

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



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

**Topic Paper – Spatial Strategy and Settlement
Hierarchy (August 2023)**

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1. Introduction

1. This Paper addresses issues raised by the Inspectors about the supporting evidence, justification and reasoning associated with the proposed spatial strategy and settlement hierarchy. Accordingly, this paper addresses matters raised about: -
 - The Strategic Growth Corridor;
 - The Spatial Strategy for the Rural Area and the appropriate levels of growth for rural settlements;
 - Housing Requirements for Designated Neighbourhood Areas; and
 - Any suggested Main Modifications.

2. The Strategic Growth Corridor

2. The Inspectors are concerned that the notion of a strategic growth corridor is not justified by the evidence. That concern stems from the fact that there is no new growth proposed at Downham Market and Watlington other than allocations for 390 dwellings and 32 dwellings respectively, carried forward from the previous local plan.
3. The Council accept the Inspectors' concern is well founded. Most of the growth that is contemplated within the notional corridor that runs along the A10/ and King's Lynn to London railway line is concentrated in King's Lynn and West Winch. The limited growth that is proposed in Watlington reflects the lack of facilities to support the provision of a significantly greater number of houses and jobs without substantial investment in infrastructure, which is not planned.
4. Limited new growth is proposed at Downham Market in the submitted Plan to reflect the fact that in recent years the town has experienced significant development in accordance with the policies and proposals of the King's Lynn and West Norfolk Core Strategy and the SADMP. Table 1 (below) shows development consented and/or delivered during the decade since adoption of the Core Strategy. Table 2, shows planned growth in the submitted Local Plan (2021-2039), compared to commitments on the allocated sites.

Table 1: Developments in Downham Market 2011-2021

Application Number	Location	Number of dwellings	Site Plan
05/01857/RMM	Downham Mkt - Short Drove (Phase 2)	21	

Application Number	Location	Number of dwellings	Site Plan
13/01164/FM	Railway Road & Richmond Road, Downham Market	97	
13/01855/FM	Jim Russell Garage, Downham Market	15	
14/01461/FM	Land North of Stowfields, Downham Market	14	
2/01/1281/F	Downham Mkt - N W Bennett Site	210	
11/01609/FM	Downham Mkt - South Railway Road, Adj Brickfields	110	
TOTAL		467	

Application Number	Location	Number of dwellings	Site Plan
Minor Applications for Residential Planning permission 2011 -2021			
	Infilling across Downham Market	79	
Overall TOTAL		546	

Table 2: Proposed Growth at Downham Market in Submitted Plan

Site Reference	Site Name	Existing Allocation (Submitted Plan)	Planning history	Commitments/ Outstanding capacity
10.1.4 F1.3	Land east of Lynn Road in vicinity of Bridle Lane (Phase 1)	250	16/00610/OM; 21/01388/F; 21/01863/F	226 1 3
10.1.4 F1.3	Land east of Lynn Road in vicinity of Bridle Lane (Phase 2)			70
10.1.5 F1.4	Land north of southern bypass in vicinity of Nightingale Lane	140	16/01322/OM & 21/00152/RMM (pending)	300
TOTAL		390		600
	Difference between commitments and allocations			210

5. Marham was identified as part of the growth corridor to reflect the fact it hosts one of the Borough's key employers at RAF Marham. However, it is located a significant distance from the SCG.
6. The Council therefore doubt whether, having regard to the policies and proposals of the draft plan, it is helpful to retain the concept of an SGC. On 30 March 2023, the Full Council agreed to a proposal that references to the SGC ought to be removed. This will not change the substance of the plan; rather it will reflect its policies and proposals for new development in the vicinity of King's Lynn, Downham Market and Watlington.
7. The proposal to delete the SCG will require consequential minor amendments to the proposed settlement hierarchy. Specifically, it is proposed to delete "Growth Key Rural Service Centres" tier (Marham and Watlington) and (having regard to our review of the evidence supporting each tier of the settlement hierarchy) to redesignate them as Key Rural Service Centres (see below).

3. The Spatial Strategy for the Rural Area

8. The Council acknowledges that the spatial strategy for the rural area requires clarification for the reasons set out in the Inspectors note [\[G19/G20\]](#). To address these issues, the Council has undertaken the following:
- a review of the submitted settlement hierarchy; and
 - Review of the submitted Policy LP01 and LP02 and their subsequent proposed modifications.

Review of the Settlement Hierarchy

9. The Local Plan, as submitted, proposed several modifications to the settlement hierarchy from the previous Plan (2011 Core Strategy, Policy CS02 of the 2016 Site Allocations and Development Management Policies Plan, Section B). The Local Plan Inspectors questioned [\[G19/ G20\]](#) whether the settlement hierarchy proposed in the submission Plan was justified by the evidence base. The evidence submitted with the Plan was set out in the following documents: Consideration of the Settlement Hierarchy Paper [\[D21\]](#); Further Consideration of the Settlement Hierarchy Paper [\[D21a\]](#) and in an update note [\[F38\]](#) .
10. To address the Inspectors’ concerns we have undertaken a review of the Settlement Hierarchy.
11. The proposal to delete the Strategic Growth Corridor (SCG) already requires consequential amendments to the settlement hierarchy. Specifically, it is proposed to delete the “Growth Key Rural Service Centres” (4th) tier (Marham and Watlington) and (having regard to our review of the evidence supporting each tier of the settlement hierarchy) to redesignate them as Key Rural Service Centres.

Methodology for reviewing the Settlement Hierarchy

12. The methodology used in assessing rural settlements for the Settlement Hierarchy in this review has been based on the 18 services and facilities identified in the table at paragraph 4.7 of the Consideration of the Settlement Hierarchy Paper [\[D21\]](#) and is set out in the table below:

Table 1 Service Categories in Submitted Plan

Health Care	GP Surgery	Pharmacy		
Public Transport	Rail Link	Bus Routes		
Education Facilities	High School	Primary School		
Retail	Supermarket	Shops	Post Office	Petrol Station
Community & Social Facilities	Community Hall	Library (Inc. mobile)	Place of Worship	Public House/Restaurant
Leisure Facilities	Sports Hall	Playing Field	Gym/Swimming Pool	
Employment Provision	Other Employment			

13. The criteria that need to be met in order for a settlement to be classified as a Key Rural Service Centre, Rural Village or Smaller Village and Hamlet are based on the ‘desired attributes’ set out in

the Further Consideration of the Settlement Hierarchy paper [D21a] (pages 3, 5 and 8). These are set out in Table 2 below:

Table 2

Desired Attributes		
	Essential	Preferable
Key Rural Service Centre	School Convenience Store Bus Service	GP Surgery
Rural Village	Bus Service	
	Limited or no convenience shopping	
Smaller Village and Hamlets	Access to few or no services.	

14. In determining a settlement's place in the Settlement Hierarchy, 1 point was awarded for each of the service categories (see Table 1) present in the settlement. The service scoring system in Table 3 (below) was used:

Table 3

	Service Requirement
Key Rural Service Centre	10 or more
Rural Village	6 - 9
Smaller Village and Hamlet	Less than 6

15. For a settlement to be classified as a Key Rural Service Centre, it must have a school, a convenience store and a bus service and preferably a GP surgery (i.e., all the essential services for a KRSC as set out in Table 2) **and** score 10 or more points for the Service Requirement (Table 3).

16. For a settlement to be classified as a Rural Village, it must have a bus service but little or no convenience shopping (Table 2) **and** score between 6-9 points for the Service Requirement (Table 3).

17. For a settlement to be classified as a Smaller Village and Hamlet, there will be few or no services (Table 2) **and** score less than 6 for the Service Requirement (Table 3).

18. Where a settlement meets the essential criteria for a tier (Table 2) but does not meet the Service Requirement Score (Table 3) it will be classified in accordance with the Service Requirement Score to reflect the overall services and facilities available. For example, if a settlement has a bus service, and limited or no convenience shopping and meets the desirable attributes of a Rural Village (Table 2) but has a Service Requirement Score of Less than 6 (Table 3), the settlement will be classified as a Smaller Village and Hamlet.

19. An assessment of the rural settlements was done by undertaking site visits (between 19 and 23 June 2023) to ascertain the current services and facilities available. This was supplemented by a desk-based study which looked at the provision of GPs, schools, and bus routes. The services and facilities that were noted were the 18 services and facilities set out in Table 1.

20. The 'Desired Attributes' in Table 2 were identified for each of the rural settlements to determine whether they met the criteria to be classified as a Key Rural Service Centre, Rural Village or Smaller Village and Hamlet.

21. To reflect the fact that bus services vary in frequency across the Borough, for the survey they were graded based on the frequency of the service as follows:

- 3 for an hourly or more frequent service
- 2 for less than hourly but more than 4 times a day
- 1 for less than 4 times a day

22. The grading was undertaken to provide additional information about the frequency of bus services available, but 1 point was awarded to reflect the presence of the Bus Service as a Service Category (Table 1) to accord with the methodology.

Main findings and outcomes of the Settlement Hierarchy review (2023)

23. Most of the settlements in the Review were found to be appropriately designated within the proposed hierarchy in the submitted Plan.

24. Appendix 1 'Settlement Hierarchy Assessment' provides the assessment of each of the rural settlements and identifies those that do not meet the Settlement Tier requirements that they were classified under in the submission Plan.

25. The table below summarizes the proposed changes to the submitted Plan's Settlement Hierarchy as a result of the Review of the rural settlements. Appendix 2 provides the justification for the proposed changes to the Settlement Hierarchy.

Settlement Tier (Submitted Plan)	Proposed Change to Submitted Plan
Tier 5: Key Rural Service Centres	East Rudham to be classified as a Rural Village Marshland St James/ St John's Fen End with Tilney Fen End to be classified as Rural Villages. Southery to be classified as a Rural Village West Walton to be classified as a Rural Village
Tier 6: Rural Villages	Burnham Overy Staithe to be re-classified as a Small Village and Hamlet Walpole Cross Keys to be classified as a Small Village and Hamlet Wimbotsham to be classified as a Key Rural Service Centre
Tier 7: Smaller Villages and Hamlets	North Creake to be classified as a Rural Village Pentney to be classified as a Rural Village South Creake to be classified as a Rural Village Stanhoe to be classified as a Rural Village

Settlement Tier (Submitted Plan)	Proposed Change to Submitted Plan
	Tottenhill to be classified as a Rural Village Whittington to be classified as a Rural Village

26. In addition to the above, the deletion of the 4th Tier (Growth Key Rural Service Centres) from the submission Plan is a consequence of the decision to remove reference to the Strategic Growth Corridor from the overall spatial strategy. This change essentially results in reverting to the settlement tiers of the Core Strategy, as follows:

- Tier 1: King's Lynn Sub Regional Centre
- Tier 2: Main Towns
- Tier 3: Settlements Adjacent to King's Lynn and the Main Towns
- Tier 4: Key Rural Service Centres
- Tier 5: Rural Villages
- Tier 6: Smaller Villages and Hamlets

27. In addition to the above, as part of the review of the Settlement Hierarchy, the following changes are also proposed. The table below summarizes these proposed changes to the submitted Plan's Settlement Hierarchy. Appendix 2 provides the justification for the proposed changes to the Settlement Hierarchy.

Settlement Tier (Submitted Plan)	Proposed Change to Submitted Plan
Tier 1 –Sub-regional Centre	West Lynn to be re-classified as Tier 3 Settlements Adjacent to King's Lynn and Main Towns Gaywood, Hardwick and South Lynn added to Tier 1 (for clarity). West Winch Growth Area added to Tier 1
Tier 2 Main Towns	Wisbech Fringe added
Tier 3: Settlements adjacent to King's Lynn and the Main Towns	West Lynn added to Tier 3 Wisbech Fringe moved to Tier 2 West Winch Growth Area re-classified as Tier 1 (West Winch Village remains in Tier 3).
Tier 4: Growth Key Rural Service Centres	Deletion of Tier. Re-designation of Marham/ Upper (RAF) Marham and Watlington as Key Rural Service Centres
Tier 5: Key Rural Service Centres	Marham/ Upper (RAF) Marham and Watlington added
Tier 6: Rural Villages	Amendment to Tilney All Saints RV, to refer to Tilney All Saints/ Tilney High End

4. Review of Policies LP01 and LP02

28. To address the issues identified in [\[G19/G20\]](#) around the Spatial Strategy for the Rural Area and the appropriate levels of growth for rural settlements, the Council proposes to combine Policies LP01 (Spatial Strategy) and LP02 (Settlement Hierarchy) into a single clear and concise policy. Main Modifications have already been proposed to these policies during the examination [\[F37\]](#) and further modifications may result in participants of the examination not being able to follow and understand the proposed changes.
29. This note therefore suggests a modified LP01 Spatial Strategy and Settlement Hierarchy Policy which clarifies the spatial strategy in the submitted Plan. These modifications do not change the substance of the spatial strategy; they provide clarity of approach, and consistency with other Policies in the Plan.
30. It is proposed that LP02 will be a permissive criteria-based policy that will allow residential development in certain circumstances in each of the rural tiers of the Settlement Hierarchy to address the Inspectors concerns around what is considered an 'appropriate' scale of development in the rural area.

Policy LP01

31. A revised Policy LP01 provides a clear strategy for the delivery of growth and its distribution via a revised settlement hierarchy as proposed in this paper. Growth requirements are defined for each settlement in the settlement hierarchy.
32. In addition, for individual rural settlements, the spatial strategy is also now defined through the settlement hierarchy included in the proposed Policy LP01. This change has been proposed to remove overlap and duplication between the submission Plan policies LP01 and LP02, first identified in the Inspectors' Initial Questions [\[G4b\]](#).
33. The proposed main modifications relating to LP01 and supporting text can be viewed in Appendix 3.

Policy LP02

20. In line with Paragraph 16 of National Planning Policy Framework, the proposed revised Policy LP01 and the proposed new Policy LP02 seek to provide a clear, unambiguous, and effective spatial strategy for development on unallocated sites across the rural area. This will focus the spatial strategy into two strategic policies at the front of the plan rather than these being dispersed through several policies throughout the document.
21. Whilst Policy LP01 deals with planned growth and its distribution, to enhance soundness and to ensure clarity and effectiveness between policies within the Local Plan, the Council consider that the policies for development in the rural area should be brought together into a single policy through Policy LP02. The focus for Policy LP02 is to adapt and combine various criteria from other rural strategy policies such as development boundaries in LP04, the development thresholds in LP31 and the character related criteria in LP41. This will help to avoid any unnecessary duplication

and repetition throughout the plan. Policy LP02 also seeks to clarify the appropriate scale of growth on unallocated sites between the tiers in the hierarchy and provide a clear and effective criterion to help manage new residential development within these settlements. Policy LP02 brings together various criteria from other rural policies within the submitted plan through:

- Criteria 1), b) d), f), g), h) and i) of Policy LP02 reflects the former criteria in Policies LP41 and LP31 that seek to address issues around scale, character, the impacts on the environment, housing type and mix and integration with existing social and public transport infrastructure.
- Criteria 1g), seeks to address the potential cumulative impacts arising from multiple developments occurring in similar locations outside of existing boundaries as previously reflected in the supporting text to Policy LP31.
- Part 2 of the Policy identifies appropriate thresholds in terms of the scale of development likely to be supported outside of, but adjacent to, development boundaries relative to the settlements position in the settlement hierarchy. This broadly reflects the scale of development outside of development boundaries within Policy LP31.
- To avoid unnecessary repetition with Policies that seek to manage other forms of residential development in the countryside, such as Policy LP28: Affordable Housing; Policy LP33: Enlargement or Replacement of Dwellings in the Countryside; Policy LP34: Housing Needs of Rural Workers, Part 3 of Policy LP02 simply signposts users to those other policies.

22. The Council recognise that the proposed revision to Policy LP02 has consequential impacts to existing Policies LP31, LP41 and LP04.
23. The majority of criteria for new residential development inside and outside existing development boundaries of rural settlements is now covered by the newly proposed criteria-based Policy LP02 as described above. The Council believe that Policy LP02, along with other rural development policies such as LP28, LP33 and LP34, provide a satisfactory policy framework to deliver the Plan's strategy for the rural area. Therefore, the Council suggest that policies LP04, LP31 and LP41 are now redundant, being superseded by the revision to Policy LP02. The Council consider that their retention within the Plan would lead to unnecessary duplication and could lead to issues with applying these policies in an inconsistent manner. The Council suggest that the plan is modified to remove Policy LP04, LP31, LP41.
24. The proposed main modifications relating to LP02, LP04, LP31 and LP41 can be viewed in Appendix 4.

5. Housing Requirements for Designated Neighbourhood Areas

Introduction and National Policy

25. Paragraphs 66 and 67 of the National Planning Policy Framework (NPPF) set out some of the obligations on policy-making authorities in respect of neighbourhood planning and how the local Plan should support this through providing the necessary strategic policy framework.

26. Paragraph 66 states that:

“Strategic policy-making authorities should establish a housing requirement figure for their whole area, which shows the extent to which their identified housing need (and any needs that cannot be met within neighbouring areas) can be met over the plan period. Within this overall requirement, strategic policies should also set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations”.

27. Paragraph 67 goes on to say that if it not possible to provide a requirement figure for a neighbourhood area, for example because the neighbourhood area was not designated at the time a strategic policy was adopted, then *“the local planning authority should provide an indicative figure, if requested to do so by the neighbourhood planning body. This figure should take into account factors such as the latest evidence of local housing need, the population of the neighbourhood area and the most recently available planning strategy of the local planning authority.”*

28. The Planning Practice Guidance (PPG) explains that:

‘The scope of neighbourhood plans is up to the neighbourhood planning body. Where strategic policies set out a housing requirement figure for a designated neighbourhood area, the neighbourhood planning body does not have to make specific provision for housing or seek to allocate sites to accommodate the requirement (which may have already been done through the strategic policies or through non-strategic policies produced by the local planning authority). The strategic policies will, however, have established the scale of housing expected to take place in the neighbourhood area.’ [Paragraph: 104 Reference ID: 41-104-20190509](#)

29. To ensure compliance with the NPPF and the PPG, the Plan needs to set a housing requirement figure for each Designated Neighbourhood Area (DNA). The Council also needs to be able to provide an indicative housing requirement for any area capable of becoming a designated neighbourhood area in the future. In practice, this means calculating a housing requirement for each of the 87 parishes with statutory Qualifying Bodies (i.e., Town or Parish Councils); 14 parishes without constituted Town or Parish Councils that are represented by Parish Meetings; plus, the un-parished King’s Lynn urban area including West Lynn, a total of 102 parish areas.

Methodology

30. There is no set method for setting housing requirements for designated neighbourhood areas in the NPPF or the PPG. The NPPF states that this housing requirement should reflect the overall strategy for the pattern and scale of development and any relevant allocations.

31. To reflect the overall strategy for the pattern and scale of development set out in the Plan it is proposed that the housing requirement for neighbourhood areas for the period (2021 – 2039) is distributed according to the overall strategy for the pattern of development in the Plan, any relevant allocations in the Plan, any extant planning permissions and a proportion of the development expected from ‘windfall’¹ over the Plan period, taking account the population of the neighbourhood area.
32. Therefore, the housing requirement for designated neighbourhood areas (and parished and non-parished areas that may become designated neighbourhood areas in the future), will need to consider the scale of housing expected to take place in the neighbourhood area over the Plan period. Therefore, consideration is given to the following:
- the number of dwellings from allocated sites and extant planning permissions in the submitted Plan period within each parished/non-parished area (as set out in the Housing Trajectory (April 2023)
 - a proportion of development expected from ‘windfall’ sites over the Plan period distributed according to the spatial strategy and household numbers:

Calculation of the proportion of development expected from ‘windfall’ sites

33. The number of dwellings from allocated sites and extant planning permissions are set out in the Housing Trajectory (April 2023).
34. Development from windfall sites over the Plan period has been determined to be 4,186 dwellings. The windfall of 4,186 dwellings is distributed amongst the tiers of the revised Settlement Hierarchy according to the proportion of growth expected over the Plan period from housing allocations. The table below sets out the proportion of the windfalls for each Settlement Tier and the number of Parished and Non-parished areas in each.

Table 1

Settlement Tier	Proportion of Growth from Housing Allocations	Windfall requirement (Per Tier)	No. of Parished/Non-parished Areas
1: King’s Lynn	47%	1,968	1
2: Main Towns	25%	1,046	2
3: Settlements adj. to King’s Lynn and Main Towns	11%	460	4
4: Key Rural Service Centres	15%	628	27
5: Rural Villages	2%	84	33
6: Smaller Villages and Hamlets	0%	0	23
Countryside	0%	0	12
Total	100%	4,186	102

35. The windfall requirement for each Parished/Non-parished area is then adjusted based on the number of households they contain to ensure that the requirement is reflective of the differences

¹ ‘Windfall sites’ is used to refer to those sites not specifically identified in the development plan expected to come forward based on historic windfall delivery rates.

in scale amongst areas in the same Tier. This is achieved by totaling the number of households in all of the areas in a Tier and then calculating the proportion of the total households that are located within each area. Finally, the area's proportion of households is multiplied by the Tier's windfall requirement (third column in Table 1) to provide an adjusted windfall requirement.

Example Calculation of Windfall Requirement

36. As an example, the total number of households across the 27 Parished and Non-parished areas, where a Key Rural Service Centre is the largest settlement, is 26,849. The windfall requirement for the entire Tier is 628 dwellings (see Table 1).
37. Heacham and Watlington are Parished areas in which the main settlement in the Parish is classified as Key Rural Service Centre.
38. The Parish of Heacham contains 2,743 households, which is 10.09% of the total number of households in the Tier. The Parish of Watlington contains 1,162 households, which is 4.28% of total number of households in the Tier. Heacham is, therefore, roughly two and a half times larger than Watlington.
39. When making the adjustment, the Tier requirement is multiplied by the proportion of households in the Area:
 - For Heacham, this is 628 dwellings multiplied by 10.09% which produces a windfall requirement of 63 dwellings.
 - For Watlington, this is 628 dwellings multiplied by 4.28% which produces a windfall requirement of 27 dwellings.
40. The adjusted windfall requirement for Heacham is roughly two and a half times larger than the adjusted requirement for Watlington to reflect the disparity in scale between the two settlements identified in paragraph 38.
41. Without an adjustment, the requirement for the Tier (628 dwellings) would be divided evenly amongst the 27 areas where a Key Rural Service Centre is the largest settlement, so each area would have a requirement of 23 dwellings (rounded down), or around 3.67% of the Tier requirement.

Example Calculation of Housing Requirement

42. As stated in the Planning Practice Guidance (see paragraph 4) Neighbourhood Planning Bodies do not have to make specific provision for housing or seek to allocate sites to accommodate the requirement, recognising that strategic policies in a local plan may already do this.
43. In practice, a neighbourhood plan would not need to allocate a site that has already been allocated in a Local Plan, nor would they need to allocate sites where planning permission has already been granted as the principle of development has been established.

44. Therefore, where a neighbourhood planning body seeks to plan for housing growth, the Housing Requirement will be the anticipated housing growth in the neighbourhood area over the Plan period less the number of dwellings from allocations (planned growth delivered through the strategic policies in the submitted Plan) and extant planning permissions.
45. In the example for Heacham, the expected housing growth for the neighbourhood area over the Plan period is 202 dwellings, 133 of which are from allocated sites (delivered through strategic policies in the submitted Plan), 6 dwellings from extant planning permissions and 63 dwellings from windfall. The Housing Requirement for Heacham would be 63 dwellings:

$$202 - 133 - 6 = 63$$

46. It is recognised that there may be constraints in a neighbourhood area that would mean that meeting the Housing Requirement would not be achievable. Where a neighbourhood planning body decides to seek to meet the Housing Requirement and there are constraints that mean it cannot be met in full, then this would need to be explained in the Neighbourhood Plan.
47. Table 2 below sets out the Housing Requirement for each of the Designated Neighbourhood Areas.

Table 2 Housing Requirement to 2039 by Designated Neighbourhood Areas

Designated Neighbourhood Area	Settlement Tier	(a)	(b)	Tier Windfall Requirement	Proportion of Households in Tier	(c)	(d)	Housing Requirement (d) – (a) – (b)
		Dwellings from Allocated Sites	Dwellings from Extant Planning Permissions			Windfall Requirement	Expected Growth over the Plan Period (a) + (b) + (c)	
Brancaster	4	0	13	628	2.85%	18	31	18
Burnham Market	4	0	57	628	2.47%	15	72	15
Castle Acre	4	15	4	628	1.77%	11	30	11
Congham	6	0	0	0	3.56%	0	0	0
Dersingham	4	30	3	628	8.95%	56	89	56
Downham Market	2	600	47	1,046	63.91%	642	1289	642
Gayton	4	23	57	628	2.77%	17	97	17
Great Massingham	4	16	3	628	1.78%	11	30	11
Grimston	4	18	27	628	3.48%	22	67	22
Heacham	4	133	6	628	10.09%	63	202	63
Holme Next the Sea	6	0	1	0	6.42%	0	1	0
Hunstanton	2	223	183	1,046	36.09%	377	783	377
Ingoldisthorpe	5	0	17	84	3.63%	3	20	3
Marshland St James	5	6	31	84	5.32%	4	41	4
North Runcton	6	0	1	0	7.74%	0	1	0
Old Hunstanton	5	0	2	84	3.08%	3	5	3
Outwell	4	90	27	628	3.86%	23	140	23
North Wootton	3	0	5	460	20.94%	96	101	96
Pentney	5	0	17	84	2.63%	2	19	2
Ringstead	6	0	10	0	5.44%	0	10	0
Roydon	6	0	1	0	4.53%	0	1	0
Sedgeford	5	10	11	84	2.74%	2	23	2

Designated Neighbourhood Area	Settlement Tier	(a)	(b)	Tier Windfall Requirement	Proportion of Households in Tier	(c)	(d)	Housing Requirement (d) – (a) – (b)
		Dwellings from Allocated Sites	Dwellings from Extant Planning Permissions			Windfall Requirement	Expected Growth over the Plan Period (a) + (b) + (c)	
Shouldham	5	0	0	84	2.59%	2	2	2
Snettisham	4	0	97	628	5.90%	37	134	37
South Wootton	3	575	669	460	37.96%	174	1,418	174
Stoke Ferry	4	35	110	628	1.98%	13	158	13
Syderstone	5	0	2	84	2.47%	2	4	2
Terrington St John	4	35	9	628	1.48%	9	53	9
Thornham	5	0	23	84	3.20%	3	26	3
Tilney All Saints	5	0	2	84	2.37%	3	5	3
Tilney St Lawrence	4	0	16	628	2.73%	17	33	17
Upwell	4	0	20	628	4.89%	31	51	31
Walpole	4	11	21	628	2.99%	19	51	19
Walpole Cross Keys	6	0	5	0	7.00%	0	5	0
Watlington	4	40	28	628	4.28%	27	95	27
West Dereham	6	0	0	0	5.94%	0	0	0
West Winch	3	0	20	460	26.21%	120	140	120

Indicative Housing Requirements for Future Neighbourhood Areas

48. In accordance with Paragraph 67 of the NPPF (see paragraph 3), where it is not possible to provide a requirement figure (because a neighbourhood area is designated at a late stage in the strategic policy-making process, or after strategic policies have been adopted), the Council will provide an indicative housing requirement figure if requested to do so by the neighbourhood planning body.
49. Planning guidance for Neighbourhood Planning² states:
Where an indicative housing requirement figure is requested by a neighbourhood planning body, the local planning authority can follow a similar process to that for providing a housing requirement figure. They can use the authority's local housing need as a starting point, taking into consideration relevant policies such as an existing or emerging spatial strategy, alongside the characteristics of the neighbourhood plan area.
50. The indicative housing requirement will be based on the same methodology as set out for Designated Neighbourhood Areas using the most up to date Housing Land Supply and evidence of local housing need available at the time of the request.
51. Table 3 shows this calculation applied to all other areas that could potentially become a Designated Neighbourhood Area based on the information contained in the Housing Trajectory (April 2023) for information purposes only.

² Paragraph: [102 Reference ID: 41-102-20190509 Revision date: 09 05 2019](#)

Table 3 Indicative Housing Requirement for Future Potential Neighbourhood Areas

Potential Neighbourhood Area	(a)	(b)			(c)		
	Dwellings from Allocated Sites	Dwellings from Extant Planning Permissions	Tier Windfall Requirement	Proportion of Tier Households	Windfall Requirement	Expected Growth over the Plan Period (a) + (b) + (c)	Housing Requirement (d) – (a) – (b)
Anmer	0	0	0	7.60%	0	0	0
Bagthorpe with Barmer	0	1	0	7.11%	0	1	0
Barton Bendish	0	2	0	3.03%	0	2	0
Barwick	0	1	0	5.88%	0	1	0
Bawsey	0	1	0	3.62%	0	1	0
Bircham	10	10	84	2.30%	2	22	2
Boughton	0	5	0	3.33%	0	5	0
Burnham Norton	0	0	0	2.03%	0	0	0
Burnham Overy	0	1	0	7.03%	0	1	0
Burnham Thorpe	0	6	0	2.97%	0	6	0
Castle Rising	0	1	84	0.99%	1	2	1
Choseley	0	0	0	3.19%	0	0	0
Clenchwarton	20	43	628	3.70%	23	108	23
Crimplesham	0	4	0	3.50%	0	4	0
Denver	8	3	84	3.81%	3	14	3
Docking	33	122	628	2.44%	15	170	15
Downham West	0	3	0	4.18%	0	3	0
East Rudham	10	14	84	2.61%	2	26	2
East Walton	0	2	0	9.07%	0	2	0
East Winch	0	7	84	3.41%	3	10	3
Emneth	0	33	628	4.57%	29	62	29
Feltwell	50	30	628	4.99%	31	111	31
Fincham	5	16	84	2.21%	2	23	2
Fritcham with Appleton	0	0	84	0.87%	1	1	1
Fordham	0	0	0	7.84%	0	0	0
Fring	0	1	0	10.54%	0	1	0
Harpley	0	0	84	1.56%	1	1	1
Hilgay	12	21	84	5.51%	5	38	5
Hillington	0	7	84	1.32%	1	8	1
Hockwold	0	2	628	2.19%	14	16	14
Houghton	0	0	0	10.29%	0	0	0

Potential Neighbourhood Area	(a)	(b)			(c)		
	Dwellings from Allocated Sites	Dwellings from Extant Planning Permissions	Tier Windfall Requirement	Proportion of Tier Households	Windfall Requirement	Expected Growth over the Plan Period (a) + (b) + (c)	Housing Requirement (d) – (a) – (b)
King's Lynn	550	367	1,968	100.00%	1,968	2,885	1,968
Leziate	0	9	0	7.89%	0	9	0
Little Massingham	0	1	0	12.25%	0	1	0
Marham	85	6	628	3.98%	25	116	25
Methwold	44	37	628	2.85%	18	99	18
Middleton	0	10	628	2.52%	16	26	16
Nordelph	0	3	0	6.03%	0	3	0
North Creake	0	1	84	1.98%	2	3	2
Northwold	0	10	628	2.07%	13	23	13
Runcton Holme	11	3	84	2.67%	2	16	2
Ryston	0	1	0	12.01%	0	1	0
Sandringham	0	1	84	1.90%	2	3	2
Sherborne	0	0	0	6.62%	0	0	0
Shouldham Thorpe	0	5	84	2.21%	2	7	2
South Creake	0	0	84	3.06%	3	3	3
Southery	17	12	84	5.38%	5	34	5
Stanhoe	0	1	84	1.25%	1	2	1
Stow Bardolph	0	27	0	4.99%	0	27	0
Stradsett	0	0	0	7.60%	0	0	0
Terrington St Clement	119	38	628	7.20%	45	202	45
Titchwell	0	5	0	1.71%	0	5	0
Tottenhill	0	0	0	0.91%	1	1	1
Walsoken	0	21	460	14.89%	69	90	69
West Acre	0	4	0	2.85%	0	4	0
Walpole Highway	8	5	84	3.08%	3	16	3
Welney	24	4	84	2.35%	2	30	2
Wereham	0	5	84	2.90%	2	7	2
West Rudham	0	0	0	3.50%	0	0	0
West Walton	0	44	84	6.98%	6	50	6
Wiggenhall St Germans	4	7	84	5.51%	5	16	5

Potential Neighbourhood Area	(a)	(b)			(c)		
	Dwellings from Allocated Sites	Dwellings from Extant Planning Permissions	Tier Windfall Requirement	Proportion of Tier Households	Windfall Requirement	Expected Growth over the Plan Period (a) + (b) + (c)	Housing Requirement (d) – (a) – (b)
Wiggenhall St Mary Magdalen	0	12	84	2.90%	2	14	2
Wimbotsham	0	4	628	1.20%	8	12	8
Wormegay	0	1	84	1.53%	1	2	1
Wretton	0	3	0	5.47%	0	3	0

52. A new Policy, supporting text and a new appendix are proposed as main modifications to the submitted Plan and can be viewed in Appendix 5.

Appendix 1 Settlement Hierarchy Assessment (See separate Appendix)

Appendix 2 Justification for the proposed changes to the Settlement Hierarchy

Settlement Tier (Submitted Plan)	Affected settlements	Analysis	Proposed Change to Submitted Plan
Tier 1 – King’s Lynn Sub-regional Centre	King’s Lynn, including West Lynn,	<p>The settlement of West Lynn is separated from the main urban area of King’s Lynn by the Great Ouse and has a range of services and facilities similar to the SAKLMTs in the submission Plan. The evidence suggests it should be more appropriately included within Tier 3.</p> <p>For clarity it is considered necessary to state that this tier includes Gaywood, Hardwick and South Lynn.</p> <p>The location and status of the West Winch Growth Area is the main focus for growth, and it is considered necessary to specifically reference it within Tier 1 as it is an urban extension to King’s Lynn.</p>	<p>West Lynn to be moved to Tier 3 Settlements Adjacent to King’s Lynn and Main Towns</p> <p>Gaywood, Hardwick and South Lynn added to Tier 1.</p> <p>West Winch Growth Area added to Tier 1</p>
Tier 3: Settlements adjacent to King’s Lynn and the Main Towns (SAKLMTs)	West Winch Wisbech Fringe (inc. Walsoken)	<p>In order to make it clear that the West Winch Growth Area is separate to West Winch Village it is considered necessary to include West Winch Growth Area into Tier 1. The review concludes that West Winch village remains within Tier 3.</p> <p>In order to make it clear that the Wisbech Fringe allocation is separate to Walsoken Village it is considered necessary to include Wisbech Fringe in Tier 2 as it is an extension to Wisbech. The review concludes that Walsoken village remains within Tier 3.</p>	<p>Addition of West Lynn (See Tier 1)</p> <p>West Winch Growth Area added to Tier 1</p> <p>Wisbech Fringe added to Tier 2</p>
Tier 4: Growth Key Rural Service Centres (GKRSCs)	Marham Watlington	<p>As a result of the proposed removal of the Strategic Growth Corridor, this tier no longer remains relevant.</p> <p>Review of Marham and Watlington concludes that they should be designated Key Rural Service Centres as there are a range of services and facilities help meet the day-to-day needs of the residents and other nearby smaller settlements. For clarity, Marham and Upper (RAF) Marham should be identified as a settlement cluster.</p>	<p>Deletion of Tier.</p> <p>Re-designation of Marham/ Upper (RAF) Marham and Watlington as KRSCs</p>

Settlement Tier (Submitted Plan)	Affected settlements	Analysis	Proposed Change to Submitted Plan
Tier 5: Key Rural Service Centres		<p>East Rudham: does not meet the essential criteria for a KRSC as there is no convenience store and falls below the 10+ threshold for the Service Requirement Score for a KRSC. It does meet the essential criteria for a Rural Village as it has a bus service and has a Service Requirement Score of 8 which falls within the Service Requirement Score for a Rural Village (6-9 points).</p> <p>Marshland St James/ St John's Fen End with Tilney Fen End: does not meet the essential criteria for a KRSC as there is no convenience store and the number of services falls below the 10+ threshold for the Service Requirement for a KRSC. It does meet the essential criteria for a Rural Village as it has a bus service and a Service Requirement Score of 7 which falls within the Service Requirement Score for a Rural Village (6-9 points).</p> <p>Southery meets the essential criteria for a KRSC as it has a school, a convenience store and a bus service. It does not meet the preferable criteria for a KRSC as it does not have a GP surgery. The number of services falls below the 10+ threshold for the Service Requirement for a KRSC.</p> <p>Therefore, it will be classified in accordance with the Service Requirement Score to reflect the limited services and facilities available. Southery falls within the Service Requirement Score for a Rural Village (6-9 points) with a score of 7.</p> <p>West Walton does not meet the essential criteria for a KRSC as there is no convenience store and the number of services falls below the 10+ threshold for the Service Requirement for a KRSC.</p> <p>It does meet the essential criteria for a Rural Village as it has a bus service and no convenience shopping. West Walton falls within the Service Requirement for a Rural Village (6-9 points), with a score of 8.</p>	<p>East Rudham to be classified as a Rural Village</p> <p>Marshland St James/ St John's Fen End with Tilney Fen End to be classified as a Rural Village</p> <p>Southery to be classified as a Rural Village</p> <p>West Walton to be classified as a Rural Village</p>
Tier 6: Rural Villages	31 settlements	<p>Burnham Overy Staithe has a bus service and has no convenience shopping so it meets the desirable attributes of a Rural Village. However, the number of</p>	<p>Burnham Overy Staithe to be classified as a</p>

Settlement Tier (Submitted Plan)	Affected settlements	Analysis	Proposed Change to Submitted Plan
	(submission Plan)	<p>services available are low with a Service Requirement Score of 5 which falls below the Service Requirement Score for a Rural Village (6-9 points). Therefore, Burnham Overy Staithe should be classified as a Small Village and Hamlet.</p> <p>Walpole Cross Keys has a bus service and has no convenience shopping so it meets the desirable attributes of a Rural Village. However, the number of services available are low with a Service Requirement Score of 5 which falls below the Service Requirement Score for a Rural Village (6-9 points). Therefore, Walpole Cross Keys should be classified as a Small Village and Hamlet.</p> <p>Wimbotsham meets the essential criteria for a Key Rural Service Centre as it has a bus service, primary school and a convenience store and the number of services available is high at 12 which falls within the Service Requirement Score for a KRSC (10+). Therefore, Wimbotsham should be classified as a Key Rural Service Centre to reflect the services and facilities available.</p> <p>Tilney All Saints</p> <p>Tilney All Saints parish consists of two distinctive settlements – Tilney All Saints, and Tilney High End. Unlike for other multi-settlement parishes, this is not referenced in the submission Plan settlement hierarchy. Therefore, in the interests of clarity it is proposed to add reference to Tilney High End in the description.</p> <p>No change to the status of Tilney All Saints itself in the settlement hierarchy is proposed and this proposed change could be considered a minor change/ Additional Modification.</p>	<p>Small Village and Hamlet</p> <p>Walpole Cross Keys to be classified as a Small Village and Hamlet</p> <p>Wimbotsham to be classified as a Key Rural Service Centre</p> <p>Amendment to Tilney All Saints RV, to refer to Tilney All Saints/ Tilney High End</p>
Tier 7: Smaller Villages and Hamlets	38 settlements (submission Plan)	North Creake, Pentney, South Creake, Stanhoe, Tottenhill all have bus services and no convenience shopping so meet the desirable attributes of a Rural Village. The number of services available in each of these settlements is 6 which falls within the Service Requirement Score for a Rural Village (6-9 points).	North Creake, Pentney, South Creake, Stanhoe, Tottenhill to be classified as Rural Villages.

Settlement Tier (Submitted Plan)	Affected settlements	Analysis	Proposed Change to Submitted Plan
		<p>Therefore, North Creake, Pentney, South Creake, Stanhoe and Tottenhill should be classified as Rural Villages to reflect the services and facilities available.</p> <p>Whittington has a bus service and limited convenience shopping so meets the desirable attributes of a Rural Village. The number of services available is 6 which falls within the Service Requirement Score for a Rural Village (6-9 points). Therefore, Whittington should be classified as a Rural Village to reflect the services and facilities available.</p>	<p>Whittington to be classified as a Rural Village</p>

APPENDIX 3 Proposed Main Modifications to Policy LP01

MM		Page (Reg 19)	Section ref	Para/ Policy/ Figure/ Table No.	Proposed Main Modification
MM		19	4	4.1 LP01 - Spatial Strategy Policy	<p>4.1 LP01 – Spatial Strategy Policy</p> <p>Strategic Growth Strategy and Housing Distribution</p>
				Policy LP01	<p>4.1.1 The Spatial Strategy is the approach to delivering the vision and objectives in the borough. The strategy sets an overview of the development priorities for the borough, and outlines broadly where development is planned through to 2036.</p> <p>Housing Need</p> <p>4.1.2 The revised National Planning Policy Framework (NPPF) introduced a new standard method for calculating housing need. This is known as Local Housing Need (LHN). This should be the starting point for calculating the housing need for the Borough over the Local Plan period (2016–2036).</p> <p>4.1.3 LHN was introduced in part to make the process more transparent and speed up the plan process, it would also assist Government in reaching their ambition for 300,000 homes to be completed in England each year by the mid 2020's.</p> <p>4.1.4 As updated at April 2020, the Local Housing Need (LHN) for West Norfolk is calculated as 539 new dwellings annually. This based upon the standard methodology as introduced by NPPF and associated planning guidance. Spread over the 20-year plan period (2016–2036) this results in a need of 10,780 dwellings to be planned for.</p> <p>4.1.5 The latest Housing Trajectory (based upon the 2019/20 financial year) shows that housing completions and housing commitments (existing allocations and planning permissions) account for a total of 11,946 homes. Purely taken as a number with a Local Housing Need of 10,780 no further allocations would be required.</p>

MM		Page (Reg 19)	Section ref	Para/ Policy/ Figure/ Table No.	Proposed Main Modification
					<p>4.1.6 However, to ensure that the Local Plan review is positively prepared, that the Borough Council is in the best place to be able to demonstrate a 5 year housing land supply position, and pass the Housing Delivery Test, a degree of flexibility has been factored in as part of the Local Plan review with regard to housing numbers. This also recognises that some sites may not come forward as envisaged at the time the housing trajectory was prepared. It also acknowledges that as part of the Local Plan review some of the allocations made by the previous Local Plan which have not progressed are deallocated and removed from the Local Plan review.</p> <p>4.1.7 Need = 10,780 Supply = (Completions & Commitments) 11,946 + Proposed Allocations through the Local Plan review = 12,057 ('Planned' provision) Surplus on 'planned' provision = + 1,277</p> <p>4.1.8 The calculation above shows that the LHN can comfortably be met. Planning for almost an exact number to meet the need leaves little room for manoeuvre over a 20 year plan period should any site not come forward as envisaged, and so an element of flexibility has been factored in. This clearly looks at the growth which will be planned and allocated; however, it is relevant to note the important contribution that windfall development, i.e. those sites which will come forward and gain planning permission (and subsequently be built) which are not specifically allocated within the Local Plan or Neighbourhood Plans. Such sites could come forward within settlement development boundaries, or they could come forward outside development boundaries as further flexibility for this is built into the Local Plan review with the inclusion of a new policy specially related to such development opportunities (Policy LP28).</p> <p>4.1.9 The latest calculation of windfall contributions (as part of latest housing trajectory) illustrates that on average, since 2001 to date, 311 dwellings complete each year from windfall sources. Note that this is a very conservative calculation as it includes a 25% discount recognising that land is a finite resource, despite the planning system being very permissive towards such developments. Also, to avoid double</p>

MM		Page (Reg 19)	Section ref	Para/ Policy/ Figure/ Table No.	Proposed Main Modification
					<p>counting and allowing sufficient time for such development to come forward no windfall allowance is considered in years 1,2 or 3. There are 16 years of the Local Plan period to run. However, we have to allow a period of 3 years with no allowance giving sufficient time for such sites to come forward, so 13 years of the windfall allowance is calculated. This equates to 4,043 dwellings.</p> <p>4.1.10 In terms of flexibility it is proposed:</p> <p>Local Plan review surplus on 'planned' provision = 1,277 Plus, the projected windfall allowance (4,043) = 5,320</p> <p>4.1.11 This takes the potential projected supply of housing in the plan period to: Completions & Commitments = 11,946 Plus, Local Plan review Allocations (111) = 12,057 Plus, Windfall (4,043) Total projected Supply = 16,100 (supply) – 10,780 (Need) = 5,320</p> <p>4.1.12 The above calculation demonstrates that there is a healthy degree of flexibility factored in.</p> <p>4.1.13 There is even further additional flexibility, possibly in addition to this, as all the allocation policies include the words 'at least' before the proposed number of dwellings. This reflects the need for the Local Plan to be positively prepared. Should it be found that an allocated site could not accommodate the proposed level of development because of local issues, it is important that the Local Plan incorporates sufficient flexibility to address such a situation. To this end it is important to ensure that the wording of each allocation policy incorporates sufficient flexibility. The latest housing trajectory shows that in the region of 80% of the Local Plan allocations have come forward and benefit from planning permission. The number the site has permission for has been included in the above calculations. It is therefore possible that those sites which have yet to come forward could do so for slightly higher numbers.</p>

MM		Page (Reg 19)	Section ref	Para/ Policy/ Figure/ Table No.	Proposed Main Modification
					<p>4.1.14 It is also important that the best use of land is achieved but that this should not be at the expense of other considerations such as the provision of open space, and local amenity considerations. If a proposal came forward for a planning application in excess of the specified figure, it would have to demonstrate carefully how it meets design, amenity and other safeguards (with explicit reference to relevant policies, including; LP18, LP19, LP21 and LP22) and clearly state how the additional units could be accommodated without detriment to the locality.</p> <p>4.1.15 The Borough Council supports those town/parish councils and local communities who wish to prepare a Neighbourhood Plan for their Area. There are in the region of 100 parishes within the Borough and the un-parished area of King's Lynn. The Local Plan review realises the important role which Neighbourhood Plans can play in contributing towards housing growth. Any new homes which come forward through a Neighbourhood Plan will add to the housing numbers (see section on Neighbourhood Plans).</p> <p>Strategic Growth Corridor Distribution of Development</p> <p>4.1.16 Local housing need has been discussed at length in the previous section. The impact of this results in no absolute need to make any further allocations. This combined with the fact that this is a review of an existing Local Plan which made significant allocations across the Borough, most of which are supported through the Review leaves little room to impact upon the growth strategy already established by the current Local Plan (Core Strategy 2011 & Site Allocations and Development Management Policies Plan 2016). Whether the Local Plan review is taken forward or not this pattern of growth will occur as the existing Local Plan will remain in place and note this is a review.</p> <p>4.1.17 The Growth options for the draft Local Plan review have been re-assessed and the latest position with regard to housing numbers and that this is a review of an existing Local Plan, as explained earlier. It should be noted that previously the distribution of growth was to distribute just the new allocations needed, however there are now limited new allocations and therefore little opportunity to influence the</p>

MM		Page (Reg 19)	Section ref	Para/ Policy/ Figure/ Table No.	Proposed Main Modification																														
					<p>strategic direction of growth which has occurred / will occur as a result of the current Local Plan and its allocations.</p> <p>4.1.18 However, the Local Plan Review seeks to carry forward the previously established distribution of development but with an increased emphasis upon the A10 / Main Rail Line from King's Lynn to Cambridge and London King's Cross, as a Strategic Growth Corridor. This A10 / Main Rail Line Strategic Growth Corridor includes support for growth at King's Lynn (including West Winch & South Wootton), Downham Market and at Watlington. There is also a desire to enable further growth at Marham to support the continued presence of RAF Marham close by. It is considered that this area not only includes the Borough's most sustainable settlements, but that it also makes appropriate use of the existing sustainable transport network in place, not least the rail line, and also looks to the future with the move away from fossil fuel-based modes of transport.</p> <p>4.1.19 Given the position and the context explained above combined with the assessment of the strategic growth options through the Sustainability Appraisal. The Borough Council preferred option, with a focus on the strategic growth corridor, is that shown diagrammatically below:</p> <table border="1" data-bbox="790 951 1597 1394"> <thead> <tr> <th>Place</th> <th>Homes Allocation No.</th> <th>Homes Allocation %</th> </tr> </thead> <tbody> <tr> <td>King's Lynn & Surrounding Area</td> <td>3,835</td> <td>62</td> </tr> <tr> <td>King's Lynn</td> <td>865</td> <td>14</td> </tr> <tr> <td>West Lynn</td> <td>170</td> <td>3</td> </tr> <tr> <td>South Wootton</td> <td>300</td> <td>5</td> </tr> <tr> <td>North Wootton</td> <td>0</td> <td>0</td> </tr> <tr> <td>West Winch</td> <td>2500</td> <td>40</td> </tr> <tr> <td>Main Towns</td> <td>1,273</td> <td>21</td> </tr> <tr> <td>Downham Market</td> <td>390</td> <td>6</td> </tr> <tr> <td>Hunstanton</td> <td>333</td> <td>5</td> </tr> </tbody> </table>	Place	Homes Allocation No.	Homes Allocation %	King's Lynn & Surrounding Area	3,835	62	King's Lynn	865	14	West Lynn	170	3	South Wootton	300	5	North Wootton	0	0	West Winch	2500	40	Main Towns	1,273	21	Downham Market	390	6	Hunstanton	333	5
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					<table border="1"> <tr> <td>Wisbech Fringe</td> <td>550</td> <td>9</td> </tr> <tr> <td>Growth Key Rural Service Centres</td> <td>117</td> <td>2</td> </tr> <tr> <td>Watlington</td> <td>32</td> <td>1</td> </tr> <tr> <td>Marham</td> <td>85</td> <td>1</td> </tr> <tr> <td>KRSC</td> <td>740</td> <td>12</td> </tr> <tr> <td>Rural Villages</td> <td>210</td> <td>3</td> </tr> <tr> <td>SVAH</td> <td>0</td> <td>0</td> </tr> <tr> <td>Total</td> <td>6,175</td> <td>100</td> </tr> </table>	Wisbech Fringe	550	9	Growth Key Rural Service Centres	117	2	Watlington	32	1	Marham	85	1	KRSC	740	12	Rural Villages	210	3	SVAH	0	0	Total	6,175	100
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					<p>4.1.20 The table below shows the aggregate figures for the housing allocations proposed by the Local Plan review, note that the majority are carried forward from the SADMP. A total number of homes allocated is provided as is a percentage of this for each category of place to illustrate the overall pattern of allocated growth.</p>																								
					<p>Neighbourhood Plans</p>																								
					<p>4.1.21 The Localism Act 2011 envisages that local communities can play an important role in shaping the future of their locality. In West Norfolk a significant number of communities are engaged in the preparation of neighbourhood plan to do exactly that.</p>																								
					<p>4.1.22 The Borough Council supports those town/parish councils and local communities who wish to prepare a Neighbourhood Plan for their Area. There are in the region of 100 parishes within the Borough and the un-parished area of King's Lynn. The Local Plan review realises the important role which Neighbourhood Plans can play in contributing towards housing growth. Currently there are approximately 40 parishes involved in the Neighbourhood Plan process. As discussed above, whilst there is no absolute need for further allocations to meet the LHN, so rather than a specific number of new homes that are required being provided to Neighbourhood Plans, they will have the ability to assess</p>																								

MM		Page (Reg 19)	Section ref	Para/ Policy/ Figure/ Table No.	Proposed Main Modification
					<p>sites within their Area and make appropriate land use allocations providing that this isn't at a scale which could impact negatively upon the strategic direction of growth established through the Local Plan review. This will provide further housing on a local scale and fixability in terms of the overall borough-wide housing numbers. To date a number of made Neighbourhood Plans have made such allocations, and a number which are emerging are seeking to do this as well.</p> <p>4.1.23 The Borough Council will not therefore seek to make specific allocations for those areas with or preparing a Neighbourhood Plan within the Local Plan review. Any additional housing numbers that do come forward through Neighbourhood Plans will make a contribution and because of the LHN and ability to meet this, these homes will be treated as additional flexibility rather than relied upon.</p> <p>Development on Brownfield Sites</p> <p>4.1.24 It is important to make best use of available sites across the Borough. The Local Plan review makes allocations on land for a variety of uses; residential; employment; retail; open spaces etc. However, there is a need to balance the development of greenfield sites with previously developed land. (See Appendix 1 Glossary for definition of Brownfield Land or Sites). In addition, brownfield sites not necessarily in current productive use may still have the right to be used for employment.</p> <p>4.1.25 Policy LP07 The Economy seeks to allow the potential change away from employment to residential on an individual site-by-site basis, subject to certain criteria being met:</p> <ul style="list-style-type: none"> • continued use of the site for employment purposes is no longer viable, taking into account the site's characteristics, quality of buildings, and existing or potential market demand; or • of the site for employment purposes gives rise to unacceptable environmental or accessibility problems particularly for sustainable modes of transport; or • an alternative use or mix uses offers greater potential benefits to the community in meeting local business and employment needs, or in delivering the Council's regeneration agenda.

MM		Page (Reg 19)	Section ref	Para/ Policy/ Figure/ Table No.	Proposed Main Modification															
					<p>4.1.26 Whilst the Borough Council supports the use of brownfield sites for residential uses the Plan objectives do seek to retain a resource of employment sites across the Borough. Allocations are retained and made within the Plan on brownfield sites, with approximately 10% of allocated dwellings being on brownfield sites, but Policy LP07, referred to above, will provide an opportunity to bring additional housing sites forward on such land.</p> <p>4.1.27 The Plan aims to positively allocate land for housing, but adventitious sites will continue to come forward, positively from employment sites being reused.</p> <p>Development on Small and Medium Sites</p> <p>4.1.28 The NPPF (2019) (paragraph68) states that small and medium sized sites have the ability to make an important contribution towards the local housing need requirement. It also identifies that such sites are often built out relatively quickly. Accordingly its advocates a good mix of site sizes and advocates that Local Planning Authorities should identify 10% of housing requirement to be met on such sites.</p> <p>4.1.29 The Housing Trajectory is split into various sections, which is replicated below, this shows the completions and commitments for each section including small and medium sites. The table shows the numbers for the 2016/17 Housing Trajectory as this was at the start of the Local Plan review period and the latest Housing Trajectory (2019/20) as a check, note that 1,802 dwellings have completed between April 2016 and March 2020.</p> <table border="1" data-bbox="792 1129 1597 1350"> <thead> <tr> <th>Housing Source</th> <th>2016/2017 Housing Trajectory</th> <th>2019/2020 Housing Trajectory</th> </tr> </thead> <tbody> <tr> <td>Sites of 10+ homes</td> <td>1,527</td> <td>1,238</td> </tr> <tr> <td>Sites of 5-9 homes</td> <td>368</td> <td>313</td> </tr> <tr> <td>Sites of 1-4 homes</td> <td>907</td> <td>1,165</td> </tr> <tr> <td>SADMP Allocations</td> <td>7,933</td> <td>7,268</td> </tr> </tbody> </table>	Housing Source	2016/2017 Housing Trajectory	2019/2020 Housing Trajectory	Sites of 10+ homes	1,527	1,238	Sites of 5-9 homes	368	313	Sites of 1-4 homes	907	1,165	SADMP Allocations	7,933	7,268
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					<table border="1" data-bbox="792 341 1599 451"> <tr> <td data-bbox="792 341 1061 411">Local Plan Review Allocations</td> <td data-bbox="1061 341 1330 411">0</td> <td data-bbox="1330 341 1599 411">111</td> </tr> <tr> <td data-bbox="792 411 1061 451">Other</td> <td data-bbox="1061 411 1330 451">50</td> <td data-bbox="1330 411 1599 451">160</td> </tr> </table> <p data-bbox="792 491 2038 842">4.1.30 With a Local Housing Need figure of 539 per annum over a twenty-year plan period (2016 – 2036) this equates to 10,780 in total. If the figure for dwellings from sites of 5 to 9 homes and sites of 1 to 4 homes is taken as qualifying a medium and small site respectively then the 2016/17 housing trajectory shows that 1,275 homes would meet the criteria and this equals 12%. The 2019/20 housing trajectory shows that 1,478 homes would qualify and this equals 14%. This is without the need to investigate the merits of the SADMP Allocations. However, for completeness 48 of the SADMP allocations are on sites of 1 hectare or less and are included within the 2019/20 housing trajectory as contributing 435 new homes. When factored in this increases the contribution to 1,193 new homes and provides a total percentage of 18% of the Local Housing Need being met on small and medium sites, which is in excess of the NPPF’s recommendation.</p> <p data-bbox="792 890 1263 914">Approach to Density on Allocated Sites</p> <p data-bbox="792 962 2029 1134">4.1.31 The current Local Plan (comprising the Core Strategy 2011 and the Site Allocations and Development Management Policies Plan 2016) does not contain a specific policy for density, nor is it the intention for the Local Plan review (2016 – 2036) to introduce one. However, in line with the national guidance on the subject a modelled approach has been applied, albeit not rigidly, and it is considered appropriate to carry forward a similar approach. This modelled approach is set out in Appendix 1.</p> <p data-bbox="792 1182 1167 1206">Custom and Self-Build Housing</p> <p data-bbox="792 1254 2029 1318">4.1.32 The Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) provides a legal definition of self-build and custom house building:</p> <p data-bbox="792 1358 1675 1382">Self-build and custom housebuilding means the building or completion by:</p>	Local Plan Review Allocations	0	111	Other	50	160
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Other	50	160									

MM		Page (Reg 19)	Section ref	Para/ Policy/ Figure/ Table No.	Proposed Main Modification
					<ul style="list-style-type: none"> ● individuals; ● associations of individuals, or ● persons working with or for individuals or associations of individuals, of houses to be occupied by those individuals; <p>but it does not include the building of a house on a plot acquired from a person who builds the house wholly or mainly to plans or specifications decided or offered by that person.</p> <p>4.1.33 Whilst legally self-build and custom house building share the above definition, custom build is commonly regarded as where an individual commissions a specialist developer to deliver their own home. Whereas, self-build is where the individual is more directly involved in organising or constructing his or her own home. Both routes require more significant input into the design of their home than other forms of housing.</p> <p>4.1.34 The Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) placed a duty that (by 1st April 2016) all local authorities should keep a register of individuals and associations of individuals who are seeking to acquire plots of land for self and custom build housing in the local authority's area (to build houses for those individuals to occupy as homes). This the Borough Council does.</p> <p>4.1.35 The National Planning Policy Framework, under the section entitled 'Delivering a sufficient supply of homes', the Government makes it clear that to boost supply, it is important that a sufficient amount and variety of land can come forward where it is needed, and that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay and this includes people wishing to commission or build their own homes.</p> <p>4.1.36 The footnote to this paragraph reminds Local Planning Authorities that they are required to keep a register of those seeking to acquire serviced plots in the area for their own self-build and custom</p>

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					<p>housebuilding. They are also subject to duties to ‘have regard’ to this and to give enough suitable development permissions to meet the identified demand.</p> <p>4.1.37 The Borough Council recognises the importance that custom and self-build housing can play in contributing not only to housing supply but also to completions. Given this, and that it allows people to create a home which they ultimately want, the Borough Council is supportive of custom and self-build housing. So much so it has created a Task Group dedicated to the subject and published a Custom and Self-Build Action Plan.</p> <p>4.1.38 The purpose of the Action Plan is to set out the Borough Council’s own responsibilities and wider ambitions in respect to self-build and custom house building. To positively influence or help secure development opportunities where we can support individuals or organisations in our local communities to deliver high quality self-build or custom house building to meet demand in the borough. The Action Plan contains 15 of commitments/actions for different departments within the council. These cover the following areas: promotion, facilitation and enabling. It also provides an indicative timescale these are broadly to be achieved within in.</p> <p>4.1.39 The Local Plan review seeks to create a policy environment which supports and encourages custom and self-build opportunities. In doing so this will provide opportunities for those wishing to build or commission the build of their own home and will also assist with the supply and the delivery of housing. The following is how the Local Plan aims to achieve this and meet a number of the actions contained within the Action Plan.</p> <p>4.1.40 The Local Plan review seeks to introduce a new policy (LP31) for residential development adjacent to existing settlement in which additional weight will be given to proposals for custom and self-build development.</p> <p>4.1.41 The Borough Council will support the landowners/ developers of allocated sites within the current Local Plan and Local Plan review who wish to bring forward their site(s) for custom and self-build</p>

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					<p>purposes. Indeed, some of the existing allocations have come forward and been delivered in this way, and further site owners have expressed a desire to bring forward their sites in this way.</p> <p>4.1.42 The Borough Council through its duty to assist those communities who wish to prepare a neighbourhood plan for their area will inform and support policies which seek to encourage custom and self build opportunities, as either residential housing allocations or more general land use policies.</p> <p>Sites Proposed for Deallocation</p> <p>4.1.43 Reviewing the Local Plan provides an opportunity to review the progress of the sites allocated by the Site Allocations and Development Management Policies Plan (SADMP) (2016). The draft version of the Local Plan review proposed the deallocation of a number of sites. This was chiefly as the sites owners either do not want to or are unable to develop their sites, and therefore there is no prospect of the sites ever coming forward and contributing towards the housing numbers.</p> <p>Strategic Policy</p> <p>Policy LP01 Spatial Strategy</p> <ol style="list-style-type: none"> 1. The Spatial Strategy seeks to strike a balance between protecting and enhancing the built and natural environment of West Norfolk whilst facilitating sustainable growth in the most appropriate locations. 2. Development priorities for the borough will be to: <ol style="list-style-type: none"> a) Facilitate and support the regeneration and development aspirations identified in the Norfolk Strategic Planning Framework and the Borough Council's strategic priorities; b) Ensure an appropriate allocation for housing and take appropriate action to deliver this; c) Encourage economic growth and inward investment; d) Improve accessibility for all to services; education; employment; health; leisure and housing;

MM		Page (Reg 19)	Section ref	Para/ Policy/ Figure/ Table No.	Proposed Main Modification
					<ul style="list-style-type: none"> e) Protect and enhance the heritage, cultural and environmental assets and seek to avoid areas at risk of flooding; f) Foster sustainable communities with an appropriate range of facilities.
					<p>Strategic Growth Corridor & Sustainable Development Locations</p> <p>3. In accommodating these priorities our approach will use the settlement hierarchy (set out in Policy LP02) to ensure that:</p> <ul style="list-style-type: none"> a) New investment is directed to the most sustainable places — particularly in the A10/Main Rail Line Strategic Growth Corridor; b) Significant emphasis is placed on brownfield redevelopment within the towns and villages; c) Sustainable urban extensions to the main towns of King’s Lynn, Downham Market and Hunstanton are developed; d) Locally appropriate levels of growth take place in selected Growth Key Rural Service Centres, Key Rural Service Centres and Rural Villages; e) Opportunities are given for small scale housing development at all settlements including Smaller Villages and Hamlets; f) New development is guided away from areas at risk of flooding now or in the future, however recognising development may be required within flood risk areas to deliver regeneration objectives within King’s Lynn and to maintain the sustainability of local communities in rural areas. <p>In support of the overall development strategy the Council will:</p> <p>4. King’s Lynn</p> <ul style="list-style-type: none"> a) Promote King’s Lynn as the main centre, including retail, leisure and culture, and economic driver within the borough, a significant “engine of growth” and a sub-regional centre in the East of England; b) Provide for new houses through the regeneration of brownfield land and urban expansion including the adjoining settlements of:

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					<p>i. South Wootton; ii. North Wootton; iii. West Lynn; and iv. West Winch.</p> <p>c) The area south east of the town adjoining West Winch will contribute significantly to current needs and also towards establishing a direction of future growth to meet anticipated need beyond the current plan period;</p> <p>d) Make provision for new jobs within existing and new employment areas and also as part of central area regeneration;</p> <p>e) Make appropriate positive use of the high quality historic environment in the town through protection and sensitive inclusion in regeneration proposals</p> <p>f) To achieve these outcomes precedence will be given to the Borough Council strategies set out for:</p> <p>g) The Nar-Ouse Regeneration Area;</p> <p>h) Nelson Quay, which will combine to provide a balanced mix of housing; employment sites; educational facilities and local services;</p> <p>i) The Town Centre to promote the town's role as a sub-regional attractor with an expanded retail offer and improved accessibility to cultural, tourism and leisure uses;</p> <p>j) The Heritage Action Zone—ensuring that new development works with historic Lynn reinforcing the economic, social and environmental vitality of this modern medieval town.</p> <p>5.—Downham Market</p> <p>a) Downham Market will be supported as a key town within the south of the borough supporting the demands for, and improving accessibility to, local services, cultural and leisure facilities.</p> <p>b) The strategy for the town will seek to:</p> <p>i. Provide new employment opportunities within a revitalised town centre and new allocations of land;</p> <p>ii. Support the role of the town as a service centre for visitors and the local tourism economy;</p>

MM		Page (Reg 19)	Section ref	Para/ Policy/ Figure/ Table No.	Proposed Main Modification
					<ul style="list-style-type: none"> iii. — Provide appropriate housing growth for the town; iv. — Ensure existing essential services and facilities are supported and that new investment brings with it appropriate mitigation and improvements; v. — Support the Town Council in the preparation of their Neighbourhood Plan. <p>6. — Hunstanton</p> <ul style="list-style-type: none"> a) — The focus for Hunstanton will be on ensuring the town develops its position as a successful service hub for the area providing retail, cultural and social facilities while strengthening its role as a year round tourist destination. b) — Support will be given to: <ul style="list-style-type: none"> i. — Extend the season and diversify year round activity without detracting from the town's heritage with additional tourist facilities and leisure development; ii. — Improving visitor accessibility and public transport so that the town may benefit from growth proposals for King's Lynn; iii. — Implement improvements to the town; iv. — Provision will be made for appropriate housing growth for the town; v. — Support the Town Council in the preparation of their Neighbourhood Plan. <p>7. — The area adjacent to Wisbech</p> <ul style="list-style-type: none"> a) — Although the town of Wisbech is beyond the borough's administrative area it does provide services and employment to people living in the borough. b) — The Council will be supportive in principle to: <ul style="list-style-type: none"> i. — The expansion of the port related employment area into land predominantly within the borough; ii. — The provision of at least 550 new houses to the east of the town. <p>8. — Rural and Coastal Areas</p> <ul style="list-style-type: none"> a) — The strategy for the rural areas will: <ul style="list-style-type: none"> i. — Promote sustainable communities and sustainable patterns of development;

MM		Page (Reg 19)	Section ref	Para/ Policy/ Figure/ Table No.	Proposed Main Modification																		
					<p>ii. — Ensure strong, diverse, economic activity, whilst maintaining local character, historic environment and a high quality environment;</p> <p>iii. — Focus most new development will be within or adjacent to the selected Growth Key Rural Service Centres and Key Rural Service Centres;</p> <p>iv. — 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, historic environment and wildlife, and its natural resources to be enjoyed by all.</p> <p>b) Within the coastal areas, the Council will have clear regard to the Area of Outstanding Natural Beauty (AONB), work with its strategic partners to limit any detrimental impact of coastal change and take account of the Shoreline Management Plans, which plan for future change.</p> <p>9. — Housing requirement calculation</p> <p>a) The LHN of 539 new dwellings spread over the 20 year plan period (2016 – 2036) results in a need of 10,780 dwellings which need to be planned for.</p> <p>b) The table below shows the allocations made by the SADMP to be carried forward through the Local Plan review and those proposed by the Local Plan review. A total is provided as is a percentage of the overall planned growth.</p> <p>c) This shows that over 70% of the growth is to take place within the Strategic Growth Corridor.</p> <p>Housing requirement calculation</p> <table border="1" data-bbox="792 1094 1597 1388"> <thead> <tr> <th>Place</th> <th>Homes Allocation No.</th> <th>Homes Allocation %</th> </tr> </thead> <tbody> <tr> <td>King's Lynn & Surrounding Area</td> <td>3,835</td> <td>62</td> </tr> <tr> <td>King's Lynn</td> <td>865</td> <td>14</td> </tr> <tr> <td>West Lynn</td> <td>170</td> <td>3</td> </tr> <tr> <td>South Wootton</td> <td>300</td> <td>5</td> </tr> <tr> <td>North Wootton</td> <td>0</td> <td>0</td> </tr> </tbody> </table>	Place	Homes Allocation No.	Homes Allocation %	King's Lynn & Surrounding Area	3,835	62	King's Lynn	865	14	West Lynn	170	3	South Wootton	300	5	North Wootton	0	0
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					<p><u>Introduction</u></p> <p><u>In line with National Planning Policy, the spatial strategy for Kings Lynn and West Norfolk seeks to distribute majority of growth within the most sustainable locations of Kings Lynn, Downham Market and Hunstanton, to continue to support their roles as established large settlements.</u></p> <p><u>This approach makes the most of existing services and facilities, delivering growth to where it is most needed. It also provides associated opportunities to regenerate urban areas, provide new jobs and new homes in accessible locations, and focus infrastructure improvements where they will have the greatest effect.</u></p> <p><u>Whilst supporting the continued sustainability of existing settlements, the Plan seeks to promote the establishment of a major sustainable growth area to the south-east of Kings Lynn. As the most significant site allocation over the longer term, the West Winch Growth Area is a focal point for development within</u></p>																																				

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					<p><u>the Borough, contributing to supporting housing delivery, increasing the productivity of the local economy, reducing out-commuting, increasing the number and quality of better paid jobs in the Borough and improving accessibility to services for the rural communities.</u></p> <p><u>Outside of these areas, the Borough’s smaller communities vary in size, accessibility, facilities, character, constraints, and opportunities. The impact upon infrastructure capacity and the ability for rural settlements to expand to accommodate the needs generated by new development also varies. The spatial strategy recognises that settlements within the rural area should be allowed to grow appropriately in order to maintain rural vitality. Policies LP02 and LP18-LP21³ ensure that this growth is sensitive to place, ensuring that each rural community retains its identity and distinctiveness, built form and character, and is in keeping with each settlement’s size, scale of services and infrastructure capacity.</u></p> <p><u>Whilst development is focused within the urban areas and to a lesser extent in villages there will be occasions where development is proposed within the countryside. For most uses, there are strong reasons why such development would be contrary to the overall strategy of this plan and would not result in sustainable development. However, some proposals and some uses will be wholly appropriate in some scenarios such as those supporting the local economy, agriculture, and other rural land-based activities.</u></p> <p><u>The Key Diagram illustrates the spatial strategy in this Plan.</u></p>

³ Policy references relate to relevant policies in the Plan, as submitted in March 2022. The final policy references will be amended, as additional (minor) modifications when the Plan is adopted.

Local Plan Strategy Diagram



Local Plan Strategy Diagram August 2023

-  King's Lynn Sub Regional Centre
-  Main Towns
-  Main Towns (outside area)
-  Key Rural Service Centre
-  Settlements adjacent to a King's Lynn or Main Town
-  Rural Village
-  Railway
-  West Winch Growth Area
-  A47
-  A10
-  Main Roads
-  Extension to Wisbech

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					<p><u>The distribution of growth has been informed by the settlement hierarchy:</u></p> <ul style="list-style-type: none"> • <u>determining the overall level of growth for the Borough; and</u> • <u>distribution of growth within individual tiers of the settlement hierarchy.</u> <p><u>Creation of a Settlement Hierarchy</u></p> <p><u>The settlement hierarchy provides a framework to enable the distribution of the Borough's growth in accordance with the spatial strategy. Each tier of the hierarchy reflects the settlement/ area's role, including:</u></p> <ul style="list-style-type: none"> • <u>the range of services present;</u> • <u>proximity and functional relationships between settlements;</u> • <u>their accessibility by public transport;</u> • <u>their infrastructure capacity; and</u> • <u>their ability to expand sustainably to accommodate the needs generated by new development.</u> <p><u>The settlement hierarchy is as follows:</u></p> <ul style="list-style-type: none"> • <u>Tier 1: Kings Lynn Sub Regional Centre (including West Winch Growth Area)</u> • <u>Tier 2: Main Towns</u> • <u>Tier 3: Settlements adjacent to King's Lynn and the main towns</u> • <u>Tier 4: Key Rural Service Centres</u> • <u>Tier 5: Rural Villages</u> • <u>Tier 6: Smaller Villages and Hamlets</u>

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					<p><u>Tier 1: Kings Lynn Sub Regional Centre</u></p> <p><u>Kings Lynn is the principal town in the Borough has a population of approximately 42,100 (2021 Census) and enjoys relative ease of access to a range of higher order health, education, cultural, retail and employment opportunities.</u></p> <p><u>The town and its wider urban area are the most sustainable locations to accommodate growth and provides the best opportunity to deliver the ambitions identified in Policy LP38 and site-specific allocations. The King’s Lynn Sub Regional Centre includes the West Winch Growth Area which is the Council’s main allocation providing for long-term housing growth in the Borough, over the plan period and beyond. The town and its wider urban area, including the West Winch Growth Area, is expected to deliver substantial growth reflecting its easy access to the wider strategic road network and its ability to maximise sustainable transport choices. As such, it is the place where most new jobs will be created over the lifetime of the plan. Significant regeneration is expected to start in the town centre and its environs by 2039.</u></p> <p><u>Growth will be delivered through the West Winch Growth Area, housing commitments and land allocations in/ around the urban area. Totalling at least 2,937 dwellings, with a further 1,980 dwellings at West Winch anticipated to come forward beyond 2039. In addition, Approximately, 55.8ha of employment land will be delivered in these locations in/ around King’s Lynn.</u></p> <p><u>Tier 2: Main Towns</u></p> <p><u>Away from Kings Lynn, Downham Market and Hunstanton are the main towns in the Borough with populations around 11,300 and 5,200 respectively (2021 Census). They both have a wide range of services, shops, and employment opportunities with good public transport links. They are considered sustainable locations for growth and provide a significant role in supporting the needs of their residents and the residents in nearby communities in line with Policies LP39 and LP40. Both towns are expected to deliver local employment and housing growth appropriate to meet general needs, and to maximise opportunities to sustainable transport choices.</u></p>

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					<p><u>Growth at Downham Market and Hunstanton will be delivered through a combined strategy of urban regeneration, sustainable urban extensions and on other urban sites. Growth will also be delivered to the east of Wisbech through a joint Fenland and West Norfolk urban extension for 1,400 dwellings, of which 550 are situated within the Borough. Housing commitments and Site allocations at the main towns should deliver at least 1,590 dwellings with 647 in Downham Market, 393 in Hunstanton and 550 at Wisbech Fringe. In addition, 15.7ha of employment land will be delivered in these locations.</u></p> <p><u>Tier 3: Settlements adjacent to King’s Lynn and the main towns</u></p> <p><u>Although separate villages, the settlements of North Wootton, South Wootton, West Winch and West Lynn are in close proximity to Kings Lynn urban area or the main towns. Their relationship with these larger settlements is different to other villages due to their close proximity. This provides unique benefits in terms of enhanced accessibility and the ability to access a good range of services.</u></p> <p><u>These settlements will accommodate at least 1,339 dwellings through housing commitments and Site Allocations to support their needs, but other nearby large allocations or urban extensions within or adjacent to the larger settlements will be the focus for growth within these areas.</u></p> <p><u>Tier 4: Key Rural Service Centres</u></p> <p><u>These are considered the most sustainable villages outside the urban area. They are large enough to sustain a range of local facilities. These services and facilities help meet the day-to-day needs of their residents, but also provide services to other nearby smaller settlements. Key Rural Service Centres will provide some growth to support their roles as ‘service centres’ and to enhance local service and public transport provision.</u></p> <p><u>The majority of growth within the rural areas will be delivered at the Key Rural Service Centres, through a combination of existing housing commitments and small to medium size allocations where 1,647 dwellings should be delivered within existing settlement boundaries.</u></p>

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					<p><u>Tier 5: Rural Villages</u></p> <p><u>The Rural Villages vary significantly in size and structure. These settlements provide some limited local services such as schools, shops and public transport.</u></p> <p><u>Limited growth will support local service provision and to meet the housing needs of these more rural communities. This will be delivered through a combination of existing housing commitments and small allocations where 488 dwellings will be delivered within existing settlement boundaries.</u></p> <p><u>Tier 6: Smaller Villages and Hamlets</u></p> <p><u>Smaller Villages and Hamlets are those which have little to no local services.</u></p> <p><u>Growth will be limited to supporting local service provision and to meet the housing needs of these more rural communities. Smaller villages and Hamlets will not be required to deliver any growth via allocations due to their small size and rural character and limited opportunities to deliver sustainable development. However, 72 dwellings are expected to be delivered through existing commitments.</u></p> <p><u>Housing Supply</u></p> <p><u>To establish the number of jobs required, the 2017 Employment Land Review (ELR) which identified a high quantity of employment land supply, including approximately 71.5 hectares of extant Local Plan allocations and/ or major commitments at King’s Lynn and the Main Towns. This would equate to around 12,727 new jobs⁴. Policies LP07-LP10 provide the detailed policy framework regarding managing development for proposed employment and retail uses within the Borough.</u></p>

⁴ This applies the standard 1ha of employment land accommodating 4,640m² floorspace, defined in the 2017 Employment Land Review, and 2010 Employment Densities Guide for the calculation of job numbers.

MM		Page (Reg 19)	Section ref	Para/ Policy/ Figure/ Table No.	Proposed Main Modification
					<p><u>In order to establish the minimum number of homes needed, the assessment of local housing need was undertaken using the Standard Method as required in Planning Practice Guidance. The Standard Methodology calculates a minimum housing requirement of 571 dwellings per annum in this Plan (10,278 dwellings by 2039). Housing growth over the Plan period should support the level of jobs growth (12,727 jobs) within the Borough, in line with the 2020 Housing Needs Assessment (HNA) and ELR.</u></p> <p><u>Table xx below demonstrates that the LHN of 10,278 over the plan period can comfortably be met. Planning for almost an exact number to meet the need leaves little room for manoeuvre over the plan period should any site not come forward as envisaged. This clearly looks at the growth which will be planned; that is, as site-specific allocations. However, it is relevant to note the important contribution of windfall development, i.e., those sites which will come forward and gain planning permission (and subsequently be built) which are not development plan allocations. Such sites could come forward within or adjacent to existing built-up areas (as defined by development boundaries through Policy LP04) in line with Policy LP02 and other policies in this Plan.</u></p> <p><u>The assessment of the potential contribution from windfall sites, indicates that 4,186 dwellings can be delivered over the Plan period. This is based upon the latest calculation of windfall contributions (as part of latest housing trajectory) illustrates that on average, since 2001 to 2021/2022, 299 dwellings complete each year from windfall sources. Note that this is a very conservative calculation as it includes a 25% discount recognising that land is a finite resource, despite the planning system being very permissive towards such developments. The total windfall allowance for the Plan period (at 299 dwellings per year, 2025-2039) is 4,186 dwellings.</u></p> <p><u>This means the projected supply of housing in the plan period is set out in Table xx:</u></p>

MM		Page (Reg 19)	Section ref	Para/ Policy/ Figure/ Table No.	Proposed Main Modification																		
					<p data-bbox="788 347 891 371"><u>Table xx</u></p> <table border="1" data-bbox="1099 411 1727 746"> <thead> <tr> <th data-bbox="1106 416 1480 448"><u>Housing Supply</u></th> <th data-bbox="1480 416 1720 448"><u>No of Dwellings</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="1106 448 1480 488"><u>Completions (2021/22)</u></td> <td data-bbox="1480 448 1720 488">359</td> </tr> <tr> <td data-bbox="1106 488 1480 528"><u>Commitments</u></td> <td data-bbox="1480 488 1720 528">2,647</td> </tr> <tr> <td data-bbox="1106 528 1480 568"><u>Allocations</u></td> <td data-bbox="1480 528 1720 568">5,489</td> </tr> <tr> <td data-bbox="1106 568 1480 608"><u>Windfall</u></td> <td data-bbox="1480 568 1720 608">4,186</td> </tr> <tr> <td data-bbox="1106 608 1480 647"><u>Total Supply</u></td> <td data-bbox="1480 608 1720 647">12,681</td> </tr> <tr> <td data-bbox="1106 647 1480 687"><u>Less Housing Need</u></td> <td data-bbox="1480 647 1720 687">10,278</td> </tr> <tr> <td data-bbox="1106 687 1480 727"><u>Surplus of proposed Housing</u></td> <td data-bbox="1480 687 1720 727">2,403</td> </tr> <tr> <td data-bbox="1106 727 1480 746"><u>Supply over Need</u></td> <td data-bbox="1480 727 1720 746"></td> </tr> </tbody> </table> <p data-bbox="788 791 2033 927"><u>This table shows that there is a healthy degree of flexibility factored in. Neighbourhood Plan allocations and/ or Rural Exceptions schemes provide further sources of additional housing land supply. Where sites have been allocated site capacity should be regarded as indicative rather than setting a maximum level of growth.</u></p> <p data-bbox="788 970 2033 1142"><u>Distribution of Growth across the Borough Consistent with the spatial strategy and settlement hierarchy, growth will be delivered via existing sites with planning permission, sites allocated in this plan (including sites with planning permission), new planning permissions granted in accordance with the policies of this plan including windfall development on smaller sites. The distribution of housing and employment growth is set out in Table xx (within LP01).</u></p>	<u>Housing Supply</u>	<u>No of Dwellings</u>	<u>Completions (2021/22)</u>	359	<u>Commitments</u>	2,647	<u>Allocations</u>	5,489	<u>Windfall</u>	4,186	<u>Total Supply</u>	12,681	<u>Less Housing Need</u>	10,278	<u>Surplus of proposed Housing</u>	2,403	<u>Supply over Need</u>	
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					<p><u>Policy LP01: Spatial Strategy and Settlement Hierarchy</u></p> <p>1. <u>The spatial strategy for Kings Lynn and West Norfolk will deliver a minimum of 12,681 dwellings and around 71.5ha of employment land between 2021 – 2039, distributed broadly in accordance with Table xx as follows:</u></p> <table border="1"> <thead> <tr> <th></th> <th><u>Commitments</u></th> <th><u>Allocations</u></th> <th><u>Total Growth</u></th> <th><u>% of Housing Growth</u></th> <th><u>Employment Growth (ha)</u></th> </tr> </thead> <tbody> <tr> <td><u>King's Lynn Sub-Regional Centre</u></td> <td><u>367</u></td> <td><u>2,570</u></td> <td><u>2,937</u></td> <td><u>23.16</u></td> <td><u>55.8</u></td> </tr> <tr> <td><u>Main Towns</u></td> <td><u>217</u></td> <td><u>1,373</u></td> <td><u>1,590</u></td> <td><u>12.54</u></td> <td><u>15.7</u></td> </tr> <tr> <td><u>Settlements adjacent to Main Towns</u></td> <td><u>715</u></td> <td><u>624</u></td> <td><u>1,339</u></td> <td><u>10.56</u></td> <td></td> </tr> <tr> <td><u>Key Rural Service Centres (KRSCs)</u></td> <td><u>850</u></td> <td><u>797</u></td> <td><u>1,647</u></td> <td><u>12.99</u></td> <td></td> </tr> <tr> <td><u>Rural Villages (RVs)</u></td> <td><u>363</u></td> <td><u>125</u></td> <td><u>488</u></td> <td><u>3.84</u></td> <td></td> </tr> <tr> <td><u>Smaller Villages & Hamlets</u></td> <td><u>72</u></td> <td><u>0</u></td> <td><u>72</u></td> <td><u>0.57</u></td> <td></td> </tr> <tr> <td><u>Countryside</u></td> <td><u>63</u></td> <td><u>0</u></td> <td><u>63</u></td> <td><u>0.50</u></td> <td></td> </tr> <tr> <td><u>Sub-Total</u></td> <td><u>2,647</u></td> <td><u>5,489</u></td> <td><u>8,136</u></td> <td></td> <td></td> </tr> <tr> <td><u>Completions</u></td> <td></td> <td></td> <td><u>359</u></td> <td><u>2.83</u></td> <td></td> </tr> <tr> <td><u>Windfall</u></td> <td></td> <td></td> <td><u>4,186</u></td> <td><u>33.01</u></td> <td></td> </tr> <tr> <td><u>Total</u></td> <td></td> <td></td> <td><u>12,681</u></td> <td><u>100</u></td> <td><u>71.5ha</u></td> </tr> </tbody> </table>		<u>Commitments</u>	<u>Allocations</u>	<u>Total Growth</u>	<u>% of Housing Growth</u>	<u>Employment Growth (ha)</u>	<u>King's Lynn Sub-Regional Centre</u>	<u>367</u>	<u>2,570</u>	<u>2,937</u>	<u>23.16</u>	<u>55.8</u>	<u>Main Towns</u>	<u>217</u>	<u>1,373</u>	<u>1,590</u>	<u>12.54</u>	<u>15.7</u>	<u>Settlements adjacent to Main Towns</u>	<u>715</u>	<u>624</u>	<u>1,339</u>	<u>10.56</u>		<u>Key Rural Service Centres (KRSCs)</u>	<u>850</u>	<u>797</u>	<u>1,647</u>	<u>12.99</u>		<u>Rural Villages (RVs)</u>	<u>363</u>	<u>125</u>	<u>488</u>	<u>3.84</u>		<u>Smaller Villages & Hamlets</u>	<u>72</u>	<u>0</u>	<u>72</u>	<u>0.57</u>		<u>Countryside</u>	<u>63</u>	<u>0</u>	<u>63</u>	<u>0.50</u>		<u>Sub-Total</u>	<u>2,647</u>	<u>5,489</u>	<u>8,136</u>			<u>Completions</u>			<u>359</u>	<u>2.83</u>		<u>Windfall</u>			<u>4,186</u>	<u>33.01</u>		<u>Total</u>			<u>12,681</u>	<u>100</u>	<u>71.5ha</u>
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					<p>2. <u>To deliver the spatial strategy, appropriate levels of growth will be distributed to the Settlement Hierarchy, as follows:</u></p> <div data-bbox="813 448 2011 496" style="border: 1px solid black; padding: 5px;"> <p><u>Tier 1: King’s Lynn Sub-Regional Centre</u></p> <p><u>Includes the historic town of King’s Lynn, the suburbs of Gaywood, Hardwick and South Lynn and the West Winch Growth Area. It contains the greatest number and diversity of employment uses, retail, leisure, cultural and administrative facilities and services within the Borough and is an important driver of economic growth and prosperity. Growth will be delivered through a combination of committed developments and site-specific allocations. There may also be the delivery of additional growth through windfall development via planning applications and/or allocations in Neighbourhood Plans (Policy XX) over the plan period.</u></p> <table border="1" data-bbox="813 794 2011 1137"> <thead> <tr> <th data-bbox="813 794 1128 852"><u>Settlement</u></th> <th data-bbox="1128 794 1444 852"><u>Commitments</u></th> <th data-bbox="1444 794 1747 852"><u>Allocations</u></th> <th data-bbox="1747 794 2011 852"><u>Total</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="813 852 1128 1042"><u>King’s Lynn Existing Urban Area: (Including Gaywood, Hardwick and South Lynn)</u></td> <td data-bbox="1128 852 1444 1042" style="text-align: center;"><u>367</u></td> <td data-bbox="1444 852 1747 1042" style="text-align: center;"><u>550</u></td> <td data-bbox="1747 852 2011 1042" style="text-align: center;"><u>2,937</u></td> </tr> <tr> <td data-bbox="813 1042 1128 1137"><u>West Winch Growth Area</u></td> <td data-bbox="1128 1042 1444 1137" style="text-align: center;"><u>0</u></td> <td data-bbox="1444 1042 1747 1137" style="text-align: center;"><u>2,020</u></td> <td data-bbox="1747 1042 2011 1137"></td> </tr> </tbody> </table> </div> <p><u>Tier 2: Main Towns</u></p> <p><u>The Main Towns of Downham Market, Hunstanton and Wisbech (which falls mainly within Fenland District Council’s area) have a significant range of local employment, retail, service and facility provision which provide daily needs to their residents and a wider catchment of settlements. Growth will be delivered through a combination of committed developments and site-specific</u></p>	<u>Settlement</u>	<u>Commitments</u>	<u>Allocations</u>	<u>Total</u>	<u>King’s Lynn Existing Urban Area: (Including Gaywood, Hardwick and South Lynn)</u>	<u>367</u>	<u>550</u>	<u>2,937</u>	<u>West Winch Growth Area</u>	<u>0</u>	<u>2,020</u>	
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					<u>Southeast of King's Lynn: West Winch</u>	<u>20</u>	<u>0</u>	
					<u>West of King's Lynn: West Lynn</u>	<u>0</u>	<u>49</u>	
					<p><u>Tier 4: Key Rural Service Centres</u></p> <p><u>Key Rural Service Centres are larger villages that provide a good range of services that meet the daily needs of their residents and other nearby villages. Growth will be delivered through a combination of committed developments and site-specific allocations. There may also be the delivery of additional growth through windfall development via planning applications and/or allocations in Neighbourhood Plans (Policy XX) over the plan period.</u></p>			
					<u>Settlement</u>	<u>Commitments</u>	<u>Allocations</u>	<u>Total</u>
					<u>Brancaster with Brancaster Staithe/ Burnham Deepdale</u>	<u>13</u>	<u>0</u>	<u>13</u>
					<u>Burnham Market</u>	<u>57</u>	<u>0</u>	<u>57</u>
					<u>Castle Acre</u>	<u>4</u>	<u>15</u>	<u>19</u>
					<u>Clenchwarton</u>	<u>43</u>	<u>20</u>	<u>63</u>
					<u>Dersingham</u>	<u>3</u>	<u>30</u>	<u>33</u>
					<u>Docking</u>	<u>122</u>	<u>33</u>	<u>155</u>
					<u>Emneth</u>	<u>33</u>	<u>0</u>	<u>33</u>

MM		Page (Reg 19)	Section ref	Para/ Policy/ Figure/ Table No.	Proposed Main Modification			
					<u>Feltwell with Hockwold-cum-Wilton</u>	<u>30</u>	<u>50</u>	<u>80</u>
					<u>Great Massingham</u>	<u>3</u>	<u>16</u>	<u>19</u>
					<u>Grimston/ Pott Row with Gayton</u>	<u>111</u>	<u>41</u>	<u>152</u>
					<u>Heacham</u>	<u>6</u>	<u>133</u>	<u>139</u>
					<u>Marham/ Upper (RAF) Marham</u>	<u>6</u>	<u>85</u>	<u>91</u>
					<u>Methwold with Northwold</u>	<u>37</u>	<u>44</u>	<u>81</u>
					<u>Middleton</u>	<u>10</u>	<u>0</u>	<u>10</u>
					<u>Snettisham</u>	<u>97</u>	<u>0</u>	<u>97</u>
					<u>Stoke Ferry</u>	<u>110</u>	<u>35</u>	<u>145</u>
					<u>Terrington St Clement</u>	<u>38</u>	<u>119</u>	<u>157</u>
					<u>Terrington St John with St Johns Highway/ Tilney St Lawrence</u>	<u>27</u>	<u>35</u>	<u>62</u>
					<u>Upwell/ Outwell</u>	<u>47</u>	<u>90</u>	<u>137</u>

MM		Page (Reg 19)	Section ref	Para/ Policy/ Figure/ Table No.	Proposed Main Modification			
					<u>Walpole St Peter/ Walpole St Andrew/ Walpole Marsh</u>	<u>21</u>	<u>11</u>	<u>32</u>
					<u>Watlington</u>	<u>28</u>	<u>40</u>	<u>68</u>
					<u>Wimbotsham</u>	<u>4</u>	<u>0</u>	<u>4</u>
						<u>TOTAL</u>		<u>1,647</u>
					<u>Tier 5: Rural Villages</u>			
					<u>Rural Villages provide only a limited number and range of services that help meet some of the daily needs of their residents. Growth will be delivered through a combination of committed developments and site-specific allocations. There may also be the delivery of additional growth through windfall development via planning applications and/or allocations in Neighbourhood Plans (Policy XX) over the plan period.</u>			
					<u>Settlement</u>	<u>Commitments</u>	<u>Allocations</u>	<u>Total</u>
					<u>Castle Rising</u>	<u>1</u>	<u>0</u>	<u>1</u>
					<u>Denver</u>	<u>3</u>	<u>8</u>	<u>11</u>
					<u>East Winch</u>	<u>7</u>	<u>0</u>	<u>7</u>
					<u>East Rudham</u>	<u>14</u>	<u>10</u>	<u>24</u>
					<u>Fincham</u>	<u>16</u>	<u>5</u>	<u>21</u>
					<u>Flitcham</u>	<u>0</u>	<u>0</u>	<u>0</u>

MM		Page (Reg 19)	Section ref	Para/ Policy/ Figure/ Table No.	Proposed Main Modification			
					<u>Great Bircham/ Bircham Tofts</u>	<u>13</u>	<u>10</u>	<u>23</u>
					<u>Harpley</u>	<u>0</u>	<u>0</u>	<u>0</u>
					<u>Hilgay</u>	<u>21</u>	<u>12</u>	<u>33</u>
					<u>Hillington</u>	<u>7</u>	<u>0</u>	<u>7</u>
					<u>Ingoldisthorpe</u>	<u>17</u>	<u>0</u>	<u>17</u>
					<u>Marshland St James/ St John's Fen End with Tilney Fen End</u>	<u>31</u>	<u>6</u>	<u>37</u>
					<u>North Creake</u>	<u>1</u>	<u>0</u>	<u>1</u>
					<u>Old Hunstanton</u>	<u>2</u>	<u>0</u>	<u>2</u>
					<u>Pentney</u>	<u>17</u>	<u>0</u>	<u>17</u>
					<u>Runcton Holme</u>	<u>3</u>	<u>11</u>	<u>14</u>
					<u>Sedgeford</u>	<u>11</u>	<u>10</u>	<u>21</u>
					<u>Shouldham</u>	<u>0</u>	<u>0</u>	<u>0</u>
					<u>South Creake</u>	<u>0</u>	<u>0</u>	<u>0</u>
					<u>Southery</u>	<u>12</u>	<u>17</u>	<u>29</u>
					<u>Stanhoe</u>	<u>1</u>	<u>0</u>	<u>1</u>

MM		Page (Reg 19)	Section ref	Para/ Policy/ Figure/ Table No.	Proposed Main Modification			
					<u>Stow Bridge</u>	<u>42</u>	<u>0</u>	<u>42</u>
					<u>Syderstone</u>	<u>2</u>	<u>0</u>	<u>2</u>
					<u>Ten Mile Bank</u>	<u>0</u>	<u>0</u>	<u>0</u>
					<u>Thornham</u>	<u>23</u>	<u>0</u>	<u>23</u>
					<u>Three Holes</u>	<u>0</u>	<u>0</u>	<u>0</u>
					<u>Tilney All Saints/ High End</u>	<u>2</u>	<u>0</u>	<u>2</u>
					<u>Tottenhill</u>	<u>0</u>	<u>0</u>	<u>0</u>
					<u>Walpole Highway</u>	<u>5</u>	<u>8</u>	<u>13</u>
					<u>Walton Highway</u>	<u>0</u>	<u>0</u>	<u>0</u>
					<u>Welney</u>	<u>4</u>	<u>24</u>	<u>28</u>
					<u>West Newton</u>	<u>1</u>	<u>0</u>	<u>1</u>
					<u>West Walton</u>	<u>82</u>	<u>0</u>	<u>82</u>
					<u>Wereham</u>	<u>5</u>	<u>0</u>	<u>5</u>
					<u>Whittington</u>	<u>0</u>	<u>0</u>	<u>0</u>
					<u>Wiggenhall St Germans</u>	<u>7</u>	<u>4</u>	<u>11</u>
					<u>Wiggenhall St Mary Magdalen</u>	<u>12</u>	<u>0</u>	<u>12</u>

MM		Page (Reg 19)	Section ref	Para/ Policy/ Figure/ Table No.	Proposed Main Modification			
					<u>Wormegay</u>	<u>1</u>	<u>0</u>	<u>1</u>
							TOTAL	488
					Tier 6: Smaller Villages and Hamlets			
					Smaller Villages and Hamlets have very limited services and facility provision. Growth will be delivered through committed developments. There may also be the delivery of additional growth through windfall development via planning applications and/or allocations in Neighbourhood Plans (Policy XX) over the plan period.			
					Settlement	Commitments		
					<u>Ashwicken</u>	<u>0</u>		
					<u>Barroway Drove</u>	<u>0</u>		
					<u>Barton Bendish</u>	<u>2</u>		
					<u>Bawsey</u>	<u>1</u>		
					<u>Blackborough End</u>	<u>0</u>		
					<u>Boughton</u>	<u>5</u>		
					<u>Brookville</u>	<u>0</u>		
					<u>Burnham Norton</u>	<u>0</u>		
					<u>Burnham Overy Staithe</u>	<u>0</u>		
					<u>Burnham Overy Town</u>	<u>1</u>		
					<u>Burnham Thorpe</u>	<u>6</u>		

MM		Page (Reg 19)	Section ref	Para/ Policy/ Figure/ Table No.	Proposed Main Modification	
					<u>Congham</u>	<u>0</u>
					<u>Crimplesham</u>	<u>4</u>
					<u>Gayton Thorpe</u>	<u>0</u>
					<u>Hay Green</u>	<u>0</u>
					<u>Holme Next the Sea</u>	<u>1</u>
					<u>Lakes End</u>	<u>0</u>
					<u>Leziate</u>	<u>9</u>
					<u>Methwold Hythe</u>	<u>0</u>
					<u>Nordelph</u>	<u>3</u>
					<u>North Runcton</u>	<u>1</u>
					<u>Ringstead</u>	<u>10</u>
					<u>Roydon</u>	<u>1</u>
					<u>Saddlebow</u>	<u>0</u>
					<u>Salter's Lode</u>	<u>3</u>
					<u>Shouldham Thorpe</u>	<u>5</u>
					<u>Tilney cum Islington</u>	<u>0</u>
					<u>Titchwell</u>	<u>5</u>
					<u>Walpole Cross Keys</u>	<u>5</u>

MM		Page (Reg 19)	Section ref	Para/ Policy/ Figure/ Table No.	Proposed Main Modification	
					<u>West Acre</u>	<u>4</u>
					<u>West Dereham</u>	<u>0</u>
					<u>West Rudham</u>	<u>0</u>
					<u>Wiggenhall St Mary the Virgin</u>	<u>0</u>
					<u>Wretton</u>	<u>3</u>
					<u>TOTAL</u>	<u>72</u>
					<u>Other hamlets and smaller groups of rural dwellings which are not listed in this table are excluded from the settlement hierarchy as they are deemed to be within the wider countryside and will be subject to other policies in this Plan.</u>	

APPENDIX 4 Proposed Main Modifications to LP02, LP04, LP31 and LP41

MM		Page (Reg 19)	Section ref	Para/ Policy/ Figure/ Table No.	Proposed Main Modification
		33	4.2	4.2 to 4.2.1 and Policy LP02	<p>4.2 LP02 – Settlement Hierarchy Policy</p> <p>Introduction</p> <p>4.2.1 The introduction to the borough set out in a previous chapter outlines some of the issues arising from its rural nature i.e. the abundance of small villages and the difficulties in ensuring connectivity and accessibility to local services and facilities.</p> <p>Strategic Policy.</p> <p>Policy LP02 Settlement Hierarchy</p> <p>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:</p> <p>a. support urban and rural renaissance;</p> <p>b. secure appropriate amounts of new housing, including affordable housing, local employment and other facilities; and</p> <p>c. improve accessibility, including through public transport.</p> <p>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.</p> <p>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:</p> <p>a. viability of agriculture and other economic activities;</p> <p>b. diversification of the economy;</p> <p>c. sustainability of local services; and</p> <p>d. provision of housing for local needs.</p> <p>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:</p>

				<p>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: new development occurs at an appropriate scale in the most sustainable locations;</p> <p>b. additionally, by identifying the role of settlements it offers the opportunity to support communities in maintaining and enhancing facilities serving these areas.</p> <p>Sub-Regional Centre – King's Lynn (including West Lynn)</p> <table border="1"> <tr> <td>Sub-regional Centre</td> </tr> <tr> <td>King's Lynn, including West Lynn, which provides a significant neighbourhood level function within King's Lynn.</td> </tr> </table> <p>Main towns Here the focus will be on maintaining and enhancing the roles of the towns providing essential convenience, service and/or tourist facilities.</p> <table border="1"> <tr> <td>Main Towns</td> </tr> <tr> <td>Hunstanton</td> </tr> <tr> <td>Downham Market</td> </tr> </table> <p>Settlements adjacent to King's Lynn and the main towns</p> <p>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.</p> <p>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.</p>	Sub-regional Centre	King's Lynn, including West Lynn, which provides a significant neighbourhood level function within King's Lynn.	Main Towns	Hunstanton	Downham Market
Sub-regional Centre									
King's Lynn, including West Lynn, which provides a significant neighbourhood level function within King's Lynn.									
Main Towns									
Hunstanton									
Downham Market									

					<table border="1"> <tr> <th style="background-color: #0056b3; color: white;">Settlements adjacent to King's Lynn and the Main Towns</th> </tr> <tr> <td>North Wootton</td> </tr> <tr> <td>South Wootton</td> </tr> <tr> <td>West Winch</td> </tr> <tr> <td>Wisbech Fringe (including Walsoken)</td> </tr> </table> <p>Growth Key Rural Services Centres (GKRSC)</p> <p>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. 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.</p> <p>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.</p> <p>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.</p> <table border="1"> <tr> <th style="background-color: #0056b3; color: white;">Growth Key Rural Service Centres</th> </tr> <tr> <td>Marham</td> </tr> <tr> <td>Watlington</td> </tr> </table> <p>Key Rural Service Centres (KRSC)</p>	Settlements adjacent to King's Lynn and the Main Towns	North Wootton	South Wootton	West Winch	Wisbech Fringe (including Walsoken)	Growth Key Rural Service Centres	Marham	Watlington
Settlements adjacent to King's Lynn and the Main Towns													
North Wootton													
South Wootton													
West Winch													
Wisbech Fringe (including Walsoken)													
Growth Key Rural Service Centres													
Marham													
Watlington													

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 (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
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	

Rural villages (RV)

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 (31)

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

Smaller Villages and Hamlets (SVAH)

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

Smaller Villages and Hamlets (38)

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

				<p>Unlisted hamlets and smaller groups of rural dwellings excluded from the settlement hierarchy are deemed to be within the wider countryside.</p> <p>General Provisions relating to Policy LP02</p> <p>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.</p> <p>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 LP18 Design and Sustainable Development.</p> <p>In all cases set out above, development should seek to avoid conflict with the Local Plan's environmental protection; 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 LP19 Environmental Assets.</p>
				<p><u>Policy LP02 Residential Development on Windfall sites within and adjacent to Rural Settlements</u></p> <p><u>The level of growth for rural settlements identified in Policy LP01 is largely provided via committed development and sites allocated in this plan. There is also an allowance for windfall development within the Borough and this enables opportunities for residential development to be delivered on unallocated sites within existing development boundaries.</u></p> <p><u>Policy LP02 provides an approach that enables an appropriate level of development on unallocated sites in settlements according to their position in the settlement hierarchy. This will ensure that no individual rural settlement is overburdened by development and that they retain their character and distinctiveness.</u></p> <p><u>All rural settlements have been defined in Policy LP01 by their size, role and function – in terms of the level of services and facilities they provide to their community and their catchment and split into the following: Key Rural Service Centres, Rural Villages and Small Rural Villages and Hamlets.</u></p> <p><u>Key Rural Services Centres and Rural Villages are considered the most sustainable rural settlements as they provide a good range of services and facilities to meet the day-to-day needs of their communities and</u></p>

				<p><u>support the needs of nearby communities. New residential development in these settlements should contribute positively towards enhancing local service and facility provision and should also provide a mix of housing, including affordable housing to help address local housing provision. Small Rural Villages and Hamlets are considered less sustainable due to their lack of services and facilities any residential development here should be limited to a scale or just 1 or 2 dwellings per site within settlements.</u></p> <p><u>It is acknowledged that some villages do not have the ability to grow within existing development boundaries due to constraints with their existing built form or the lack of available or developable sites. Residential development outside development boundaries should be carefully controlled to discourage development of a disproportionate scale that could lead to impacts on a settlements character. Where development does occur outside development boundaries, then this must be located on land directly adjoining a settlement to maintain local character and provide physical linkages with the services and facilities in existing settlement.</u></p> <p><u>To help limit the impacts of such development, Policy LP02 identifies that only small-scale (up to 10 dwellings per site for Key Rural Service Centres and up to 5 dwellings per site for Rural Villages) residential development would be appropriate in these locations and that any cumulative impacts resulting from other delivered or planned developments are also considered in relation to the settlements character.</u></p> <p><u>Other forms of residential development may also be appropriate to help sustain rural vitality. These tenures have more of a functional relationship with the rural economy such as accommodation for rural workers Via Policy LP34, replacement dwellings via Policy LP33 or through the provision of exception sites for affordable housing through Policy LP28 to meet local housing needs.</u></p> <p><u>Policy LP02: Residential Development on Windfall sites within and adjacent to Rural Settlements</u></p> <p><u>Development within Development Boundaries</u></p> <ol style="list-style-type: none"> 1. <u>Proposals for new development within the development boundaries of Key Rural Services Centres, Rural Villages and Small Villages and Hamlets, as defined in Policy LP01, will be supported where:</u> <ol style="list-style-type: none"> a) <u>The form of development respects the scale and character of the settlement. (Due to their size, development within Small Villages and Hamlets, should only be limited to the infilling of 1 or 2 dwellings (per site)); and</u>
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					<ul style="list-style-type: none"> b) <u>It results in a design of development which is high quality, respects and enhances the local character, contributes to place making and the reinforcement of local distinctiveness, and can be readily assimilated into the village; and</u> c) <u>It has regard to the size, type, tenure and range of housing that supports the needs of rural communities; and</u> d) <u>It will not cause significant adverse impacts on services and infrastructure and the local infrastructure is sufficient to accommodate the demands of the development; and</u> e) <u>It results in high quality sustainable schemes which is appropriate to its context and makes a positive contribution to the local environment and landscape setting; and</u> f) <u>It maintains physical separation between existing settlements; and</u> g) <u>It does not result in significant adverse cumulative impacts (such as highway impacts) likely to arise from existing and proposed development within the wider area; and</u> h) <u>The location of development maximises opportunities to reduce the need to travel and encourages active travel modes and public transport; and</u> i) <u>It demonstrates safe and attractive pedestrian routes to facilities within the settlement within reasonable walking distance.</u> <p><u>Development Outside Development Boundaries</u></p> <ul style="list-style-type: none"> 2. <u>In exceptional circumstances, residential development outside of, but immediately adjacent to, existing development boundaries of settlements within Tiers 4-6 of the hierarchy will be supported where it meets the criteria a-i in part 1 of this Policy and where:</u> <ul style="list-style-type: none"> a) <u>It can be demonstrated that there are no existing available sites within the development boundary of the affected settlement; and</u> b) <u>Is up to 10 dwellings (per site) in Key Rural Service Centres; or</u> c) <u>Is up to 5 dwellings (per site) in Rural Villages; or</u> d) <u>Is up to 1 or 2 dwellings (per site) in Small Rural Villages and Hamlets; and</u> e) <u>Cumulatively, with existing developments, does not lead to impacts to local character.</u> 3. <u>Settlements not listed in LP01 are considered as ‘Countryside’ and other forms of residential development will be managed in accordance with other relevant Policies in this Plan.</u>
MM		40	4.4	4.4-4.4.12	4.4 — LP04 — Development Boundaries Policy Introduction

				<p>4.4.1— The development boundaries define the areas where development (of a type suitable for the settlement) is likely to be acceptable, provided it conforms to other policies in the plan. Areas outside the development boundaries will be subject to policies for development in the countryside, except where Policy LP31 also applies, and on specific allocations for development, where the provisions of the relevant policy will apply.</p> <p>4.4.2— Development boundaries are useful tools for developers, the public and planning authorities, in that they provide more certainty when assessing planning applications for development. The identification of such boundaries helps avoid development encroaching on the countryside and limit urban and village sprawl.</p> <p>4.4.3— Development Boundaries are defined for each of the Borough’s towns and rural settlements designated by the Strategic Policies, and are shown under each relevant settlement later in the Plan.</p> <p>4.4.4— The main change to development boundaries from the 2016 Local Plan is that boundaries are now designated for Smaller Villages and Hamlets. Policy LP41 (Development in Rural Areas) states more modest levels of development will be permitted to meet local needs and maintain the vitality of settlements.</p> <ul style="list-style-type: none"> ●—— Relevant Local and National Policies ●—— National Planning Policy Framework (2019) ●—— Strategic Policies: <ul style="list-style-type: none"> ●—— LP01: Spatial Strategy ●—— LP02: Settlement Hierarchy ●—— LP07: The Economy ●—— Housing Policies (LP28 Affordable Housing Policy and LP29 Housing for the elderly and specialist care)
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				<ul style="list-style-type: none"> ●—— LP36: Community and Culture ●—— LP41: Development in Rural Areas <p>Policy Approach</p> <p>4.4.5—The development boundaries are used to indicate the distinction between largely built up areas of settlements where development is generally acceptable, and areas of the countryside and areas of more sporadic buildings considered generally less suitable for new development, and where a more restrictive approach will be applied.</p> <p>4.4.6—The boundaries are not intended to necessarily reflect the full extent of existing built development or of settlements. They exclude parts of settlements where further development is not encouraged. In particular, extensive gardens and other back land are generally excluded from the development boundary, as the Borough Council considers back land development is generally incompatible with the form and character of development it wishes to promote in the area. (Note that exclusion of such back land does not affect existing use rights, nor limit any permitted development rights the property might enjoy.)</p> <p>4.4.7—Within these boundaries, development and redevelopment will be supported in principle. That does not mean, however, all sites within the boundary can be developed or that any type of development will be acceptable. The Borough Council will use local policies in this document (including allocations for particular development), neighbourhood plans, as well as any relevant national policies or other material planning considerations, to assess development applications within these boundaries.</p> <p>4.4.8—Outside these boundaries a more restrictive approach is applied. Development will be limited to that identified as suitable for open countryside in various local plan policies (including any allocation policy applying to the site), as identified in the Policy below.</p> <p>4.4.9—Among those categories is rural affordable housing exceptions sites. The Council will consider allowing a minor element of market housing on these if this would facilitate the provision of significant additional affordable housing to meet local needs identified by the Council, and where it is shown such provision could not otherwise be made.</p>
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					<p>4.4.10 A new category is entry level exception sites. These are sites that provide entry level homes suitable for first time buyers (or equivalent, for those looking to rent) in line with paragraph 71 of the NPPF.</p> <p>4.4.11 Neighbourhood plans could potentially define different development boundaries to those included in this Plan, so long as these meet national requirements including general conformity with strategic policies. The Borough Council will support alternative development boundaries in neighbourhood plans where these facilitate an amount and mix of housing (and other uses) that is consistent with the settlement's role in the hierarchy. In the event that a neighbourhood plan with alternative development boundaries is brought into force, these will replace the development boundaries for that settlement in this Plan.</p> <p>4.4.12 Strategic Policy</p>
MM		42	4	Policy LP04	<p>Policy LP04 – Development Boundaries</p> <p>1. Development will be permitted within the development boundaries of settlements shown on the Policies Map provided it is in accordance with the other policies in the Local Plan.</p> <p>2. The areas outside development boundaries (excepting specific allocations for development) will be treated as countryside where new development will be more restricted and will be limited to that identified as suitable in rural areas by other policies of the local plan, including:</p> <ul style="list-style-type: none"> a) farm diversification (under Strategic Policy LP41 Rural Areas); b) small scale employment (under Strategic Policy LP07 The Economy); c) tourism facilities (under Strategic Policy LP07 The Economy); d) community facilities, development in support (under Strategic Policy LP36 Community & Culture); e) renewable energy generation (under Policy LP24 Renewable Energy); f) entry level exception housing (under NPPF para. 71 as defined by Annex A); g) rural workers' housing (under Policy LP34 Housing Needs of rural Workers); and h) affordable housing (under Strategic Policy LP28 Affordable Housing). <p>Development in accordance with Policy LP31 (LP31 Residential Development Reasonably Related to Existing Settlements) will also be permitted in addition to those categories identified in the previous paragraph.</p>
MM		164	7.5	7.5-7.5.9	7.5 LP31- Residential Development Reasonably Related to Existing Settlements Policy Introduction

				<p>7.5.1 — This policy is designed to provide a flexible framework for more modest levels of growth of an appropriate character by identifying the key types of development likely to be suitable, and enabling appropriate, small-scale development reasonably related to existing settlements in a sensitive manner. The policy should support housing developments which reflect local needs and promotes sustainable development in rural areas, with a view to enhancing and maintaining the vitality of such communities, including supporting local services, allowing communities to grow and thrive. This reflects the aims of the NPPF and in particular paragraph 78.</p> <p>7.5.2 — For the purpose of this policy small scale refers to schemes of between 1 to 5 dwellings. The policy does allow for small groups of development (not major development so less than 10 dwellings) but only in exceptional circumstances. In both cases the development needs to be appropriate in scale and character of the settlement and its surroundings.</p> <p>Relevant Local and National Policies:</p> <p>National Planning Policy Framework — Delivering a sufficient supply of homes:</p> <p>Core planning principles (roles and characters of different areas)</p> <p>para 59: Delivering a sufficient supply of homes</p> <p>para 77 – 79: Rural Housing</p> <p>para 172: Conserving and enhancing the natural environment</p> <p>Strategic Policies:</p> <p>LP01 Spatial Strategy</p> <p>LP02: Settlement Hierarchy</p> <p>LP03 — Presumption in Favour of Sustainable Development</p>
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				<p>LP04 – Development Boundaries</p> <p>LP07 – The Economy</p> <p>LP16 – Norfolk Coast AONB</p> <p>LP18 – Design and Sustainable Development</p> <p>LP19 – Environmental Assets – Green Infrastructure, Landscape Character, Biodiversity and Geodiversity</p> <p>LP21: Environment, Design and Amenity Policy</p> <p>LP28 Affordable Housing</p> <p>LP36 Community and Culture</p> <p>LP41 Development in Rural Areas</p> <p>Policy Approach</p> <p>7.5.3 – It is recognised that windfall development makes an important contribution towards housing supply and delivery throughout the Borough. It enables people to live in desirable sustainable locations. This policy creates the opportunity for further windfall development to come forward, however it appreciates that such development needs to be appropriately located and of an appropriate nature. This policy clarifies the form of development which could be permitted.</p> <p>7.5.4 – The policy recognises that areas which sit outside of defined development boundaries, for settlements listed in the settlement hierarchy, which are close to the settlement and their defined development boundaries may be sustainable locations for housing development, i.e. close to services and facilities. This is why the policy states ‘reasonably related to’ the settlement and development boundary as these areas could be considered part of the settlement although they sit outside of the settlement’s development boundary. The policy also caters for the rounding off existing development boundaries. The</p>
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					<p>policy makes it clear that the proposed development does not have to be immediately next to the development boundary.</p> <p>7.5.5—Infill development can make an improvement to the street scene where a gap has been left, for example due to demolished buildings or where it replaces lower quality development. It also provides the opportunity for growth without spoiling the form and character of the settlement.</p> <p>7.5.6—The Borough Council recognises the importance that custom and self-build housing can play in contributing not only to housing supply but also to completions. Given this, and that it allows people to create a home which they ultimately want, the Borough Council is supportive of this type of housing. Further details on this can be found within the introductory text to Policy LP01—Spatial Strategy Policy, under the heading ‘Custom and Self-Build’ and the Borough Council’s Custom & Self-Build Action Plan.</p> <p>7.5.7—The Norfolk Coast Area of Outstanding Natural Beauty (AONB) covers a significant portion of the Borough. The statutory purpose of designating an area of land as an AONB is to conserve and enhance the natural beauty of the area. This comprises the area's distinctive landscape character, biodiversity and geodiversity, historic and cultural environment. With this in mind and in line with the NPPF, Policy LP16 Norfolk Coast AONB, and taking into consideration the Norfolk Coast Partnership’s management strategy ‘Norfolk Coast Area Of Outstanding Natural Beauty Strategy’ this policy does not apply to areas which are within the AONB.</p> <p>7.5.8—Careful Consideration will be required for areas which could impact upon natural environment designations and their setting, for example the Breckland Special Protection Area (SPA). And for areas which could have an impact upon historic environment designations and their settings such as conservation areas.</p> <p>7.5.9—The Borough Council is very supportive of those communities who wish to prepare a Neighbourhood Plan for their Area. As such the Borough Council believes it should be up to the Qualifying Body (town/parish council or forum) and the local community to decide if this policy should apply within their Area. Please see Policy LP01—Spatial Strategy Policy for further information in relation to Neighbourhood Plans.</p>
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MM		166		Policy LP31	<p>Policy LP31 Residential Development Reasonably Related to Existing Settlements</p> <p>For the purpose of this policy small scale refers to development of between 1 to 5 dwellings.</p> <p>1. Residential development will be permitted in areas reasonable related to existing settlements identified in the Settlement Hierarchy Policy LP02 and their development boundaries where it involves:</p> <ul style="list-style-type: none"> a. the sensitive infilling of small gaps either wholly or in part, or rounding off the existing development boundary; and b. the development is appropriate to the scale and character of the settlement and its surroundings; and d. it will not fill a gap which provides a positive contribution to the street scene or views in/out of the locality; and e. recognition that the development must conserve or enhance the natural environment and conserve and where appropriate enhance any heritage assets in the locality; and f. sitting sympathetically within the wider landscape, preserves or enhances the setting of the nearest settlement; and g. where possible the development is located to maximise the use of walking, cycling, and public transport to access services. <p>2. In exceptional circumstances the development of small groups of dwellings, i.e. not major development, so less than 10 dwellings, may be considered appropriate where the development is of a particularly high quality and would provide significant benefits to the local community.</p> <p>3. Meaningful consultation with the Town/Parish Council, local community and other local stakeholders will be encouraged prior to submitting a planning application.</p> <p>4. Additional weight will be given to proposals for Custom and Self-Build development.</p> <p>5. This Policy does not apply within the Norfolk Coast Area of Outstanding Natural Beauty (AONB).</p> <p>6. This Policy does not apply to settlements covered by a Made Neighbourhood Plan. Unless the relevant Neighbourhood Plan allows this.</p>
MM		464	13	13.1 – 13.1.4 and Policy LP41	<p>13 – Rural West Norfolk</p> <p>13.1 – LP41 – Development in Rural Areas Policy</p> <p>13.1.1 – Introduction</p> <p>13.1.2 – The Council will continue to encourage a strong hierarchy of rural settlements by developing competitive, diverse and thriving rural enterprise that supports a range of jobs. Rural settlements provide essential services and facilities to serve visitors to the borough as well as the local communities.</p>

				<p>13.1.3 The Borough Council's approach to housing in rural areas will seek to sustain rural communities, identifying a need for both affordable and market housing. Rural exception sites can be used to enable the Council to deliver affordable housing in rural communities on sites not otherwise available for residential development</p> <p>13.1.4 Strategic Policy</p> <p>Policy LP41: Development In Rural Areas</p> <p>The strategy for rural areas is to:</p> <ol style="list-style-type: none"> 1. promote sustainable communities and sustainable patterns of development to ensure strong, diverse, economic activity, including farm/agricultural diversification (see also Policy LP07); 2. maintain local character and strive for a high quality environment; 3. the focus of most new development in the rural areas will be at Growth Key Rural Centres and Key Rural Service Centres selected from the Settlement Hierarchy Policy LP02; 4. ensure employment, housing (including affordable housing), services and other facilities are provided in close proximity to settlements; 5. focus on improving accessibility between towns and villages so helping to reduce social exclusion, isolation and rural deprivation; 6. in the Rural Villages and Smaller Villages and Hamlets, more modest levels of development, as detailed in Policy LP28, will be permitted to meet local needs and maintain the vitality of these communities where this can be achieved in a sustainable manner, particularly with regard to accessibility to housing, employment and services and without detriment to the character of the surrounding area; 7. housing development could take place within inside settlement development boundaries if judged to be in accordance with LP04. It may also take place outside of these development boundaries if judged to be in accordance with LP31; 8. within all centres and villages priority will be given to retaining local business sites unless it can be demonstrated that any proposal for change accords with Policy LP07; 9. sites may be allocated for affordable housing or exception housing to support the housing strategy; 10. support may also be given for entry level exception sites;
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					11. ———. 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.
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APPENDIX 5 Neighbourhood Plans

MM		Page (Reg 19)	Section ref	Para/ Policy/ Figure/ Table No.	Proposed Main Modification
				New Policy	<p>Supporting Text: <u>Neighbourhood Plans</u></p> <p><u>Neighbourhood Plans were introduced through the Localism Act 2011 and enable communities to produce their own policies and to allocate sites for development. It is for Town and Parish Councils to decide whether they wish to produce a Neighbourhood Plan and where they do the Council has a supporting role in the production of the Plan.</u></p> <p><u>The National Planning Policy Framework requires local planning authorities to provide a housing requirement for designated Neighbourhood Plan areas.</u></p> <p><u>It is acknowledged that not all Neighbourhood Plan groups will wish to address housing, however the Council's starting point is that Neighbourhood Plan groups should have the opportunity to address housing wherever this is appropriate to the strategy of the Local Plan. Policy XXX therefore provides each Neighbourhood area designated at the time of Plan preparation with a minimum housing number. The methodology used to calculate the housing number is set out in Appendix XX and will be used to calculate the housing requirements for future neighbourhood areas.</u></p> <p>New Policy <u>Policy xx Neighbourhood Plans</u> <u>The Council will support the production of Neighbourhood Plans in identifying appropriate, locally specific policies that are in general conformity with the strategic policies of this Local Plan.</u></p> <p><u>Where Neighbourhood Plans seek to plan for housing growth, they will be expected to plan for the minimum housing requirements set out below:</u></p>

<u>Neighbourhood Plan Area</u>	<u>Minimum Net Housing Requirement</u>	<u>Neighbourhood Plan Area</u>	<u>Minimum Net Housing Requirement</u>	<u>Neighbourhood Plan Area</u>	<u>Minimum Net Housing Requirement</u>
<u>Brancaster</u>	<u>18</u>	<u>Marshland St James</u>	<u>4</u>	<u>Syderstone</u>	<u>2</u>
<u>Burnham Market</u>	<u>15</u>	<u>North Runcton</u>	<u>0</u>	<u>Terrington St John</u>	<u>9</u>
<u>Castle Acre</u>	<u>11</u>	<u>Old Hunstanton</u>	<u>3</u>	<u>Thornham</u>	<u>3</u>
<u>Congham</u>	<u>0</u>	<u>Outwell</u>	<u>23</u>	<u>Tilney All Saints</u>	<u>2</u>
<u>Dersingham</u>	<u>56</u>	<u>North Wootton</u>	<u>96</u>	<u>Tilney St Lawrence</u>	<u>17</u>
<u>Downham Market</u>	<u>642</u>	<u>Pentney</u>	<u>2</u>	<u>Upwell</u>	<u>31</u>
<u>Gayton</u>	<u>17</u>	<u>Ringstead</u>	<u>0</u>	<u>Walpole</u>	<u>19</u>
<u>Great Massingham</u>	<u>11</u>	<u>Roydon</u>	<u>0</u>	<u>Walpole Cross Keys</u>	<u>0</u>
<u>Grimston</u>	<u>22</u>	<u>Sedgeford</u>	<u>2</u>	<u>Watlington</u>	<u>27</u>
<u>Heacham</u>	<u>63</u>	<u>Shouldham</u>	<u>2</u>	<u>West Dereham</u>	<u>0</u>
<u>Holme Next the Sea</u>	<u>0</u>	<u>Snettisham</u>	<u>37</u>	<u>West Winch</u>	<u>120</u>
<u>Hunstanton</u>	<u>377</u>	<u>South Wootton</u>	<u>174</u>		
<u>Ingoldisthorpe</u>	<u>3</u>	<u>Stoke Ferry</u>	<u>13</u>		

Where new Neighbourhood Plan areas are designated, minimum housing requirements will be based on the methodology set out in Appendix XX

New Appendix:

Appendix XX Neighbourhood Plan Housing Requirement Methodology

1. There is no set method for setting housing requirements for designated neighbourhood areas in the NPPF or the PPG. The NPPF states that this housing requirement should reflect the overall strategy for the pattern and scale of development and any relevant allocations.
2. To reflect the overall strategy for the pattern and scale of development set out in the Plan it is proposed that the housing requirement for neighbourhood areas for the period (2021 – 2039) is distributed according to the overall strategy for the pattern of development in the Plan, any relevant allocations

				<p><u>in the Plan, any extant planning permissions and a proportion of the development expected from ‘windfall’⁵ over the Plan period, taking account the population of the neighbourhood area.</u></p> <p>3. <u>Therefore, the housing requirement for designated neighbourhood areas (and parished and non-parished areas that may become designated neighbourhood areas in the future), will need to consider the scale of housing expected to take place in the neighbourhood area over the Plan period. Therefore, consideration is given to the following:</u></p> <ul style="list-style-type: none"> <u>the number of dwellings from allocated sites and extant planning permissions in the submitted Plan period within each parished/non-parished area (as set out in the Housing Trajectory (April 2023))</u> <u>a proportion of development expected from ‘windfall’ sites over the Plan period distributed according to the spatial strategy and household numbers:</u> <p>4. <u>The number of dwellings from allocated sites and extant planning permissions are set out in the Housing Trajectory (April 2023).</u></p> <p>5. <u>Development from windfall sites over the Plan period has been determined to be 4,186 dwellings. The windfall of 4,186 dwellings is distributed amongst the tiers of the Settlement Hierarchy according to the proportion of growth expected over the Plan period from housing allocations. Table 1 below sets out the proportion of the windfalls for each Settlement Tier and the number of Parished and Non-parished areas in each.</u></p> <p><u>Table 1</u></p> <table border="1"> <thead> <tr> <th><u>Settlement Tier</u></th> <th><u>Proportion of Growth (LPO1)</u></th> <th><u>Windfall requirement (Per Tier)</u></th> <th><u>No. of Parished/Non-parished Areas</u></th> </tr> </thead> <tbody> <tr> <td><u>1: King’s Lynn</u></td> <td><u>47%</u></td> <td><u>1,968</u></td> <td><u>1</u></td> </tr> <tr> <td><u>2: Main Towns</u></td> <td><u>25%</u></td> <td><u>1,046</u></td> <td><u>2</u></td> </tr> </tbody> </table>	<u>Settlement Tier</u>	<u>Proportion of Growth (LPO1)</u>	<u>Windfall requirement (Per Tier)</u>	<u>No. of Parished/Non-parished Areas</u>	<u>1: King’s Lynn</u>	<u>47%</u>	<u>1,968</u>	<u>1</u>	<u>2: Main Towns</u>	<u>25%</u>	<u>1,046</u>	<u>2</u>
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⁵ ‘Windfall sites’ is used to refer to those sites not specifically identified in the development plan expected to come forward based on historic windfall delivery rates.

					<table border="1"> <tr> <td><u>3: Settlements adj. to King's Lynn and Main Towns</u></td> <td><u>11%</u></td> <td><u>460</u></td> <td><u>4</u></td> </tr> <tr> <td><u>4: Key Rural Service Centres</u></td> <td><u>15%</u></td> <td><u>628</u></td> <td><u>27</u></td> </tr> <tr> <td><u>5: Rural Villages</u></td> <td><u>2%</u></td> <td><u>84</u></td> <td><u>33</u></td> </tr> <tr> <td><u>6: Smaller Villages and Hamlets Countryside</u></td> <td><u>0%</u></td> <td><u>0</u></td> <td><u>23</u></td> </tr> <tr> <td><u>Total</u></td> <td><u>100%</u></td> <td><u>4,186</u></td> <td><u>102</u></td> </tr> </table>	<u>3: Settlements adj. to King's Lynn and Main Towns</u>	<u>11%</u>	<u>460</u>	<u>4</u>	<u>4: Key Rural Service Centres</u>	<u>15%</u>	<u>628</u>	<u>27</u>	<u>5: Rural Villages</u>	<u>2%</u>	<u>84</u>	<u>33</u>	<u>6: Smaller Villages and Hamlets Countryside</u>	<u>0%</u>	<u>0</u>	<u>23</u>	<u>Total</u>	<u>100%</u>	<u>4,186</u>	<u>102</u>
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					<p>6. <u>The windfall requirement for each Parished/Non-parished area is then adjusted based on the number of households they contain to ensure that the requirement is reflective of the differences in scale amongst areas in the same Tier. This is achieved by totalling the number of households in all of the areas in a Tier and then calculating the proportion of the total households that are located within each area. Finally, the area's proportion of households is multiplied by the Tier's windfall requirement (third column in Table 1) to provide an adjusted windfall requirement.</u></p> <p>7. <u>As an example, the total number of households across the 27 Parished and Non-parished areas, where a Key Rural Service Centre is the largest settlement, is 27,176. The windfall requirement for the entire Tier is 628 dwellings (see Table 1).</u></p> <p>8. <u>Heacham and Watlington are Parished areas in which the main settlement in the Parish is classified as Key Rural Service Centre.</u></p> <p>9. <u>The Parish of Heacham contains 2,743 households, which is 10.09% of the total number of households in the Tier. The Parish of Watlington contains 1,162 households, which is 4.28% of total number of households in the Tier. Heacham is, therefore, roughly two and a half times larger than Watlington.</u></p> <p>10. <u>When making the adjustment, the Tier requirement is multiplied by the proportion of households in the Area:</u></p> <ul style="list-style-type: none"> • <u>For Heacham, this is 628 dwellings multiplied by 10.09% which produces a windfall requirement of 63 dwellings.</u> 																				

				<ul style="list-style-type: none"> • <u>For Watlington, this is 628 dwellings multiplied by 4.28% which produces a windfall requirement of 27 dwellings.</u> <p>11. <u>The adjusted windfall requirement for Heacham is roughly two and a half times larger than the adjusted requirement for Watlington to reflect the disparity in scale identified in paragraph 9.</u></p> <p><u>Example Calculation of Housing Requirement</u></p> <p>12. <u>As stated in the Planning Practice Guidance (see paragraph 4) Neighbourhood Planning Bodies do not have to make specific provision for housing or seek to allocate sites to accommodate the requirement recognising that strategic policies in a local plan may already do this.</u></p> <p>13. <u>In practice, a neighbourhood plan would not need to allocate a site that has already been allocated in a Local Plan, nor would they need to allocate sites where planning permission has already been granted as the principle of development has been established.</u></p> <p>14. <u>Therefore, where a neighbourhood planning body seeks to plan for housing growth, the Housing Requirement will be the expected housing growth in the neighbourhood area over the Plan period less the number of dwellings from allocations (delivered through the strategic policies in the submitted Plan) and extant planning permissions.</u></p> <p>15. <u>In the example for Heacham, the expected housing growth for the neighbourhood area over the Plan period is 202 dwellings, 133 of which are from allocated sites (delivered through strategic policies in the submitted Plan), 6 dwellings from extant planning permissions and 63 dwellings from windfall. The Housing Requirement for Heacham would be 63 dwellings:</u></p> <p style="text-align: center;"><u>202 – 133 – 6 = 63</u></p> <p>16. <u>It is recognised that there may be constraints in a neighbourhood area that would mean that meeting the Housing Requirement would not be achievable. Where this is the case, it is expected that this is explained in the Neighbourhood Plan.</u></p>
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17. Table 2 below sets out the Housing Requirement for each of the Designated Neighbourhood Areas.

Table 2 Housing Requirement to 2039 by Designated Neighbourhood Areas

Designated Neighbourhood Area	(a)	(b)			(c)	(d)	
	Dwellings from Allocated Sites	Dwellings from Extant Planning Permissions	Tier Windfall Requirement	Proportion of Households in Tier	Windfall Requirement	Expected Growth over the Plan Period (a) + (b) + (c)	Housing Requirement (d) – (a) – (b)
Brancaster	0	13	628	2.85%	18	31	18
Burnham Market	0	57	628	2.47%	15	72	15
Castle Acre	15	4	628	1.77%	11	30	11
Congham	0	0	0	3.56%	0	0	0
Dersingham	30	3	628	8.95%	56	89	56
Downham Market	600	47	1,046	63.91%	642	1289	642
Gayton	23	57	628	2.77%	17	96	17
Great Massingham	16	3	628	1.78%	11	30	11
Grimston	18	27	628	3.48%	22	67	22
Heacham	133	6	628	10.09%	63	202	63
Holme Next the Sea	0	1	0	6.42%	0	1	0
Hunstanton	223	183	1,046	36.09%	377	783	377
Ingoldisthorpe	0	17	84	3.63%	3	20	3
Marshland St James	6	31	84	5.32%	4	41	4
North Runcton	0	1	0	7.74%	0	1	0
Old Hunstanton	0	2	84	3.08%	3	5	3
Outwell	90	27	628	3.86%	23	140	23
North Wootton	0	5	460	20.94%	96	101	96
Pentney	0	17	84	2.63%	2	19	2
Ringstead	0	10	0	5.44%	0	10	0
Roydon	0	1	0	4.53%	0	1	0
Sedgeford	10	11	84	2.74%	2	23	2
Shouldham	0	0	84	2.59%	2	2	2

<u>Snettisham</u>	<u>0</u>	<u>97</u>	<u>628</u>	<u>5.90%</u>	<u>37</u>	<u>134</u>	<u>37</u>
<u>South Wootton</u>	<u>575</u>	<u>669</u>	<u>460</u>	<u>37.96%</u>	<u>174</u>	<u>1,418</u>	<u>174</u>
<u>Stoke Ferry</u>	<u>35</u>	<u>110</u>	<u>628</u>	<u>1.98%</u>	<u>13</u>	<u>157</u>	<u>13</u>
<u>Syderstone</u>	<u>0</u>	<u>2</u>	<u>84</u>	<u>2.47%</u>	<u>2</u>	<u>4</u>	<u>2</u>
<u>Terrington St John</u>	<u>35</u>	<u>9</u>	<u>628</u>	<u>1.48%</u>	<u>9</u>	<u>53</u>	<u>9</u>
<u>Thornham</u>	<u>0</u>	<u>23</u>	<u>84</u>	<u>3.20%</u>	<u>3</u>	<u>26</u>	<u>3</u>
<u>Tilney All Saints</u>	<u>0</u>	<u>2</u>	<u>84</u>	<u>2.37%</u>	<u>3</u>	<u>5</u>	<u>3</u>
<u>Tilney St Lawrence</u>	<u>0</u>	<u>16</u>	<u>628</u>	<u>2.73%</u>	<u>17</u>	<u>33</u>	<u>17</u>
<u>Upwell</u>	<u>0</u>	<u>20</u>	<u>628</u>	<u>4.89%</u>	<u>31</u>	<u>51</u>	<u>31</u>
<u>Walpole</u>	<u>11</u>	<u>21</u>	<u>628</u>	<u>2.99%</u>	<u>19</u>	<u>51</u>	<u>19</u>
<u>Walpole Cross Keys</u>	<u>0</u>	<u>5</u>	<u>0</u>	<u>7.00%</u>	<u>0</u>	<u>5</u>	<u>0</u>
<u>Watlington</u>	<u>40</u>	<u>28</u>	<u>628</u>	<u>4.28%</u>	<u>27</u>	<u>95</u>	<u>27</u>
<u>West Dereham</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>5.94%</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>West Winch</u>	<u>0</u>	<u>20</u>	<u>460</u>	<u>26.21%</u>	<u>120</u>	<u>140</u>	<u>120</u>

18. In accordance with Paragraph 67 of the NPPF (see paragraph 3), where it is not possible to provide a requirement figure (because a neighbourhood area is designated at a late stage in the strategic policy-making process, or after strategic policies have been adopted), the Council will provide an indicative housing requirement figure if requested to do so by the neighbourhood planning body.

19. Planning guidance for Neighbourhood Planning⁶ states:

Where an indicative housing requirement figure is requested by a neighbourhood planning body, the local planning authority can follow a similar process to that for providing a housing requirement figure. They can use the authority's local housing need as a starting point, taking into consideration relevant policies such as an existing or emerging spatial strategy, alongside the characteristics of the neighbourhood plan area.

20. The indicative housing requirement will be based on the same methodology as set out for Designated Neighbourhood Areas using the most up to date Housing Land Supply and evidence of local housing need available at the time of the request.

⁶ Paragraph: [102 Reference ID: 41-102-20190509](#) Revision date: 09 05 2019