That the update report be noted.

13 **DATE OF NEXT MEETING**

The next meeting of the Task Group would take place on Wednesday 21 February 2018 at 10.00 am in the Card Room, Town Hall, Saturday Market Place, King's Lynn.

The meeting closed at 12.04 pm

APPENDIX 6

Agenda and Minutes from the Meeting of the Local Plan Task Group held on Wednesday 6th November 2019

BOROUGH COUNCIL OF KING'S LYNN & WEST NORFOLK**LOCAL PLAN TASK GROUP**

**Minutes from the Meeting of the Local Plan Task Group held on
Wednesday, 6th November, 2019 at 11.15 am in the Meeting Room 2-1 -
Second Floor, King's Court, Chapel Street, King's Lynn**

PRESENT:

Councillors Miss L Bambridge (substitute for C J Crofts), R Blunt, F Bone,
A Bubb, C Joyce, A Kemp (substitute for M de Whalley), J Moriarty, T Parish,
A Ryves, S Sandell and D Tyler

Under Standing Order 34:

Councillor A Ryves for all items

Officers:

Katie Evans, Assistant Planner

Alex Fradley, Principal Planner

Peter Jermany, Principal Planner (Policy) and Water Management
Officer

1 APOLOGIES

Apologies for absence were received from Councillors C J Crofts and
M de Whalley.

2 NOTES OF THE PREVIOUS MEETING

The notes of the previous meeting held on 21 October 2019 were
agreed as a correct record, subject to Councillor C Hudson being
added to the list of attendees as a substitute for Councillor F Bone.

3 MATTERS ARISING

There were no matters arising.

4 DECLARATIONS OF INTEREST

There were no declarations of interest.

5 URGENT BUSINESS

There was no urgent business.

6 MEMBERS PRESENT PURSUANT TO STANDING ORDER 34

Councillor A Ryves for all items.

7 **CHAIR'S CORRESPONDENCE**

There was no Chair's correspondence.

8 **CONSIDERATION OF COMMENTS TO THE LOCAL PLAN REVIEW CONSULTATION**

LP02 – Settlement of Hierarchy

The Principal Planner highlighted the proposed new wording.

Officers present responded to questions relating to:

- Consultation undertaken with Town and Parish Councils and King's Lynn which was unparished.
- Proposed development for Hunstanton.
- Allocations made for proposed development in West Lynn.
- Promotion of energy efficiency for new dwellings.
- Stoke Ferry – category in Settlement Hierarchy.
- Methodology used for assessment of settlements/sites previously agreed by the Task Group.
- Role of Neighbourhood Plan.
- Comments received and responses from the consultation.
- Brownfield sites.

AGREED: The Task Group approved LP02.

LP27 – Houses in Multiple Occupation (HMO)

The Task Group was advised that there were no comments made in relation to the above policy. The Policy was therefore proposed to remain as it stood.

In response to questions, the Policy Team undertook to check if licensing requirement for a HMO could be added to the policy, possibly as supporting text and detail regarding higher quality standards.

Discussion took place regarding the word "significant."

AGREED: Subject to the potential inclusion regarding licensing and standards the policy was agreed.

LP28 – Enlargement or Replacement of Houses in the Countryside

The Task Group was advised of the issues raised and the policy recommendation was to leave it as it stood.

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



Local Plan Task Group

Agenda

**Wednesday, 6th November, 2019
at 11.15 am**

in

**Meeting Room 2-1
King's Court
Chapel Street
King's Lynn**



King's Court, Chapel Street, King's Lynn, Norfolk, PE30 1EX
Telephone: 01553 616200
Fax: 01553 691663

29 October 2019

Dear Member

Local Plan Task Group

You are invited to attend a meeting of the above-mentioned Task Group which will be held on **Wednesday, 6th November, 2019 at 11.15 am** in the **Meeting Room 2-1 - Second Floor, King's Court, Chapel Street, King's Lynn** to discuss the business shown below.

Yours sincerely

Chief Executive

AGENDA

1. **Apologies**
2. **Notes of the Previous Meeting - TO FOLLOW**
3. **Matters Arising**
4. **Declarations of Interest**

Please indicate if there are any interests which should be declared. A declaration of an interest should indicate the nature of the interest (if not already declared on the Register of Interests) and the agenda item to which it relates. If a disclosable pecuniary interest is declared, the Members should withdraw from the room whilst the matter is discussed.

These declarations apply to all Members present, whether the Member is part of the meeting, attending to speak as a local Member on an item or simply observing the meeting.

5. Urgent Business

To consider any business which, by reason of special circumstances, the Chairman proposes to accept as urgent under Section 100(b)(4)(b) of the Local Government Act, 1972.

6. Members Present Pursuant to Standing Order 34

Members wishing to speak pursuant to Standing Order 34 should inform the Chair of their intention to do so and on what items they wish to be heard before a decision on that item is taken.

7. Chairman's Correspondence (if any)

8. Consideration of Comments to the Local Plan Review consultation, relating to: (Pages 5 - 49)

Policy LP02 – Settlement of hierarchy

Policy LP27 – Houses in multiple occupation

Policy LP28 – Enlargement or replacement of houses in the countryside

Policy LP29 – Housing needs of rural workers

Policy LP33 – Community facilities

9. Date of Next Meeting

The next meeting of the Task Group will take place on Wednesday 4 December 2019 at 11.15 am in the Kempe Room, Town Hall, Saturday Market Place, King's Lynn.

To:

Local Plan Task Group: R Blunt, F Bone, A Bubb, C J Crofts, M de Whalley, C Joyce, J Moriarty, T Parish, S Sandell and D Tyler

Officers:

Alex Fradley

Alan Gomm, LDF Manager

Peter Jermany, Principal Planner and Water Management Officer

LP02- Settlement Hierarchy Policy

Link to draft policy and comments in full received from the draft consultation stage:

<https://west-norfolk.objective.co.uk/portal/lpr2019/lpr2019?pointId=s1542883101735#section-s1542883101735>

Summary:

The policy performs a valuable function in categorising and giving a broad scale to the appropriate scale of development (degree of sustainability) in each place. Respondents are generally trying to relax the hierarchy to achieve potential for more development within the tiers, although some see relaxation to allow infilling beyond development boundaries as detrimental. This latter policy change is seen as a problem in northern coastal villages. The case for more growth potential in specific villages (West Walton / Walton Highway / Marham / Snettisham / Ingoldisthorpe) is outlined.

Conclusions:

Arguments for more growth potential and for less potential are put forward. No specific changes are suggested to the categorization of places. Proposals for change to give clarity / accuracy are put forward, but **not** for significant re-interpretations or additional flexibility. (Individual changes are outlined in the proposed policy wording below). In terms of the sustainability appraisal, the changes are not considered to affect the scoring for the policy.

(Individual responses to points raised are detailed in the schedule at the end of this document).

Policy as currently drafted:

1. The Plan also imposes a requirement to define the approach to development within other towns and in the rural areas to increase their economic and social sustainability. This improvement will be achieved through measures that:
 - a) support urban and rural renaissance;
 - b) secure appropriate amounts of new housing, including affordable housing, local employment and other facilities; and
 - c) improve accessibility, including through public transport.
2. Consequently it is necessary to consider the potential of the main centres, which provide key services, to accommodate local housing, town centre uses and employment needs in a manner that is both accessible, sustainable and sympathetic to local character.

3. Elsewhere within the rural areas there may be less opportunity to provide new development in this manner. Nevertheless support may be required to maintain and improve the relationships within and between settlements that add to the quality of life of those who live and work there. Matters for consideration include the:
 - a) viability of agriculture and other economic activities;
 - b) diversification of the economy;
 - c) sustainability of local services; and
 - d) provision of housing for local needs.

4. The settlement hierarchy ranks settlements according to their size, range of services/facilities and their possible capacity for growth. As such, it serves as an essential tool in helping to ensure that:
 - a) new development occurs at an appropriate scale in the most sustainable locations;
 - b) additionally by identifying the role of settlements it offers the opportunity to support communities in maintaining and enhancing facilities serving these areas.

5. To support these aims the settlement hierarchy identifies six tiers of settlements based on their role and function in the borough. The divisions are:

Sub-Regional Centre - King's Lynn (including West Lynn)

9

Sub-regional Centre
King's Lynn, including West Lynn, which provides a significant neighbourhood level function within King's Lynn.

The town's role is as a sub-regional centre. It is important to strengthen the retail function alongside tourist, leisure facilities and employment development and regeneration.

Main towns

Here the focus will be on maintaining and enhancing the roles of the towns providing essential convenience, service and/or tourist facilities.

Main Towns
Hunstanton

Downham Market

Settlements adjacent to King's Lynn and the main towns

These are larger villages providing significant local facilities but, because of their proximity to the main towns and particularly areas with potential for urban expansion, their importance as rural service centres is very much altered.

Settlements adjacent to King's Lynn and the Main Towns
North Wootton
South Wootton
West Winch
Wisbech Fringe (including Walsoken)

These settlements function as separate communities with a range of facilities, but they also support the adjacent larger settlements, often through significant residential developments. These settlements benefit from public transport linkages to King's Lynn and the main towns.

Growth Key Rural Services Centres

The two Growth Key Rural Service Centres have been identified as they are closely related to overall Growth Strategy in close proximity to A10 / Main rail line Growth Corridor which has been identified. They not only provide a range of services and facilities for the local population and wider rural areas, but have been identified as being capable of accommodating a higher level of growth than previously.

- In Watlington this is mainly due to the services and facilities present, which includes the railway station on the main line from King's Lynn to Cambridge / London King's Cross.
- At Marham the Borough Council wants to support RAF Marham, as one of the largest employers in the area, by providing further housing options for potential employees.

Growth Key Rural Service Centres (2)
Marham
Watlington

Key Rural Service Centres

Key Rural Service Centres help to sustain the wider rural community. They provide a range of services that can meet basic day-to-day needs and a level of public transport that can enable access to and from the settlement. The Borough Council will seek to maintain and enhance facilities to support this function.

Key Rural Service Centres		
Brancaster with Brancaster Staithe/Burnham Deepdale	Feltwell with Hockwold-cum-Wilton	Stoke Ferry
Burnham Market	Great Massingham	Southery
Castle Acre	Grimston/Pott Row with Gayton	Terrington St Clement
Clenchwarton	Heacham	Terrington St John with St Johns Highway/Tilney St Lawrence
Dersingham	Methwold with Northwold	Upwell/Outwell
Docking	Marshland St James/St John's Fen End with Tilney Fen End	Walpole St Peter/Walpole St Andrew/Walpole Marsh
East Rudham	Middleton	West Walton

Emneth	Snettisham	
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Local scale development will be concentrated in identified Key Rural Service Centres. This will include new housing, employment and retail development.

Rural villages

Rural villages have a limited but locally important role meeting the needs of the immediate village. Sustaining the existing services is a key priority. These settlements may see some limited growth, which will help support surrounding rural areas (e.g. some small-scale infilling or affordable housing).

Rural Villages		
Ashwicken	Old Hunstanton	Walton Highway
Burnham Overy Staithe	Runcton Holme	Welney
Castle Rising	Sedgeford	Wereham
Denver	Shouldham	West Newton
East Winch	Stowbridge	Wiggenhall St Germans
Fincham	Syderstone	Wiggenhall St Mary Magdalen
Flitcham	Ten Mile Bank	Wimbotsham
Great Bircham/Bircham Tofts	Thornham	Wormegay
Harpley	Three Holes	
Hilgay	Tilney All Saints	

Hillington	Walpole Cross Keys	
Ingoldisthorpe	Walpole Highway	

Smaller Villages and Hamlets

These are villages with few or no services where only very limited development will take place.

Smaller Villages and Hamlet ⁽⁴⁾		
Barroway Drove	Holme next the Sea	Shouldham Thorpe
Barton Bendish	Lakesend	South Creake
Bawsey	Leziate	Stanhoe
Blackborough End	Methwold Hythe	Tilney cum Islington
Boughton	Nordelph	Titchwell
Brookville	North Creake	Tottenham
Burnham Norton	North Runcton	West Acre
Burnham Overy Town	Pentney	West Dereham
Burnham Thorpe	Ringstead	West Rudham
Congham	Roydon	Whittington

Crimplisham	Saddlebow	Wiggenhall St Mary the Virgin
Gayton Thorpe	Salters Lode	Wretton
Hay Green		

Decisions on investment in services and facilities and on the location and scale of new development will be taken on the basis of the borough settlement hierarchy.

Land allocation in each of the settlement tiers will be in accordance with the principles set out in Policy LP01 Spatial Strategy Policy - Housing Distribution. All new development in the borough should be of the highest quality design in accordance with the requirements of Policy LP16 Sustainable Development.

In all cases set out above, development should seek to avoid conflict with the Local Plan's environmental protection and nature conservation policies and should, where necessary, introduce mitigating or compensatory measures to address harmful implications in accordance with Policy LP17 Environmental Assets.

Significant development will take place in these locations with a focus on maintaining and enhancing their respective roles in delivering essential convenience services, opportunities for employment and residential development, and enhanced tourist facilities in accordance with Policies LP35 Downham Market and LP36 Hunstanton.

Development will take place in these locations where it can demonstrate a positive impact on the adjacent Sub Regional Centre/Main Town and which will assist in both maintaining and enhancing the provision of services, employment and local retail needs.

Policy LP02 aims to assist the delivery of all the Strategic Objectives by directing development to sustainable locations. Limited growth of a scale and nature appropriate to secure the sustainability of each settlement, will be supported within the development boundaries of the Key Rural Service Centres. In accordance with Policy LP37 Development in rural areas.

Limited minor development will be permitted which meets the needs of settlements and helps to sustain existing services in accordance with Policy LP37 Development in rural areas.

Small scale sensitive infilling is provided for outside development boundaries of all settlements by Policy LP26.

PROPOSED NEW WORDING

Policy LP02 Settlement Hierarchy

1. The Plan also imposes a requirement to define the approach to development within other towns and in the rural areas to increase their economic and social sustainability. This improvement will be achieved through measures that:

- a. support urban and rural renaissance;
 - b. secure appropriate amounts of new housing, including affordable housing, local employment and other facilities; and
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2. Consequently it is necessary to consider the potential of the main centres, which provide key services, to accommodate local housing, town centre uses and employment needs in a manner that is both accessible, sustainable and sympathetic to local character.
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 - b. additionally by identifying the role of settlements it offers the opportunity to support communities in maintaining and enhancing facilities serving these areas.
5. To support these aims the settlement hierarchy identifies six tiers of settlements based on their role and function in the borough. The divisions are:

Sub-Regional Centre - King's Lynn (including West Lynn)

Sub-regional centre

King's Lynn, including West Lynn, which provides a significant neighbourhood level function within King's Lynn.

The town's role is as a sub-regional centre. It is important to strengthen the retail function alongside tourist, leisure facilities and employment development and regeneration.

Main towns

Here the focus will be on maintaining and enhancing the roles of the towns providing essential convenience, service and/or tourist facilities.

Other towns

Hunstanton

Downham Market

Settlements adjacent to King's Lynn and the main towns

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14

Marham

Watlington

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Burnham Market	Great Massingham	Southery
Castle Acre	Grimston/Pott Row with Gayton	Terrington St Clement
Clenchwarton	Heacham	Terrington St John with St Johns Highway/Tilney St Lawrence
Dersingham	Methwold with Northwold	Upwell/Outwell
Docking	Marshland St James/St John's Fen End with Tilney Fen End	Walpole St Peter/Walpole St Andrew/Walpole Marsh
East Rudham	Middleton	West Walton
Emneth	Snettisham	

Local scale development will be concentrated in identified Key Rural Service Centres. This will include new housing, employment and retail development.

Rural villages

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Ashwicken	Old Hunstanton	Walton Highway
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Burnham Overy Staithe	Runcton Holme	Welney
Castle Rising	Sedgeford	Wereham
Denver	Shouldham	West Newton
East Winch	Stowbridge	Wiggenhall St Germans
Fincham	Syderstone	Wiggenhall St Mary Magdalen
Flitcham	Ten Mile Bank	Wimbotsham
Great Bircham/Bircham Tofts	Thornham	Wormegay
Harpley	Three Holes	
Hilgay	Tilney All Saints	
Hillington	Walpole Cross Keys	
Ingoldisthorpe	Walpole Highway	

Smaller Villages and Hamlets

These are villages with few or no services where only very limited development will take place.

[REDACTED]		
Barroway Drove	Holme next the Sea	Shouldham Thorpe

Barton Bendish	Lakesend	South Creake
Bawsey	Leziate	Stanhoe
Blackborough End	Methwold Hythe	Tilney cum Islington
Boughton	Nordelph	Titchwell
Brookville	North Creake	Tottenhill
Burnham Norton	North Runcton	West Acre
Burnham Overy Town	Pentney	West Dereham
Burnham Thorpe	Ringstead	West Rudham
Congham	Roydon	Whittington
Crimplesham	Saddlebow	Wiggenhall St Mary the Virgin
Gayton Thorpe	Salters Lode	Wretton
Hay Green		

General provisions relating to Policy LP02

Decisions on investment in services and facilities and on the location and scale of new development will be taken on the basis of the borough settlement hierarchy.

Land allocation in each of the settlement tiers will be in accordance with the principles set out in Policy LP01 Spatial Strategy Policy - Housing Distribution. All new development in the borough should be of the highest quality design in accordance with the requirements of Policy LPXX Sustainable Development.

In all cases set out above, development should seek to avoid conflict with the Local Plan's environmental protection; and nature conservation; and conservation and enhancement of the historic environment policies and should, where necessary, introduce mitigating or compensatory measures to address harmful implications in accordance with Policy LP17 Environmental Assets.

~~Significant development will take place in these locations with a focus on maintaining and enhancing their respective roles in delivering essential convenience services, opportunities for employment and residential development, and enhanced tourist facilities in accordance with Policies LP35 Downham Market and LP36 Hunstanton.~~

~~Development will take place in these locations where it can demonstrate a positive impact on the adjacent Sub Regional Centre/Main Town and which will assist in both maintaining and enhancing the provision of services, employment and local retail needs.~~

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~~Policy LP02 aims to assist the delivery of all the Strategic Objectives by directing development to sustainable locations. Limited growth of a scale and nature appropriate to secure the sustainability of each settlement, will be supported within the development boundaries of the Key Rural Service Centres. In accordance with Policy LP37 Development in rural areas.~~

~~Limited minor development will be permitted which meets the needs of settlements and helps to sustain existing services in accordance with Policy LP37 Development in rural areas.~~

~~Small scale sensitive infilling is provided for outside development boundaries of all settlements by Policy LP26.~~

Sustainability appraisal

LP02: Settlement Hierarchy																							
Policy	SA Objective:																				Overall Effect		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		+	-
LP02	-	+	+	+/-	+	+	+	++	+	0	+/-	++	+	+	++	+	+	0	+	+	+20	-3	Likely Positive Effect +17
CS02	-	+	+	+/-	+	+	+	++	+	0	+/-	++	+	+	++	+	+	0	+	+	+20	-3	Likely Positive Effect +17
No Policy	-	+	+	+/-	+	+	-	0	0	0	+/-	+	+	0	+	+	+	0	0	0	+11	-5	Likely Positive Effect +6

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No discernible change likely from re-drafted version of policy.

Summary of Comments & Suggested Response:

Consultee	Nature of Response	Summary	Consultee Suggested Modification	Officer Response/ Proposed Action
Peter Humphrey Wisbech Director 3D Planning	Mixed	The last sentence in the policy reads as set out below; Small scale sensitive infilling is provided for outside development boundaries of all settlements by Policy LP26. This is not consistent with the wording of LP26 which also allows for rounding off.	Small scale sensitive infilling and rounding off is provided for outside development boundaries of all settlements by Policy LP26.	Apparent inconsistency noted. It is proposed to amend LP02 by the deletion of all text after '...Policy LP17 Environmental Assets'. Amend LP02 last five paragraphs.
Mr & Mrs Gerald Gott	support	We support the paragraph 4 which states that the settlement hierarchy ranks settlements according to the	Paragraph 3 should be amended to reflect the advice in paragraph 78 of the NPPF	Within the Settlement Hierarchy villages are being allowed to grow and thrive, but

		possible capacity for growth. We support the inclusion of Wereham as a rural village. However, we object to the policy approach in paragraph 3 to allow such settlements to accommodate only limited growth such as infilling and affordable housing. This is contrary to paragraph 78 of the NPPF which states that planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services.	which requires planning policies to identify opportunities to grow. In particular, the policy should not restrict the scope for growth unnecessarily. Under the heading of 'Rural villages', the text should be amended by the following: "Rural villages have an important role in meeting the future housing needs of the community. Sustaining the existing services is a key priority. Opportunities which enable these settlements to grow and thrive will be encouraged."	in a controlled way having regard to the amount of local facilities, and their location. No proposed actions
Mrs Vicki Howling Parish Clerk Stow Bardolph Parish Council	mixed	CPRE Pledge		The settlement hierarchy is the way that the Borough Council seeks to put appropriate levels of growth in appropriate locations. No proposed actions
Richard Smith nps group	Support	<ul style="list-style-type: none"> • Policy LP02 – Settlement Hierarchy; NPS would support as it provides a range of settlement types for development to occur at an appropriate scale. 		Support noted
Albanwise Ltd Consultant AMEC	mixed	The Local Plan Review should plan for the longer-term strategic growth of Downham Market. As the second largest settlement in the Borough with available land free of significant constraints, Downham Market has the greatest potential to meet the Borough's development needs and effectively to maintain a supply of housing.		Downham Market has a significant figure for new housing growth in the plan period, the majority of which has planning permission. This recognises the good location of DM via road and rail. The

		<p>Given concerns about the Council's housing trajectory, it is considered that the percentage of development being allocated at Downham Market should be significantly increased reflecting the emphasis of growth in the A10 corridor and need to focus development in locations which can deliver the Plan. A Spatial Strategy giving greater weighting to Downham Market would prevent development in unsustainable locations as might be delivered through options which encourage a dispersal of development around less sustainable locations. Given the range of facilities and reflecting its location the Strategic Growth Corridor, it should be elevated above Hunstanton which is more isolated and does not have the same range of facilities or transport connectivity. This will provide a more effective planning policy basis in line with the principles of the NPPF rather than encouraging a dispersal or focus on development in constrained and less accessible locations, including Hunstanton. The new Local Plan will have an important role in promoting sustainable transport patterns. This point is recognised by the NPPF (paragraph 103) which advises that: "Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions, and improve air quality and public health. However, opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making." A Spatial Strategy which gives greater weight to Downham Market can contribute to a plan which delivers sustainable development in line with the emphasis of NPPF.</p>		<p>Neighbourhood Plan in preparation can seek to have additional growth.</p> <p>No proposed actions</p>
Mr AW Dean	support	3.1 Our client supports the identification of Watlington as one of two "Growth Key Rural Service Centres" in this		The support is noted. However on review of housing numbers

Emery Planning Partnership		<p>policy. The justification for the identification is explained in the policy as: "is mainly due to the serviced and facilities present, which includes the railway station on the main line from King's Lynn to Cambridge / London King's Cross". 3.2 The approach is in line with the proposed "Strategic Growth Corridor" and the increased emphasis on the A10 / Main Rail Line from King's Lynn to Cambridge and London Kings Cross. 3.3 We agree. The village of Watlington is located conveniently between King's Lynn and Downham Market. It has a population of around 2,455 people. It is currently identified as a Key Rural Service Centre in the Council's Core Strategy. It offers a range of services and facilities including a surgery, school, bus, railway station, Post Office, pub and other retail uses. 3.4 Watlington is well connected, with excellent public transport links to King's Lynn, Downham Market and Cambridge. As well as a frequent bus service, it is one of the few key service centres with a train station. This provides an opportunity for development to be situated within or adjacent to the settlement in a sustainable location. 3.5 Given the justification for identifying the village as a Growth Key Rural Service Centre is due to the railway station, development opportunities should be focused in close proximity to the railway station, such as our client's site.</p>		<p>the BC is proposing to re-consider any allocations at Watlington (See Watlington section).</p> <p>No proposed action</p>
Parish Clerk Sandringham Parish Council		CPRE Pledge		<p>The settlement hierarchy is the way that the Borough Council seeks to put appropriate levels of growth in appropriate locations.</p> <p>No proposed action</p>
Gemma Clark Norfolk Coast	mixed	<ul style="list-style-type: none"> • Policy LP02 states that Rural Villages will see some small scale infilling and affordable housing which seems reasonable. However Smaller villages and hamlets with no 		<p>LP02 notes that in Smaller Villages and Hamlets '...only very limited development...' will</p>

Partnership (AONB)		services will see 'limited' development. However could some of these hamlets with a few buildings essentially be in countryside? In which case then LP01 8 a, iv, is worth considering 'Beyond the villages and in the countryside the strategy will be to conserve and enhance the countryside recognising its intrinsic character and beauty, the diversity of its landscapes, heritage and wildlife, and its natural resources to be enjoyed by all'. Potentially could this stop development of for example large executive homes which although might be close to a few other buildings is essentially in countryside and therefore creates a big impact on the locality. • LP02 page 40, third para possibly a mention of the HRA and also biodiversity net gain which hasn't been referred to in the document although enhancement has been discussed. There is now a duty for developers to include biodiversity net gain in their plans.		take place. LP18 is a generic design policy applicable to any location, inside or outside development boundaries. Clause 1 is clear on the protection of the wider environment. No proposed action
Mel Able Farming Ltd Armstrong Rigg Planning	support	we support the Local Plan Review's continued identification of Heacham as a Key Service Centre in Policy LP02 owing to its good range of local services and facilities and public transport links to the higher order settlements of King's Lynn and Hunstanton.		Support noted.
Murdo Durrant Parish Clerk Burnham Thorpe Parish Council	Object	4. Settlement Boundary provision to Smaller Villages and Hamlets 4.1. The Council have sought to take away the previous policy in the 2016 Local Plan (which repeated other policies in the local plan of 1998) which did NOT allocate a development boundary to the settlements designated as 'Smaller Villages and Hamlets' - of which the Borough has a lot. The policy in the 2016 Local Plan (DM3) stated the reason for this was because 'development in Smaller Villages and Hamlets will be limited to specific identified		Policy LP 26 is designed to apply to all places with a development boundary, including larger villages and towns. Previously DM3 only applied to S V and H, and there were no boundaries drawn. Boundaries have now been drawn, the policy LP26 has been widened in scope, and the requirements clarified points 1-

		<p>needs only and development boundaries would be likely to result in amounts and types of development beyond this’.</p> <p>4.2. The new policy (Section 15 of the Draft 2019 Local Plan) now only states ‘Modest levels of development can still take place (within the smaller villages and hamlets) as each has a development boundary’. There is no indication of how this very significant about face of policy has been arrived at or why if it wasn’t considered appropriate for more than 20 years, development (of presumably any sort as it’s not specified to ‘specific identified needs only’ or any other sustainable type criteria) is now considered appropriate for these settlements (some areas consisting of a pair of houses only as at the outlying bit of Burnham Norton).</p>		<p>3. This includes the non-application in AONB areas. The NPPF has relaxed the national tests for development in the countryside, and the LPR provides local application of it.</p> <p>No proposed actions</p>
Pegasus Group	support	<p>2.10 This policy supports Policy LP01 and sets out which settlements are included at each stage of the hierarchy. The policy states that Key Rural Service Centres help to sustain the wider rural community and provide a range of services that can meet basic day-to-day needs and a level of public transport that can enable access to and from the settlement. This description is considered to be appropriate and is supported. It is considered that this is sufficiently flexible to reflect the range of settlements included under this designation. 2.11 Policy LP02 identifies Stoke Ferry as a Key Rural Service Centre. This is supported and it is considered this designation remains appropriate for the village. Stoke Ferry provides a number of local services and facilities including a primary school, village hall, church and two takeaway shops. It is also served by three bus routes, the 12 (Fouldon-King’s Lynn), 40 (Thetford-Brandon/Mundford- King’s Lynn) and 52 (Methwold-Whittington-Wereham-Crimpleham-Downham Market). It is clear that this provision is entirely in accordance with the description of Key Rural Service</p>		Support noted

		Centres set out in Policy LP02 and supports the designation of Stoke Ferry as a Key Rural Service Centre.		
Mr Michael Rayner Planning Campaigns Consultant CPRE Norfolk		CPRE Norfolk is concerned by the relaxation of controls for development adjacent to settlement/development boundaries, as seen in Policy LP26 - further comments given at that point.	Delete the sentence: "Small scale sensitive infilling is provided for outside development boundaries of all settlements by Policy LP26."	Policy LP 26 is designed to apply to all places with a development boundary, including larger villages and towns. Previously DM3 only applied to S V and H, and there were no boundaries drawn. Boundaries have now been drawn, the policy LP26 has been widened in scope, and the requirements clarified points 1-3. This includes the non-application in AONB areas. The NPPF has relaxed the national tests for development in the countryside, and the LPR provides local application of it. No proposed actions
Mr T Richardson Director 3D Planning		The last sentence in the policy reads as set out below; <i>Small-scale sensitive infilling is provided for outside development boundaries of all settlements by Policy LP26.</i> This is not consistent with the wording of LP26 which also allows for rounding off.	Amend the wording of the last sentence. Small scale sensitive infilling and rounding off is provided for outside development boundaries of all settlements by Policy LP26.	Proposal is to delete text including the last sentence as mentioned. Definition of the possibilities in detail will continue to be given in policy LP26.
Peter Humphrey Wisbech		Insufficient recognition given to Wisbech as a significant main town for service provision and to the adjacent villages as being sustainable locations for new development given their accessibility to Wisbech.	Amend policy LP02 and associated tables to property reflect the importance of Wisbech- beyond simply the allocation on Walsoken as part of the Wisbech east BCP area.	The supporting text to the spatial strategy notes that: <i>The Wisbech Fringe Area is not allocated any further growth in recognition of the existing joint strategic allocation between King's Lynn and West Norfolk</i>

			Reassess the place in the settlement hierarchy of villages such as Elm, Emneth, Walsoken, West Walton and Walton Highway which are considered to be appropriate location for new development given their proximity to and accessibility to Wisbech.	<p><i>Borough Council and Fenland District Council for the Market Town of Wisbech will take some time to complete.</i></p> <p>This is considered to be sufficient recognition of the role of Wisbech, especially as the Fenland DC have plans for a significant Garden Town at Wisbech.</p> <p>No proposed change.</p>
Partner Maxey Grounds & Co		In the current, Local Plan West Walton and Walton Highway are identified together as a KRSC. The two villages are within the same Parish, share much of the same services and are physically virtually connected. Walton Highway was allocated the majority of allocations in the last plan because of the sequential approach to flood risk. The section on each village notes this and gives no reasoning why in the draft plan the villages are being considered separately with differing designations. In this draft plan the allocations brought forward for Walton Highway exceed the number proposed for West Walton, notwithstanding the proposed designation of West Walton as KRSC and Walton Highway as a rural village. This makes no sense. The distribution of proposed dwellings within the KRSC is based on the combined population of both settlements not just West Walton. The selection of combinations of villages as KRSC in this draft is continued - eg The Walpoles and Terrington/Tilney as examples. There is no logic to exclude West Walton/Walton Highway from this combination.	Redefine the KRSC as West Walton/ Walton Highway as in the current local plan	<p>Walton Highway is a smaller location with more limited facilities. West Walton has a wider range including a High School. The villages were previously linked but have been re-appraised.</p> <p>No proposed changes.</p>
Mrs Erica		The last sentence in the policy reads as set out below;	Amend the wording of the last	Proposal is to delete text including the last sentence as

<p>Whettingsteel Managing Director EJW Planning Limited</p>		<p><i>Small-scale sensitive infilling is provided for outside development boundaries of all settlements by Policy LP26.</i></p> <p>This is not consistent with the wording of LP26 that also allows for rounding off.</p>	<p>sentence to read: Small-scale sensitive infilling and rounding off is provided for outside development boundaries of all settlements by Policy LP26.</p>	<p>mentioned. Definition of the possibilities in detail will continue to be given in policy LP26.</p>
<p>Judy Patricia Matthews Nana Senior Planning Consultant Turley</p>		<p>The number of units proposed for allocation in Marham is very small for a settlement that has been targeted for growth. Looking at the table in Section D of the Local Plan Review, which relates to the distribution of housing between settlements in the Rural Area, it is surprising to see that Marham is only being allocated 25 units in comparison to the 115 units proposed for allocation in the other Growth Key Rural Service Centre, Watlington. It is also noted that the settlements of Burnham Market and Terrington St. Clement, which are only Key Rural Service Centres, are proposed for more housing growth than Marham. The Local Plan Review as it stands does not therefore provide consistency between its vision and strategy, with the actual allocations proposed.</p>	<p>More housing allocations need to be provided in Marham.</p>	<p>See discussion under site specific item for Marham.</p>
<p>June Gwenneth Matthews Senior Planning Consultant Turley</p>		<p>The number of units proposed for allocation in Marham is very small for a settlement that has been targeted for growth. Looking at the table in Section D of the Local Plan Review, which relates to the distribution of housing between settlements in the Rural Area, it is surprising to see that Marham is only being allocated 25 units in comparison to the 115 units proposed for allocation in the other Growth Key Rural Service Centre, Watlington. It is also noted that the settlements of Burnham Market and Terrington St. Clement, which are only Key Rural Service Centres, are proposed for more housing growth than Marham. The Local Plan Review as it stands does not therefore provide consistency between its vision and strategy, with the actual allocations proposed.</p>	<p>More housing allocations need to be provided in Marham.</p>	<p>See discussion under site specific item for Marham.</p>

Mrs Pam Sheppard		There should be a clear strategy that promotes development of brownfield sites first and that phases development within growth locations to give priority to those that are sustainably located and which contribute to regeneration. 'at least' prejudices the balanced assessment of proposals and potentially overrides legitimate planning constraints to growth.	The wording 'at least' replaced by 'up to' or 'around' throughout the plan.	Considered under discussion at Spatial Strategy Policy LP01 / para 4.1.19.
Mr R Cousins Principle Ian J M Cable Architectural Design	support	support		Noted.
Mr & Mrs J Lambert Principle Ian J M Cable Architectural Design	Support	support		Noted.
Mr & Mrs J Clarke Principle Ian J M Cable Architectural Design	Support	support		Noted.
Mr L Aldren	Support	support		Noted.
Wotton Brothers Farms	Support	support		Noted.
Mr John Magahy		Planning Practice Guidance warns that "all settlements	Review of the methodology	Notwithstanding the NPPF and paragraphs 77 – 79 there is

<p>Fowler Architecture & Planning</p>	<p>can play a role in delivering sustainable development in rural areas – and so blanket policies restricting housing development in some settlements and preventing other settlements from expanding should be avoided unless their use can be support by robust evidence”. In this instance, the identification of the SGC is evidence that some lower-ranked settlements may be more capable of supporting growth in a sustainable manner than others, thus we must object to this policy that acts as a blanket policy restricting growth and housing development at the Rural Villages, Smaller Villages and Hamlets, in a manner proscribed by the Planning Practice Guidance. The Local Plan Review must be founded on a positive approach whereby the evidence should look beyond previous methodologies to categorise settlements in the hierarchy solely based upon accessibility to existing facilities and services in that settlement. This is regressive and ensures that the Local Plan Review does not plan for sustainable rural communities in the manner expected in the NPPF and PPG. While it is accepted that a survey of access to local services and facilities is a starting point, the methodology should provide a robust and credible basis to understand the critical issues facing the area. The Local Plan Review must further understand the needs and function of the rural communities; which account for a significant component of the Borough’s area and overall population. Key to this will be understanding local housing needs and quantifying how much development is needed locally to face the particular issues of that community. Addressing this need can be a matter for the Local Plan Review by apportioning a broad minimum quantum of development to specific or groups of rural settlements. The needs can then be planned for with allocations identified by the Local Plan Review, or the Local Plan Review can provide the stimulus to encourage neighbourhood development plans / orders to be</p>	<p>used to establish the hierarchy of settlements.</p>	<p>clearly a role for local interpretation of the appropriateness of settlements for particular scales of growth. In appropriate ways, all the settlements do play a role in housing provision. The criteria based policies provide guidance in this regard. The scale of growth has had regard to the level of facilities and the ‘need’ across the whole Borough, distributed according to local circumstances. Neighbourhood Plans are in preparation, using the guideline figure from this Plan. Accessibility is balanced with character and facilities to determine the categories.</p> <p>No proposed changes.</p>
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		proactive tools to deliver needs. This latter point is particularly important as presently the Development Plan does not provide any onus on neighbourhood planning being a mechanism to deliver growth – indeed, the SADMP is explicitly supportive only of restrictive policies currently. While existing facilities within villages are relevant to assessing their sustainability, so is relative accessibility to sustainable modes of transport. A short journey by private vehicle before transferring to a sustainable mode of transport is preferable, in environmental terms, to a longer journey completed in a car. In its current guise, the Settlement Hierarchy fails to acknowledge the heightened sustainability of those settlements within (or within a short reach of) the SGC.		
Mrs & Mr B Johnson Principle Ian J M Cable Architectural Design	Support	support		Noted
Mr R Garner Principle Ian J M Cable Architectural Design	Support	support		Noted
Mr Ian Cable Principle Ian J M Cable Architectural Design	Support	Support		Noted
Lord Howard		There should be a clear strategy that promotes development of brownfield sites first and that phases	The wording 'at least' replaced by 'up to' or 'around'	Considered under discussion at Spatial Strategy Policy LP01 /

Castle Rising Estate		development within growth locations to give priority to those that are sustainably located and which contribute to regeneration. 'at least' prejudices the balanced assessment of proposals and potentially overrides legitimate planning constraints to growth.	throughout the plan.	para 4.1.19.
Mr David Miller Principle Ian J M Cable Architectural Design	Support	support		Noted
Mr A Golding Principle Ian J M Cable Architectural Design	Support	support		Noted
Mrs A Cox Principle Ian J M Cable Architectural Design	Support	support		Noted
Dr A Jones Principle Ian J M Cable Architectural Design	Support	support		Noted
Mr N Darby Principle Ian J M Cable Architectural Design	Support	support		Noted

Ken Hill Estate Rural Solutions		<p>It is considered important that the local plan acknowledges that Key Rural Service Centres play an important employment role in service delivery and also in other economic uses. For example, the Ken Hill Estate's converted buildings at Home Farm Snettisham host a range of employment.</p> <p>As noted elsewhere in this document, it is considered that more can be done to ensure the delivery of additional employment in Key Rural Service Centres, for example by allocating employment sites in these centres and / or making the rural employment exception sites policy more supportive of new development even where a 'local business need' has not been established at the time consent is applied for.</p> <p>It is considered that reference should also be made to site availability, as this may also be an important factor in where development is located. Larger sites in smaller settlements can provide economic benefits as well as community facilities. It is also considered that reference should be made to paragraph 72 of the NPPF which confirms that:</p> <p><i>72. The supply of large numbers of new homes can often be best achieved through planning for larger scale development, such as new settlements or significant extensions to existing villages and towns, provided they are well located and designed, and supported by the necessary infrastructure and facilities.</i></p> <p>This is relevant in the context of Ken Hill Estate's site inside the Snettisham bypass, which could deliver a significant extension to the service centre, including new facilities, open space, economic development and housing, should the identified site in the Neighbourhood Plan fail to deliver.</p>		<p>Specific responsibility for housing allocations in Snettisham falls to the Neighbourhood Plan, which has been 'Made' recently. Therefore, this Local Plan Review is not covering this situation.</p>
Ms Debbie Mack	Object	Object The third paragraph refers to environmental	Reference the conservation and	Amendment proposed to reflect the objection.

Historic Environment Planning Adviser, East of England Historic England		protection and nature conservation. It should also specifically refer to the conservation and enhancement of the historic environment.	enhancement of the historic environment in the third paragraph.	
Mrs Pam Sheppard Parish Clerk Castle Rising Parish Council		While we would support the settlement hierarchy overall, it should reflect the infrastructure, environmental and heritage constraints that exist within the principal town of Kings Lynn and its immediate environs, including North and South Wootton. As such, we would consider that they are not appropriate for growth where this would adversely affect the setting, environment and heritage of the area. This is especially true of the historic landscape around Knights Hill and Castle Rising where further growth would have a clear adverse impact on the historic landscape setting, environment and transport infrastructure. The priority given to Marham, Watlington and Downham Market in the Strategic Growth Corridor and Wisbech and West Winch, is supported where this accords with regeneration and growth priorities and local aspirations for development and is consistent with the relevant constraints.		Support noted. The specific reference to Knights Hill is covered in section 9.6 as proposed for deletion.
Mrs A Garner Principle Ian J M Cable Architectural Design	Support	support		Noted
Mr D Russell Principle Ian J M	Support	support		Noted

Cable Architectural Design				
Mr N Good Principle Ian J M Cable Architectural Design	Support	support		Noted
Mr & Mrs D Blakemore Principle Ian J M Cable Architectural Design	Support	support		Noted
Pigeon Investment Management Ltd Principal Planner Pegasus Group	mixed	<p>Policy LP02 – Settlement Hierarchy 1.6</p> <p>We support the Council’s approach to promoting development in the Borough’s more sustainable settlements. However, the ranking of settlements based on their size and level of services does not always provide the most accurate way of ensuring the achievement of sustainable development. 1.7 Therefore, we object to Policy LP02 as it only allows Rural Villages to accommodate limited growth, such as small-scale infilling or affordable housing. Pigeon is promoting a site off Brickley Lane West in the village of Ingoldisthorpe for a high-quality residential scheme of both affordable and market housing. Ingoldisthorpe benefits from a Primary School and Post Office and is served by good public transport and pedestrian and cycle links to the nearby Key Rural Service Centres of Dersingham (0.9km to the south) and Snettisham (1.5km to the north). Within these villages the following services and facilities can be found:</p>	<p>Suggested change: 1.12 The wording of Policy LP02 should be amended to recognise the benefits of delivering growth in villages that form functional clusters so that services and facilities in these settlements can be protected and enhanced. This can be achieved by directing additional growth to the settlements lower down the hierarchy than presently proposed, where it can be demonstrated that there are services and facilities in nearby, higher order settlements that would lead to the achievement of sustainable development.</p>	<p>In some cases in LP02 there are linked settlements, e.g. Grimston / Pott Row; Upwell / Outwell etc. However, this is not generally the case for settlements below KRSC level. The reasoning for this is that we are locating <i>more</i> growth to <i>more sustainable</i> locations. There is a degree of prioritisation. Other policies in the LPR will provide for <i>appropriate scale</i> growth in lower order settlements.</p> <p>No proposed changes.</p>

		<p>Convenience stores Spar (Dersingham 1.1km), Co-op (Dersingham 1.7km) and Co-op (Snettisham 1.9km). Health care Health Centre (Dersingham) 2.4km and Snettisham surgery 2.6km 1.8 In addition to the primary schools in Ingoldisthorpe, Dersingham and Snettisham Pigeon's site is approximately 8.8km from Smithdon High School, Hunstanton, which serves all three settlements. 1.9 Additionally, Ingoldisthorpe is well connected via bus provision to King's Lynn and Hunstanton where a range of other higher order services and employment opportunities are located. Paragraph 78 of the NPPF recognises that groups of villages in close proximity form a 'functional cluster' with development in one village supporting services in a nearby village. Given the location of Ingoldisthorpe to Snettisham and Dersingham it is clear these villages rely on each for a range of services to meet the needs of residents. 1.10 Ingoldisthorpe's relationship with higher order settlements makes it a more sustainable location to direct growth to than the other Rural Villages. However, the settlement hierarchy in Policy LP02 fails to recognise this by grouping it together with other settlements that do not have the same physical relationship with higher order settlements. 1.11 Paragraph 78 of the NPPF identifies the positive effect that development can have for villages to grow and thrive, especially where this supports local services. Where this growth can be accommodated in a sustainable location, like at Ingoldisthorpe, then the additional benefit of new homes to support village services should be given greater weight through planning policy.</p>	<p>This would accord with the aims of Policy LP03. The wording of the Key Rural Services Centres and Rural Villages sections of Policy LP02 should be amended as set out below: Key Rural Service Centres Key Rural Service Centres help to sustain the wider rural community. They provide a range of services that can meet basic day-to-day needs and a level of public transport that can enable access to and from the settlement. The Borough Council will seek to maintain and enhance facilities to support this function both within the Key Rural Centres and in adjoining settlements that form functional clusters. Local scale development will be concentrated in identified Key Rural Service Centres, and some Rural Villages where they are in proximity to the services in Key Rural Service Centres. This will include new housing, employment and retail development. Rural villages Most Rural villages have a limited but locally important role meeting the needs of the immediate village. Sustaining the existing services is a key priority. These settlements</p>	
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			Where these settlements do not form part of functional clusters with higher order settlements they may see some limited growth, which will help support surrounding rural areas (e.g. some small-scale infilling or affordable housing).	
Heyford Developments Ltd Avison Young		Policy LP02 defines the proposed Settlement Hierarchy, which will direct growth as outlined in Policy LP01. We note Terrington St Clement is proposed to be classified as a Key Rural Service Centre (KRSC) and that KRSCs (i) help to sustain the wider rural community, (ii) can meet basic day-to-day needs and (iii) have a level of public transport that can enable access to and from the settlement. The Plan indicates that the Council will seek to maintain and enhance facilities to support this function. Heyford agrees that Terrington St Clement should be classified as a Key Rural Service Centre.		Support noted.

APPENDIX 7

Email to Parish Clerks and Ward Councillors requesting information to assist with the Settlement Hierarchy review – July and August 2016

From: ldf@West-Norfolk.gov.uk

Sent: 11 August 2016 13:17

Subject: Borough Council of King's Lynn and West Norfolk - Local Plan Review (2016 -2036)

Dear Parish Clerks and Ward Councillors,

We sent an email dated 26 July to all Parish Clerks requesting information to assist the review of Settlement Hierarchy. To date, we have not received a response or details relating to your Parish/Ward.

We would really appreciate it, if you could provide us with the information requested below.

Many thanks in advance for your assistance.

Original Email:

Sent: 26 July 2016 16:21

Subject: Borough Council of King's Lynn and West Norfolk - Local Plan Review (2016 -2036)

Settlement Hierarchy Review – What Services /Facilities does your Village have?

We would appreciate some help to assist the review of the facilities within your Parish for our Local Plan.

The easiest way to provide this information is to select 'forward' in your email options, complete the form and send it back to us via email. However if you would prefer to print it out, I have sent you a copy as an attachment.

Please can you complete details by inserting your Parish Name and also the number of each type e.g. GP Surgery 1, Pharmacy 2:

Parish Name: Burnham Overy				
Health Care	GP Surgery 0	Pharmacy 0		
Public Transport	Rail Link 0	Bus Routes Ye s		
Educational Facilities	High School 0	Primary School		

		0		
Retail	Supermarket 0	Shops 0	Post Office 0	Petrol Station 0
Community & Social Facilities	Community Hall 1	Library (incl. mobile) 1	Place of Worship 1	Public House/Restaurant 1
Leisure Facilities	Sports Hall 0	Playing Field 1	Gym/Swimming Pool 0	
Employment Provision	Other Employment/Businesses			

The current Local Plan for King's Lynn and West Norfolk will soon comprise the Core Strategy (2011) and the Site Allocations and Development Management Policies plan (anticipated to be adopted 2016). This covers the time period from 2001 to 2026.

As part of the Site Allocations and Development Management Policies plan the Borough Council has committed to an early review of the Local Plan.

This process offers the opportunity to review the adopted settlement hierarchy to ensure that the Local Plan Review (2016 -2036) directs growth to most appropriate and sustainable locations.

The settlement hierarchy assists in this process by identifying the most sustainable settlements within the Borough, therefore enabling growth to take place within the most sustainable communities.

A key aim of the planning system is to create sustainable communities by locating housing, jobs and service closer together. This approach is believed to improve resident's quality of life and reduce the need to travel. The settlement hierarchy also facilitates an understanding in which way settlements interact and interrelate, enabling growth to planned in relation to the range of services and facilities of each settlement.

If you have any questions regarding this email please do not hesitate to contact me.

Many thanks for your assistance in this matter.

Amanda Driver
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