

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



Local Plan Task Group

Agenda

Wednesday, 9th August, 2017
at 10.00 am

in the

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

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

7 August 2017

Dear Member

Local Plan Task Group

You are invited to attend a meeting of the above-mentioned Panel which will be held on **Wednesday, 9th August, 2017 at 10.00 am** in the **Card Room, Town Hall, Saturday Market Place, King's Lynn PE30 5DQ** to discuss the business shown below.

Yours sincerely

Chief Executive

AGENDA

1. **Apologies**
2. **Notes of the Previous Meeting** (Pages 4 - 7)
3. **Matters Arising**
4. **Declarations of Interest**

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

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

5. **Urgent Business**

To consider any business which, by reason of special circumstances, the

Chairman proposes to accept as urgent under Section 100(b)(4)(b) of the Local Government Act, 1972.

6. Members Present Pursuant to Standing Order 34

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

7. Chairman's Correspondence (if any)

8. Exploring the potential development boundaries for Smaller Villages and Hamlets (SVAH's) (Pages 8 - 13)

9. Looking at the SVAH's in the North of the Borough (Pages 14 - 34)

10. Looking at the SVAH's in the South of the Borough (Pages 35 - 62)

11. Date of Next Meeting

The next meeting of the Task Group will take place on Wednesday 13 September 2017 at 10 am in the Education Room, Town Hall, Saturday Market Place, King's Lynn.

To:

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

BOROUGH COUNCIL OF KING'S LYNN & WEST NORFOLK

LOCAL PLAN TASK GROUP

**Minutes from the Meeting of the Local Plan Task Group held on
Wednesday, 12th July, 2017 at 10.00 am in the Miles Room - Town Hall**

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

Officers:

Alex Fradley, Planner
Alan Gomm, LDF Manager

1 **APOLOGIES**

Apologies for absence were received from Councillors A Bubb, J Moriarty and Mrs E Watson.

2 **NOTES OF THE PREVIOUS MEETING**

The notes of the meeting held on 14 June 2017 were agreed as a correct record.

3 **MATTERS ARISING**

None.

4 **DECLARATIONS OF INTEREST**

None.

5 **URGENT BUSINESS**

None.

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

None.

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

None.

8 DWELLING NUMBERS & STRATEGIC DISTRIBUTION OF GROWTH UPDATE

The Task Group received a PowerPoint presentation on the overview of the SADMP Allocations and progress to date.

The Planner presented the report circulated with the Agenda and drew the Task Group's attention to the following sections:

- FOAN
- NSF
- GNLP
- Potential Planning Changes
- BCKLWN Need & Supply.
- Windfall Allowance.
- Conclusion.

The Task Group was informed that the numbers the Council were now seeking to find through the allocation process were lower than originally thought (based upon the 2015/2016 housing trajectory) as the FOAN was now lower, at 670, rather than 710 previously and a large number of the SADMP allocations had come forward for higher numbers than the relevant policy specifies, due to impact of the 'at least' approach.

The Planning Policy Manager, Planner and Graduate Planner responded to questions relating to:

- Five Year Land Supply.
- Recent Applications.
- Recent Planning Applications approved.
- Actual Dwellings and Completions.
- Pre-Applications.
- Site ownerships/allocations.
- "At Least" impact.
- Brownfield Sites/Register.
- Joint Core Strategy.
- Assessment of Borough Council's boundaries.
- Windfall Allowance.
- Housing Trajectory.
- Key Rural Service Centres/Allocations/Access to services.
- Local Aspirations.

AGREED: That the Dwelling Numbers and Strategic Distribution of Growth Update be noted.

9 EXPLORING POTENTIAL DEVELOPMENT BOUNDARIES FOR SMALLER VILLAGES AND HAMLETS (NORTH OF THE BOROUGH) AND A POTENTIAL CRITERIA BASED POLICY FOR

DEVELOPMENT ADJACENT TO DEVELOPMENT BOUNDARIES

Previously the Task Group had agreed in principle to the development of a criteria based policy for assessing planning applications for sites which are adjacent to development boundaries. This raises the issue that Smaller Villages and Hamlets (SVAH's) currently do not have development boundaries. To be able to apply such a policy and to add a level of consistency across the settlement hierarchy and the borough, there would need to be a development boundary applied to this tier of the settlement hierarchy, or if the settlement was relatively small or difficult to define they could be classed as countryside.

The Planner presented the report and drew the Task Group's attention to the following sections of the report:

- 1998 Local Plan.
- SADMP 2016.
- Local Plan Review (2016-2036).

The Planner tabled maps with draft development boundaries and invited Members to contact officers with any suggestions prior to the next meeting of the Task Group.

The Planning Policy Manager and Planner responded to questions relating to:

- The 1998 Local Plan.
- Local Plan Review.
- Smaller and larger settlements/development boundaries.
- Provision of Executive type dwellings to encourage professional people to the area.
- Infill development.
- Development policy being able to give more opportunities to give flexibility.
- Development in rural areas.
- Second/Holiday Homes – Neighbourhood Plans could include a policy regarding second homes.
- Use of Google Street View to assist with deciding development boundaries.
- Opportunity for Parish Councils to comment during the consultation period.
- Villages being able to make choice if they have adopted a Neighbourhood Plan.
- Windfall sites.
- Direction of growth options.

AGREED: The Task Group to contact officers with any suggestions/comments regarding the development boundaries prior to the next meeting on 9 August 2017.

10 **NEIGHBOURHOOD PLANS - UPDATE**

The Planner presented the report and highlighted the following:

- Neighbourhood Plans in force.
- Post –Examination (moving towards Referendum).
- Designated Neighbourhood Area.
- Expressed interest.

The Planner informed the Task Group that the Graduate Planner had recently attended a meeting with all local planning authorities in Norfolk together with Norfolk County Council Officers. The Planner gave an overview of the outcome of the meeting and advised that regular meetings would be convened to discuss issues and the aim of the group was to produce common guidance to ensure a consistent approach was being adopted across the Borough.

The Planner responded to questions relating to:

- Information pack provided by the Borough Council explaining the planning system and Neighbourhood Plans, together with contact numbers.
- Referendum and voting procedures.
- Process for producing and adopting a Neighbourhood Plan.

AGREED: That the update report be noted.

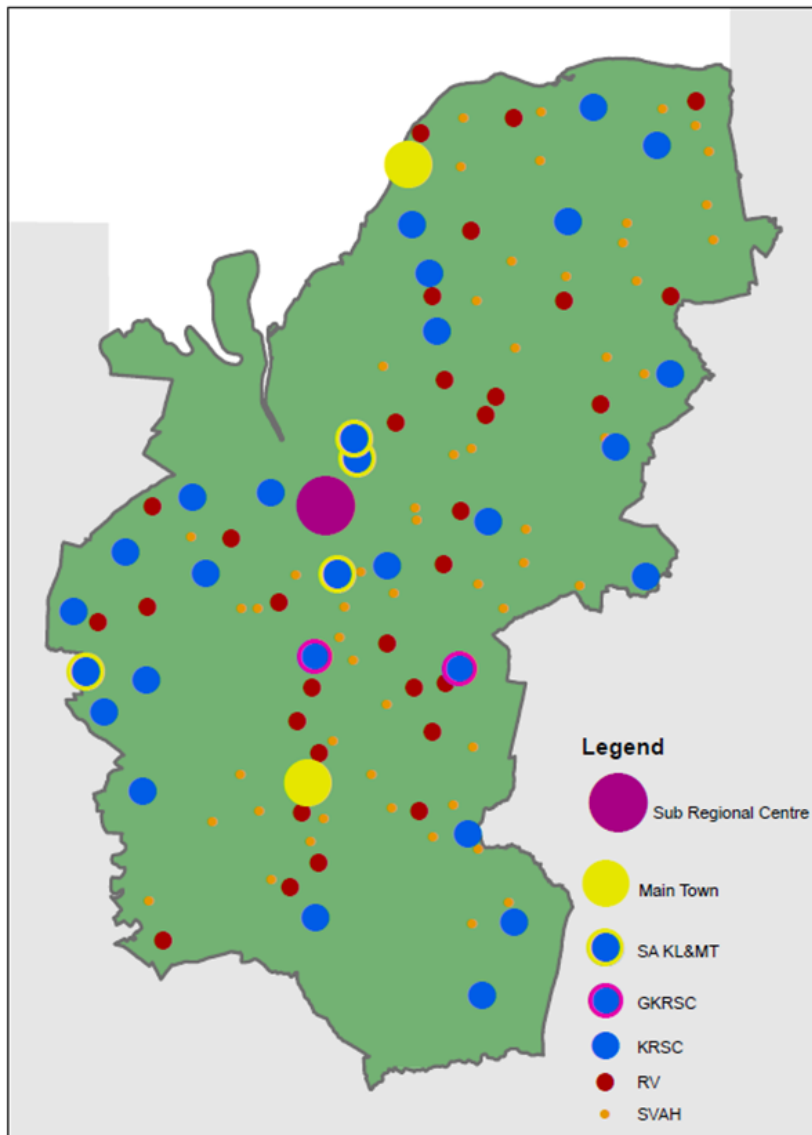
11 **DATE OF NEXT MEETING**

The next meeting of the Task Group would be held on 9 August 2017 at 10.00 am in the Miles Room, Town Hall, Saturday Market Place.

The meeting closed at 11.44 am

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

Exploring potential development boundaries for Smaller Villages and Hamlets



Exploring potential development boundaries for Smaller Villages and Hamlets

1998 Local Plan

The 1998 Local Plan provided four built type environments. These covered every town and village within the borough. Beyond these built types areas were broadly classed as countryside where development would be resisted. A brief summary of each type is provided below:

A: these are defined as important undeveloped areas, usually visually prominent, which provide essential character to the settlement. This included village greens, parks, market places and ponds for example. Here development was not to be permitted

B: Historic buildings (generally pre-1914) and their settings such as open / well-treed grounds. For example a church, village hall or vicarage. These areas were considered to contribute to a sense of local distinctiveness. Development here was restricted to that which did not impact upon the spatial relationship between existing buildings and their setting

C: Development which largely pre-dates 1914 which is of a higher density or clustered in nature. This development is mainly composed of local building material which contributes towards a sense of place. Here any new development was expected to be in harmony with these distinctive buildings and their surroundings

D: Development post 1914. Here development will be permitted providing it has regard to the building characteristics of the locality

SADMP 2016

The Site Allocations and Development Management Policies Plan (2016) takes a simpler and more flexible approach by introducing single line, known as a development boundary. Within these boundaries development and redevelopment is generally supported in principle. This doesn't however mean that any type of development will be acceptable. Outside of the development boundaries the areas are classed as countryside, here development will generally be resisted (with certain exceptions. Please see overleaf:

Policy DM 2 – Development Boundaries

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.

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

- farm diversification (under Core Strategy Policy CS06);
- small scale employment (under Core Strategy Policy CS10);
- tourism facilities (under Core Strategy Policy CS10);
- community facilities, development in support (under Core Strategy Policy CS13);
- renewable energy generation (under Policy DM20 of the rural economy or to this Plan);
- rural workers' housing (under Policy DM6 of this Plan); and
- affordable housing (under Core Strategy Policy CS09)

In Smaller Villages and Hamlets, infilling in accordance with Policy DM3 will also be permitted in addition to those categories identified in the previous paragraph.

This however is not the complete picture as those settlements classed as Smaller Village & Hamlets by the Settlement Hierarchy do not have development boundaries; here there is a specific policy to cover such places:

Policy DM 3 – Development in the Smaller Villages and Hamlets

New development in the designated Smaller Villages and Hamlets will be limited to that suitable in rural areas, including:

- small scale employment uses (under Policy CS10);
- community facilities (under Policy CS13);
- smaller scale tourism facilities (under Policy CS10);
- conversions of existing buildings (under Policy CS06);
- rural exceptions affordable housing; and
- development to meet specific identified local need, including housing to support the operation of rural businesses (under Policies CS01 and CS06);

Plus housing as set out following.

The sensitive infilling of small gaps within an otherwise continuously built up frontage will be permitted in Smaller Villages and Hamlets where:

- The development is appropriate to the scale and character of the group of buildings and its surroundings; and
- It will not fill a gap which provides a positive contribution to the street scene.

In exceptional circumstances the development of small groups of dwellings in Smaller Villages and Hamlets may— be considered appropriate where the development is of a particularly high quality and would provide significant benefits to the local community.

Local Plan review (2016-2036)

The Local Plan review is seeking to further simplify the approach and aid flexibility. It has previously been agreed by the Task Group to introduce development boundaries for Smaller Village and Hamlets.

- **The provision of development boundaries is intended to ensure a consistent approach across the Borough and Settlement Hierarchy**

It has also been agreed to draw up a criteria based policy similar to DM3 but for areas adjacent to development boundaries for all settlements. This could not only provide flexibility in housing numbers coming forward from this windfall source but would accord with current national policy and, potentially encourage SME builders, support rural areas, affordable housing (including starter homes), and Custom and Self Build Housing.

- **Would facilitate the introduction of a criteria based policy for sites adjacent to development boundaries for settlements with boundaries**

Such a policy could provide a logical/ common sense approach which has found favour with our development management colleagues and your fellow councillors.

The first step is to explore the possibility of proving a development boundary for the Smaller Villages and Hamlets. Note that under the proposed Settlement Hierarchy there are currently around 50 Smaller Villages and Hamlets.

- **The Maps presented are done so as an initial starting point**

Officers have assessed the Smaller Village and Hamlets and provided some draft development boundaries merely as a starting point to aid further discussions, refinement and eventually a set of proposed development boundaries. What we have done is look at the latest available GIS base maps, satellite imagery, aerial photography, Google Street View and local knowledge in conjunction with the 1998 Inset Maps and Built Type environments C & D. In most cases it is considered appropriate not to include those areas previously classed as A & B. This has provided a very first initial development boundary for these settlements. The aim is to present these initial development boundaries for discussion with the Task Group.

- **We have met with our Development Management colleagues to discuss each map inset for the North, the same process will occur for the South**

This provided detailed comments relating broadly to where development has occurred since boundaries were previously drawn, areas that have been included / omitted possibly incorrectly previously, and the potential to remove large back gardens supporting the intent to resist backland development.

- **These along with comments from Members will form a basis of Maps and Boundaries to take forward into the draft Local Plan review for consultation**

The intention, as published by the Borough Council within its Local Plan review Local Development Scheme (LDS), is to publish for consultation a draft version of the Local Plan review for comment towards the end of the year. Note that the LDS is what the Government will use to monitor Local Plan progress; hence it is vital that the timetable is adhered to.

- **It may be the case that some existing SVAH's prove difficult to define and so have no boundary and became in effect 'part of the countryside'**

Having initially assessed a number of SVAH's in some cases it is considered that it would be inappropriate to provide a development boundary for the settlement. Such examples include settlements which are a collection of farms, an estate house with associated cottages, and settlements which chiefly comprise a farm with previous worker cottages.

- **Local Communities (Parish Councils and residents etc..) will have the opportunity to provide detailed comments on the proposed boundaries as part of the Local Plan review draft consultation**

Remember this is the start of the process; there are several rounds of consultation and refinement work to be concluded based upon comments received.

- **The wider broader picture to development across the Borough / Settlement Hierarchy is provided in the table overleaf**

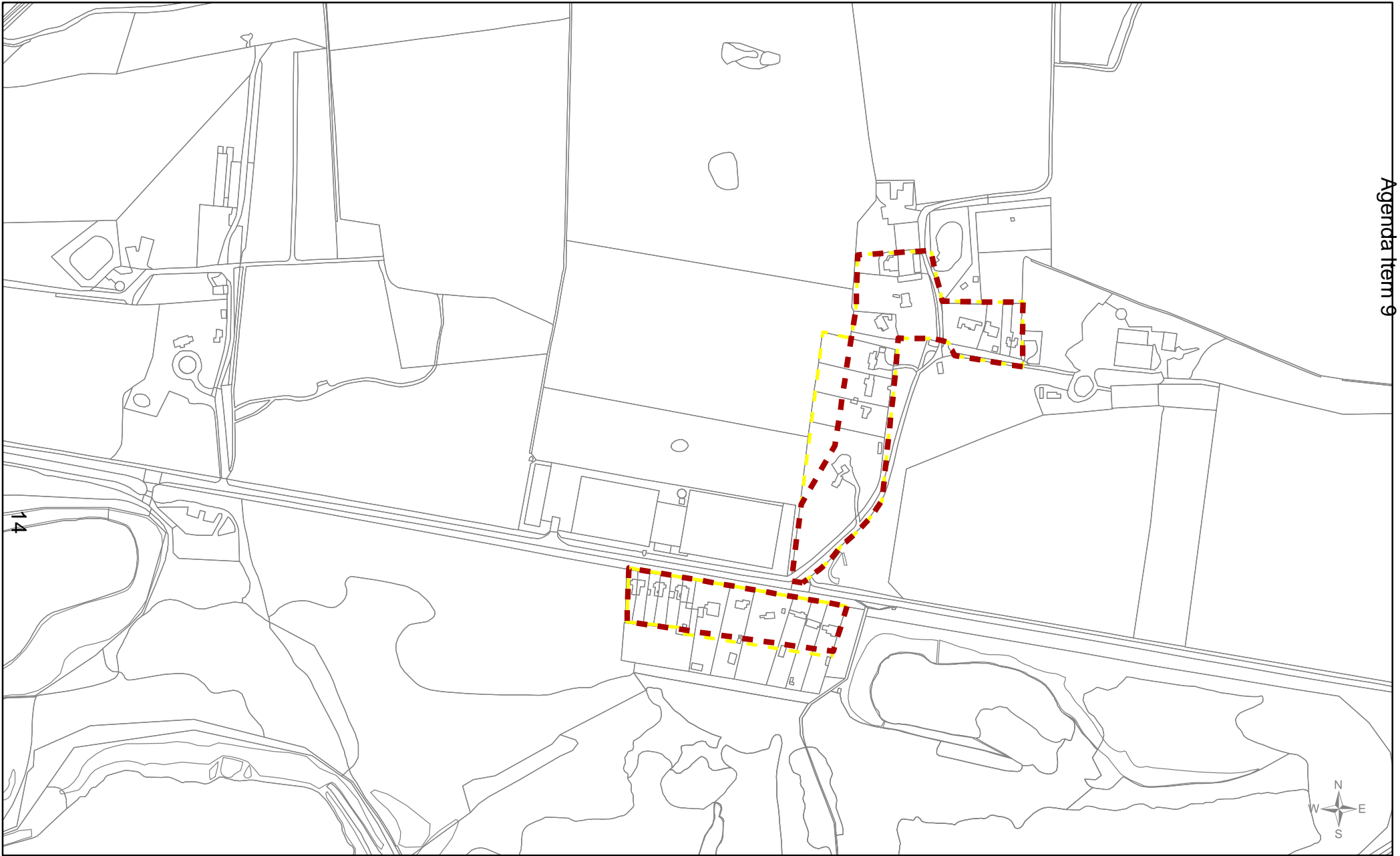
Settlement Hierarchy Tier	Local Plan review (2016 -2036) Allocations	Windfall development potentially appropriate within development boundaries, subject to DM2	Windfall development potentially appropriate adjacent to development boundaries, subject to new DM Policy
Sub – Regional Centre, Main Towns and Settlements Adj. to these	Strategic Allocations	Yes	Yes
Growth Key Rural Service Centre	Strategic Allocations	Yes	Yes
Key Rural Service Centres	Allocations	Yes	Yes
Rural Villages	No	Yes	Yes
Smaller Villages And Hamlets	No	Yes	Yes
Countryside	No	No	No

The Local Plan review (2016 -2036) will aim to identify sites for residential housing use to meet the need of the Borough over the longer term. The strategic direction of growth has previously been agreed which sees allocations being sought, and therefore the need consumed, in the higher order settlements. This is intended to ensure that the majority of new growth is attributed to the most sustainable settlements within the Borough.




Growth could also take place within development boundaries, subject to Policy DM2; this type of development would not be allocated within the plan and therefore would be classed as windfall. This clearly would make a contribution to the overall housing delivery.

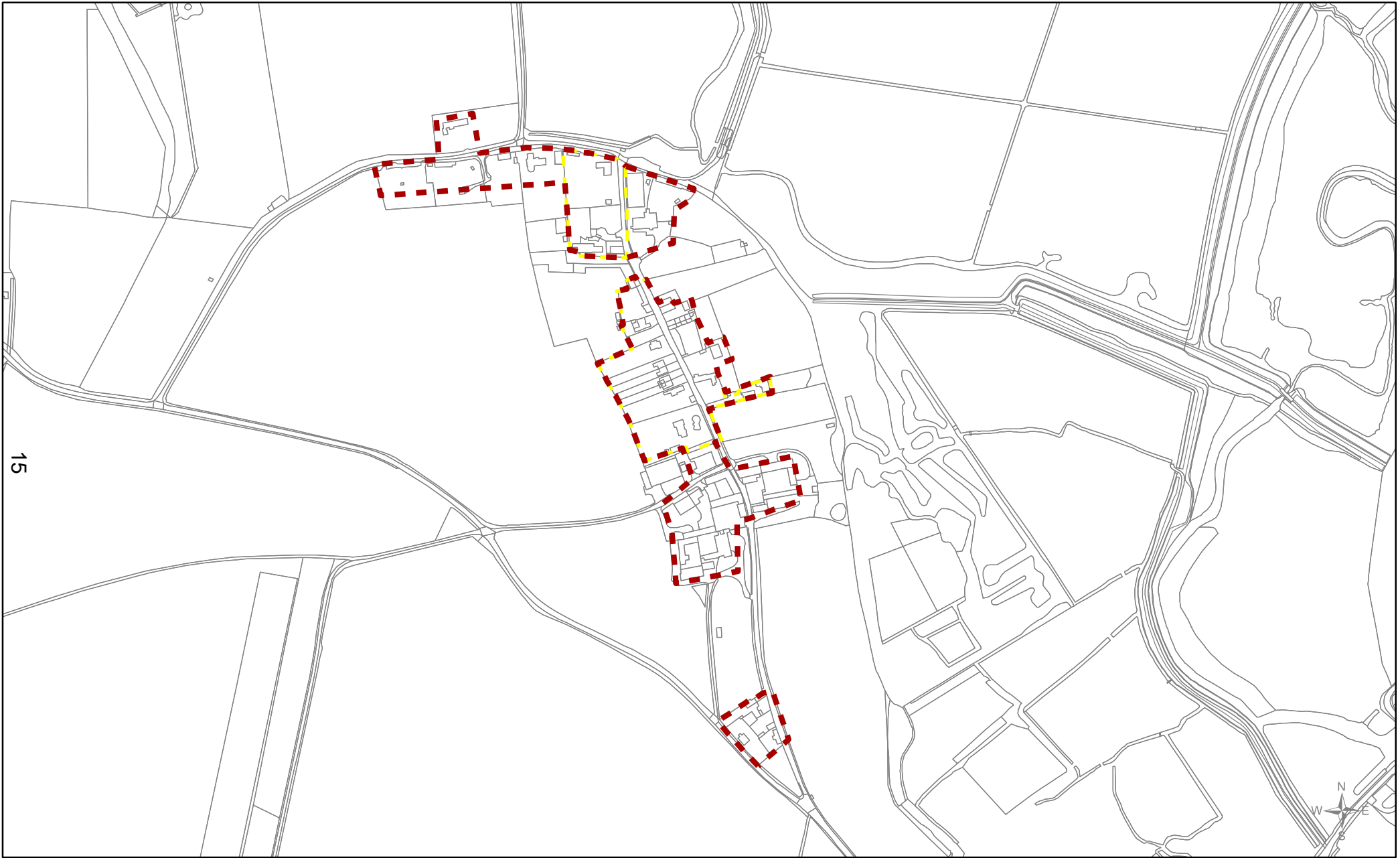
To further aid flexibility and ensure that the full objectively assessed housing need is met and to ensure there is choice and competition in the market, as per the NPPF (para. 47), it has previously been agreed to develop a policy which would potentially allow certain development if sensitively designed and of an appropriate scale to its surroundings, adjacent to development boundaries.

Although no allocations will be sought in the rural areas, they will still be supported i.e. can receive a degree of growth appropriate to their size and scale through windfall development either within defined development boundaries or adjacent to them. This is intended to meet the local need and potentially maintain the vitality of these settlements where this can be achieved in a sustainable manner.






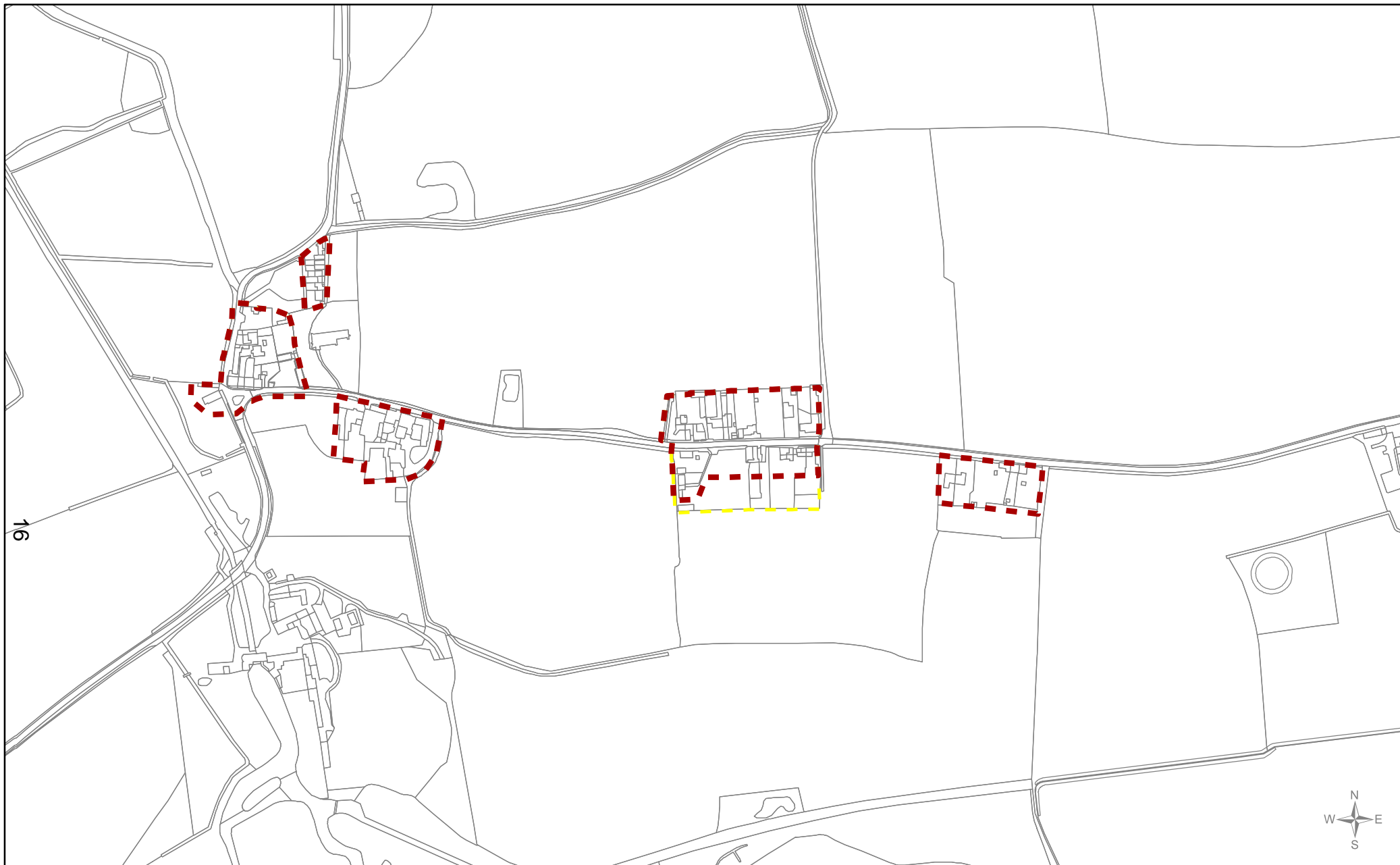
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Borough Council of King's Lynn & West Norfolk Tel. 01553 616200 Email: ldf@west-norfolk.gov.uk 	Bawsey Evolved DRAFT Development Boundary Suggestion	Scale 1:5,000	Date 04/08/2017	Legend  Draft boundary suggestions reviewed  First draft boundary suggestion	© Crown copyright and database rights 2017 Ordnance Survey 100024314
	Local Plan review (2016 - 2036) 'Smaller Villages and Hamlets'	Drawn by FB/PP	Reference Number 001b		



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<p>Borough Council of King's Lynn & West Norfolk Tel. 01553 616200 Email: ldf@west-norfolk.gov.uk</p> 	<p align="center">Burnham Norton Evolved DRAFT Development Boundary Suggestion</p> <p align="center">Local Plan review (2016 - 2036) 'Smaller Villages and Hamlets'</p>	<p>Scale 1:5,000</p> <p>Drawn by FB/PP</p>	<p>Date 04/08/2017</p> <p>Reference Number 002b</p>	<p>Legend</p> <p> Draft boundary suggestions reviewed</p> <p> First draft boundary suggestion</p>	<p>© Crown copyright and database rights 2017 Ordnance Survey 100024314</p>
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Burnham Overy Town
 Evolved DRAFT Development Boundary Suggestion

Local Plan review (2016 - 2036)
 'Smaller Villages and Hamlets'


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Drawn by
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Date
04/08/2017

Reference Number
003b

Legend

 Draft boundary suggestions reviewed




 First draft boundary suggestion

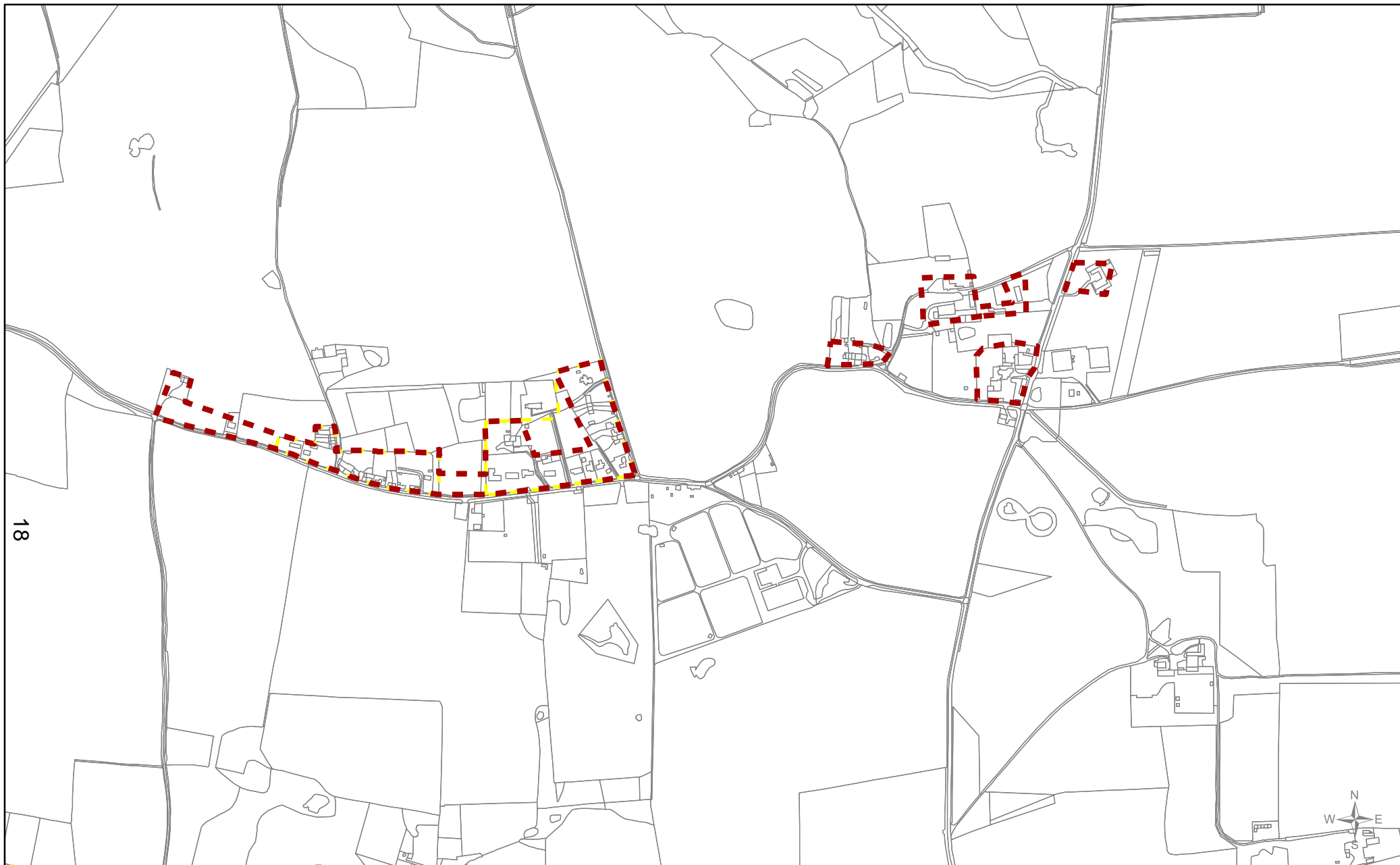
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Congham EAST
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Local Plan review (2016 - 2036)
 'Smaller Villages and Hamlets'



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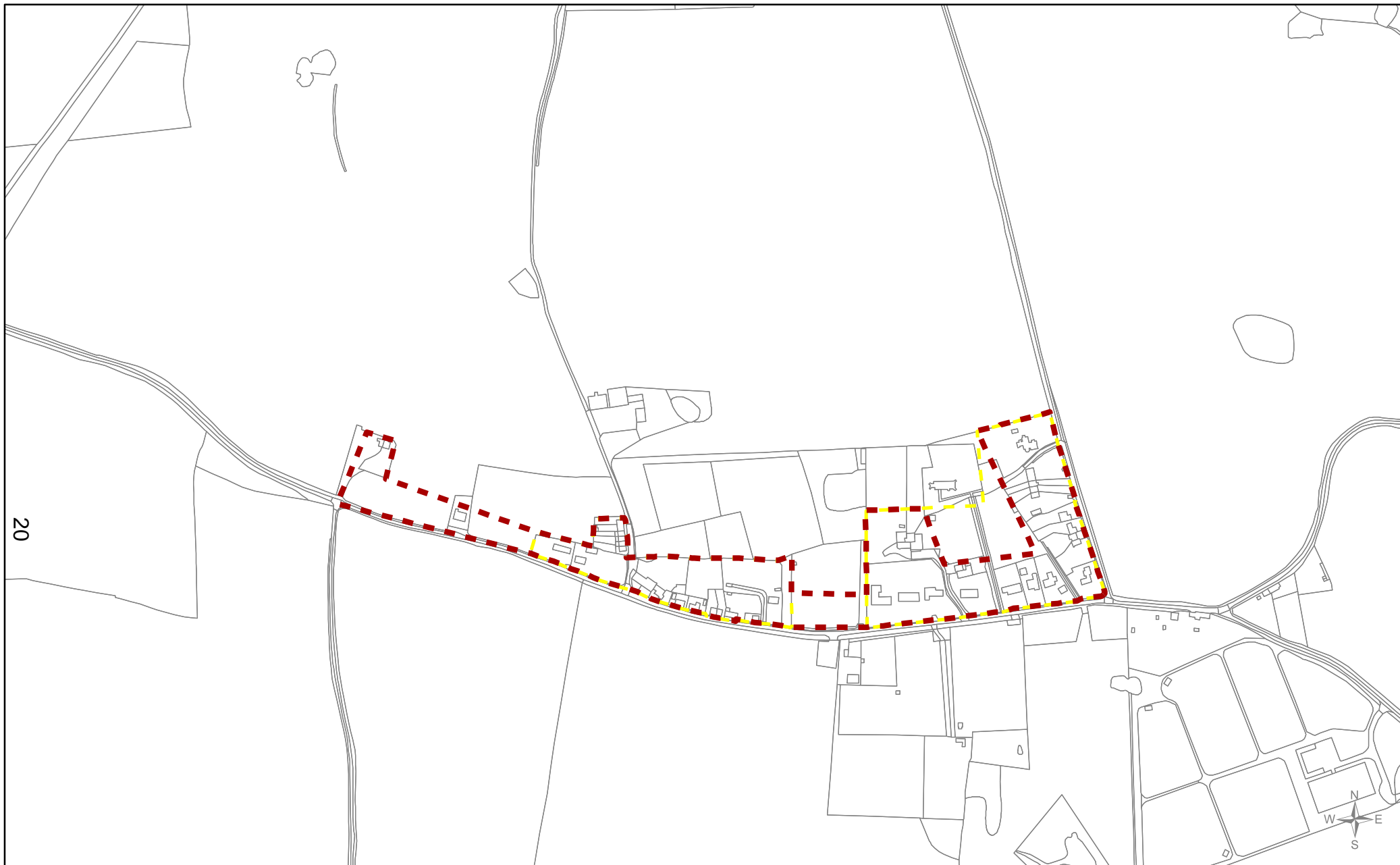
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Congham WEST
Evolved DRAFT Development Boundary Suggestion

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'Smaller Villages and Hamlets'



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Reference Number
005b_WEST

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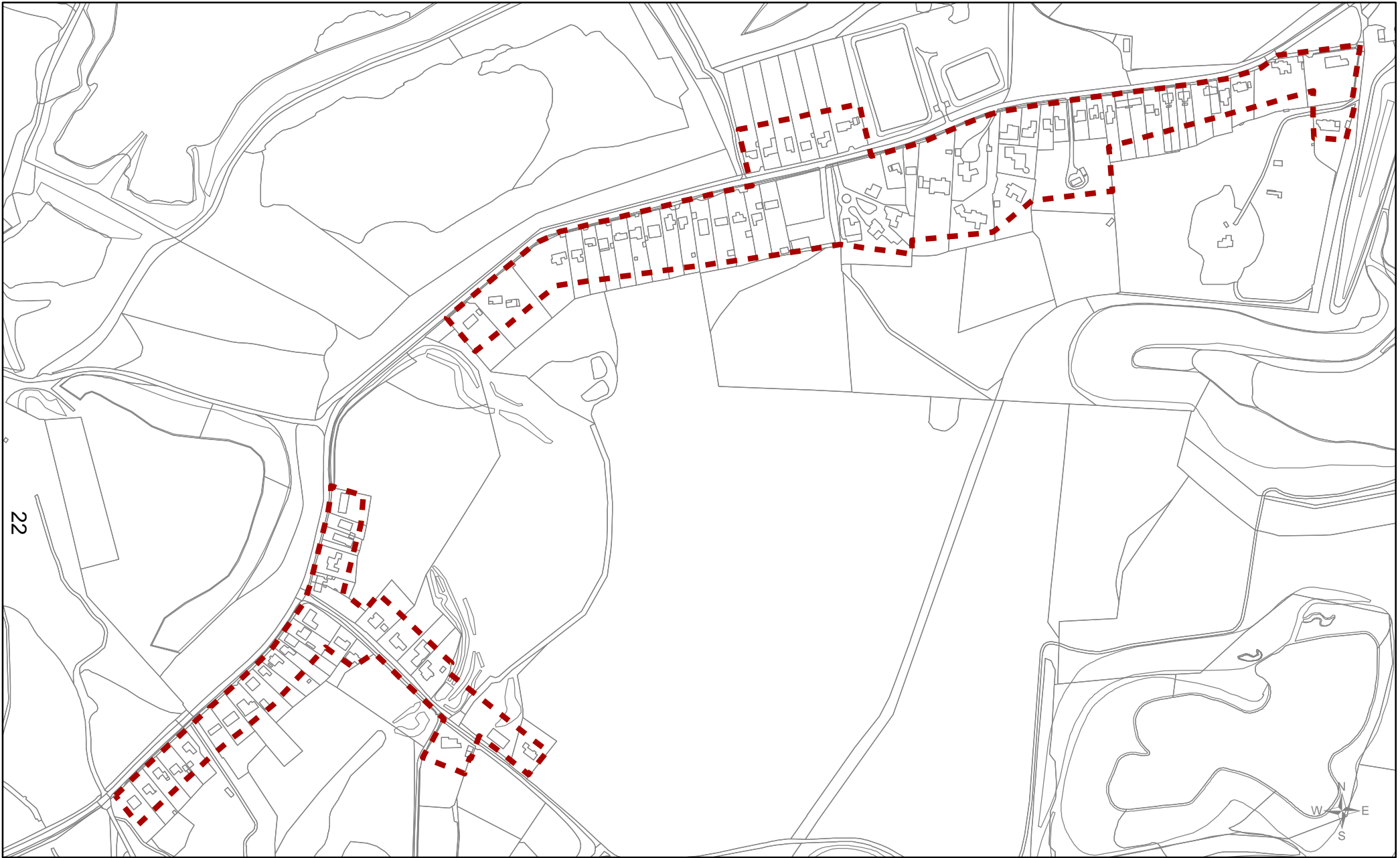
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	Local Plan review (2016 - 2036) 'Smaller Villages and Hamlets'		Drawn by FB/PP	Reference Number 006b		



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Leziate
Evolved DRAFT Development Boundary Suggestion

Local Plan review (2016 - 2036)
'Smaller Villages and Hamlets'



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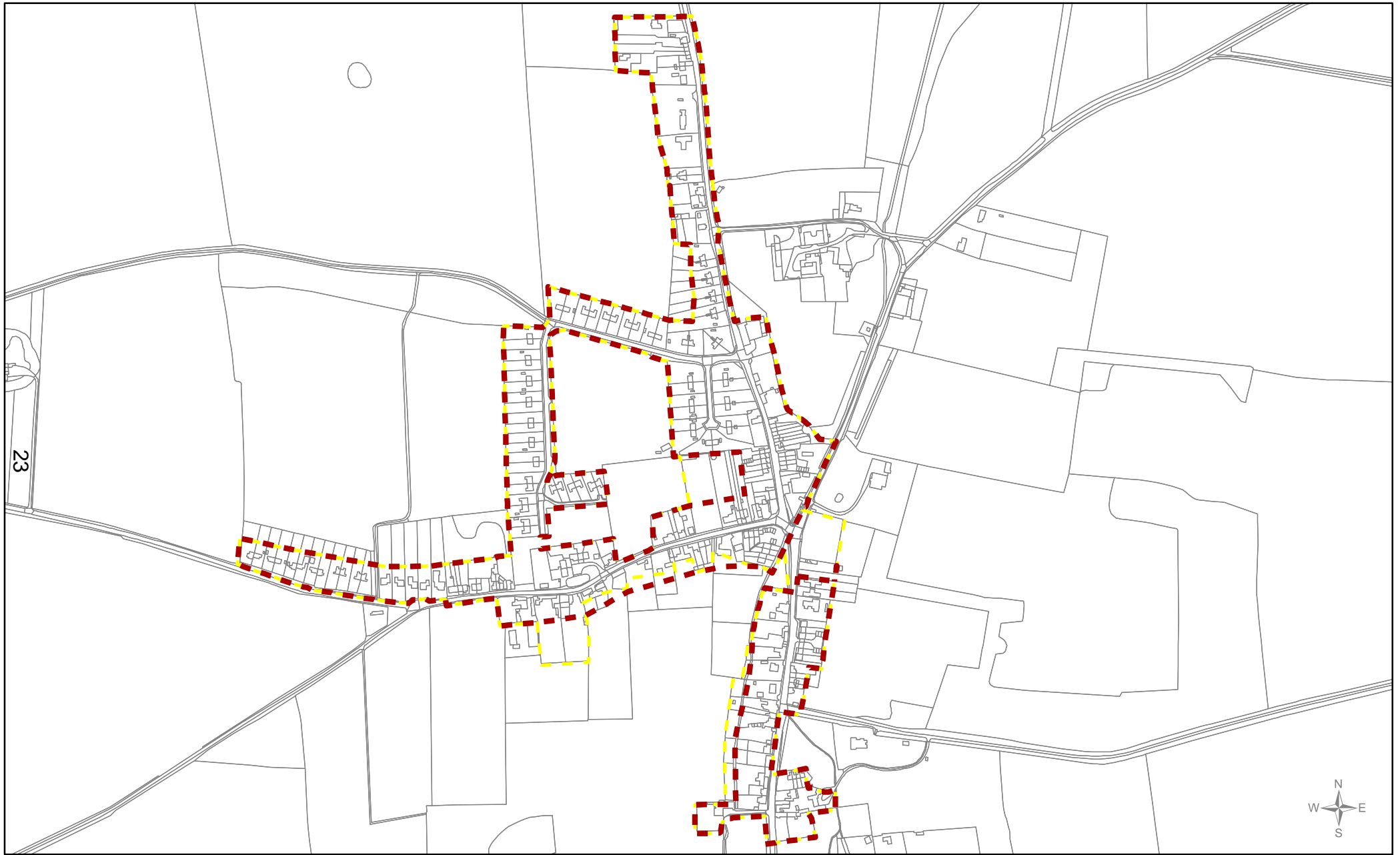
Date
04/08/2017

Reference Number
007b

Legend

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South Creake NORTH
 Evolved DRAFT Development Boundary Suggestion

Local Plan review (2016 - 2036)
 'Smaller Villages and Hamlets'



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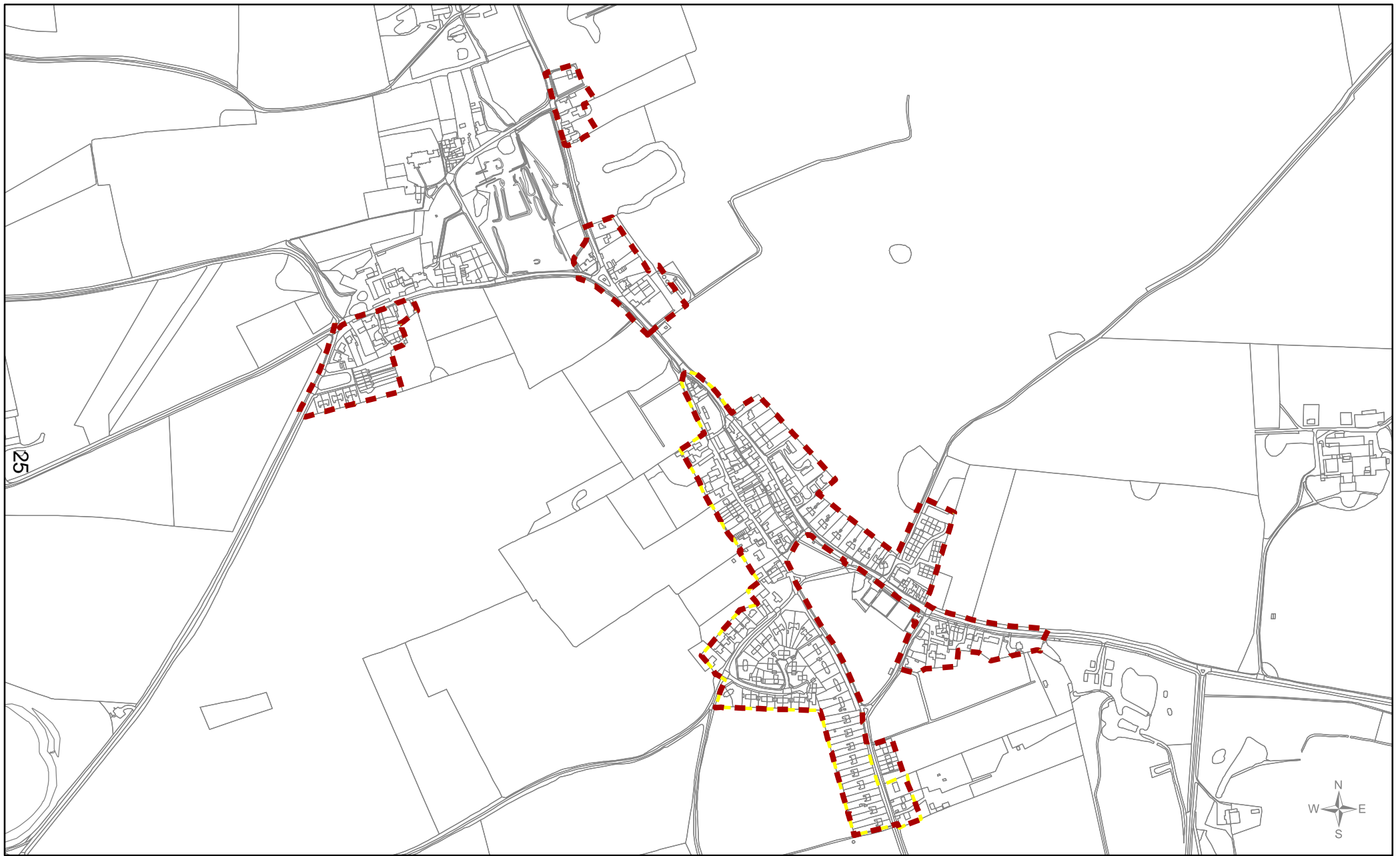
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Reference Number
009b_NORTH

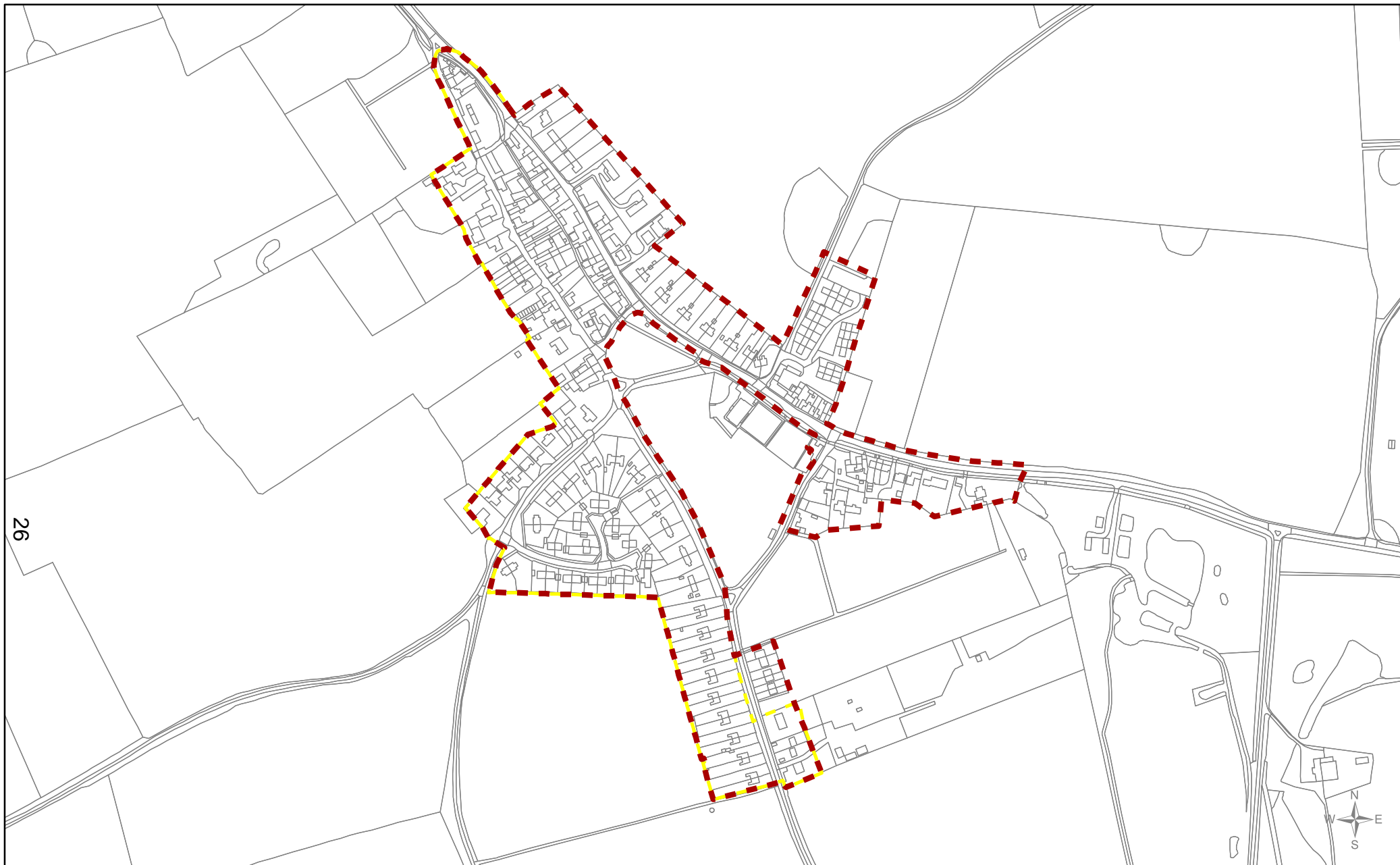
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-  Draft boundary suggestions reviewed
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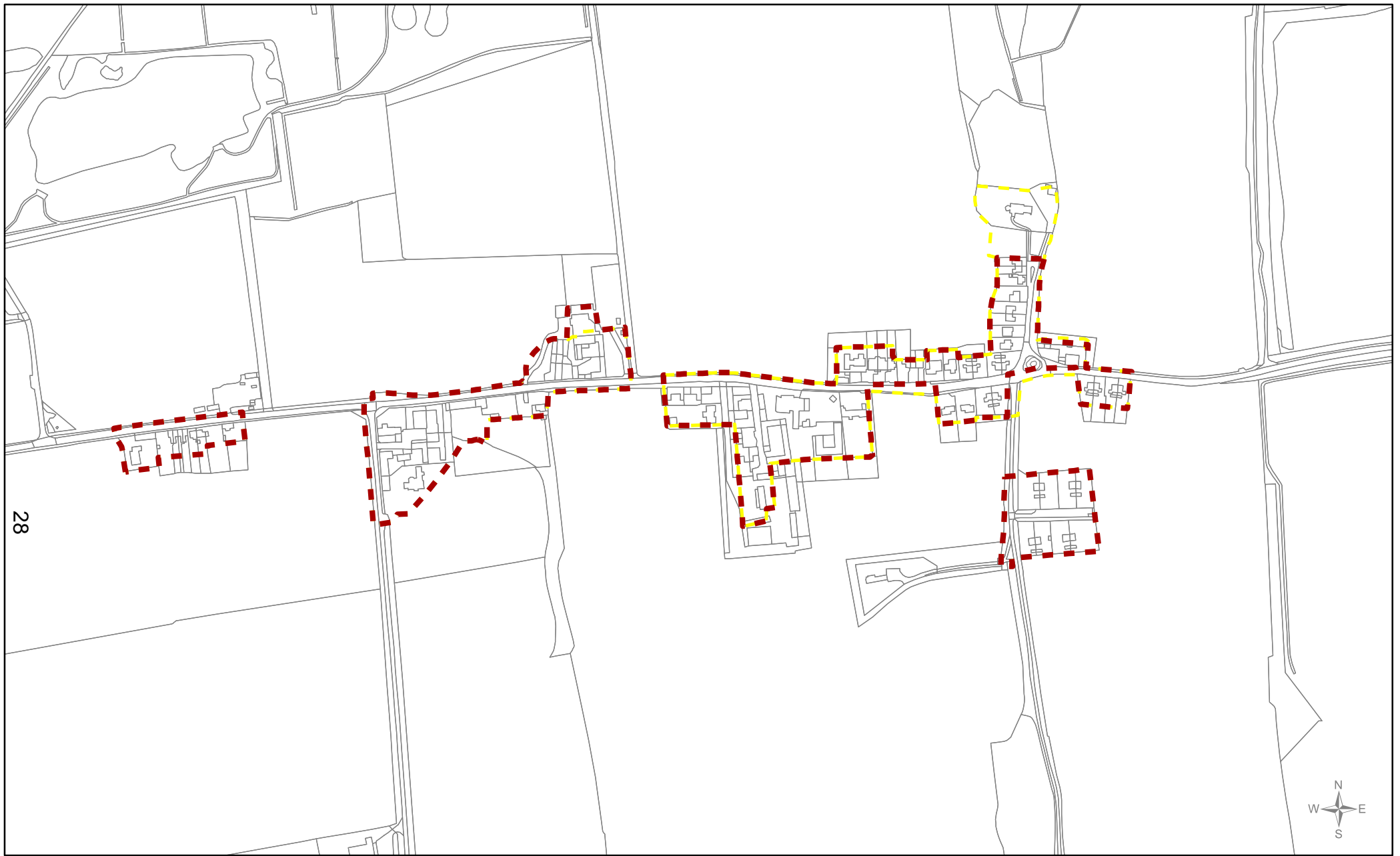


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	Local Plan review (2016 - 2036) 'Smaller Villages and Hamlets'	Drawn by FB/PP	Reference Number 009b		






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	Local Plan review (2016 - 2036) 'Smaller Villages and Hamlets'	Drawn by FB/PP	Reference Number 009b_SOUTH		

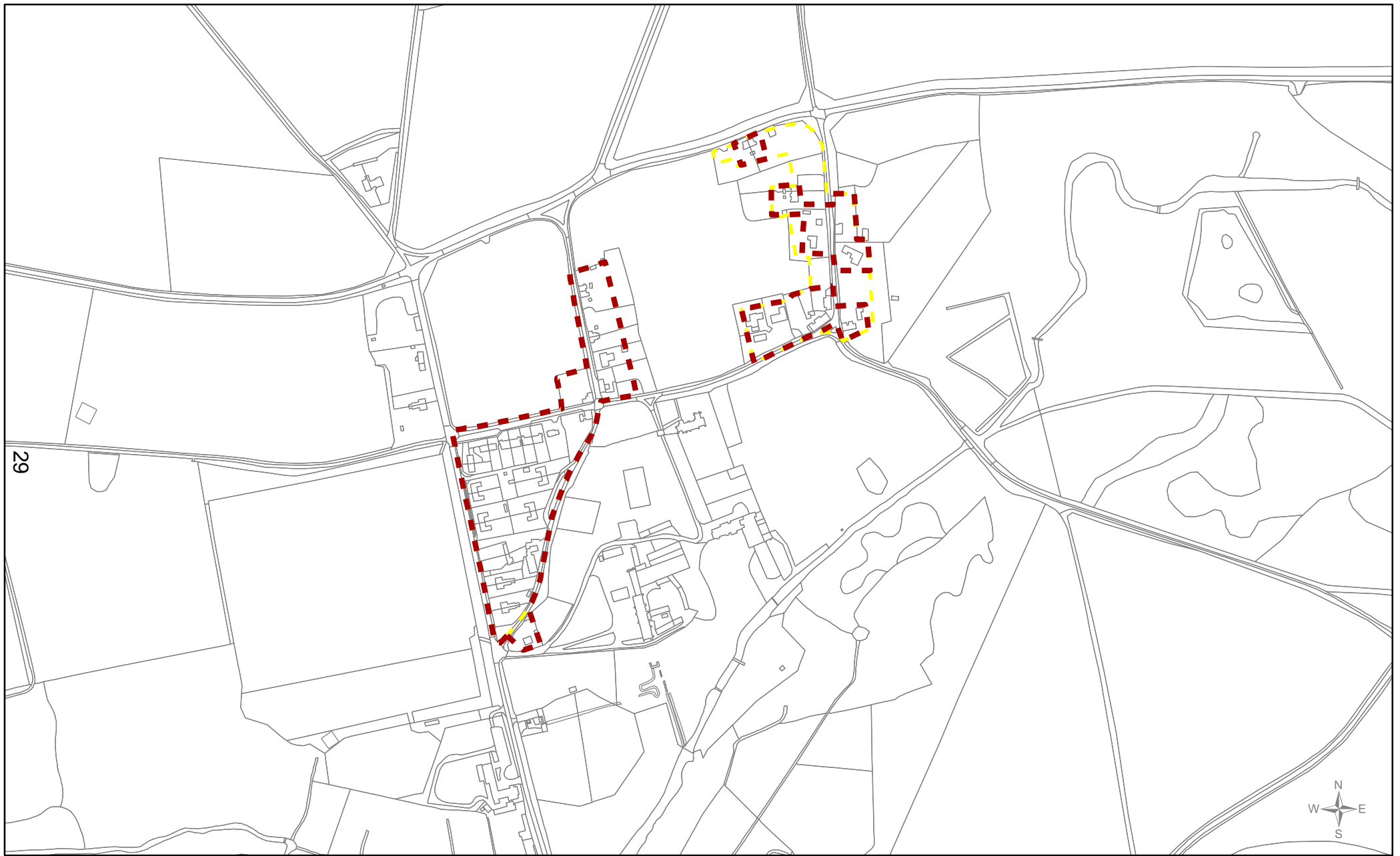




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West Acre
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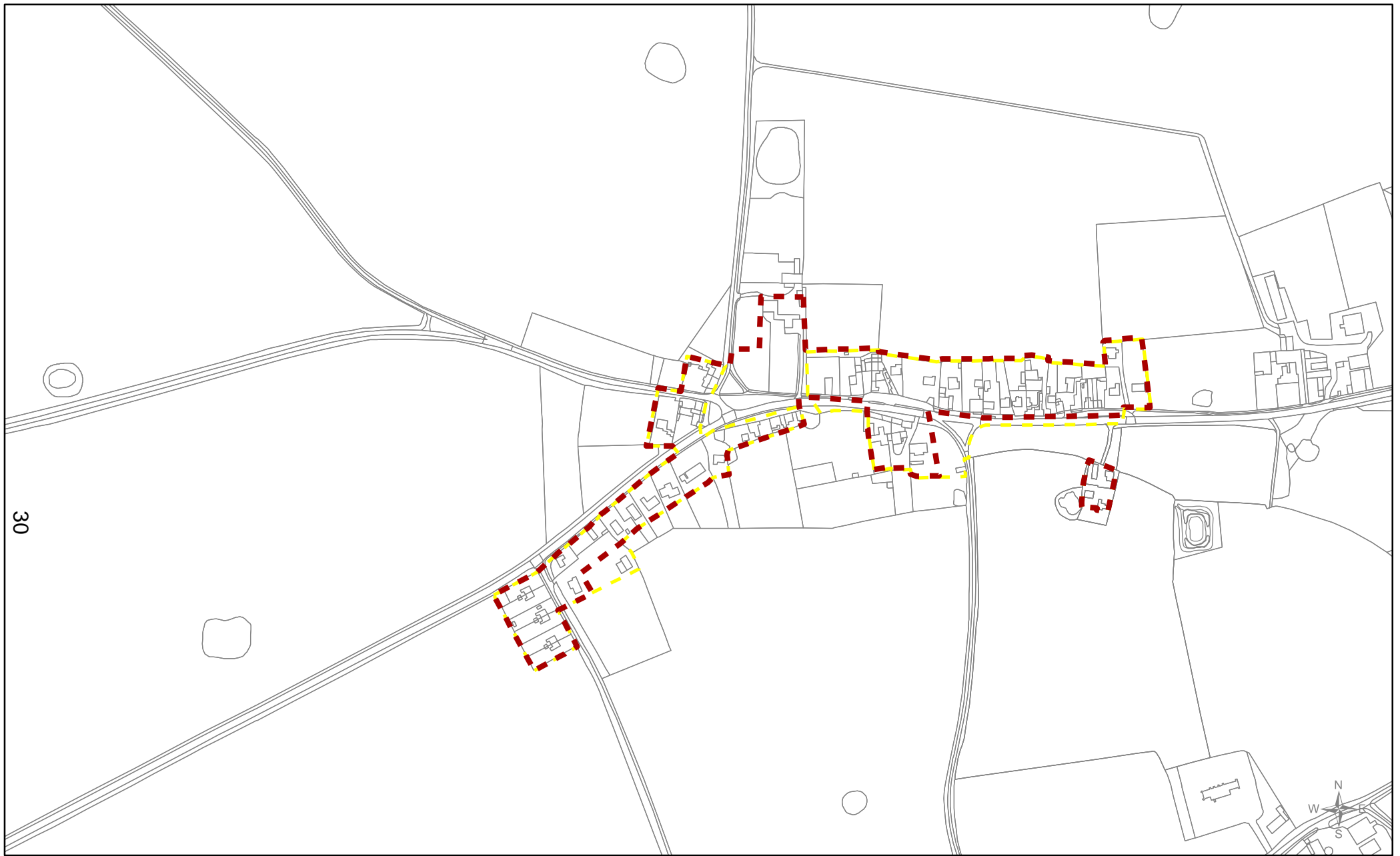
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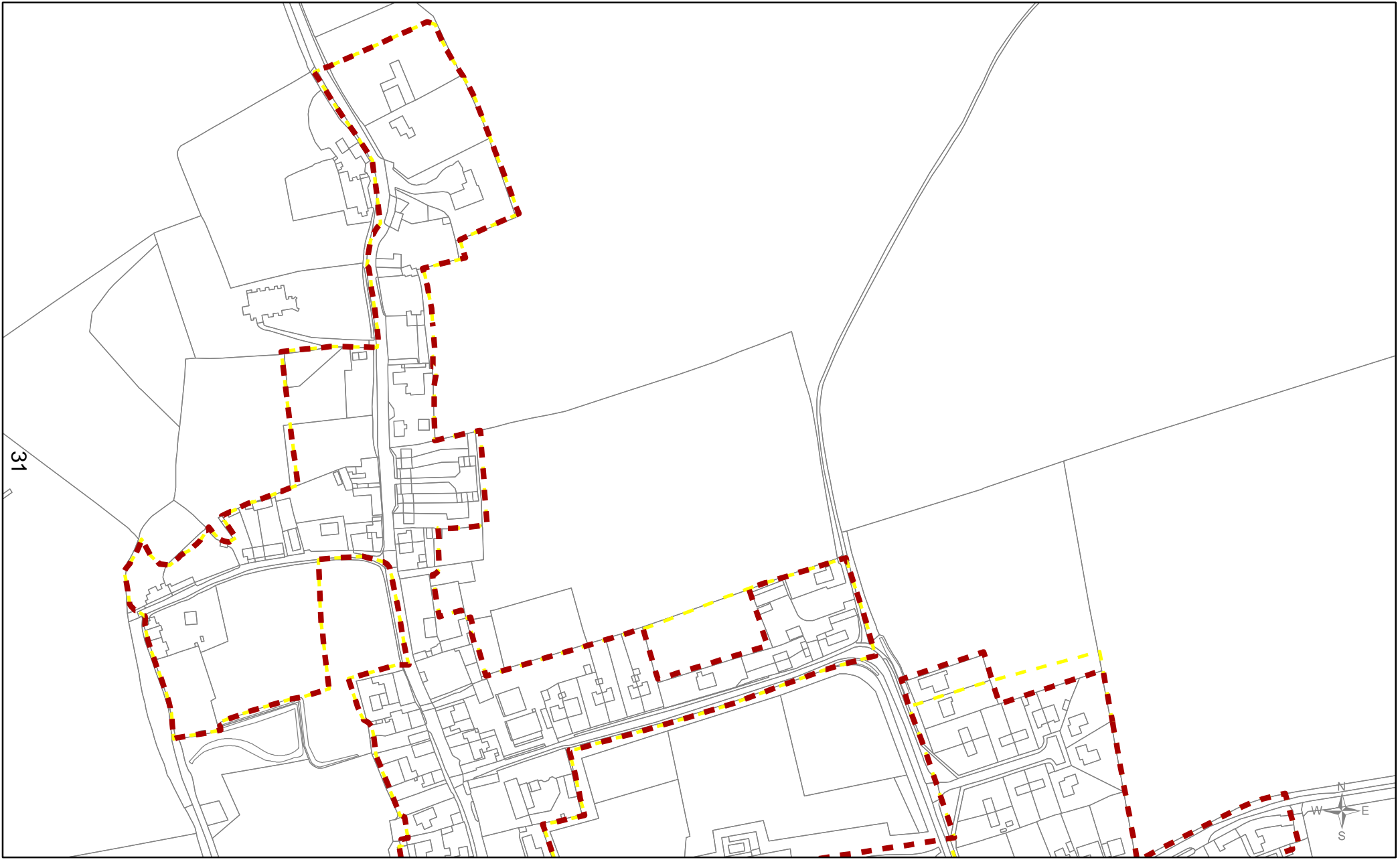
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Ringstead CENTRE
Evolved DRAFT Development Boundary Suggestion



Local Plan review (2016 - 2036)
'Smaller Villages and Hamlets'

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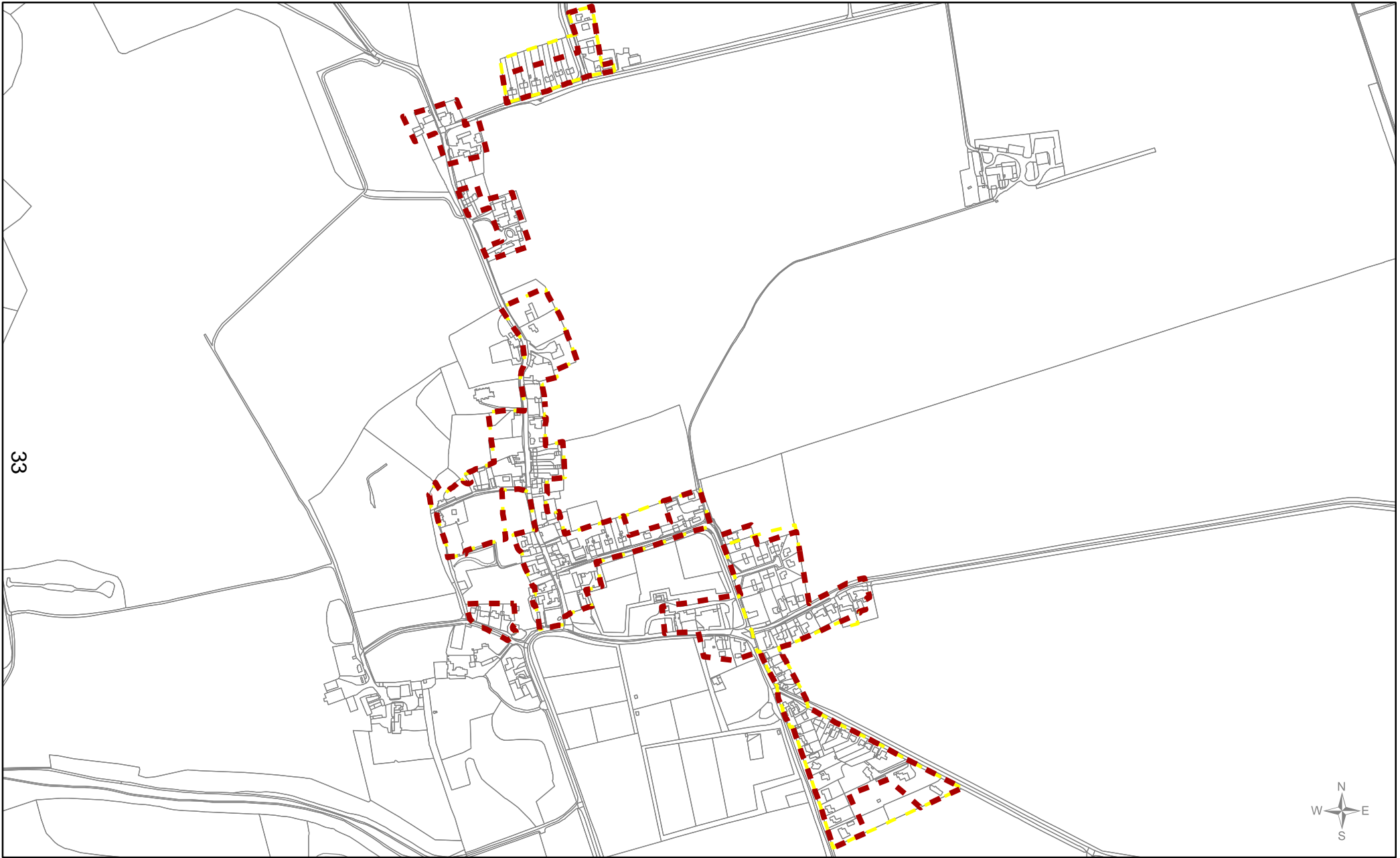
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014b CENTRE

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Ringstead
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Local Plan review (2016 - 2036)
 'Smaller Villages and Hamlets'



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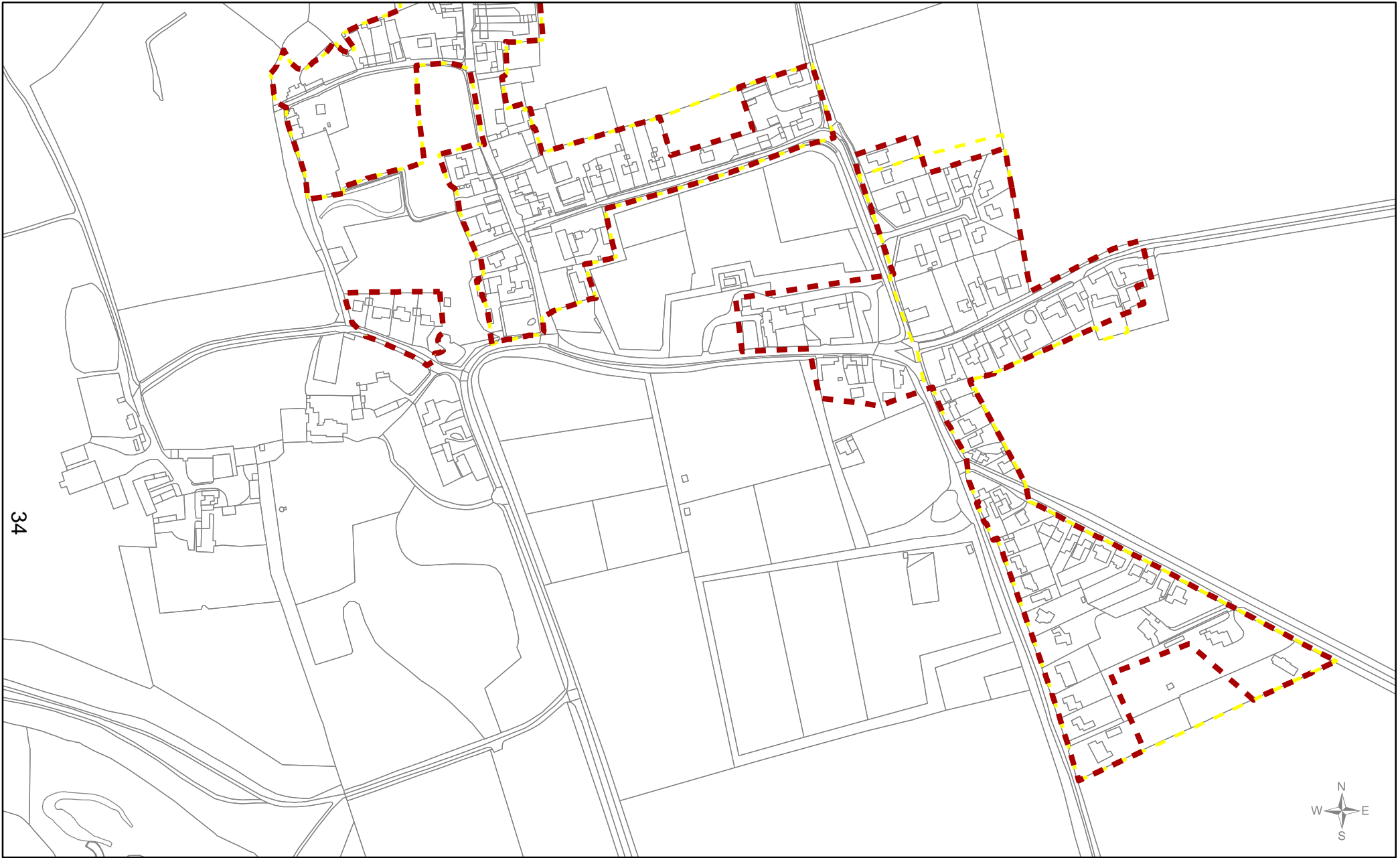
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	Local Plan review (2016 - 2036) 'Smaller Villages and Hamlets'	Drawn by FB/PP	Reference Number 014b_SOUTH		

Planning Area South:**No Development Boundary:**

Due to sparse settlement structure and former Boundary in 1998 Plan (Definition of Boundary "Built Environment Type B") -> existing structures in the countryside seem more suitable

East Walton

Fordham

Ryston:

Saddlebow

Setchey

Stow Bardolph

Tottenham Row

West Bilney

Suggestion for a new development boundary

if suitable/possible (large) back gardens have been excluded of the boundary

Barroway Drove: 1998 boundaries (C+D) as a starting point + existing (residential) buildings

Barton Bendish: 1998 boundaries (C+D) as a starting point + existing (residential) buildings (built environment type B excluded)

Blackborough End: 1998 boundaries (C+D) as a starting point + existing (residential) buildings

Boughton: 1998 boundaries (C+D) as a starting point + existing (residential) buildings (built environment type B excluded)

Brookville: 1998 boundaries (C+D) as a starting point (built environment type B excluded) -> consideration necessary if individual buildings (formerly in Type B) should be included or not (incl. discussion with DC)

Crimplesham: 1998 boundaries (C+D) as a starting point (built environment type B excluded) -> consideration necessary if individual buildings (formerly in Type B) should be included or not (incl. discussion with DC)

Hay Green: 1998 boundaries (C+D) as a starting point, discussion with DC needed, if "newer" buildings east of the boundaries should be included, as well as north-west

Lakesend: based on 1998 boundary (C+D)

Methwold Hythe: based on 1998 boundary (C+D)

Nordelph: based on 1998 boundary (C+D) + existing buildings in gaps

North Runcton: based on 1998 boundary (C+D) + existing buildings in gaps

Pentney: based on 1998 boundary (C+D) + existing buildings adjacent

Saddlebow: as 1998 boundary

Salters Lode: as 1998 boundary

Shouldham Thorpe: based on 1998 boundary (C+D)

Tilney cum Islington: as 1998 boundary

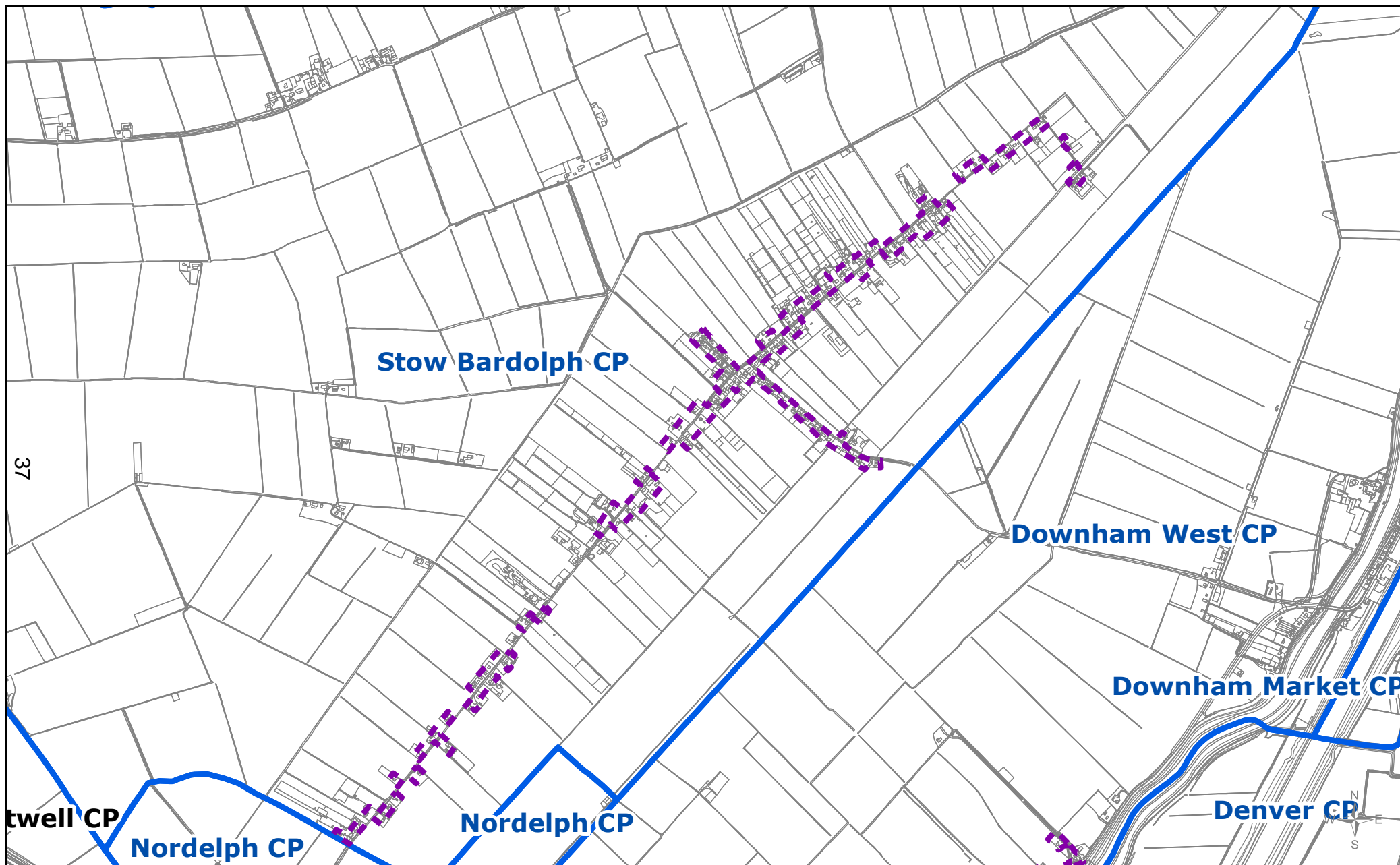
Tottenham: based on 1998 boundary (C+D) + existing buildings in gaps/adjacent

West Dereham: based on 1998 boundary (C+D)

Whittington: based on 1998 boundary (C+D)

Wiggenhall St Mary the Virgin: based on 1998 boundary

Wretton: based on 1998 boundary (C+D)






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Barroway Drive
SUGGESTED DRAFT Development Boundary
 Local Plan review (2016 - 2036)
 'Smaller Villages and Hamlets'

Scale
1:5,000
 Drawn by
FB/PP

Date
03/08/2017
 Reference Number
016a_CENTRE

Legend
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Barrowway Drive
SUGGESTED DRAFT Development Boundary
 Local Plan review (2016 - 2036)
 'Smaller Villages and Hamlets'



Scale
1:5,000
 Drawn by
FB/PP

Date
03/08/2017
 Reference Number
016a_NE

Legend
 suggested new development boundary

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<p>Borough Council of King's Lynn & West Norfolk Tel. 01553 616200 Email: ldf@west-norfolk.gov.uk</p> 	<p align="center">Barroway Drove SUGGESTED DRAFT Development Boundary</p> <p align="center">Local Plan review (2016 - 2036) 'Smaller Villages and Hamlets'</p>	<p>Scale 1:5,000</p> <p>Drawn by FB/PP</p>	<p>Date 03/08/2017</p> <p>Reference Number 016a_SW1</p>	<p>Legend</p> <p> suggested new development boundary</p>	<p>© Crown copyright and database rights 2017 Ordnance Survey 100024314</p>
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Barroway Drive
SUGGESTED DRAFT Development Boundary

Local Plan review (2016 - 2036)
'Smaller Villages and Hamlets'

Scale
1:5,000

Drawn by
FB/PP

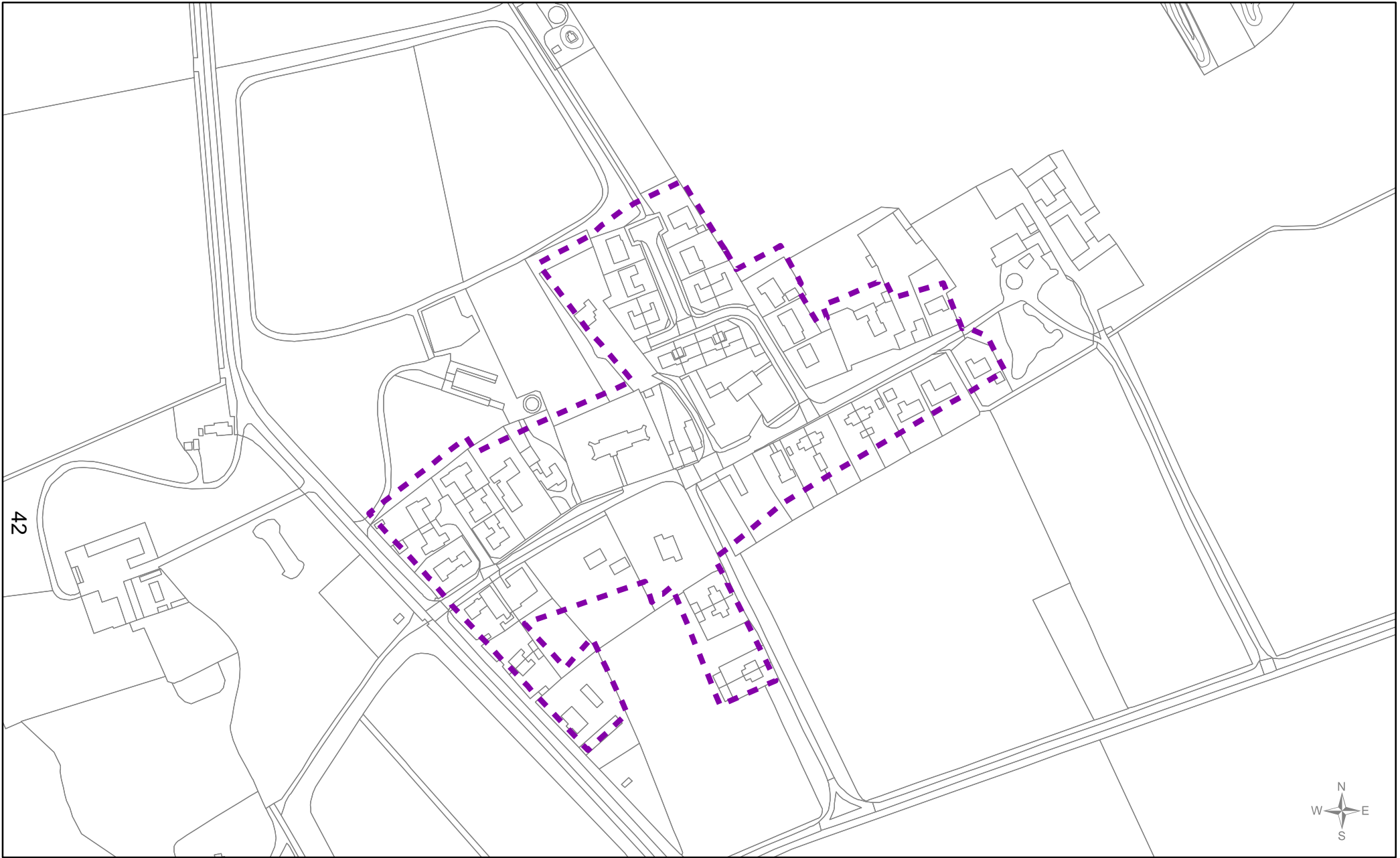
Date
03/08/2017

Reference Number
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Legend

 suggested new development boundary

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Barton Bendish
SUGGESTED DRAFT Development Boundary
 Local Plan review (2016 - 2036)
 'Smaller Villages and Hamlets'

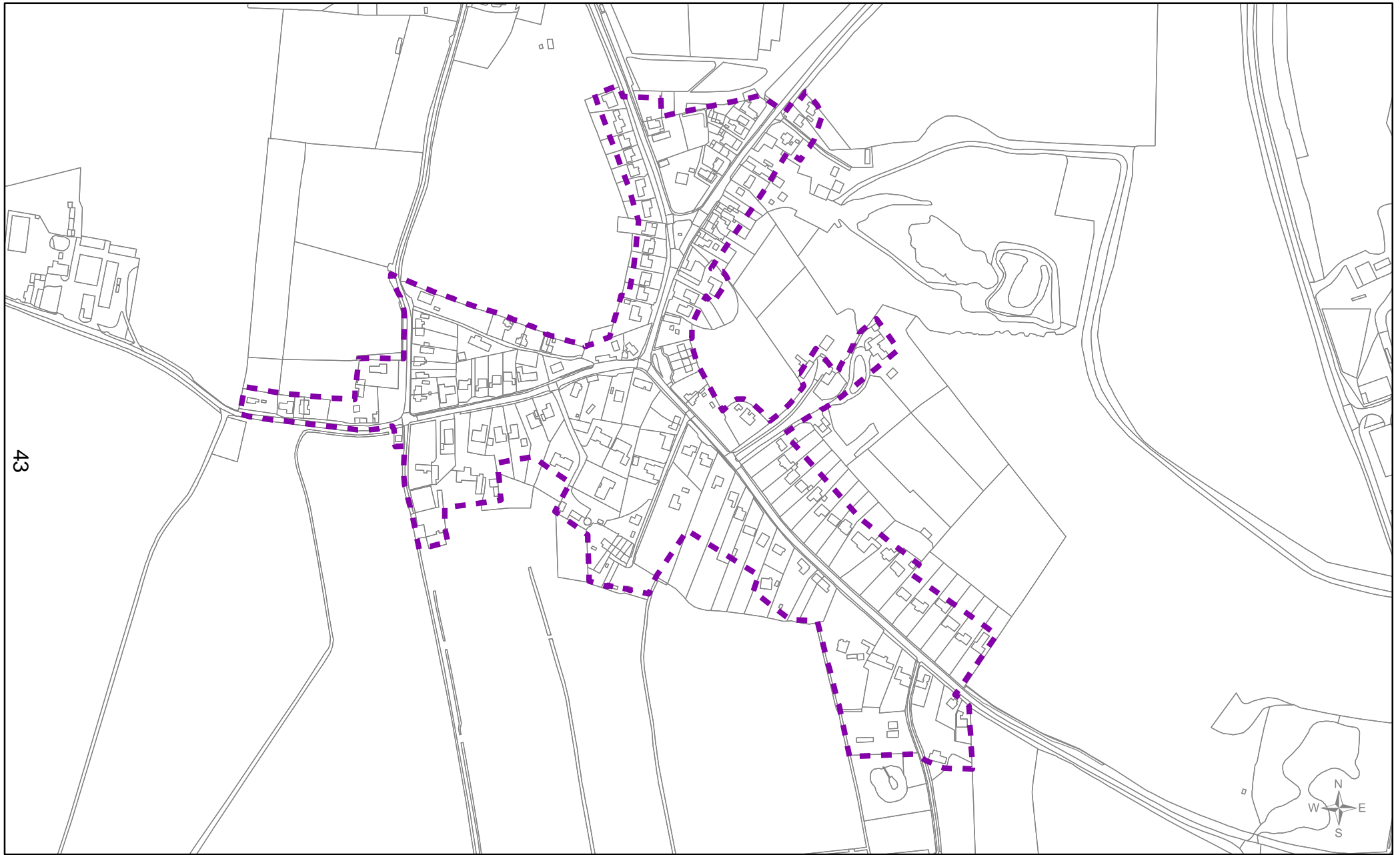
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 Drawn by
FB/PP

Date
03/08/2017
 Reference Number
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Legend

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Blackborough End
SUGGESTED DRAFT Development Boundary

Local Plan review (2016 - 2036)
'Smaller Villages and Hamlets'

Scale
1:5,000

Drawn by
FB/PP

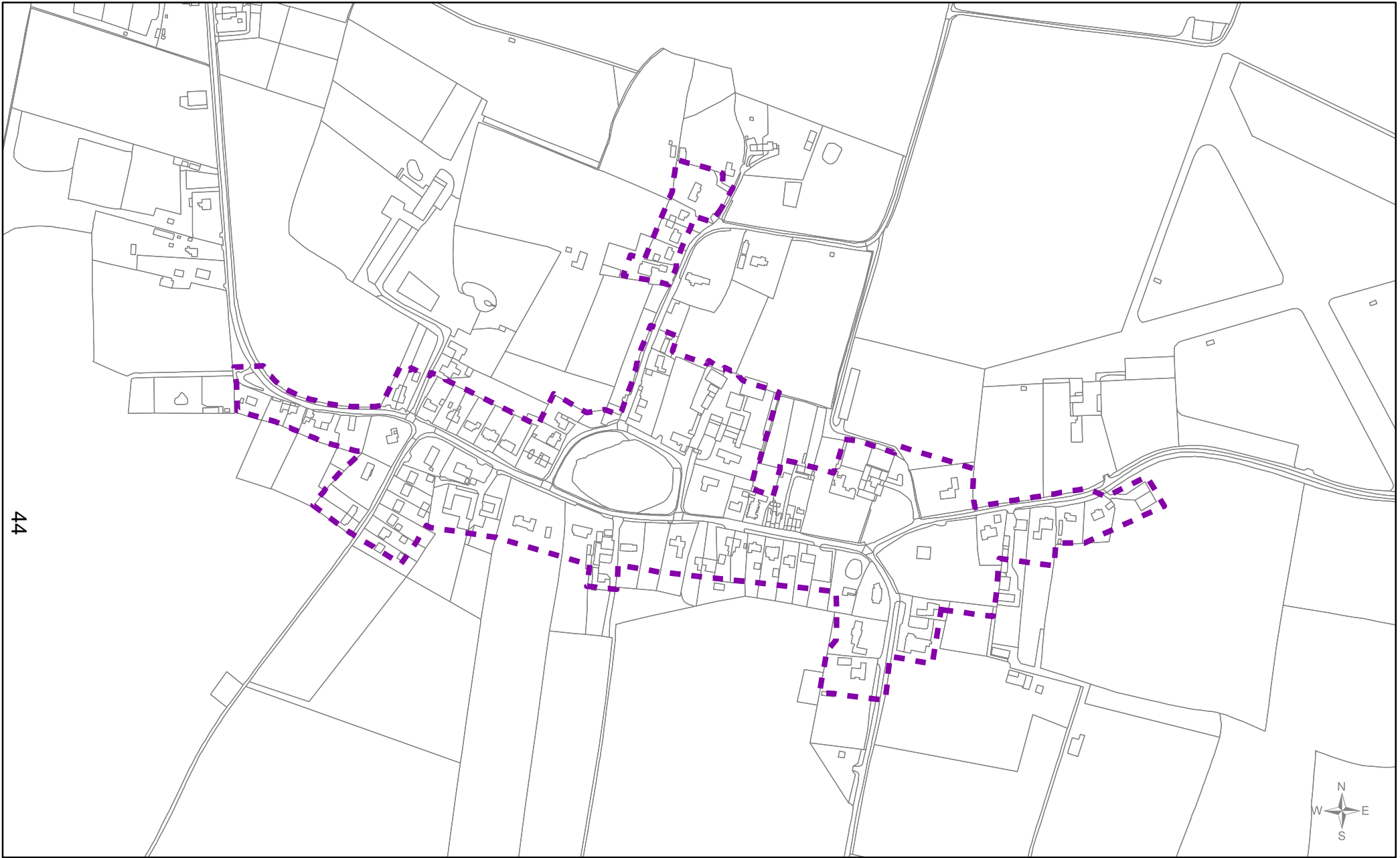
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Reference Number
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Legend



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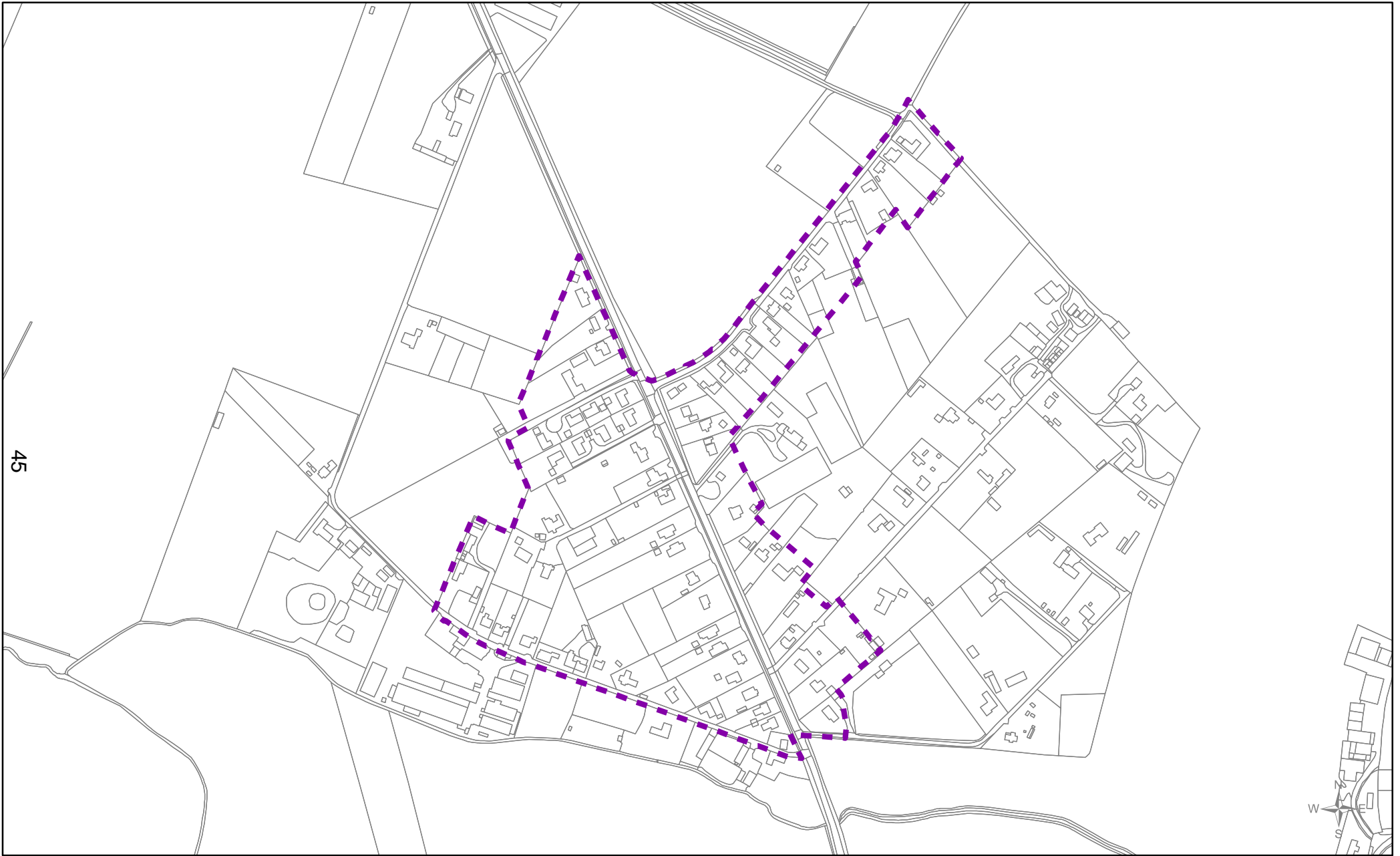
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<p>Borough Council of King's Lynn & West Norfolk Tel. 01553 616200 Email: ldf@west-norfolk.gov.uk</p> 	<p align="center">Boughton SUGGESTED DRAFT Development Boundary</p> <p align="center">Local Plan review (2016 - 2036) 'Smaller Villages and Hamlets'</p>	<p>Scale 1:5,000</p> <p>Drawn by FB/PP</p>	<p>Date 03/08/2017</p> <p>Reference Number 019a</p>	<p>Legend</p> <p> suggested new development boundary</p>	<p>© Crown copyright and database rights 2017 Ordnance Survey 100024314</p>
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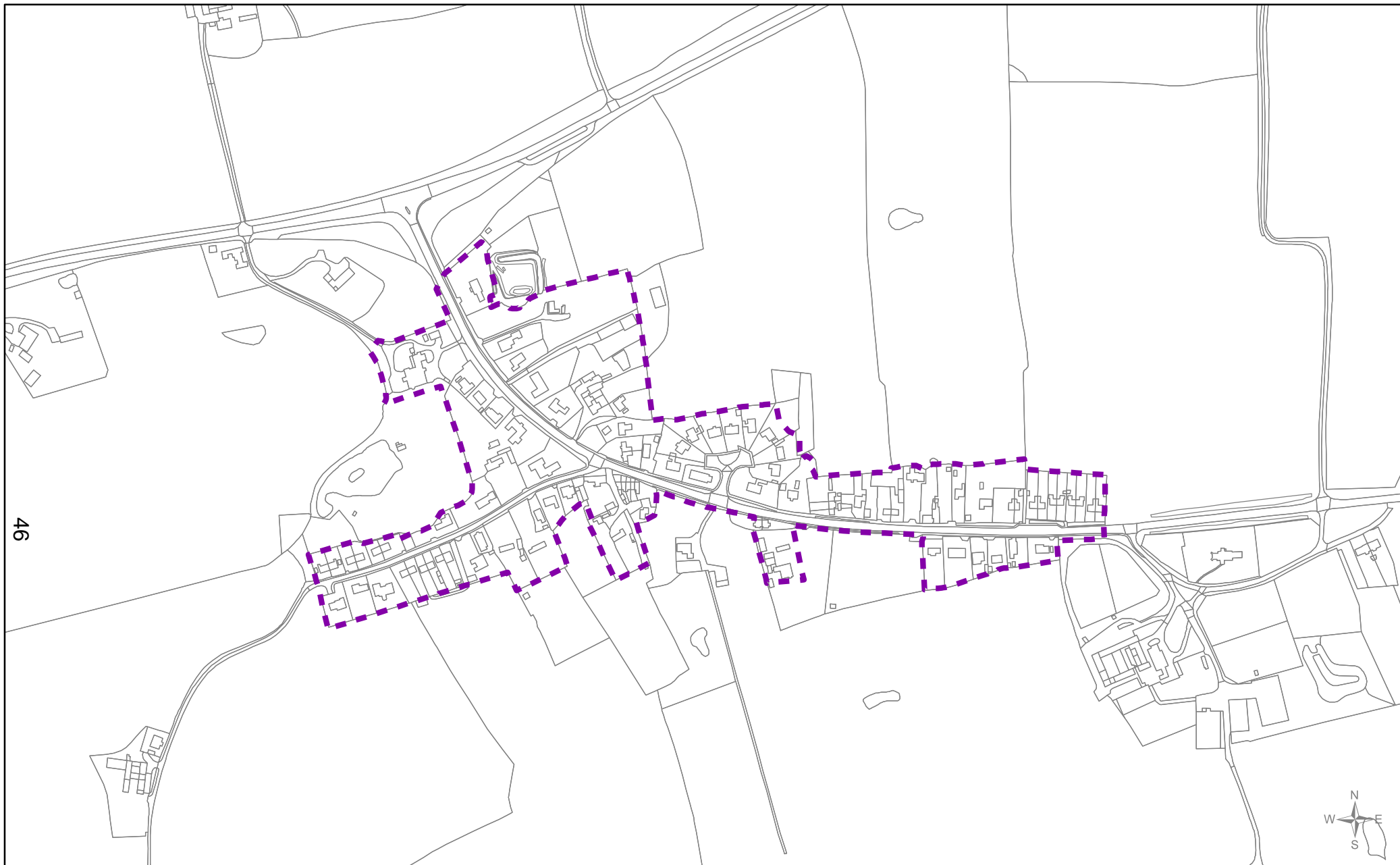
Brookville
SUGGESTED DRAFT Development Boundary
 Local Plan review (2016 - 2036)
 'Smaller Villages and Hamlets'



Scale
1:5,000
 Drawn by
FB/PP

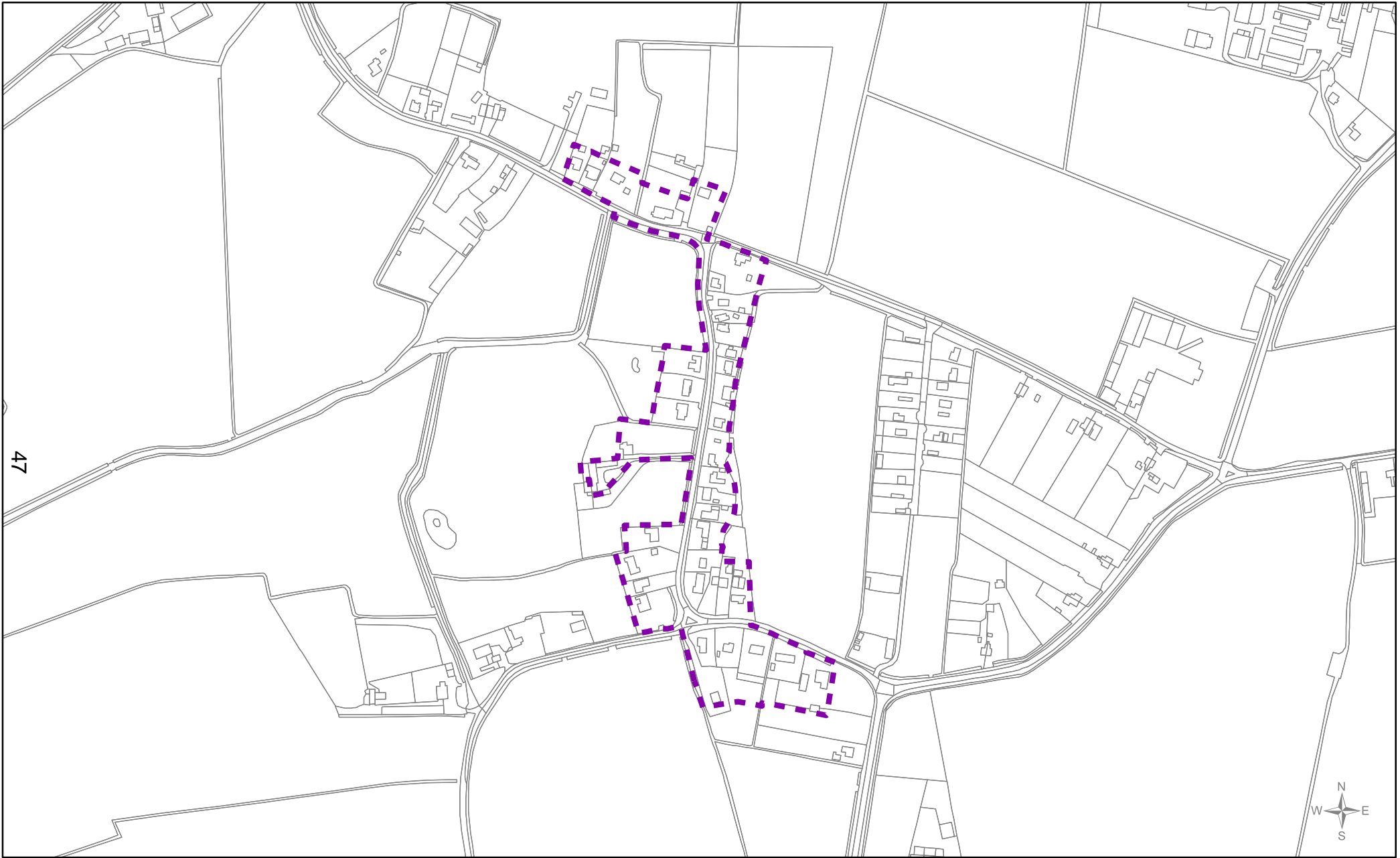
Date
03/08/2017
 Reference Number
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Legend
 suggested new development boundary

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<p>Borough Council of King's Lynn & West Norfolk Tel. 01553 616200 Email: ldf@west-norfolk.gov.uk</p> 	<p align="center">Crimplesham SUGGESTED DRAFT Development Boundary</p> <p align="center">Local Plan review (2016 - 2036) 'Smaller Villages and Hamlets'</p>	<p>Scale 1:5,000</p> <p>Drawn by FB/PP</p>	<p>Date 03/08/2017</p> <p>Reference Number 021a</p>	<p>Legend</p> <p> suggested new development boundary</p>	<p>© Crown copyright and database rights 2017 Ordnance Survey 100024314</p>
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Hay Green
SUGGESTED DRAFT Development Boundary
 Local Plan review (2016 - 2036)
 'Smaller Villages and Hamlets'

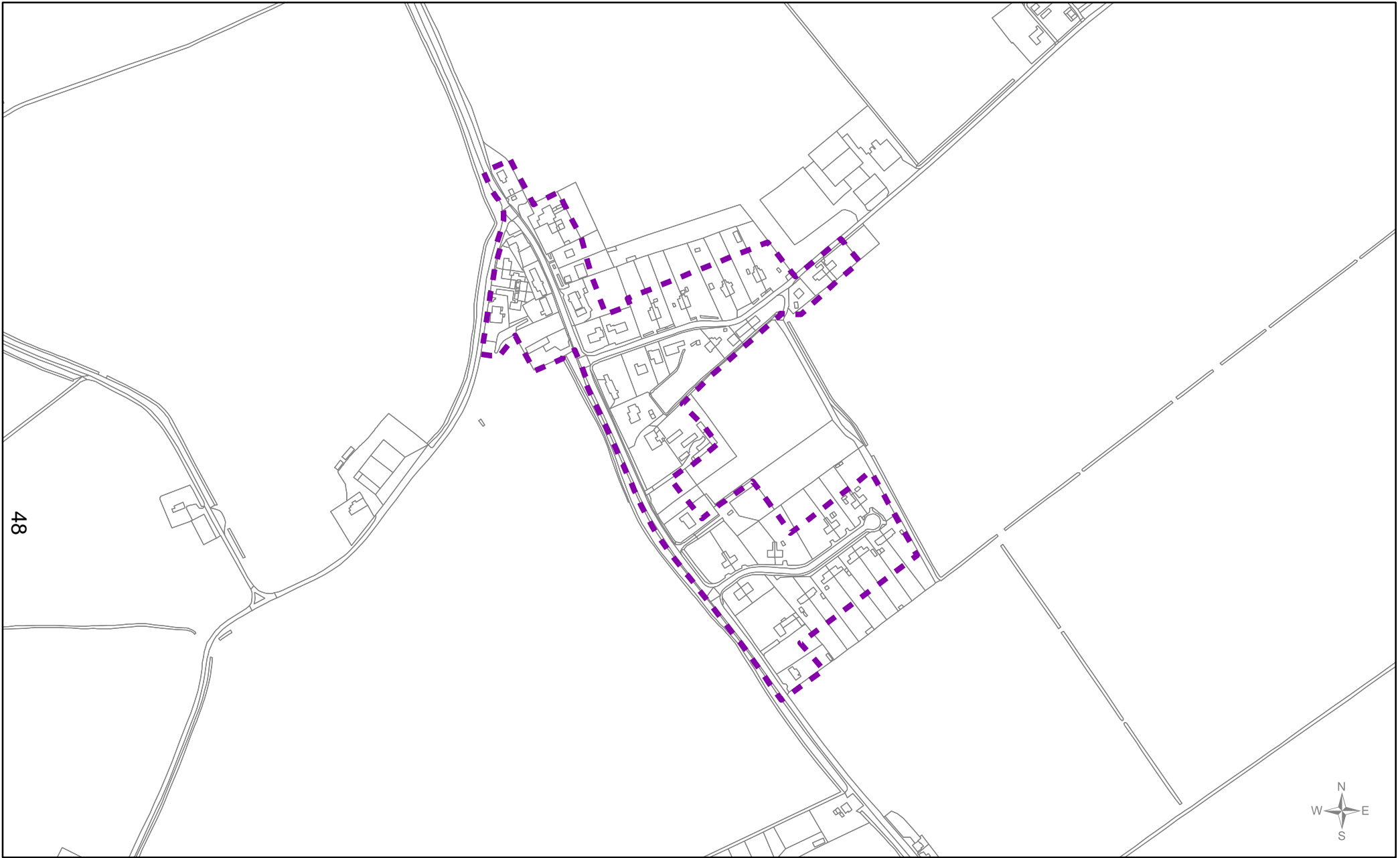
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FB/PP



Date
03/08/2017
 Reference Number
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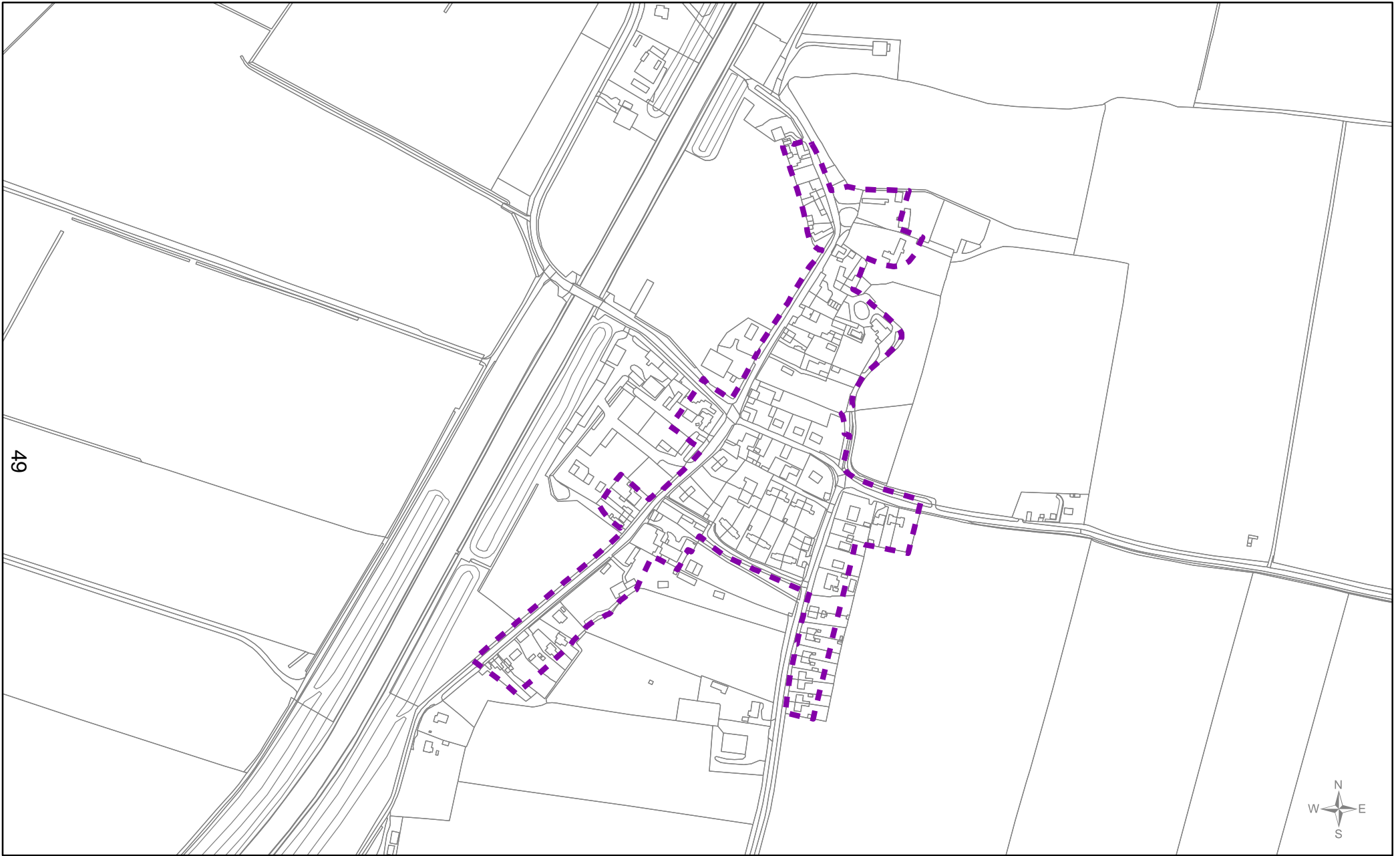
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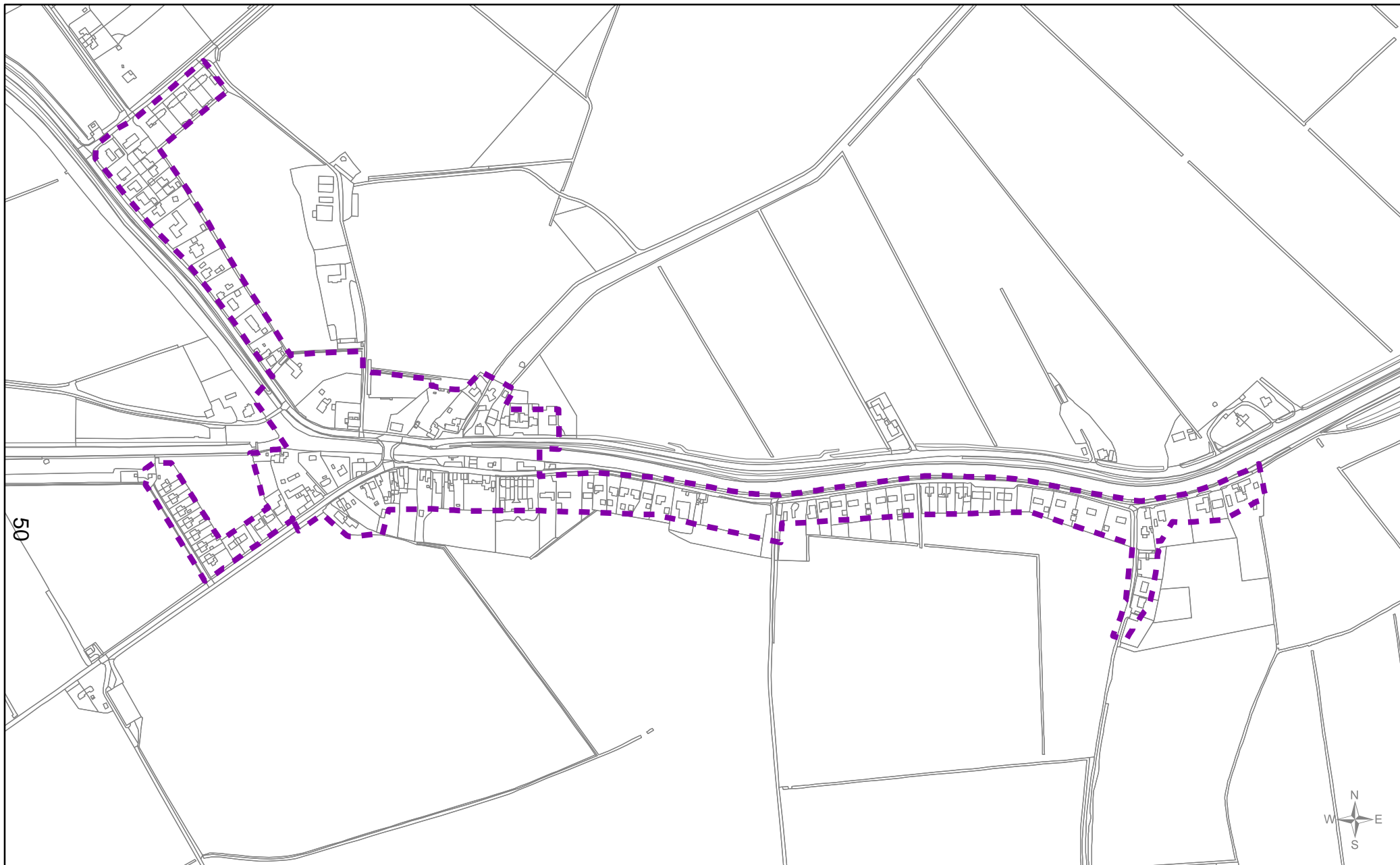
<p>Borough Council of King's Lynn & West Norfolk Tel. 01553 616200 Email: ldf@west-norfolk.gov.uk</p> 	<p align="center">Lakesend SUGGESTED DRAFT Development Boundary</p> <p align="center">Local Plan review (2016 - 2036) 'Smaller Villages and Hamlets'</p>	<p>Scale 1:5,000</p> <p>Drawn by FB/PP</p>	<p>Date 03/08/2017</p> <p>Reference Number 023a</p>	<p>Legend</p> <p> suggested new development boundary</p>	<p>© Crown copyright and database rights 2017 Ordnance Survey 100024314</p>
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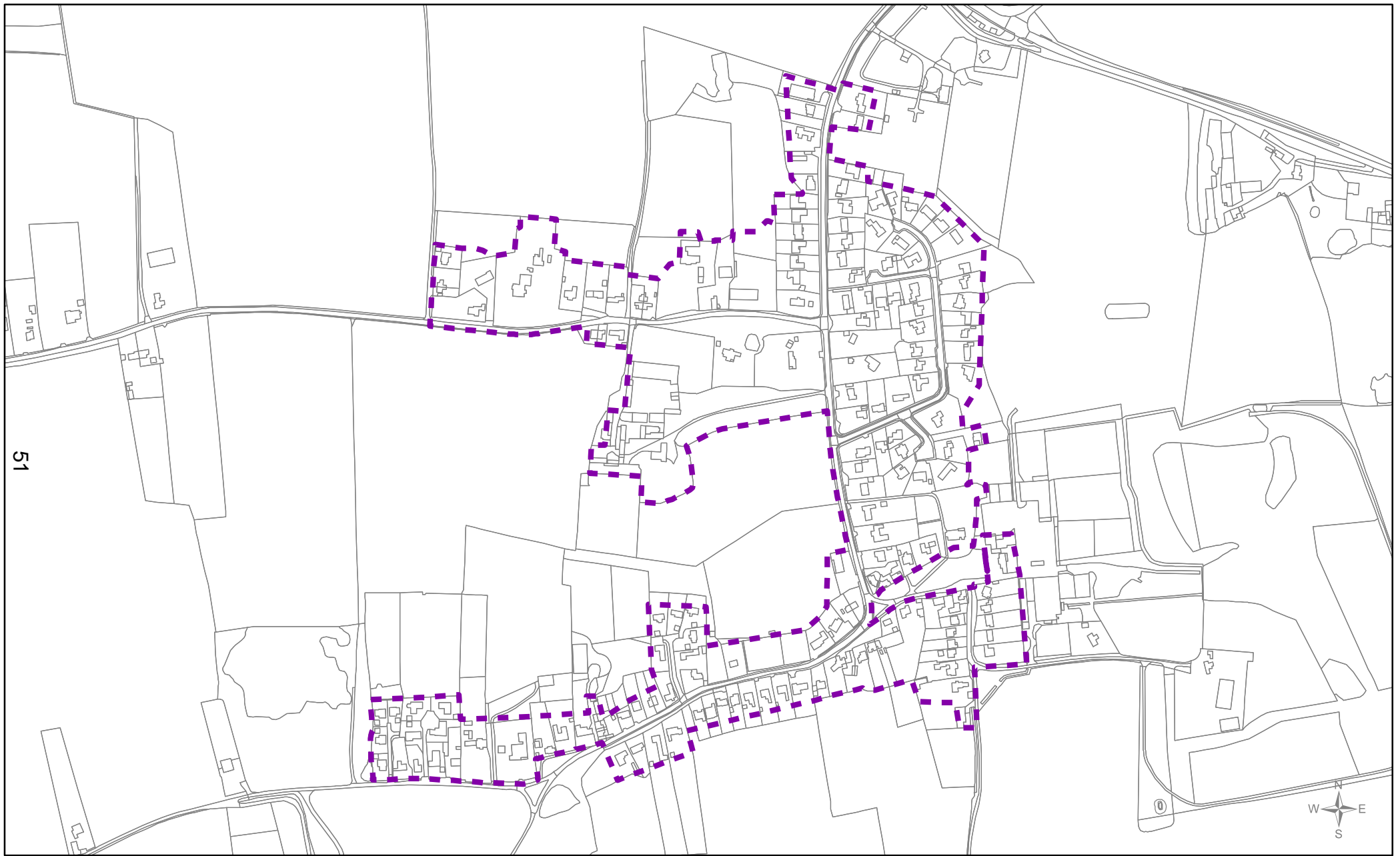
49



<p>Borough Council of King's Lynn & West Norfolk Tel. 01553 616200 Email: ldf@west-norfolk.gov.uk</p> 	<p align="center">Methwold Hythe SUGGESTED DRAFT Development Boundary</p> <p align="center">Local Plan review (2016 - 2036) 'Smaller Villages and Hamlets'</p>	<p>Scale 1:5,000</p> <p>Drawn by FB/PP</p>	<p>Date 03/08/2017</p> <p>Reference Number 024a</p>	<p>Legend</p> <p> suggested new development boundary</p>	<p>© Crown copyright and database rights 2017 Ordnance Survey 100024314</p>
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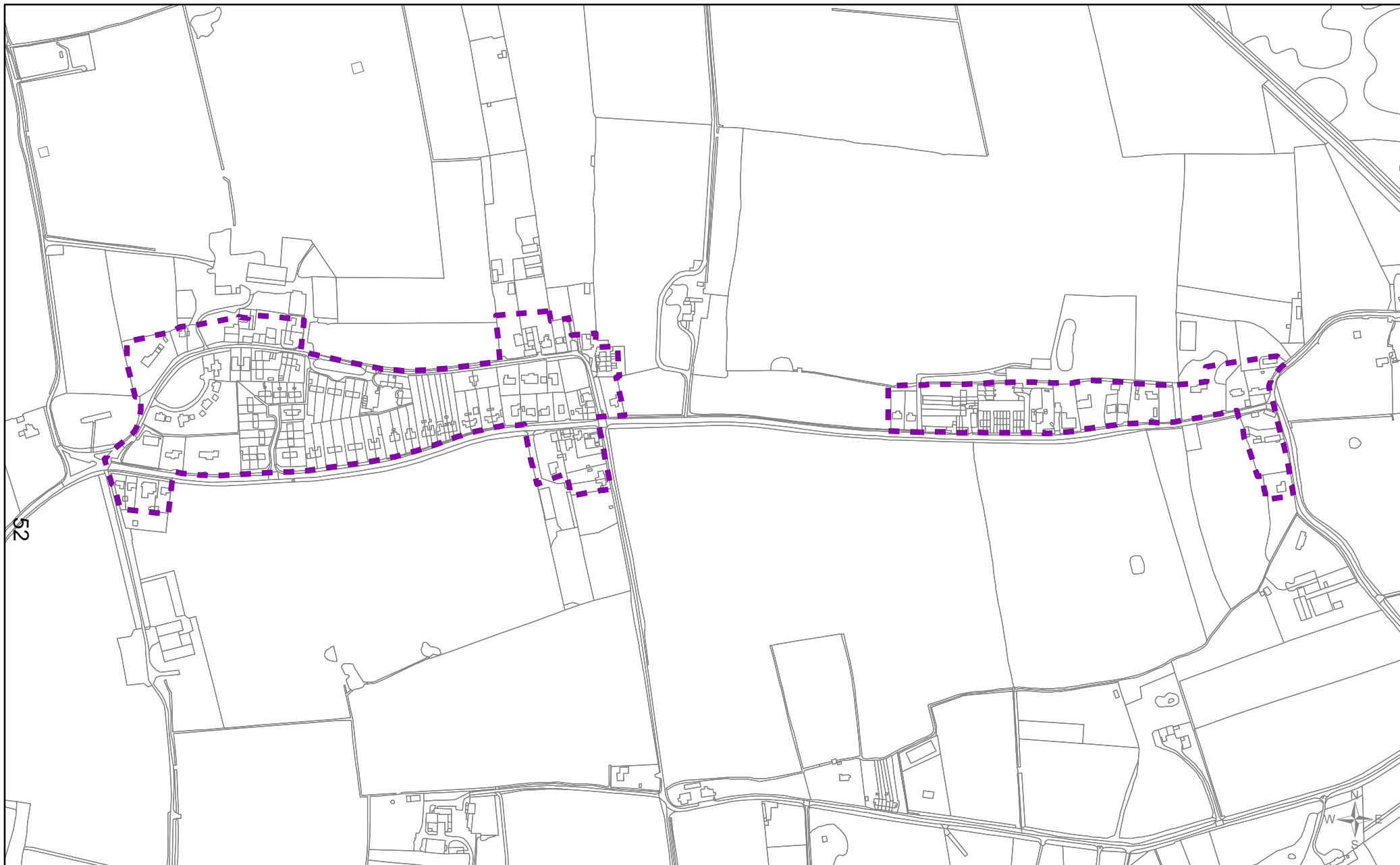
North Runcton
SUGGESTED DRAFT Development Boundary
 Local Plan review (2016 - 2036)
 'Smaller Villages and Hamlets'

Scale
1:6,000
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Date
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026a

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Pentney
SUGGESTED DRAFT Development Boundary
 Local Plan review (2016 - 2036)
 'Smaller Villages and Hamlets'

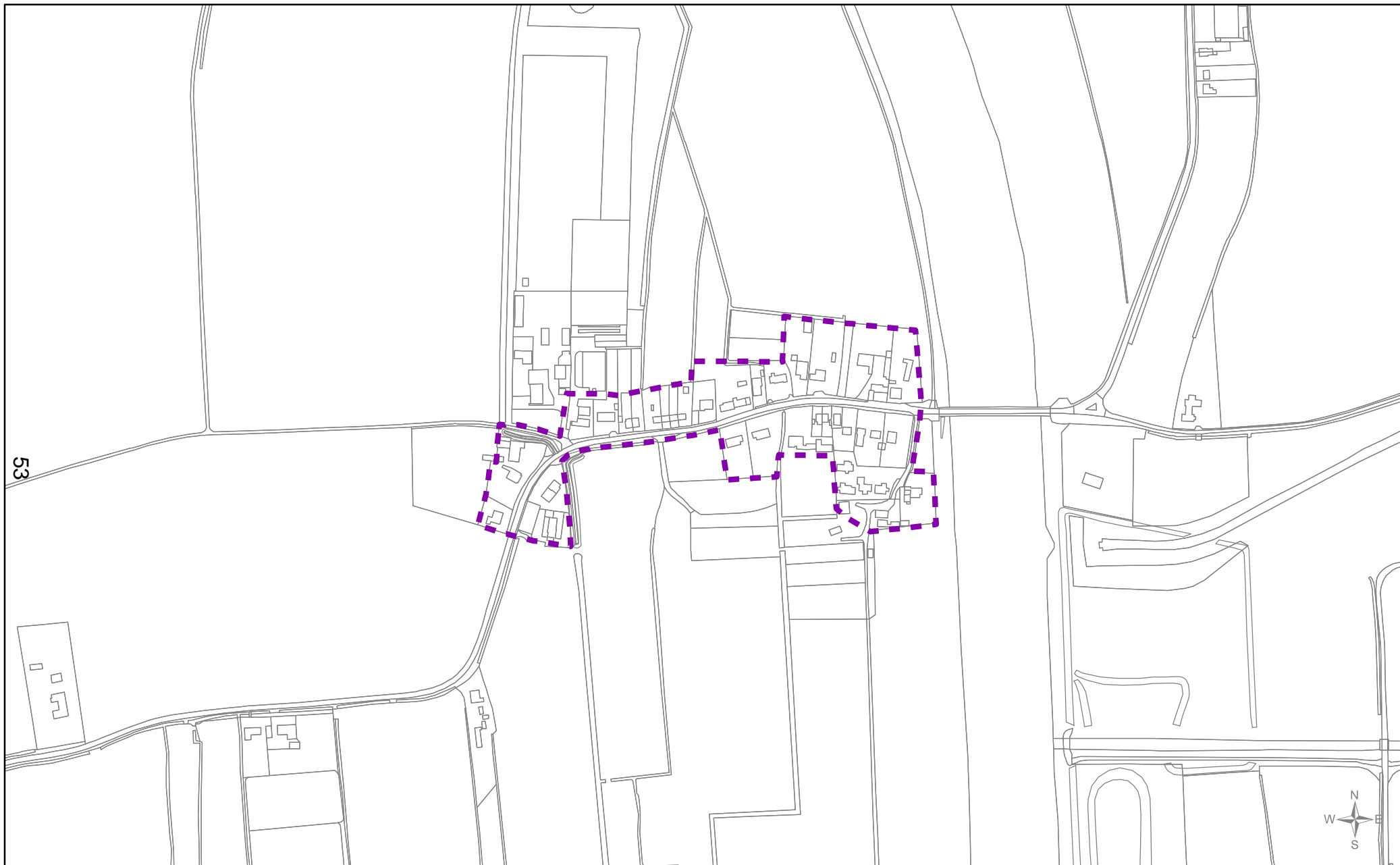
Scale
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 Reference Number
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Saddlebow
SUGGESTED DRAFT Development Boundary
 Local Plan review (2016 - 2036)
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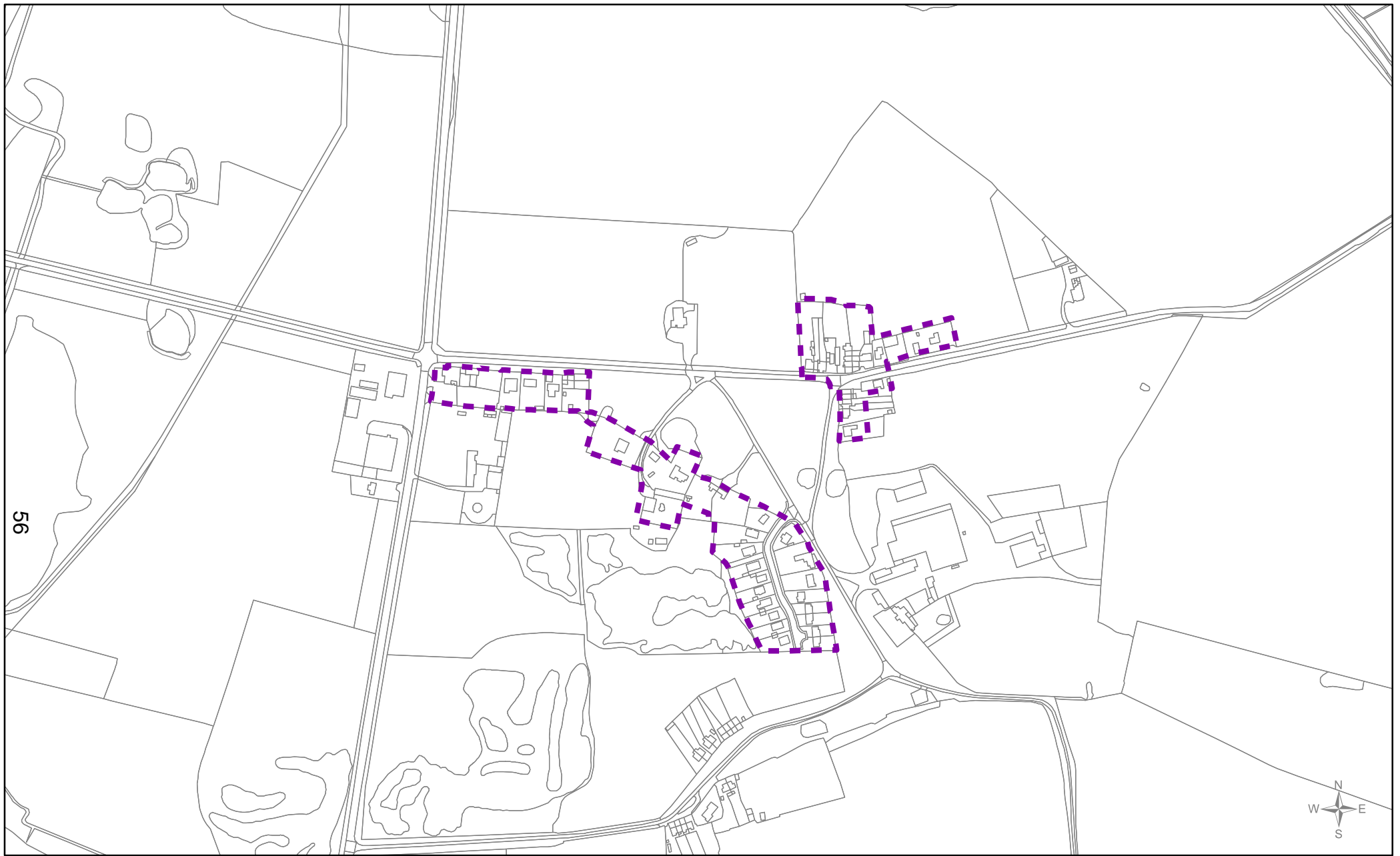
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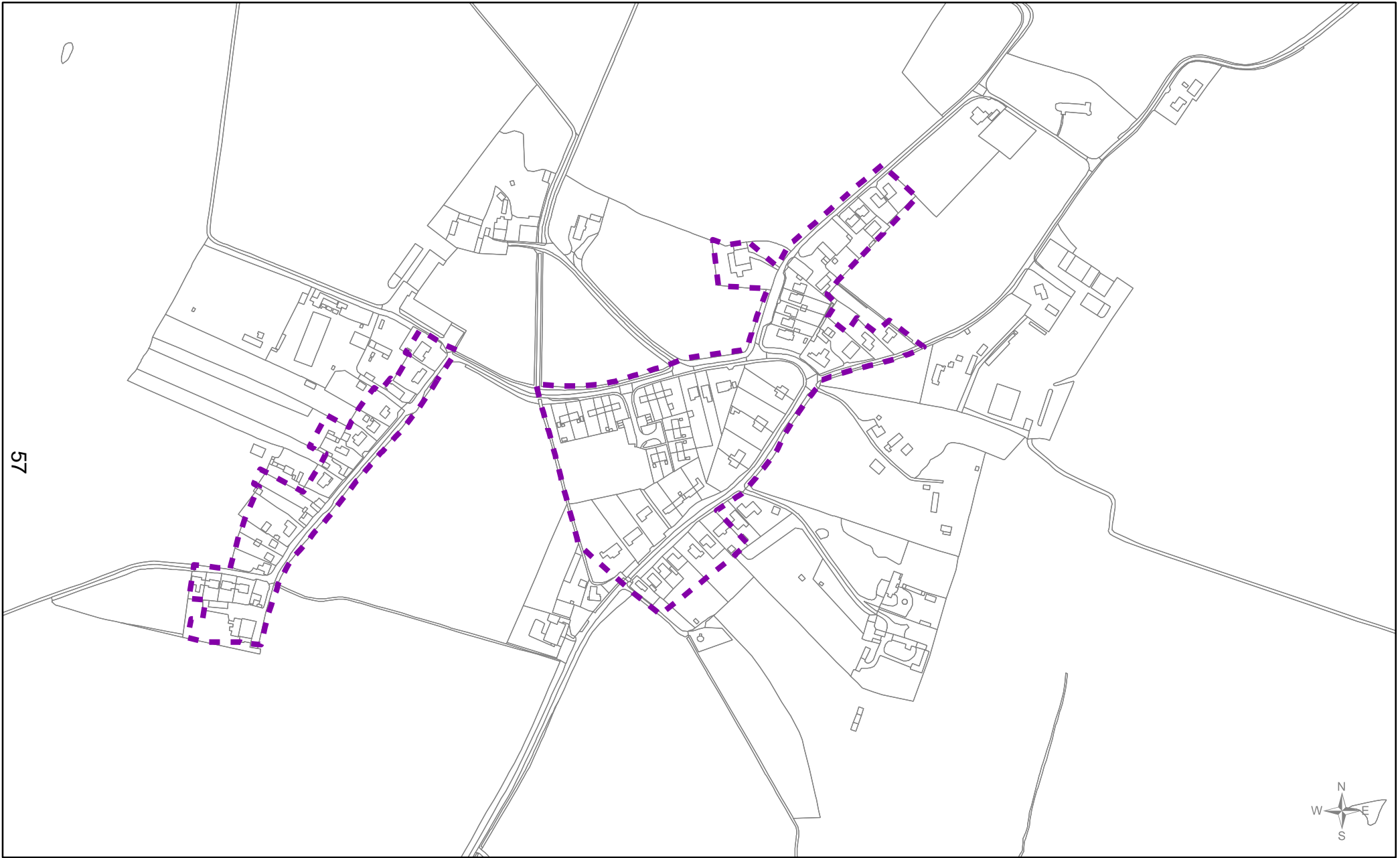
<p>Borough Council of King's Lynn & West Norfolk Tel. 01553 616200 Email: ldf@west-norfolk.gov.uk</p> 	<p align="center">Shouldham Thorpe SUGGESTED DRAFT Development Boundary</p> <p align="center">Local Plan review (2016 - 2036) 'Smaller Villages and Hamlets'</p>	<p>Scale 1:5,000</p> <p>Drawn by FB/PP</p>	<p>Date 03/08/2017</p> <p>Reference Number 030a</p>	<p>Legend</p> <p> suggested new development boundary</p>	<p>© Crown copyright and database rights 2017 Ordnance Survey 100024314</p>
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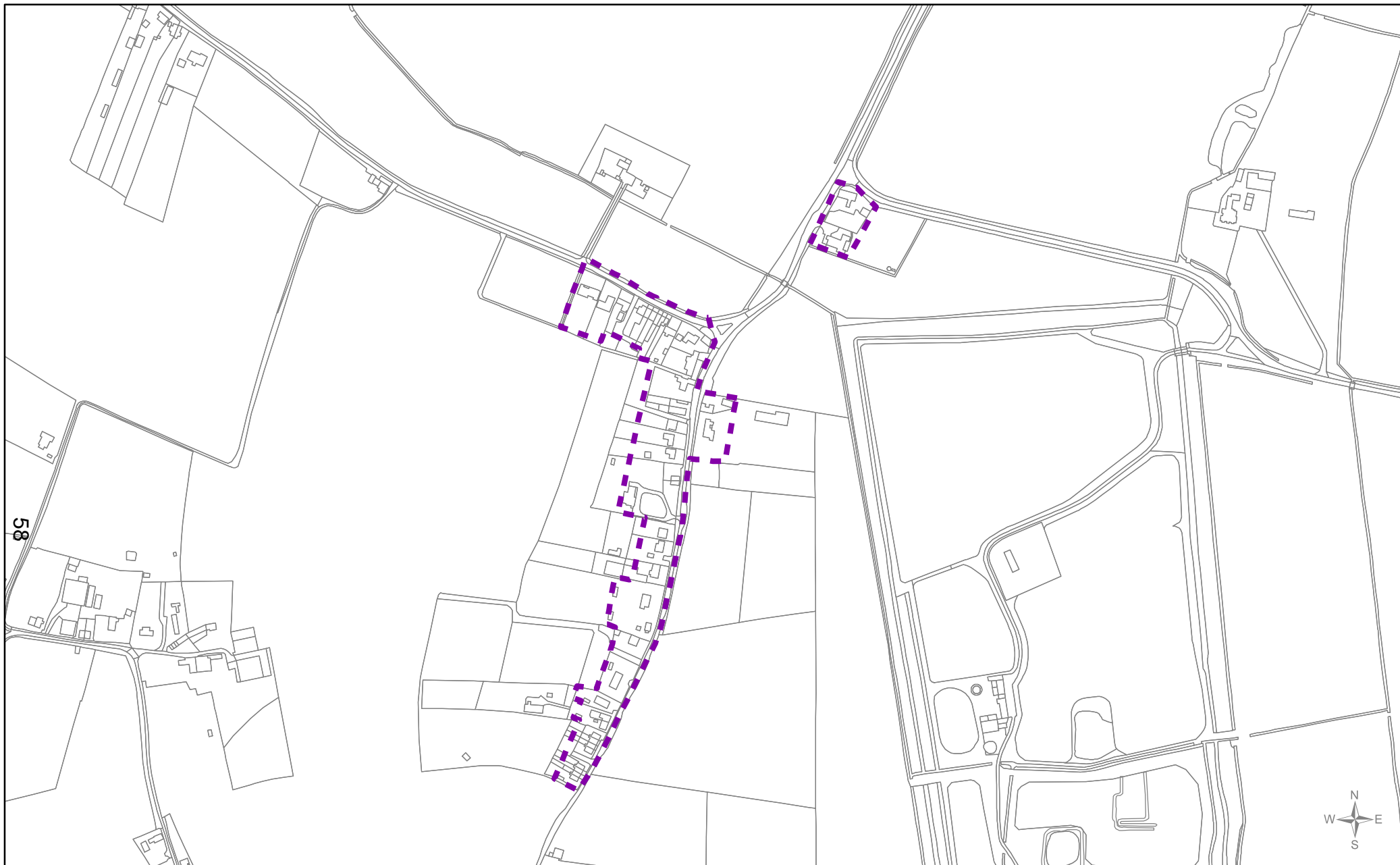
West Dereham
SUGGESTED DRAFT Development Boundary
 Local Plan review (2016 - 2036)
 'Smaller Villages and Hamlets'

Scale
1:5,000
 Drawn by
FB/PP

Date
03/08/2017
 Reference Number
033a_North

Legend
 suggested new development boundary

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West Dereham
SUGGESTED DRAFT Development Boundary
 Local Plan review (2016 - 2036)
 'Smaller Villages and Hamlets'

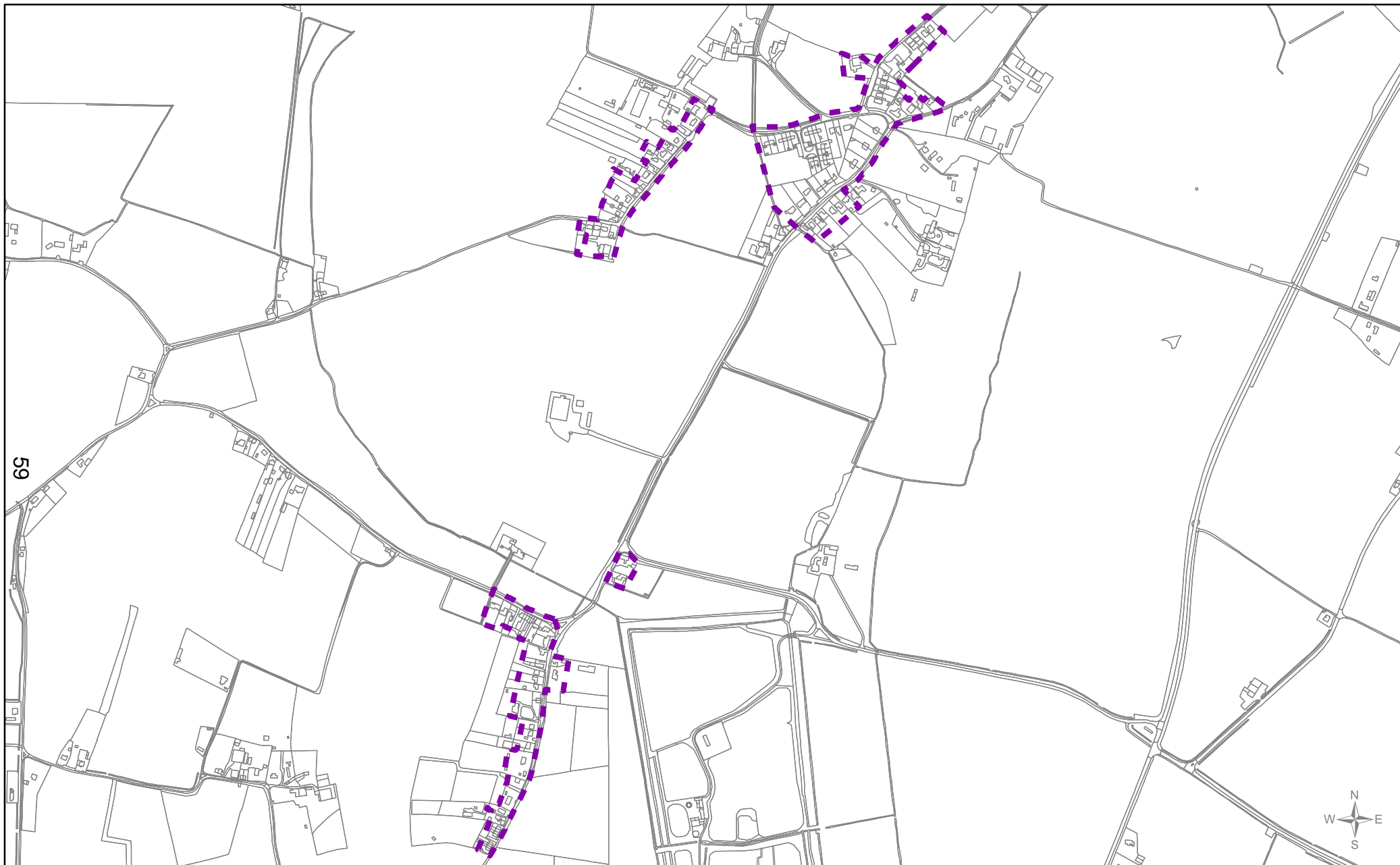
Scale
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 Drawn by
FB/PP

Date
03/08/2017
 Reference Number
033a_South

Legend

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West Dereham
SUGGESTED DRAFT Development Boundary
 Local Plan review (2016 - 2036)
 'Smaller Villages and Hamlets'

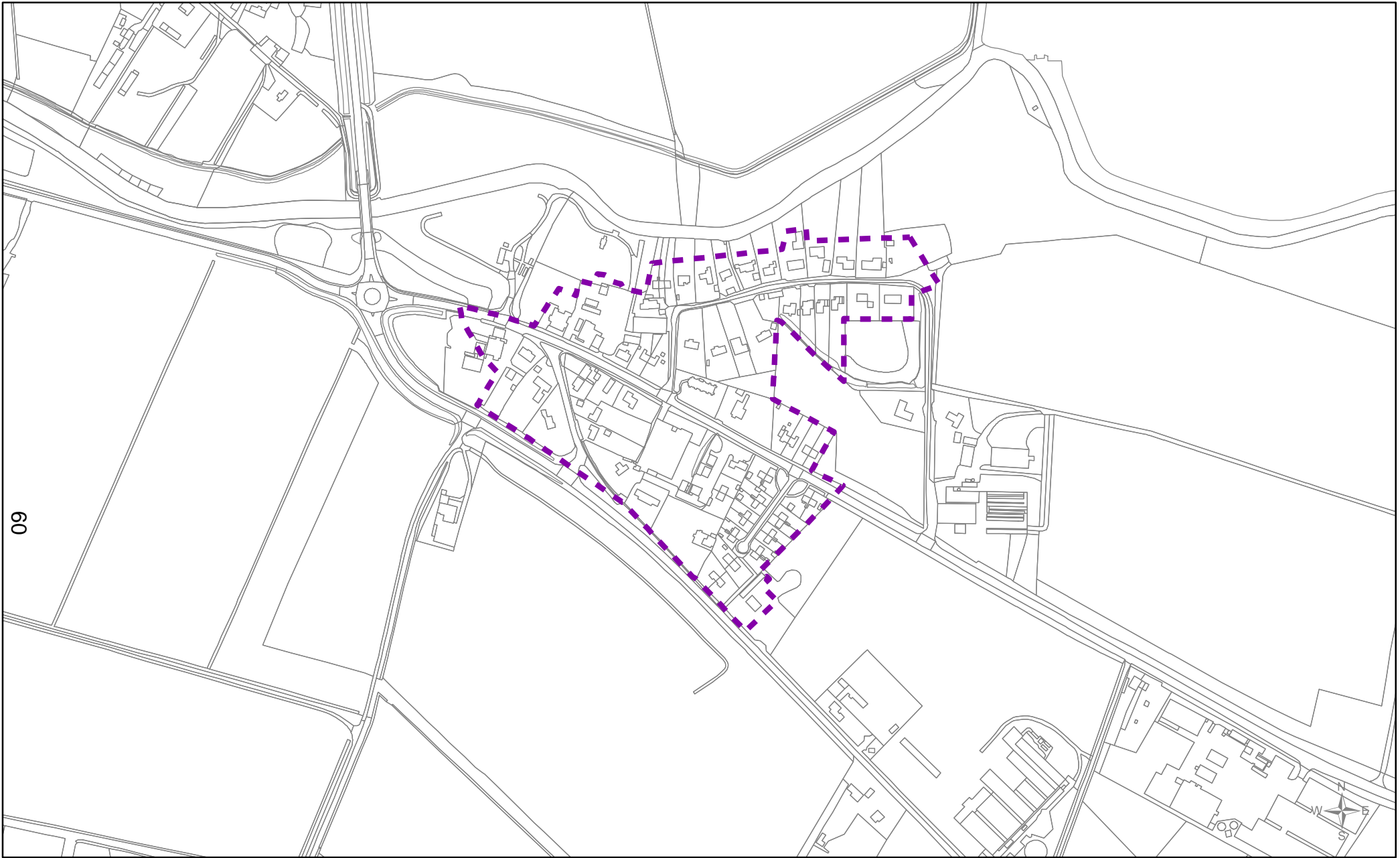
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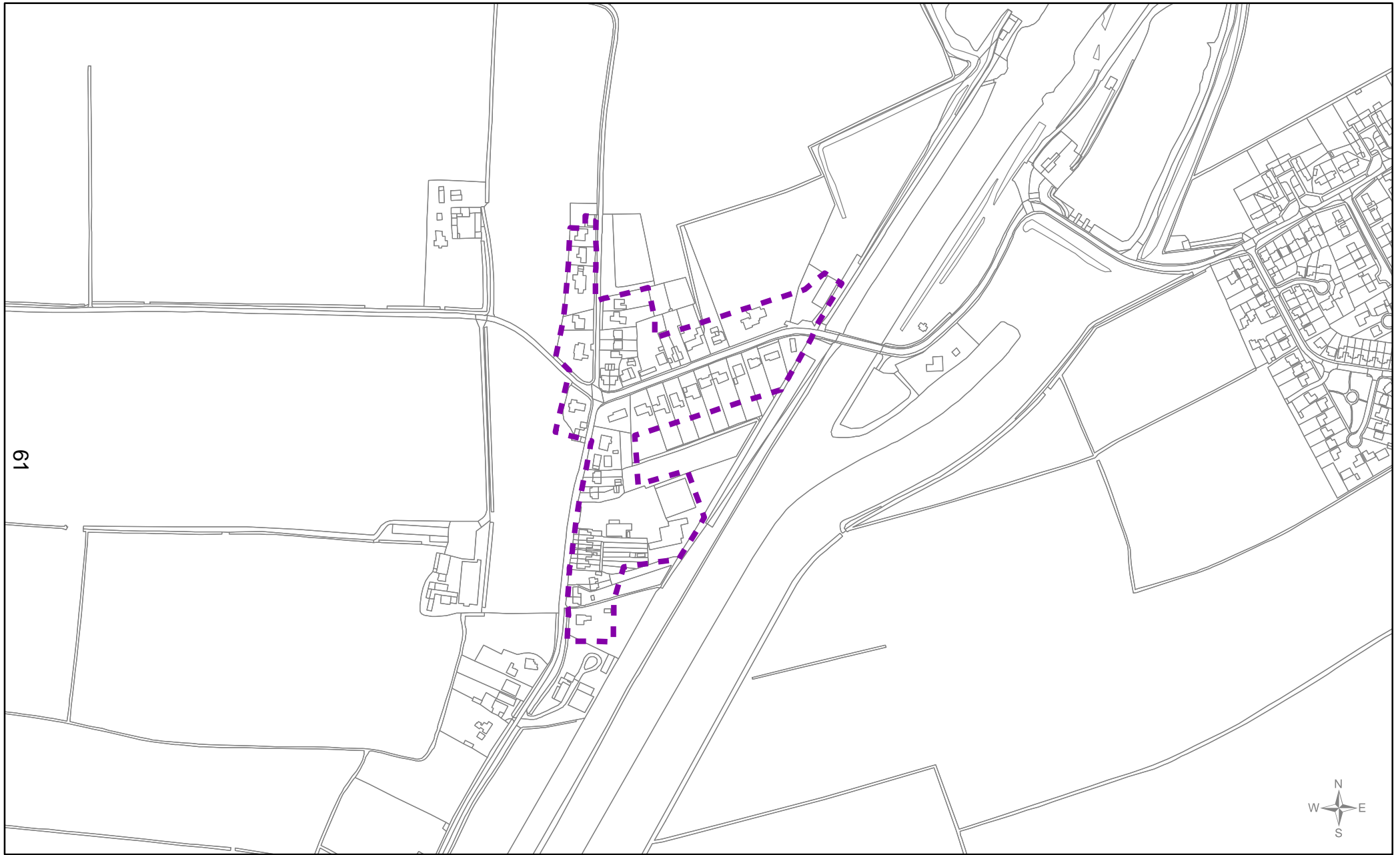
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**Wighenhall St Mary the Virgin
 SUGGESTED DRAFT Development Boundary**

**Local Plan review (2016 - 2036)
 'Smaller Villages and Hamlets'**


Scale
1:5,000

Drawn by
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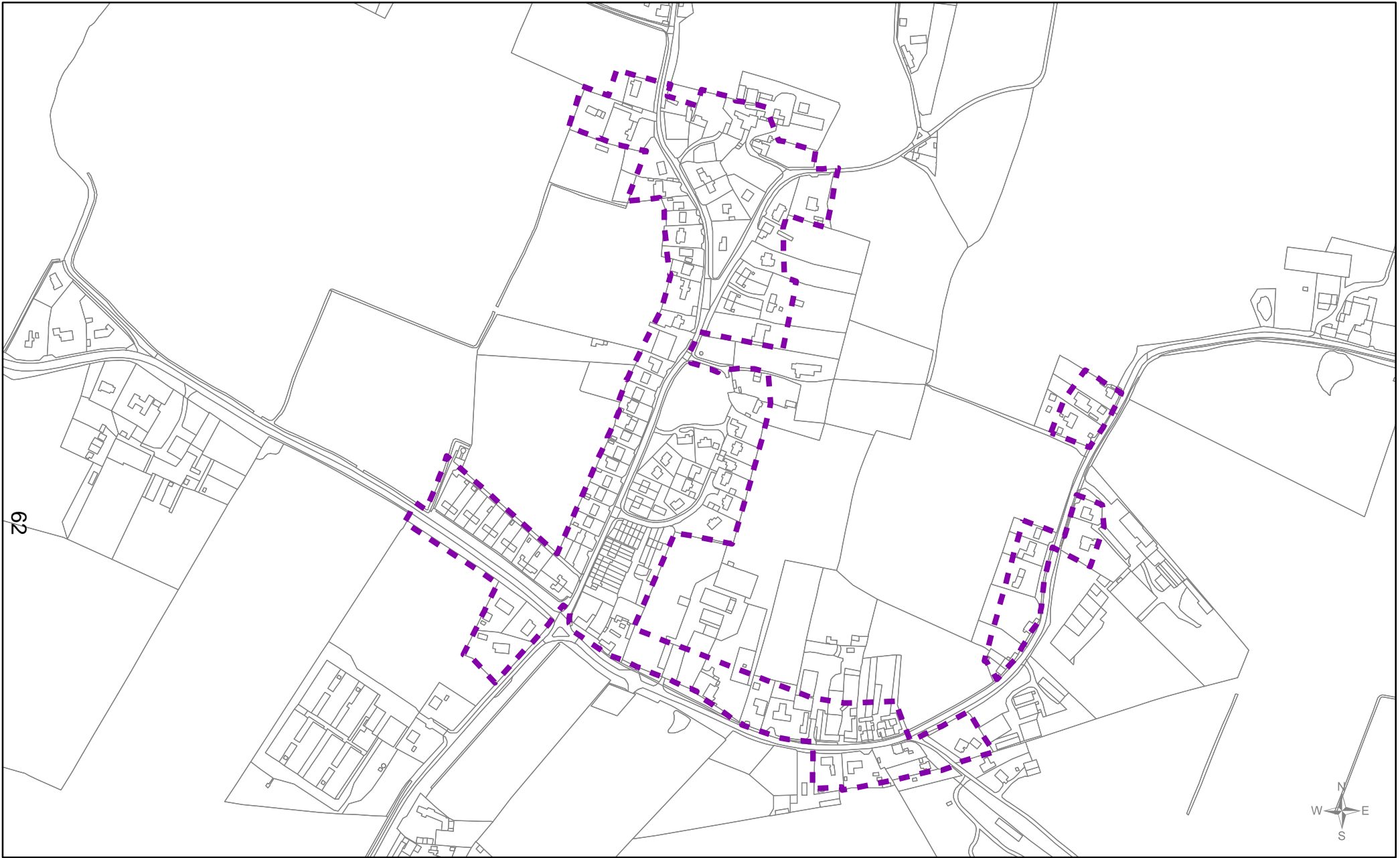
Date
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Reference Number
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Wretton
SUGGESTED DRAFT Development Boundary
 Local Plan review (2016 - 2036)
 'Smaller Villages and Hamlets'

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036a

Legend
 suggested new development boundary

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