Borough Council of
King's Lynn &
West Norfolk

Local Plan Task Group

Agenda

Thursday, 19 November, 2026
at 11.30 am

in the

Council Chamber
Town Hall
Saturday Market Place
King's Lynn

Also available to view at:
https://www.youtube.com/user/WestNorfolkBC

Borough Council of
King's Lynn &
West Norfolk

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

Dear Member

Local Plan Task Group

You are invited to attend a meeting of the above-mentioned Panel which will be held on **Thursday, 19th November, 2026 at 11.30 am** in the **Council Chamber, Town Hall, Saturday Market Place, King's Lynn PE30 5DQ** to discuss the business shown below.

Yours sincerely

Chief Executive

AGENDA

1. **Apologies**

2. **Notes of the Previous Meeting** (Pages 4 - 14)

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. Local Housing Need Assessment - Presentation (Pages 15 - 212)

To receive a presentation by HDH Planning / Housing Development Manager to be reviewed by the LPTG.

9. Timetable / Gateway 1 information

https://www.west-norfolk.gov.uk/info/20254/next_local_plan_2026-2044/1323/local_plan_2026-2044_gateway_1_self-assessment

The Local Plan Support Officer will provide the outline of the information published as part of passing through gateway 1 and provide an update of where we are within the timeline.

10. Strategic Growth Options

The Principal Planner will present a top line overview of the current Growth option strategy moving forward.

11. Settlement Hierarchy (Pages 213 - 262)

The Principal Policy Manager will provide details of the Settlement Hierarchy which requires review by the LPTG for approval to proceed with recommendation.

12. Settlement Boundaries (Pages 263 - 413)

The Senior Planner will provide the detail of the settlement boundary methodology which requires review by the LPTG for approval to proceed with recommendation.

13. Date of Next Meeting

The next meeting of the Task Group will be arranged when required.

To:

Local Plan Task Group: R Blunt, C J Crofts, M de Whalley, S Everett, J Fry, S Lintern, J Moriarty (Chair), T Parish and S Sandell

Officers:

Stuart Ashworth, Assistant Director
Alex Fradley, Planning Policy Manager
Michael Burton, Principal Planner
Luke Brown, Principal Policy Planner
Claire Dorgan, Senior Planner
Henry Anthony, Graduate Planner
Sandra Homcenko, Assistant Planner
Michael Hadley, Local Plan Support Officer

BOROUGH COUNCIL OF KING'S LYNN & WEST NORFOLK

LOCAL PLAN TASK GROUP

Minutes from the Meeting of the Local Plan Task Group held on Thursday, 1st October, 2026 at 11.30 am in the Meeting Room 1-3 - First Floor, King's Court, Chapel Street, King's Lynn PE30 1EX

PRESENT: Councillors J Moriarty (Chair), R Blunt, C J Crofts, M de Whalley, A Moore, T Parish and S Sandell

PRESENT UNDER STANDING ORDER 34A: Councillor C Rose

OFFICERS PRESENT:

Alex Fradley, Planning Policy Manager
Michael Burton, Principal Planner
Luke Brown, Principal Policy Planner
Henry Anthony, Graduate Planner
Sandra Homcenko, Assistant Planner (Remotely)
Michael Hadley, Local Plan Support Officer (Remotely)
Claire Dorgan, Senior Planner (Remotely)
Phillipa Sillis, Communications and Engagement Officer (Remotely)

1 **APOLOGIES**

Apologies for absence had been received from Councillors Everett and Lintern.

2 **NOTES OF THE PREVIOUS MEETING**

The notes from the previous meeting held on 16th June 2026 were agreed as a correct record.

3 **MATTERS ARISING**

There was no matters arising.

4 **DECLARATIONS OF INTEREST**

There were no declarations of interest.

5 **URGENT BUSINESS**

There was no urgent business to consider.

6 MEMBERS PRESENT PURSUANT TO STANDING ORDER 34

Councillor Rose was present under Standing Order 34a.

7 CHAIRMAN'S CORRESPONDENCE (IF ANY)

There was no Chair's correspondence.

8 LETTER FROM MHCLG

Click here to view the recording of this item on YouTube.

The Planning Policy Manager presented an update on progress with the preparation of the next Local Plan and reported that the Council had received a positive letter from MHCLG recognising the progress being made. Members were advised that work continued across a wide range of evidence gathering, site assessment, governance and digital planning activities.

The Task Group was informed that the current Local Plan had been adopted in March 2025 and that interactive digital versions of the Plan and Policies Map were available. It was noted that the Council could currently demonstrate a housing land supply of 6.9 years for plan-making purposes and 6.2 years for decision-making purposes and had achieved a Housing Delivery Test score of 100%.

Members were advised that governance arrangements for the preparation of the next Local Plan had been established, the Terms of Reference for the Local Plan Task Group had been reviewed and agreed, and briefing sessions had been delivered to Members and parish and town councils. It was also reported that funding had been secured from MHCLG to support the work programme.

The Planning Policy Manager explained that more than 50 workstreams were currently underway. The majority of the evidence base studies had been commissioned or were in progress, including the Strategic Flood Risk Assessment, Open Space Assessment, Landscape Character Assessment, Renewable Energy Study, Green Infrastructure Study, Local Housing Need Assessment, New Settlement Study, Housing Capacity Study, Economic Evidence Base, Design Study, Whole Plan Viability Assessment and Habitats Regulations Assessment. In addition, significant in-housework on settlement boundary reviews, infrastructure capacity, settlement hierarchy and growth options was progressing.

The Task Group was informed that the Call for Sites exercise had generated over 800 submissions over 750 during the first Call for Sites, January – May 2026, and over 40 sites during the Scoping Consultation, 1-29 September. Site visits had been almost completed,

and officers would be progressing Housing and Economic Land Availability Assessments and Strategic Environmental Assessment/Sustainability Appraisal work. Members were advised that technical assessments, statutory consultee responses, consultation feedback and digital tools, including AI-assisted analysis, would be used to inform future site appraisal recommendations to the Task Group.

In relation to staffing, Members noted the recent promotion of Luke Brown to Principal Planner, the progress being made by two graduate planners towards RTPI accreditation, the appointment of a Local Plan Support Officer (project manager), and the forthcoming secondment of a Senior Planner from the Development Management Team to the Policy Team.

The Planning Policy Manager highlighted the strong collaborative working arrangements that had been established with colleagues across the Council, Norfolk planning authorities, statutory consultees and the Planning Advisory Service. The Council's approach to digital planning had been showcased to other authorities and had received positive feedback, with several councils requesting further engagement. Members were also advised that the work undertaken had helped to raise the profile of the Local Plan process and had attracted praise from senior officers, Members and MHCLG.

9 **HOUSING DELIVERY TEST (HDT) RESULTS**

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The Principal Planner presented the Housing Delivery Test results and advised the Task Group that the Council had achieved a Housing Delivery Test score of 100% for 2025. Members were informed that this represented an improvement on the 2024 result of 93% and demonstrated that the Council was meeting its housing delivery requirements.

In response to a question from Councillor Blunt, the Task Group was advised by the Planning Policy Manager that the Housing Delivery Test measured the number of homes completed over the previous three years against the applicable housing requirement. It was reported that strong delivery levels had contributed to the improved result, with 708 homes completed during the previous financial year against a target of 554 dwellings. Significant contributions had been made by larger housing allocations at Downham Market, Knights Hill and South Wootton.

Members noted that a Housing Delivery Test result below 95% would require the preparation of an Action Plan, while a result below 75% could result in the presumption in favour of sustainable development

being applied. The Principal Planner explained that, as a result of achieving a score of 100%, no further action was required.

The Task Group was informed that the Council would continue to be assessed against the housing requirement contained within the adopted Local Plan, equating to approximately 554 dwellings per annum, until at least the 2028/29 monitoring year. It was noted that the higher housing requirement of around 1,000 dwellings per year was expected to apply following the adoption of the next Local Plan, and this was what the basis of the Local Plan would likely be.

During discussion, it was agreed that officers would provide Councillor Parish with additional information on the number of completed homes delivered through Borough Council initiated projects, including schemes that had been progressed where delivery had not been brought forward by the market.

10 **SCOPING CONSULTATION - INITIAL REFLECTIONS AND RESULTS**

Click here to view the recording of this item on YouTube.

The Local Plan Support Officer presented a summary of the recent Local Plan Scoping Consultation and advised the Task Group that the consultation had generated a strong level of public engagement. Members were informed that the consultation had attracted more than 300 survey responses, approximately 450 email submissions, over 16,000 views of the interactive mapping system and in excess of 1,500 comments on submitted sites.

The Task Group was advised that the consultation had been supported by a dedicated plain-English website structured around the themes of people, opportunity and places. The website had provided information on the purpose of the Local Plan, the plan-making process, potential development locations, consultation questions, frequently asked questions and access to the online survey. Members noted that both online and paper response options had been made available.

It was reported that twelve public engagement events had been held over a fifteen-day period, including sessions at the College of West Anglia, King's Lynn Food Banks, Hunstanton Town Hall, Downham Market Town Hall and online events. The Communications and Engagement Officer highlighted the value and importance of the sessions held at these places. Attendance across the programme of events had been approximately 280 people in person.

Members noted that responses had been received from parish and town councils, residents, landowners and other interested parties. In addition to consultation responses, over 40 further sites had been submitted for consideration through the ongoing Call for Sites process.

Councillors Sandell and Blunt commented on the success of the engagement throughout the consultation.

The Task Group was informed by Officers that the consultation had been undertaken in accordance with key principles of early engagement, the provision of sufficient information, adequate time for responses and the careful consideration of comments received. The Planning Policy Manager advised that a lessons-learned exercise would be undertaken following the consultation and that a wider consultation and engagement strategy would be prepared to inform future stages of the Local Plan process. Potential improvements included shorter engagement events, more targeted sessions in locations affected by significant growth proposals and additional on-line drop-in sessions to assist residents in using the Council's digital consultation tools.

Members were advised that the Call for Sites process remained open for additional submissions during the Scoping Consultation. However, the Planning Policy Manager explained that ongoing comments on sites outside formal consultation periods would not be encouraged in order to avoid confusion and manage the workload. It was noted that submitted sites would remain publicly available and that future draft-plan consultations would clearly identify which sites were proposed for allocation, which were not being taken forward, together with the supporting evidence and site assessment information.

In response to a question from Councillor de Whalley regarding consultation responses, Officers informed the Task Group that respondents had not been required to register or provide email addresses when submitting comments. Officers explained that this approach had encouraged participation and accessibility, although it meant that individual acknowledgements could not be issued. Members were assured that all comments received had been retained and would be considered as part of the plan-making process.

11 LOCAL PLAN TIMETABLE

Click here to view the recording of this item on YouTube.

The Local Plan Support Officer presented an update on the Local Plan Timetable and advised the Task Group that a revised 16-step programme had been prepared. Members were informed that Gateway One was scheduled for 30th October and would mark the commencement of the formal 30-month plan-making period under the new system.

The Task Group was advised that the Gateway One readiness self-assessment would review a range of matters, including the project timetable, project management and governance arrangements, consultation and engagement strategy, legal requirements, funding and

staffing resources, decision-making responsibilities, escalation procedures and the management of evidence and delivery risks.

In response to the Chair, Councillor Moriarty, the Local Plan Support Officer informed Members that a summary of the findings of the recent Scoping Consultation were due to be published during November. The Planning Policy Manager explained that the report would provide a high-level summary of the key themes emerging from the consultation and set out how the feedback received would inform preparation of the Local Plan. The report would not include a detailed schedule of individual comments and responses.

The Task Group noted that the Local Plan Timetable would continue to be updated on a monthly basis and published on the Council's website in both PDF and CSV formats. The Local Plan Support Officer advised that no significant changes had been made to the programme during September, although the Draft Plan consultation period had been moved from early April to mid-May and from mid-May to the end of June respectively, following the local elections.

In response to a question from Councillor Sandell, the Planning Policy Manager provided clarification on the relationship between neighbourhood plans and the emerging Local Plan. The Planning Policy Manager explained that locally specific policies contained within neighbourhood plans, including policies relating to matters such as second homes, would be taken into consideration as part of the plan-making process.

Members noted that neighbourhood plans could not be relied upon in isolation to meet the Borough's overall housing requirement, as the preparation of neighbourhood plans was not mandatory and some plans could become out of date over time. The Council would therefore need to demonstrate how housing requirements would be met across the Borough through site allocations, windfall assumptions and other appropriate mechanisms.

The Task Group was advised by the Principal Policy Planner that locally designated constraints and features identified through neighbourhood plans, including Local Green Spaces, heritage assets and settlement breaks, had been incorporated into the site assessment methodology and would form part of the appraisal process. Members were advised that neighbourhood plans would form an important part of the evidence base and would be considered during the site assessment process and in the preparation of planning policies.

The Planning Policy Manager encouraged parish and town councils with adopted neighbourhood plans to consider reviewing and updating their plans alongside the preparation of the new Local Plan. Members were informed that officers had already commenced discussions with a number of parish councils regarding this process.

Members were advised by the Planning Policy Manager that the next meeting of the Task Group was anticipated to take place during the week commencing 16 November, or the following week. It was reported that Officers intended to present information on strategic growth options, the revised settlement hierarchy, proposed settlement boundaries and the Local Housing Need Assessment. Supporting documentation would be circulated in advance of the meeting where Member consideration and decisions were required.

In response to Councillor de Whalley, the Planning Policy Manager agreed that a draft interactive policies map would be published alongside the draft Local Plan Consultation and that this would include parish boundaries similar to how the current adopted Local Plan interactive policy maps had.

The Task Group took part in an interactive exercise with officers, during which consultation maps were used to enable Members to indicate where they considered development should take place within the borough.

The Task Group took a break at 1:15pm and reconvened at 1:45pm.

12 **INFRASTRUCTURE CAPACITY & OPPORTUNITIES ASSESSMENT**

Click here to view the recording of this item on YouTube.

The Principal Policy Planner presented the emerging Infrastructure Capacity and Opportunities Assessment and explained that the work would identify existing infrastructure constraints, assess the implications of future growth, establish mitigation requirements and help determine where development could support infrastructure improvements.

The Task Group was advised that the assessment would inform the preparation of the Infrastructure Delivery Plan by identifying the impact of planned growth, the mitigation required, delivery mechanisms and potential funding sources. It was explained that, whilst the Council was not responsible for resolving all existing infrastructure issues, it had an important role in identifying constraints and working with relevant infrastructure providers and agencies.

Members were informed that infrastructure assets were being assessed using a Red, Amber and Green (RAG) methodology. Existing capacity issues were categorised as red, infrastructure with available capacity but potential future pressures were categorised as amber, and infrastructure with no significant capacity concerns was categorised as green. A second stage of assessment would consider opportunities that could alter the initial findings.

The Principal Policy Planner advised that officers had been engaging with infrastructure and service providers to establish existing capacity levels, planned investment programmes, future requirements and delivery mechanisms. The assessment covered a broad range of infrastructure, including education, healthcare, transport, bus services, walking and cycling networks, sports facilities, utilities, water and sewerage infrastructure, broadband, community facilities and affordable housing provision.

Members noted that the assessment would also examine how development could create opportunities to secure new or improved infrastructure, including schools, healthcare facilities, highways improvements, public transport services, green infrastructure, car parking, village halls and sports facilities.

The Task Group considered education and healthcare provision across the Borough. Members were advised that Norfolk County Council had provided information on primary and secondary school capacity, catchment areas and planned investment. Schools had been assessed using the RAG methodology, with some schools experiencing capacity pressures whilst others, particularly in rural locations, retained surplus capacity.

The Principal Policy Planner explained that housing mix and development patterns had influenced school capacity issues, with dispersed infill development and a lack of suitable family housing contributing to underused schools in some areas and oversubscription in others. It was noted that future allocations could help better align housing growth with available school capacity.

Councillor Blunt and Councillor Moore raised concerns regarding parking and highway safety around schools. The Principal Policy Planner advised that the site assessment process could consider opportunities to provide school parking, safer walking routes and cycle links where appropriate.

The Task Group was informed that officers had obtained information on GP practice capacity and patient lists and were continuing discussions with NHS organisations and integrated care bodies. Some parts of the Borough were experiencing significant healthcare capacity pressures, whilst others retained available capacity. Members noted that the infrastructure assessment was intended to identify areas where investment and discussions with providers would be required, rather than automatically preventing future growth.

In response to a question from the Chair, Councillor Moriarty regarding dental provision, the Principal Policy Planner advised that dentistry had not yet been assessed in detail due to the significant role of private sector provision but agreed that the matter could be explored further.

The Principal Policy Planner then updated the Task Group on flood risk and water management. Members were informed that updated flood risk, water cycle and coastal evidence was being commissioned to ensure that site selection and growth strategies reflected current flood risks, climate change projections, drainage capacity and coastal change.

The Task Group was advised that the Strategic Flood Risk Assessment would consider flooding from all sources, coastal change, climate change projections and surface water issues. A Surface Water Management Plan, Water Cycle Study and review of the Coastal Change Management Area would also contribute to the evidence base.

Members noted that the sequential approach to flood risk assessment would continue to direct development towards areas of lower flood risk wherever possible, with the exception test applied where necessary. Watlington was provided as an example where development would generally be directed towards areas within Flood Zone 1 rather than Flood Zones 2 or 3.

Members also received an update on transport and sustainable travel. The Principal Policy Planner advised that a comprehensive transport assessment was being prepared to examine both strategic routes and rural roads, alongside opportunities to support highways improvements, public transport services and active travel networks through planned growth.

The Principal Policy Planner explained that the assessment would include traffic modelling and updated baseline information for strategic and rural routes. Known pressure points included the A47, the A149 around King's Lynn and the A10 around Downham Market.

In response to questions from Members, the Principal Policy Planner advised that planned allocations could provide the scale and certainty required to secure infrastructure funding and developer contributions, whereas smaller windfall developments were generally unable to generate sufficient investment for major infrastructure projects.

The Task Group noted that bus operators had indicated that viable bus services required sufficient development scale and, in many cases, initial subsidy support. The Chair, Councillor Moriarty and Councillor Sandell emphasised the importance of ensuring that services operated at practical commuting and daytime hours.

The Principal Policy Planner highlighted work which was underway on a new Green Infrastructure Assessment, which would identify opportunities for walking and cycling connections, including safe routes to schools and links between existing and future development. It was noted that current design standards generally favoured segregated footways and cycleways on medium and larger developments.

In response to questions from Members, officers confirmed that traffic modelling would seek to assess not only the effects of housing and employment growth, but also seasonal congestion associated with visitor and tourist activity.

The Task Group then considered community facilities and affordable housing provision. Members were advised that assessments were being undertaken of village halls, community centres, sports facilities, cemeteries and affordable housing needs in order to identify existing deficiencies and future opportunities.

Members were informed that existing studies covering sports pitches and indoor facilities were being updated and extended to cover the full Local Plan period. Facilities for football, cricket, rugby, hockey, tennis, bowls, swimming and multi-use games areas were all being assessed.

The Task Group agreed to extend the meeting to 3:15pm.

Councillor Sandell left the meeting at 3pm.

In response to Councillor Rose, the Task Group was advised by the Principal Policy Planner that cemetery provision formed part of the Open Space Assessment and that work was being undertaken to identify any future capacity issues. Where a need was identified, development allocations could potentially provide land for cemetery use.

In relation to affordable housing, officers reported that affordable homes represented less than ten per cent of the housing stock in many villages and were absent from some communities. Housing needs evidence would be used to identify where future growth could assist in meeting local affordable housing requirements.

Following a question from Councillor Rose regarding community parking facilities, the Senior Policy Planner advised that development allocations could potentially provide land for community car parks and that Community Infrastructure Levy funding might also support such schemes, subject to relevant approvals.

Officers reported that the Council was working closely with Norfolk County Council, the Environment Agency and Internal Drainage Boards, which would continue to provide technical input and local knowledge throughout the plan-making process.
The Task Group was informed that officers met regularly with Anglian Water and were supplying information on housing growth, employment land, site submissions and consultation outcomes to assist with infrastructure planning. A Water Cycle Study was being prepared and would incorporate the latest information on sewage treatment capacity.

The Principal Policy Planner concluded by updating Members on utilities and broadband infrastructure. Officers had continued

discussions with utility providers regarding gas, water, sewerage and broadband capacity and were testing future infrastructure requirements against potential growth scenarios.

Members were advised that utility providers were assessing gas network capacity in relation to future development proposals and that officers were awaiting further feedback. Broadband providers were also working with the Council to identify areas of poor connectivity and coordinate future investment with planned growth locations.

Following a request from Councillor Crofts, the Chair, Councillor Moriarty agreed to investigate the status of a Borough Council-owned site in Stoke Ferry that had previously been considered for self-build development and report back on whether the site could be brought forward in the future.

The Principal Policy Planner explained that village halls and community centres were being reviewed in terms of their condition, accessibility, facilities and capacity. Many rural facilities had been identified as having limitations, creating potential opportunities for improvements through developer contributions.

13 **DATE OF NEXT MEETING**

To be arranged for the week commencing 16th November or the following week.

The meeting closed at 3.15 pm

Agenda Item 8

LPTG POLICY REVIEW AND DEVELOPMENT PANEL REPORT

REPORT TO:	Local Plan Task Group		
DATE:	19/11/2026		
TITLE:	Local Housing Needs Assessment Summary		
TYPE OF REPORT:	Policy Development		
PORTFOLIO(S):	Cllr J Moriarty		
REPORT AUTHOR:	HDH		
OPEN/EXEMPT	OPEN	WILL BE SUBJECT TO A FUTURE CABINET REPORT:	No

REPORT SUMMARY/COVER PAGE

PURPOSE OF REPORT/SUMMARY:

The Local Housing Needs Assessment (LHNA) has now been finalised and HDH Planning & Development will be attending the meeting to provide a presentation on the findings.

The purpose of the LHNA is to provide a robust evidence base for the plan-making process and for the Council and other to make future investment decisions in relation to housing.

The LHNA will form a key element of the evidence base supporting the spatial strategy, site allocations and development management policies in the new Local Plan. This includes setting affordable housing targets and thresholds; influencing the type and tenure of housing required; and promoting the delivery of specialist forms of housing, to ensure that the needs of the entire community are met during the plan period.

OPTIONS CONSIDERED:

N/A

RECOMMENDATIONS:

LHNA is noted

REASONS FOR RECOMMENDATIONS:

APPROVAL (Y/N)	YES / NO	DATE

REPORT DETAIL

1. **Local Housing Needs Assessment – Final Report**
2. **KLWN HNA Members Presentation**

Borough Council of
King's Lynn &
West Norfolk

Local Housing Needs Assessment

Members' Briefing

19th November 2026

Planning &
Development

Agenda

NPPF, updated PPG

Methodology / Key Inputs

- Standard Method
- NMSS Model
- Affordable Need
- Specific Groups

Moving Forward

August 2026 NPPF

- All change, more change or not?
- Complete re-write of national policy
  - Standard Method unchanged
  - Adjustments to Standard Method remain
  - More emphasis of Social Rent
- New national plan-making and decision making policies
- Updated PPG to follow?

Local Housing Market Assessment - 4 Key Elements

- Overall Housing Need
- Overall Housing Need by tenure and size
- Affordable Need
- Need of specific groups

…… Inform policy recommendations

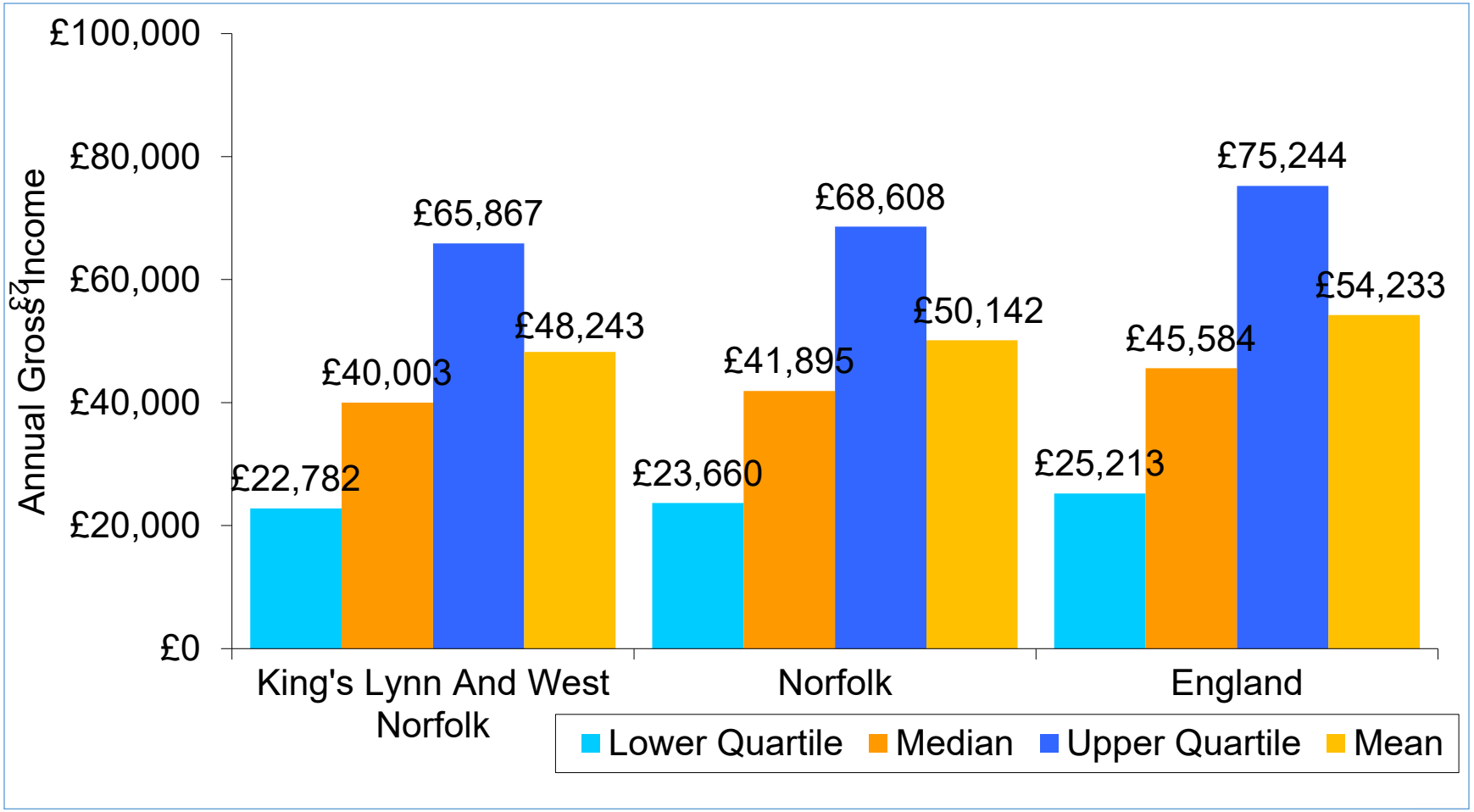
Initial context

- Socio-economic profile
  - Demography
  - Income levels
  - Housing stock
  - Market dynamics

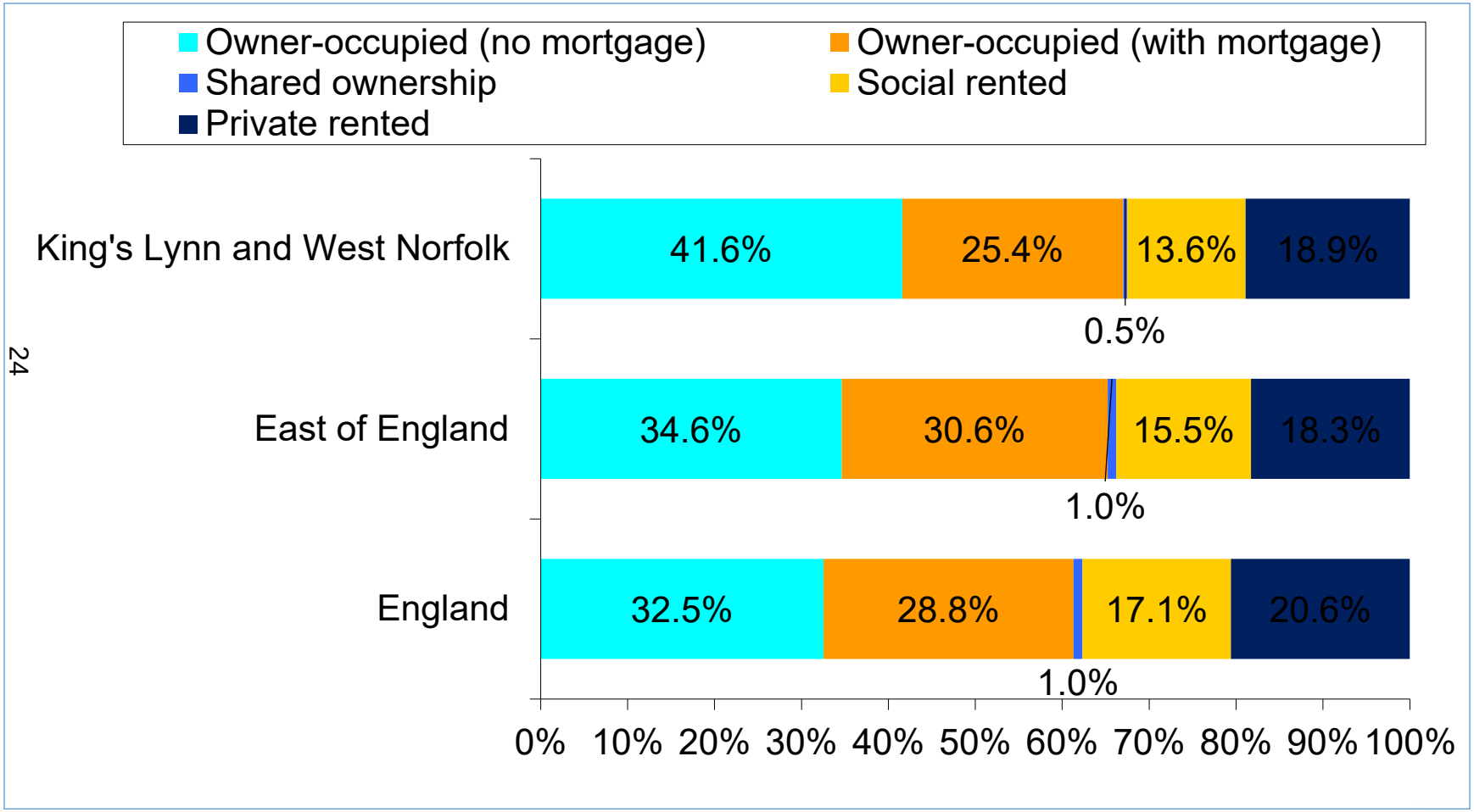
22

- Cost of housing
  - Market
  - Affordable
  - Intermediate options

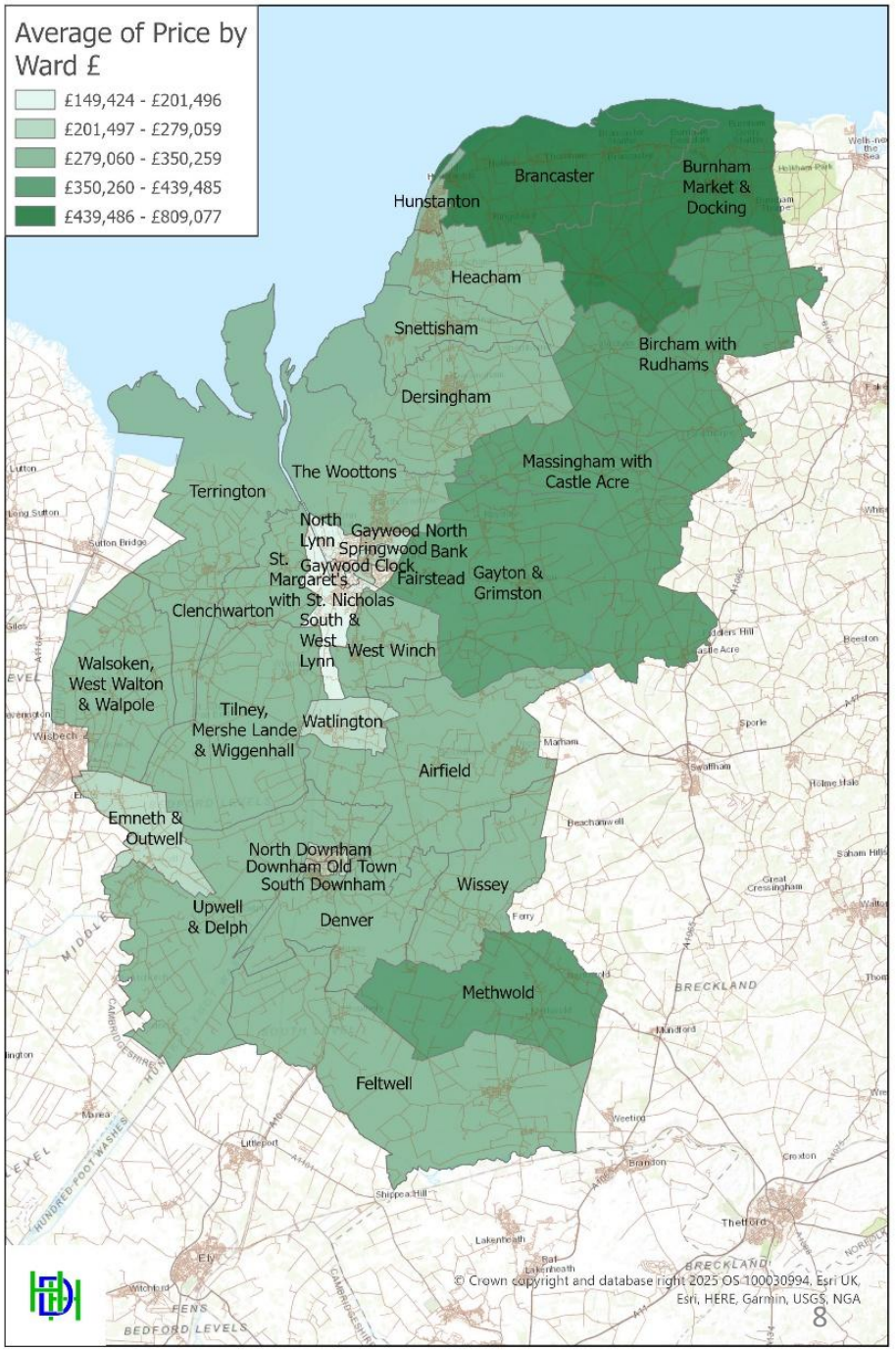
Distribution of annual gross household income, 2025



Tenure profile 2021



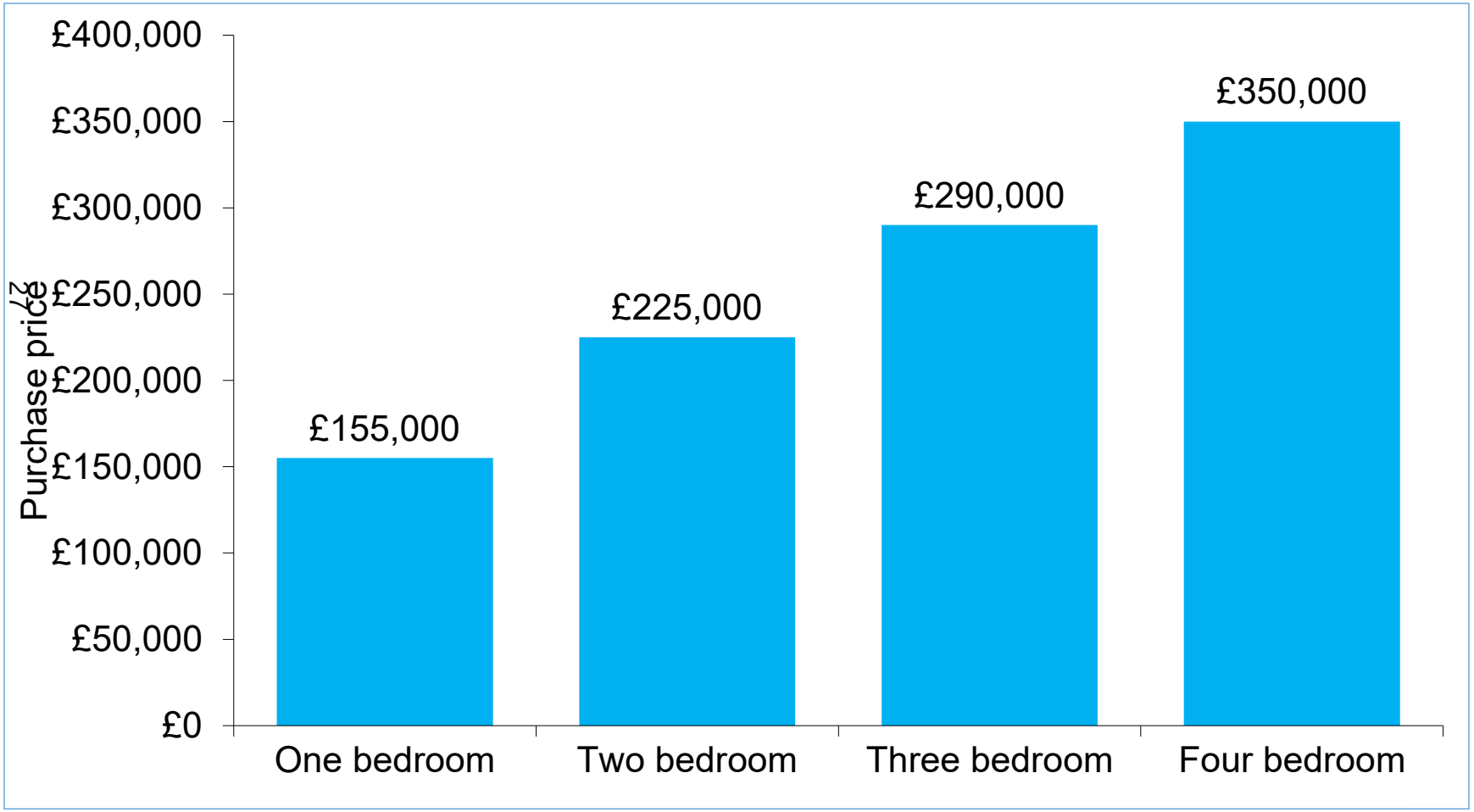
Variation in average sales prices in King's Lynn & West Norfolk by ward 2022 to 2026



Household income required to access housing



Average Newbuild Home Prices by Bedrooms

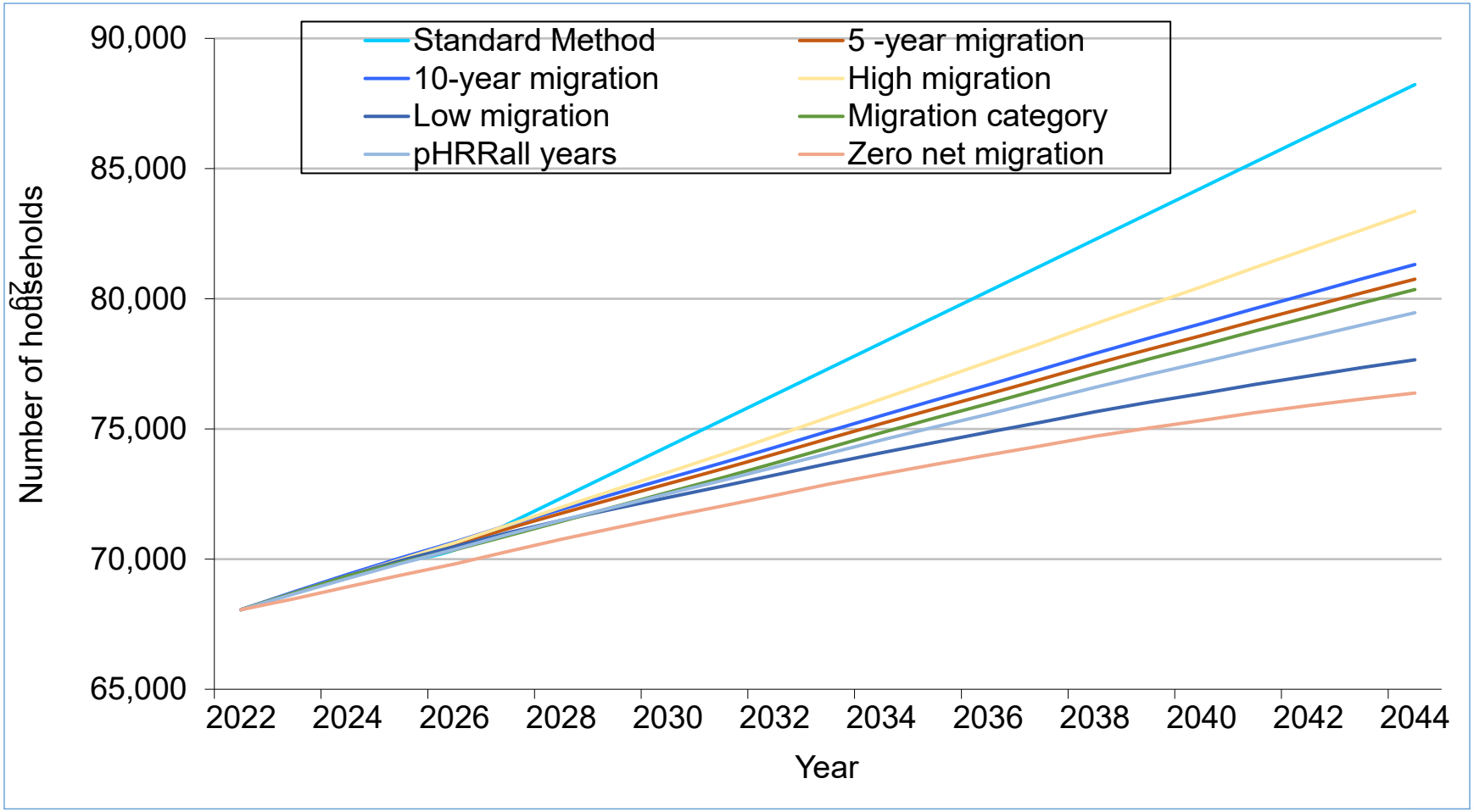


Overall Housing Need

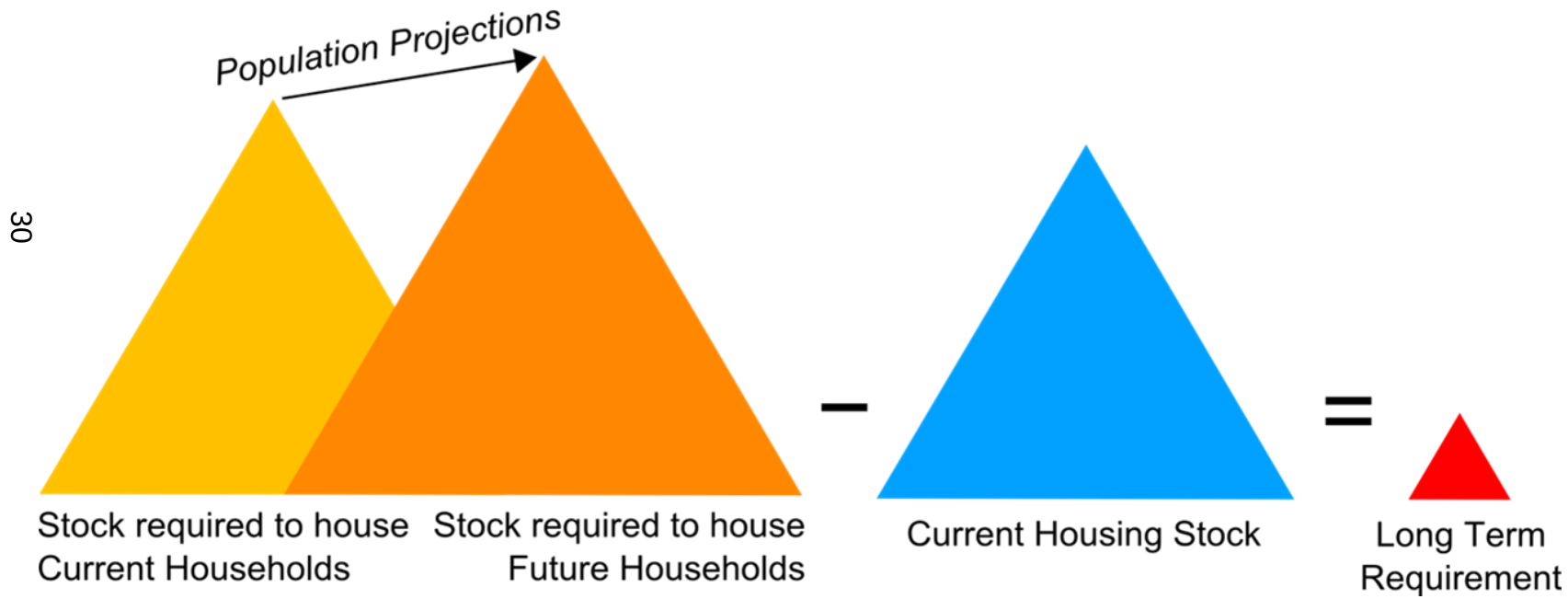
- Standard Method
- 0.8% of current stock
- Uplift for affordability
  - *Housing need is an unconstrained assessment of the minimum number of homes needed in an area. Assessing housing need is the first step in the process of deciding how many homes need to be planned for.*
  - *'The National Planning Policy Framework expects strategic policy-making authorities to follow the standard method in this guidance for assessing local housing need.'*
- Updated annually with affordability ratios

993 per year

Standard Method v Projections



By tenure and size



Population Change under Standard Method

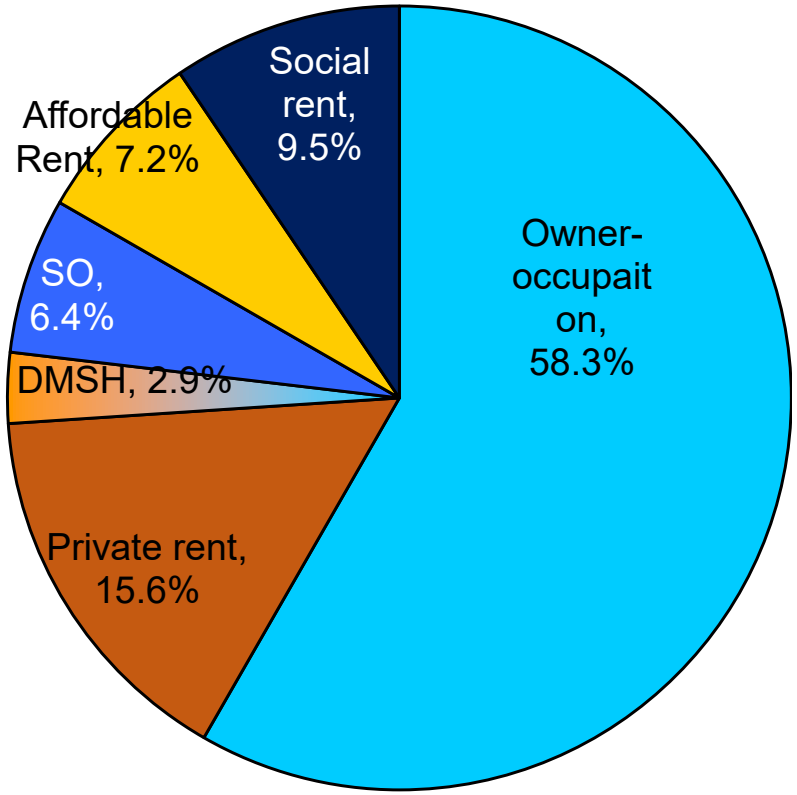
Age	*2026 Population*	*2026 Percentage*	*2044 Population*	*2044 Percentage*
0-14	25,061	15.8%	26,223	14.1%
15-29	21,142	13.3%	24,002	12.9%
30-44	27,554	17.4%	33,406	17.9%
45-59	29,363	18.5%	35,402	19.0%
60-75	32,871	20.7%	36,161	19.4%
75+	22,455	14.2%	31,443	16.8%
Total	158,446	100.0%	186,637	100.0%

Future Housing

Tenure	*Base tenure profile (2026)*	*Tenure profile 2044*	*Change required*	*% of change required*
Owner-occupied	46,651	57,158	10,507	58.8%
Private rented	13,692	16,453	2,761	15.4%
First Homes	0	524	524	2.9%
Shared Ownership	328	1,442	1,114	6.2%
Affordable Rent	875	2,165	1,290	7.2%
Social Rent	8,601	10,280	1,679	9.4%
Total	70,148	88,022	17,874	100.0%

Mix by tenure and size

Tenure



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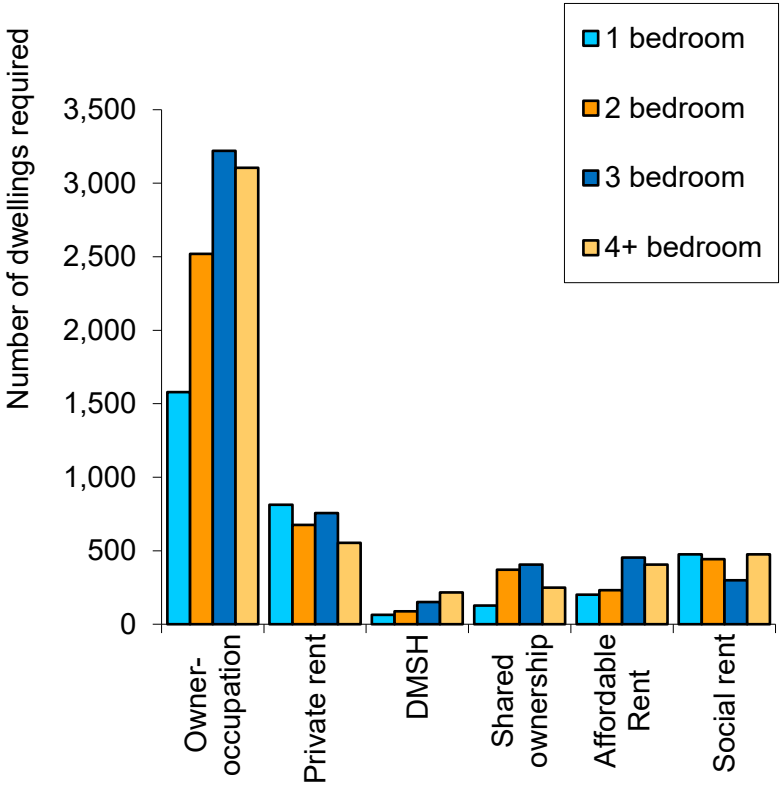
Bedrooms (% of all)



What is Affordable Need?

The total affordable housing need can then be considered in the context of its likely delivery as a proportion of mixed market and affordable housing developments, taking into account the probable percentage of affordable housing to be delivered by eligible market housing led developments.

34 *An increase in the total housing figures included in the plan may need to be considered where it could help deliver the required number of affordable homes.*

Paragraph: 024 Reference ID: 2a-024-20190220

AFFORDABLE NEED IS NOT A TARGET

A prescribed formula

- Current need
- Newly arising need

35

- Current supply
- Committed supply

228 affordable homes per year

Affordable Tenure (gross need)

Product	*One bed*	*Two bed*	*Three bed*	*Four bed*	*Total*	*Total (%)*
Discount market sales housing	16	5	4	7	33	3.3%
Shared Ownership – 40% equity share	-	5	6	18	30	3.1%
Shared Ownership – 25% equity share	26	42	30	37	135	13.7%
Shared Ownership – 10% equity share	115	98	67	56	336	34.0%
Intermediate Rent	-	12	15	7	34	3.4%
LHA cap	-	66	64	41	171	17.4%
Affordable Rent (new)	-	85	101	81	266	27.0%
Affordable Rent (all)	48	101	102	81	332	33.6%
Social Rent / requires assistance	278	195	88	30	591	59.9%
All households	393	293	190	111	987	100.0%

Older People's Housing

- Population Change (65+)
  - 2026 43,067
  - 2044 55,408
  - Plus 28.7%

37

- Household Change (headed by 65+)
  - 2026 27,952
  - 2044 36,723
  - Plus 31.4%

Specialist Housing

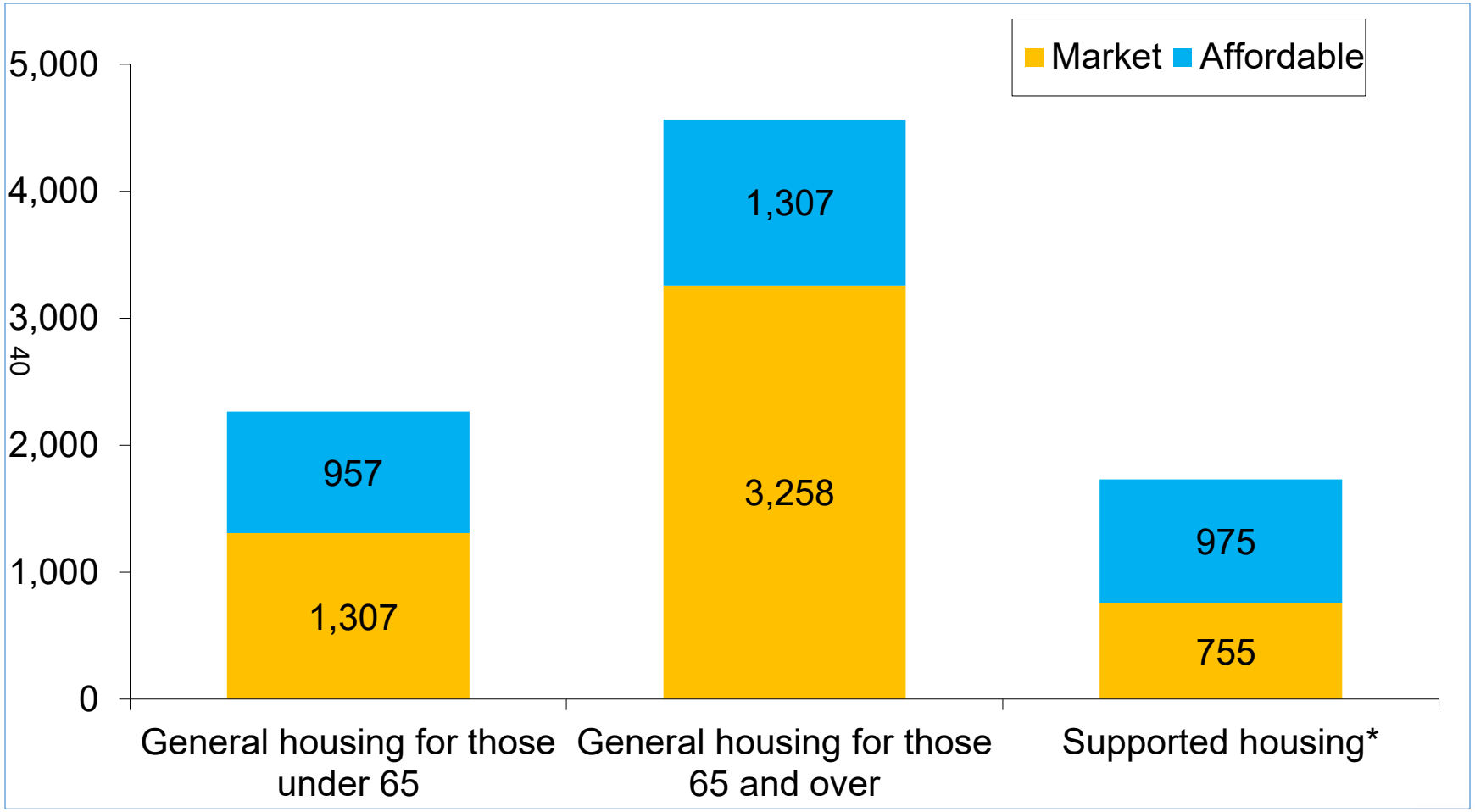
Type of specialist accommodation	*Tenure*	*Base profile (2026)*	*Profile 2044*	*Additional units required*
Sheltered housing for older people / retirement housing	Market	293	1,656	1,363
	Affordable	920	1,645	725
	Total	1,213	3,301	2,088
Extracare housing / supported living housing	Market	55	355	300
	Affordable	70	431	361
	Total	125	786	661
All specialist accommodation for older person households	Market	348	2,011	1,663
	Affordable	990	2,077	1,087
	Total	1,338	4,088	2,750

Registered Care	*Base profile (2026)*	*Profile 2044*	*Additional units required*
Market	263	449	186
Affordable	748	878	130
Total	1,011	1,327	316

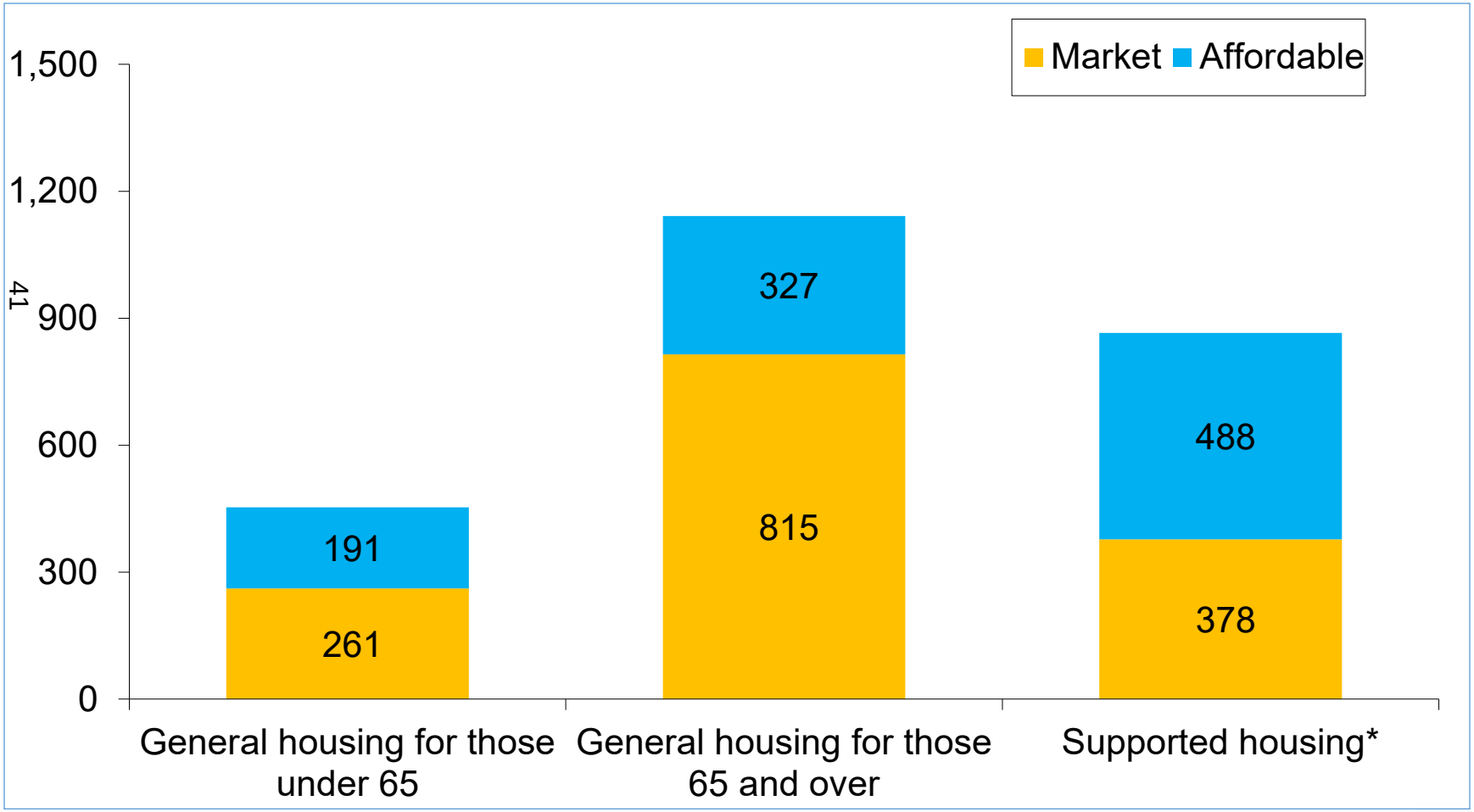
By size and tenure

Size of home	*Market**			*Affordable*		
	General housing **	Sheltered housing / retirement housing	Extra care housing / supported living housing	*General housing* **	Sheltered housing / retirement housing	Extra care housing / supported living housing
1 bedroom	298	671	156	652	1,188	346
2 bedrooms	10,468	986	199	1,000	458	86
3 bedrooms	14,168	-	-	149	-	-
4+ bedrooms	5,872	-	-	29	-	-
Total in households	30,806	1,656	355	1,830	1,645	431
Residential care	449			878		

Accessible and adaptable homes required in 2044



Wheelchair user dwellings required in 2044



Other Groups

- Families with children
- Private Rented Sector
- Self and Custom Build
- Looked-after children

Local Housing Market Assessment - 4 Key Elements

- Overall Housing Need
  - 993 per year
- Overall Housing Need by tenure and size
  - Social Rent 9.5%, Affordable Rent 7.2%, AHO 9.3%, PRS 15.6%, Owner Occupation 58.3%
- Affordable Need
  - 228 per year
- Need of specific groups
  - Aging population…

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Borough Council of
King's Lynn &
West Norfolk

King's Lynn & West Norfolk

Local Housing Needs Assessment

Final Report

October 2026

Planning & Development

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HDH Planning & Development Ltd
Clapham Woods Farm
Keasden, Nr. Clapham
Lancaster. LA2 8ET
info@hdhplanning.co.uk
015242 51831

Registered in England
Company Number 08555548

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Executive Summary

Introduction

S.1 King's Lynn & West Norfolk Borough Council is preparing a new Local Plan which will cover the period from 2026 to 2044 and address the increased housing requirement that has arisen with the publication of the new NPPF (2026). As part of the Local Plan development a fresh evidence base is being generated. This Local Housing Needs Assessment (LHNA) contributes to the evidence base by identifying the quantity and type of new housing required in the Borough. This report provides a new evidence base that reflects the current market situation, utilises the latest data available and adheres to the current government guidance. The purpose of this report is to provide the Council with a robust and up-to-date evidence base that enables an understanding of the Borough's current and future housing needs through to the end of the new Local Plan period (2044). The information presented in this report complies with the current Government guidance on undertaking these studies as set out in the August 2026 National Planning Policy Framework (NPPF) and the Planning Practice Guidance (PPG)[1].

S.2 The latest data on commuting flows, migration patterns and housing market linkages have been reviewed to understand the wider housing market context in which King's Lynn & West Norfolk is located. This analysis concluded that King's Lynn & West Norfolk's most established linkages are those with Fenland. Whilst the travel to work self-containment for King's Lynn & West Norfolk has increased notably between 2011 and 2021, the self-containment for migration flows has slightly reduced. The housing market analysis suggests that King's Lynn & West Norfolk is most similar to the market in Breckland. The evidence indicates that King's Lynn & West Norfolk is a housing market, with links to all neighbouring authorities, but most notably Fenland and Breckland.

Socio-economic context

S.3 The latest Office of National Statistics (ONS) estimates indicate that the resident population in King's Lynn & West Norfolk in 2024 was 156,206 and that since 2021 the population had increased by 0.8%, a notably lower rate than both regionally and nationally. The Census shows that the age profile in King's Lynn & West Norfolk is not notably older than the regional and national profiles. The Borough contains a lower-than-average proportion of households with children.

S.4 The Census presents a 'Standard Occupation Classification' which categorises all residents aged 16 years and over in employment the week before the census into one of nine groups depending on the nature of the skills that they use. These nine groups are graded from

[1] It should be noted that the report was drafted (and consulted on) when the December 2024 NPPF was extant, however the final report has been adapted so that it aligns with the August 2026 version of the NPPF.

managerial jobs (Groups 1-3) to unskilled jobs (Groups 8-9). As the table below illustrates, some 36.6% of employed residents in King's Lynn & West Norfolk work in Groups 1 to 3, lower than the figure for the East of England region and England as a whole.

Table S.1 Occupation structure (2021)

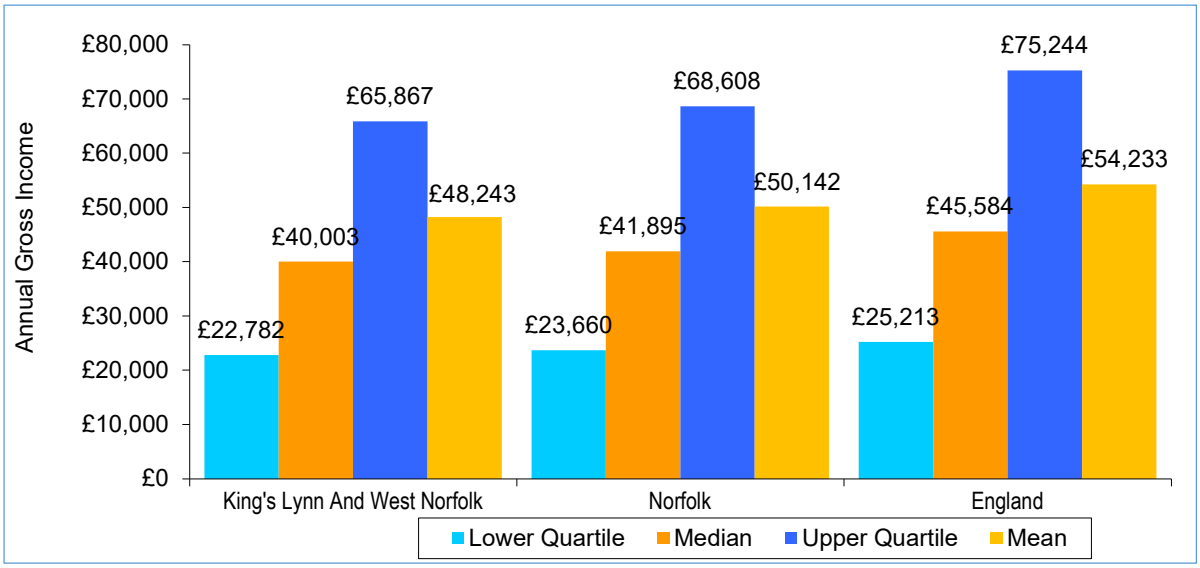
Occupation Groups	*King's Lynn & West Norfolk*	*East of England*	*England*	*Change in number of people employed in King's Lynn & West Norfolk since 2011*
Group 1-3: Senior, Professional or Technical	36.6%	46.6%	46.4%	13.2%
Group 4-5: Administrative, skilled trades	22.9%	20.5%	19.4%	-5.2%
Group 6-7: Personal service, Customer service and Sales	18.5%	16.1%	16.7%	4.2%
Group 8-9: Machine operatives, Elementary occupations	22.0%	16.8%	17.4%	-4.1%
Total	100.0%	100.0%	100.0%	-

Source: 2011 and 2021 Census

S.5 The proportion of the working age population that is unemployed (within the claimant count) in the Borough in March 2026 is lower than the regional and national equivalents (3.1% in King's Lynn & West Norfolk compared to 3.3% in the East and 4.1% across England).

S.6 CACI Paycheck estimates that the mean gross annual household income in King's Lynn & West Norfolk is £48,243, which is 11.0% below the equivalent for England (£54,223) and 3.8% below the figure for Norfolk (£50,142). The figure below shows household income at various points on the income distribution for the Borough alongside the national and county-wide equivalents. The data indicates that households in King's Lynn & West Norfolk are slightly less affluent than equivalent county-wide households at all points on the income distribution, with this relative difference most distinct at the median level. Income levels within King's Lynn & West Norfolk are consistently below national equivalents.

Figure S.1 Distribution of annual gross household income, 2025



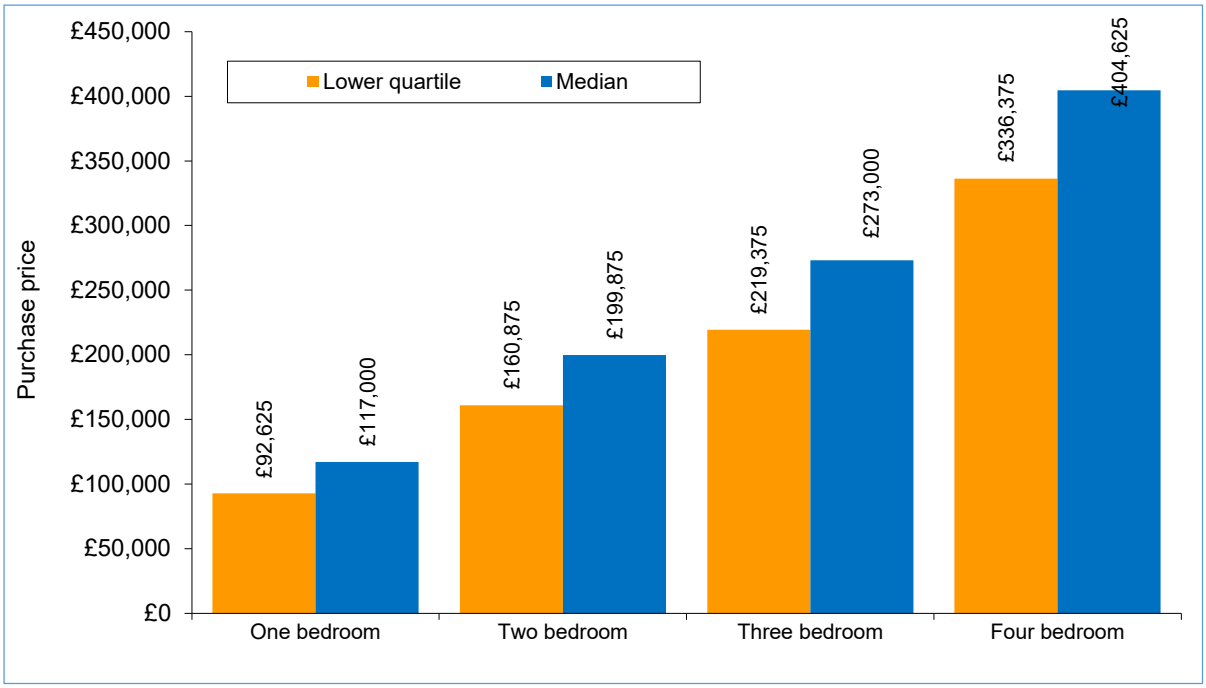
Source: CACI Paycheck, 2026

The cost and affordability of housing

S.7 Data from the Land Registry indicates that the overall average property price in King's Lynn & West Norfolk in 2025 is 17.5% lower than the national figure and 11.0% lower than the figure for East Anglia. This data source also indicates that the average property price in the Borough has risen by 6.5% over the last five years compared to an increase of 10.3% nationally and a growth of 12.0% across the region. Within the Borough there is notable variation with prices generally cheaper in King's Lynn town and the most expensive area being the part of the Borough on the Norfolk coast. Office of National Statistics data indicates that the overall average rental price in King's Lynn & West Norfolk is 35.2% lower than the national figure and 27.0% lower than the figure for the East region. The average rents in King's Lynn & West Norfolk have risen by 34.4% over the last five years, compared to an increase of 32.3% nationally and a growth of 31.6% across the wider region.

S.8 Entry-level and median property prices by number of bedrooms were obtained in the Borough via an online search of properties advertised for sale during April 2026. The results of this online price survey are presented in the figure below. In accordance with the PPG, entry-level prices are based on lower quartile prices. The figure indicates that entry-level prices in King's Lynn & West Norfolk range from £92,625 for a one bedroom home up to £336,375 for a four-bedroom property.

Figure S.2 Property prices by size in King's Lynn & West Norfolk



Source: Online estate agents survey, April 2026

S.9 Entry-level and median private rents for King's Lynn & West Norfolk are presented in chapter 3. The results show that entry-level rents in the Borough range £600 per month for a one-bedroom home, up to £1,350 per month for a four-bedroom property. The cost of Social Rented and Affordable Rented dwellings across the Borough is also examined. The cost of this tenure is significantly below market accommodation, indicating a significant gap for intermediate products. Shared Ownership with a 25% equity share, and discount market sales housing (with a substantial discount applied) are best placed to fill this gap.

Overall housing need

S.10 The NPPF indicates that planning authorities should use the Standard Method to establish the overall need for housing. The most recent Standard Method was published within the PPG in December 2024. The Standard Method accounts for the existing housing stock in an area and then adjusts for any affordability imbalance that might exist. [2]. It is important to note that the use of the Standard Method is required. Unlike under the earlier iterations of the NPPF, the August 2026 NPPF does not include scope to deviate from the Standard Method except in very limited and specific circumstances (such as in a National Park in which not all the source data is available).

S.11 The Local Housing Need in King's Lynn & West Norfolk, as assessed using the Standard Method, is 993 per year as of June 2026. The NPPF requires strategic plans to identify a

[2] All the steps are described in paragraph 004 (Reference ID: 2a-004-20241212).

supply of sites for no less than 10 years from adoption. The Local Plan for King's Lynn & West Norfolk is intended to run from 2026 to 2044. The modelling of the Local Housing Need will therefore be presented up to 2044 to facilitate this. To date, there is no evidence to support a departure from the use of the Standard Method to identify the Local Housing Need for King's Lynn & West Norfolk.

Type and tenure of future housing needed

S.12 The long-term balancing housing markets (LTBHM) model identifies the size and tenure of new accommodation required in the Borough over the plan-period (see Chapter 5 for more details). The table below shows the tenure profile required by households resident in the Borough in 18 years' time in comparison to the tenure profile recorded currently. The difference between these two distributions is the change required to the housing stock over this period. The results show that 58.3% of new housing in King's Lynn & West Norfolk should be owner-occupied, 15.7% private rented, 2.9% discount market sales housing, 6.4% should be Shared Ownership, 7.2% Affordable Rent and 9.5% Social Rent.

Table S.2 Tenure of new accommodation required in King's Lynn & West Norfolk over the 19-year modelling period

Tenure	*Base tenure profile (2026)*	*Tenure profile 2044*	*Change required*	*% of change required*
Owner-occupied	46,651	57,073	10,422	58.3%
Private rented	13,692	16,489	2,797	15.7%
Discount market sales housing	0	520	520	2.9%
Shared Ownership	328	1,479	1,151	6.4%
Affordable Rent	875	2,168	1,293	7.2%
Social Rent	8,601	10,292	1,691	9.5%
Total	70,148	88,022	17,874	100.0%

S.13 The table below presents the size of new accommodation required in the Borough between 2026 and 2044 for each tenure. The data indicates that across all tenures dwellings of all sizes are required.

Table S.3 Size of new accommodation required in the Borough between 2026 and 2044 by tenure

Size of home	*Owner-occupied*	*Private rented*	*DMSH*	*Shared ownership*	*Affordable Rent*	*Social Rent*
One bedroom	1,578	813	65	126	201	475
Two bedroom	2,520	675	87	370	232	442
Three bedroom	3,220	756	151	405	453	299
Four or more bedrooms	3,105	553	217	250	407	475
Total	10,422	2,797	520	1,151	1,293	1,691

Affordable housing need

S.14 It is necessary to undertake a separate calculation of affordable housing need. The PPG details how affordable housing need should be calculated. Each stage of the model is calculated separately using locally available data for King's Lynn & West Norfolk. The table below summarises the outputs of each stage of the model and the derivation of the total need for affordable housing of 228 per year in the Borough. Full details on how the figures were derived and the methodology used is set out in Chapter 6 and **Appendix 3**.

Table S.4 Results of the affordable housing needs model

Stage in calculation	
Stage 1: Current unmet gross need for affordable housing (Total) (Table A3.3)	833
Stage 2: Newly arising affordable housing need (Annual) (Table A3.5)	941
Stage 3: Current affordable housing supply (Total) (Table A3.6)	1,605
Stage 4: Future housing supply (Annual) (Table A3.9)	670
Stage 5.1 Net current need (Stage 1 minus Stage 3) (Total)	-772
Stage 5.2 Annualise net current need (Stage 5.1 divided by 18) (Annual)	-43
Stage 5.3 Total need for affordable housing (Stage 2+ Stage 5.2 – Stage 4) (Annual)	**228**
Total gross annual need (Stage 1 divided by 19 + Stage 2) (Annual)	987
Total gross annual supply (Stage 3 divided by 19 + Stage 4) (Annual)	759

Requirements of specific groups of the population

S.15 The following groups of the population are profiled in detail in Chapter 7:

- Older persons
- People with disabilities
- Family households
- Looked after children
- Those resident in the private rented sector
- People wishing to build their own homes

- Essential local workers

S.16 The disaggregated local housing need projections indicate that there will be an increase in the number of households headed by someone over 65 from 43,067 in 2026, to 55,408 in 2044, a rise of 28.7%. It is estimated that by 2044 there will be a requirement for 2,088 additional specialist units of Sheltered housing for older people and 661 additional Extracare units in King's Lynn & West Norfolk. In addition, it is estimated that an additional 316 Registered Care spaces will be required in the Borough over the next 18 years[3].

S.17 Modelling indicates that the number of people aged 65 or over disabled under the Equality Act is expected to increase by 32.4% between 2026 and 2044 in the Borough with the number of people aged 65 or over with dementia expected to increase by 51.1% over the same period.

S.18 Analysis of the housing requirements for people with disabilities has calculated that in total 8,560 accessible and adaptable homes are required in 2044 in King's Lynn & West Norfolk (M4(2) Category 2), of which 2,459 dwellings should be M4(3) Category 3 homes - wheelchair user dwellings.

S.19 The disaggregated local housing need projections indicate that the total population of families with children is going to rise from 22,536 in 2026 to 26,304 by 2044, a growth of 16.7%. It is estimated that the proportion of lone parent families within this group will grow from 27.6% in 2026 to 30.0% in 2044.

S.20 The Council launched a self-build register in 2016 where households could register an interest in finding a plot for self- or custom-build housing in the Borough. As of spring 2026, there were 210 active applicants on the list (this is net figure after the Council's permissions for self-build plots have been deducted from previous applicants). People interested in self-build on the Council's self-build register generally aspire towards a home on a larger plot, with three or more bedrooms.

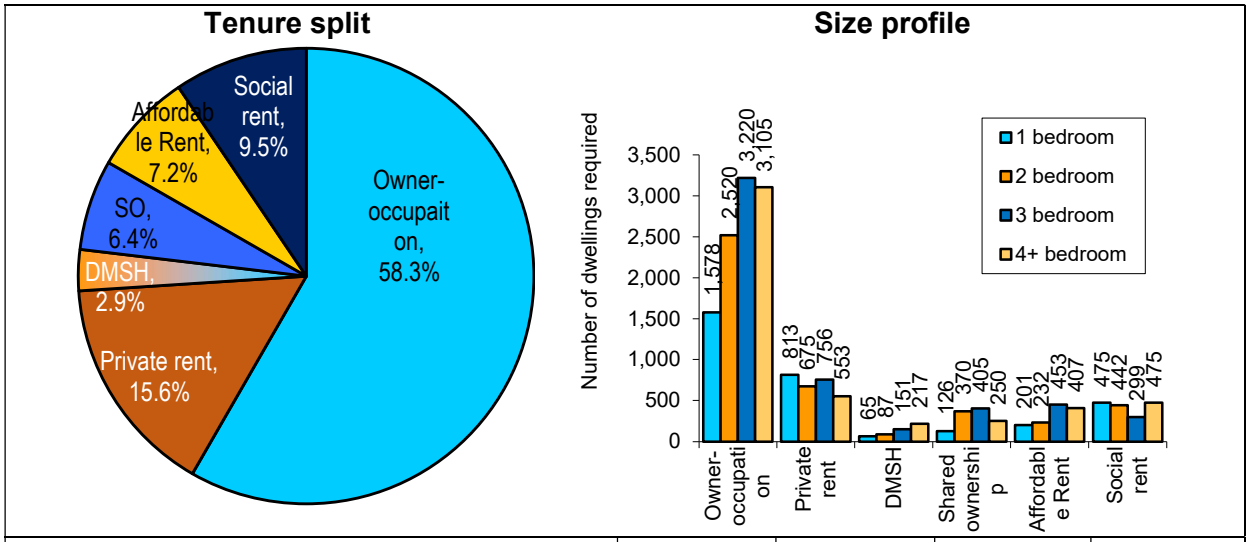
Conclusion

S.21 As detailed in Chapter 8, it is clear that Planning Authorities should consider whether or not the housing target in the Local Plan should be increased to assist with meeting the need for affordable housing. The total annual affordable housing need in King's Lynn & West Norfolk of 228 per year represents 23.0% of the annual dwelling growth of 993 in the Borough as assessed using the Standard Method. Subject to viability, it is reasonable to presume the affordable housing need identified in the model will be addressed by the dwelling growth identified by the Standard Method and no adjustment is required to the Standard Method to increase affordable provision.

[3] It should be noted that a Norfolk-wide Supported Housing Assessment & Strategy has just been commissioned which will provide additional detail on this topic.

S.22 To determine the size and tenure of the new housing required within the Standard Method local housing need to accord with paragraph 017 of the PPG, the LTBHM model outputs are used. The figure below sets out the size and tenure requirement for the 17,874 dwellings (993 per annum) required between 2026 and 2044.

Figure S.3 Requirement for all new housing in King's Lynn & West Norfolk over the plan-period



New housing required 2026 to 2044		*1 bed*	*2 bed*	*3 bed*	*4 bed*
Owner-occupation	**10,422**	1,578	2,520	3,220	3,105
	58.3%	8.8%	14.1%	18.0%	17.4%
Private rent	**2,797**	813	675	756	553
	15.6%	4.5%	3.8%	4.2%	3.1%
Discount market sales housing	**520**	65	87	151	217
	2.9%	0.4%	0.5%	0.8%	1.2%
Shared Ownership (SO)	**1,151**	126	370	405	250
	6.4%	0.7%	2.1%	2.3%	1.4%
Affordable Rent	**1,293**	201	232	453	407
	7.2%	1.1%	1.3%	2.5%	2.3%
Social Rent	**1,691**	475	442	299	475
	9.5%	2.7%	2.5%	1.7%	2.7%
Total	**17,874**	3,259	4,326	5,283	5,006
	100.0%	18.2%	24.2%	29.6%	28.0%

These figures represent the distribution of housing that should be delivered.

1. Introduction

Purpose

1.1 King's Lynn & West Norfolk is a borough in Norfolk, to the south and east of The Wash, which borders parts of Lincolnshire, Cambridgeshire and Suffolk as well as other authorities in Norfolk. The Borough, which at around 550 square miles is the fourth largest authority in England, contains three major population centres: King's Lynn, Downham Market and Hunstanton. It is a largely rural authority, but contains more than 100 villages, each with its own unique character and specific requirements. Much of the coastline to the north of the Borough is within an area of outstanding natural beauty (now known as the Norfolk Coast National Landscape). Although King's Lynn is well connected to larger cities to the East (Norwich) and West (Cambridge and Peterborough), it is itself a significant economic centre.

1.2 The Borough Council of King's Lynn & West Norfolk adopted its current Local Plan in 2025, and this set out a requirement to deliver 10,526 new homes for the period 2021-2040. This was based on the Standard Method at that time of 554 new homes required per year. However, changes to the National Planning Policy Framework (NPPF) have resulted in a significantly larger requirement for housing in the Borough. As a consequence, the Council preparing a new Local Plan which will cover the period from 2026 to 2044 and address the increased housing requirement. This Local Housing Needs Assessment (LHNA) will provide a key element of the Local Plan evidence base and will help inform the development of the overall spatial strategy and development management policies. It will also provide an understanding of the levels and details of the different housing needs across the Borough to ensure all housing delivery is based on robust evidence of need.

1.3 This report provides evidence for the new Local Plan 2026-2044. The information presented in this report complies with the current Government guidance as set out in the August 2026 NPPF, and the Planning Practice Guidance (PPG), described below. It should be noted that the report was drafted (and consulted on) when the December 2024 NPPF was extant, however the final report has been adapted so that it aligns with the August 2026 version of the NPPF.

Government Guidance

1.4 The framework for undertaking a LHNA is set out in detail in the National Planning Policy Framework (NPPF) and the Planning Practice Guidance (PPG). Both the NPPF and the PPG were updated in December 2024, with the NPPF subsequently updated again in August 2026. The 2024 NPPF and PPG made some very significant changes to the way that the overall requirement for housing is calculated. Subject to some updating, these are carried into the 2026 NPPF.

1.5 Section PM2, paragraph 1 (page 8) of the NPPF requires that local plans 'set out a positive vision and spatial strategy which supports the delivery of the spatial development strategy for their area'. The NPPF requires strategic policies to provide for objectively assessed needs for

housing. This carried forward the requirements under the 2012 NPPF and concerns the overall housing requirement.

> *The preparation of spatial development strategies, and local plans where a spatial development strategy is not in place, should be based upon:*
>
> *a. A housing need assessment that establishes the overall number of homes needed in the area as a minimum over the plan period, using the standard method in Annex D;*
>
> *b. An assessment of the permanent and transit site accommodation needs of travellers in the area as a minimum over the plan period; and*
>
> *c. An understanding of any accommodation needs that cannot be met within neighbouring areas.*
>
> *At the most appropriate level, development plans should also take into account an assessment of the size, type and tenure of housing or other accommodation needed for different groups. These groups include, but are not limited to:*
>
> *a. Those who require affordable housing (including Social Rent) as defined in the glossary at Annex B;*
>
> *b. Older people (including those who require retirement housing, housing-with-care and care homes);*
>
> *c. Disabled people;*
>
> *d. People who rent their homes;*
>
> *e. Families with children;*
>
> *f. Looked after children (evidence of need for which can be found in the relevant local authority's Children's Social Care Sufficiency Strategy) and those who require other specialist community-based accommodation (where evidence of need is available for the relevant local authority);*
>
> *g. Students;*
>
> *h. Travellers; and*
>
> *i. People wishing to commission or build their own homes.*
>
> *Section HO1, paragraph 1 and 2 (page 31)*

1.6 The requirement for housing is derived through the Standard Method and is then disaggregated into the different types of housing the future population will need. Following that, an assessment of the number of households in need of affordable housing must be undertaken. In essence, the first output[4] required by the NPPF, for a study of this type, is to disaggregate the new housing number as derived through the Standard Method. The second task is the assessment of Affordable Need, and the final task is the understanding of the needs of groups with specific housing requirements.

1.7 The NPPF outlines how a LHNA fits into the wider housing policy framework and the PPG sets out how the various elements of a LHNA should be undertaken, including detailing a

[4] Before this is done it is necessary to profile the local housing market and demographic situation, to ensure that the subsequent outputs have a meaning in a local situation. However, there are no outputs required within the NPPF from this contextual study.

comprehensive model for the assessment of affordable housing need (Chapter 6 of this report). The affordable housing need figure is an unconstrained figure set in the current housing market situation. It is not a component of the overall housing need, but is independent, calculated using a different approach and using different data sources. The figure does not represent a target that should be planned towards but helps inform whether the identified housing target will deliver sufficient affordable housing or not.

1.8 This LHNA includes a Long-Term Balancing Housing Markets (LTBHM) model which breaks down the overall housing need into the component types (tenure and size) of housing required. Whilst both the Affordable Needs model and the LTBHM model produce figures indicating an amount of affordable housing required, they are not directly comparable as, in line with the PPG, they use different methods and have different purposes. The affordable housing need figure is calculated in isolation from the rest of the housing market and is used solely to indicate whether a Local Planning Authority should plan for more houses where it could help meet the need for affordable housing. The figure produced by the LTBHM model is based on the population projections and occupation patterns of household groups (considering the trends in how these occupation patterns are changing). This is the mix of housing for which the authority should be planning. How these figures should be used in King's Lynn & West Norfolk is summarised at the conclusion of this report.

1.9 In December 2024, the Government updated the Standard Method calculation. This has resulted in a notable modification to the Standard Method. This report has followed the approach set out in the 2024 PPG. The August 2026 NPPF includes a summary of this Standard Method within Appendix D (and the method is the same as in the December 2024 PPG). This report has followed the approach set out in the December 2024 PPG.

Sub market areas

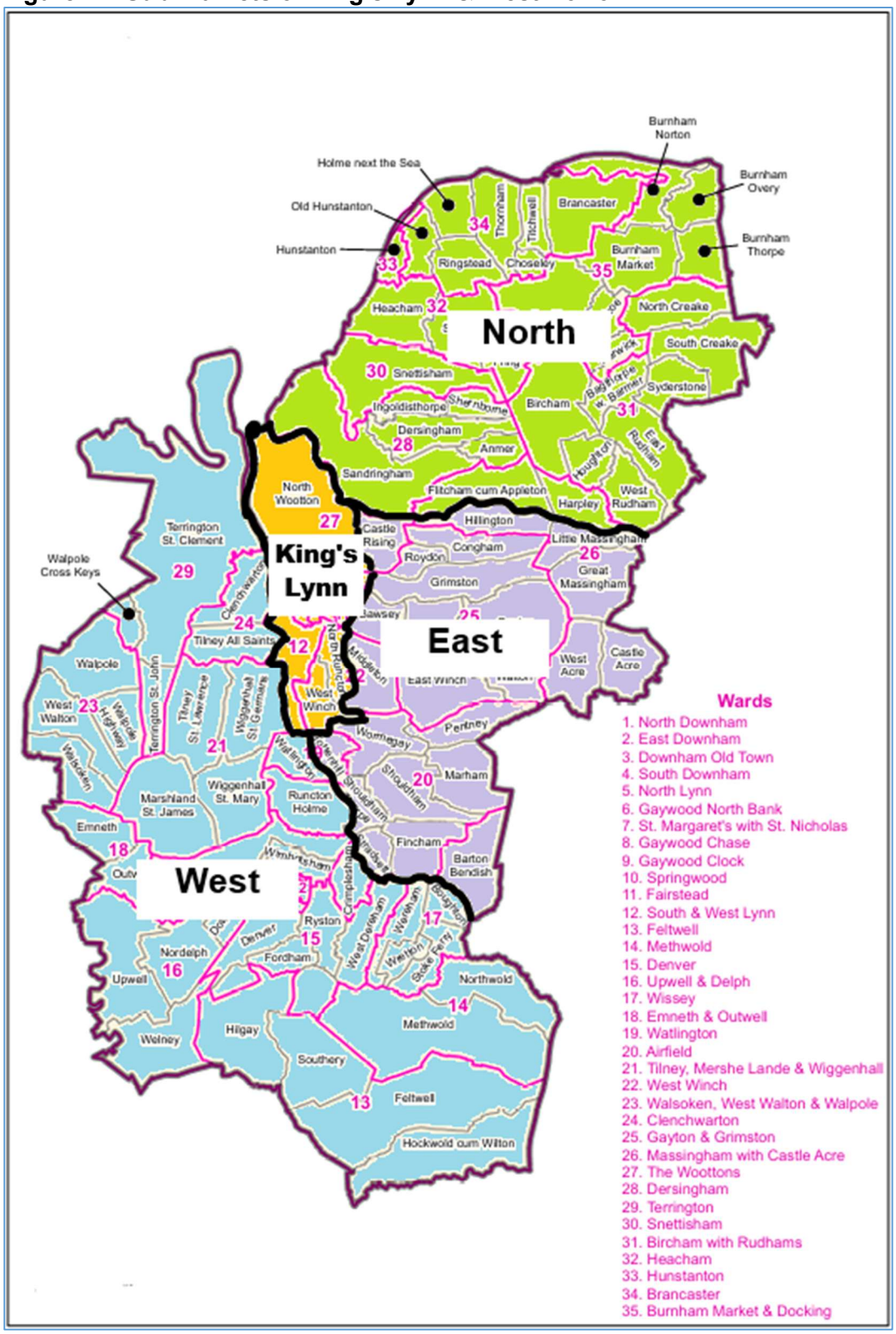
1.10 Discussions with the Council and feedback through the stakeholder consultation process has identified four sub-market areas in King's Lynn & West Norfolk, based on clusters of parishes. The groupings are set out in the table below and the following figure maps the sub-markets within the Borough. Demographic outputs for the sub-market areas of the Borough are presented in **Appendix 6**.

Table 1.1 Sub-markets of King's Lynn & West Norfolk

Sub-market	Constituent parishes
King's Lynn	King's Lynn non-parish area, North Runcton, North Wootton, South Wootton, West Winch
East	Barton Bendish, Bawsey, Castle Acre, Castle Rising, Congham, East Walton, East Winch, Fincham, Gayton, Great Massingham, Grimston, Hillington, Hockwold cum Wilton, Leziate, Little Massingham, Marham, Middleton, Pentney, Roydon, Shouldham, Shouldham Thorpe, Stradsett, Tottenhill, West Acre, Wormegay
West	Boughton, Clenchwarton, Crimplesham, Denver, Downham Market, Downham West, Emneth, Feltwell, Fordham, Hilgay, Marshland St. James, Methwold, Nordelph, Northwold, Outwell, Runcton Holme, Ryston, Southery, Stoke Ferry, Stow Bardolph, Terrington St. Clement, Terrington St. John, Tilney All Saints, Tilney St. Lawrence, Upwell, Walpole, Walpole Cross Keys, Walpole Highway, Walsoken, Watlington, Welney, Wereham, West Dereham, West Walton, Wiggenhall St. Germans, Wiggenhall St. Mary Magdalen, Wimbotsham, Wretton
North	Anmer, Bagthorpe with Barmer, Barwick, Bircham, Brancaster, Burnham Market, Burnham Norton, Burnham Overy, Burnham Thorpe, Choseley, Dersingham, Docking, East Rudham, Flitcham with Appleton, Fring, Harpley, Heacham, Holme next the Sea, Houghton, Hunstanton, Ingoldisthorpe, North Creake, Old Hunstanton, Ringstead, Sandringham, Sedgeford, Sherborne, Snettisham, South Creake, Stanhoe, Syderstone, Thornham, Titchwell, West Rudham

Source: Borough Council of King's Lynn & West Norfolk

Figure 1.1 Sub-markets of King's Lynn & West Norfolk



Source: Borough Council of King's Lynn & West Norfolk

Report coverage

1.11 This report is focused on detailing the amount of new housing required over the plan-period in King's Lynn & West Norfolk, the size and tenure of housing that would be most suitable for the future population, the housing requirements of specific groups of the population, and the level of affordable housing need that exists in the Borough. The report contains the following:

Chapter 2 presents an examination of the latest data on the resident population in King's Lynn & West Norfolk and the changes that have occurred. It also profiles the current housing stock, and the changes recorded within it.

Chapter 3 contains a detailed analysis of the cost of property in King's Lynn & West Norfolk and the affordability of the different forms of housing for residents.

Chapter 4 paragraph 008 of the PPG indicates that '*Strategic policy-making authorities will need to calculate their local housing need figure at the start of the plan-making process*[5]*.'* The chapter sets out the calculation of the local housing need figure for the Borough, as per the Standard Method.

Chapter 5 disaggregates the local housing need to show the demographic profile of the future population in the Borough. The chapter uses this information to produce an analysis of the nature of future housing required within the Long-Term Balancing Housing Markets model (LTBHM).

Chapter 6 sets out the calculation of outputs for the affordable housing needs model in accordance with the PPG approach. The chapter identifies both the type of households in housing need and the tenure of affordable housing that would meet this housing need.

Chapter 7 contains an analysis of the specific housing situation of the particular sub-groups of the population identified within the NPPF.

Chapter 8 is a conclusion summarising the implications of the research and analysis. This chapter will only be created after the consultation event as it is dependent on the feedback received.

Stakeholder consultation

1.12 To help disseminate the purpose of this work and ensure the accuracy of this report (and the assumptions used) stakeholders' views have been sought through the development of this study. A consultation event was held on the 14th May 2026, after which written comments were invited. Details of the stakeholder consultation are presented in **Appendix 1** to this report.

[5] Reference ID: 2a-008-20190220

Local housing market context

1.13 This section of the report assesses the most recent data indicators of the housing market area within and surrounding King's Lynn & West Norfolk. Data on migration and commuting flows from the 2021 Census have recently been published providing an up-to-date and robust data source and allowing a comparison with the equivalent 2011 data to understand how the situation has changed for King's Lynn & West Norfolk.

1.14 This data on population flows is supported by a comparison of property prices in King's Lynn & West Norfolk and the neighbouring authorities, which uses the most up-to-date Land Registry data to establish the housing market linkages that exist in the region. This evidence presents the functional and geographic context in which the local housing market operates.

Commuting flows

1.15 The 2021 Census contains a detailed profile of commuting flows occurring at the local level. This indicates that, of the 69,226 usual residents in King's Lynn & West Norfolk aged 16 years and over and in employment the week before the Census, 44.0% have a workplace also in King's Lynn & West Norfolk. A further 37.7% of residents mainly work at or from home, or have no fixed workplace. These are also categorised as people working within the Borough. This means that, in total, 81.7% of residents in employment in King's Lynn & West Norfolk in 2021 also worked in the Borough. The equivalent self-containment figure from the 2011 Census for King's Lynn & West Norfolk was 78.3%. It should be noted that the reason for the greater level of self-containment recorded in 2021 is principally due to a substantially larger number of people working at or mainly from home, partly as a consequence of the impact of COVID-19 and the national lockdown policies in place at that time, but also as a more general trend for employees to work from home with better technological solutions available.

1.16 The table below shows the 10 authorities to which residents of King's Lynn & West Norfolk most travelled to work in 2021. The table also contains the details of the equivalent number of workers from King's Lynn & West Norfolk in 2011 that had the same destination – this enables a comparison of the changing relationship between these authorities and King's Lynn & West Norfolk. People working from home or with no fixed workplace are considered to work in King's Lynn & West Norfolk as this is how they are classified by the Office for National Statistics (ONS) in its Census analysis.

1.17 The data indicates that Fenland is the authority to which employed residents from King's Lynn & West Norfolk most commonly travel to for work, followed by North Norfolk and Breckland. East Cambridgeshire, West Suffolk and North Norfolk have all recorded a notable increase in the size of the commuting flows from King's Lynn & West Norfolk between 2011 and 2021, whilst Fenland, Breckland, Peterborough and Cambridge have seen a notable decrease in these flows.

Table 1.2 The ten authorities that are the most common place of work for employed residents of King's Lynn & West Norfolk

Location of work for employed residents of King's Lynn & West Norfolk				
	2021		***2011***	
Destination authority area	*Number of King's Lynn & West Norfolk residents that work there*	*Proportion of all King's Lynn & West Norfolk residents in work that work there*	*Number of King's Lynn & West Norfolk residents that work there*	*Proportion of all King's Lynn & West Norfolk residents in work that work there*
King's Lynn and West Norfolk	56,590	81.7%	52,925	78.3%
Fenland	3,040	4.4%	3,509	5.2%
North Norfolk	1,500	2.2%	1,327	2.0%
Breckland	1,448	2.1%	1,661	2.5%
West Suffolk	1,221	1.8%	960	1.4%
East Cambridgeshire	1,038	1.5%	713	1.1%
South Holland	915	1.3%	901	1.3%
Peterborough	404	0.6%	520	0.8%
Cambridge	395	0.6%	499	0.7%
South Cambridgeshire	241	0.3%	278	0.4%

Source: Census 2011 and 2021

1.18 As noted above, the 2021 Census recorded a significantly higher level of home working among employed residents in King's Lynn & West Norfolk compared with 2011. Because the Census was conducted during the coronavirus pandemic—when restrictions affected daily travel—it is difficult to determine from Census data alone whether this represented a temporary shift or a longer-term change in behaviour. More recent national results suggest that commuting behaviours have undergone a lasting shift and that hybrid working—splitting time between home and the workplace—has become far more common, meaning that commuting behaviour is now more varied and less easily captured through simple binary classifications.

1.19 It is interesting to understand where people that work in King's Lynn & West Norfolk reside. Overall, of the 65,782 people that worked in King's Lynn & West Norfolk in 2021, 86.0% also resided there. The equivalent figure from 2011 was 82.5%, again showing a reduction in the significance of commuting flows into King's Lynn & West Norfolk.

1.20 The table below shows the 10 authorities in which those working within King's Lynn & West Norfolk most commonly lived in 2021. The table also contains a column that details the equivalent number of workers within King's Lynn & West Norfolk in 2011 that came from the same origin location. The data indicates that Breckland is the authority from which people most commonly commute to King's Lynn & West Norfolk, followed by Fenland. West Suffolk is the only authority within this list from which the size of the commuting flows into King's Lynn & West Norfolk has increased between 2011 and 2021 (and even then, it is a marginal increase).

Table 1.3 The ten authorities that are the most common place of residence for people employed within King's Lynn & West Norfolk

Location of residence for people employed within King's Lynn & West Norfolk				
Local authority area of residence	***2021***		***2011***	
	Number of people working in King's Lynn & West Norfolk that live in the authority	*Proportion of all King's Lynn & West Norfolk workers that live there*	*Number of people working in King's Lynn & West Norfolk that live in the authority*	*Proportion of all King's Lynn & West Norfolk workers that live there*
King's Lynn and West Norfolk	56,590	86.0%	52,925	82.5%
Breckland	1,980	3.0%	2,549	4.0%
Fenland	1,909	2.9%	2,032	3.2%
North Norfolk	1,063	1.6%	1,273	2.0%
South Holland	1,004	1.5%	1,059	1.7%
West Suffolk	463	0.7%	442	0.7%
East Cambridgeshire	305	0.5%	382	0.6%
Broadland	243	0.4%	420	0.7%
South Norfolk	205	0.3%	221	0.3%
Peterborough	180	0.3%	214	0.3%

Source: Census 2011 and 2021

Migration trends

1.21 The Census details the migration flows recorded in the year prior to the survey. It provides estimates on all usual residents who were living at a different address one year before the Census. Overall, of the 13,528 residents of King's Lynn & West Norfolk in 2021 that had moved home within the UK in the previous year, some 57.6% had moved from elsewhere in the Borough. The equivalent figure from the 2011 Census for King's Lynn & West Norfolk was 61.0%.

1.22 The table below shows the 10 authorities from which residents most commonly moved into a home within King's Lynn & West Norfolk in the year up to April 2021. The table also contains a column that details the equivalent number of movers to King's Lynn & West Norfolk in the year up to the 2011 Census that originated from the same location. The data indicates that Fenland is the authority from which people that moved into King's Lynn & West Norfolk most commonly came. The scale of flows from all authority areas other than North Norfolk have increased between 2011 and 2021, with the most notable growth being in the flow from West Suffolk. It should be noted that the scale of flows is relatively small compared with the total population in each authority. The number of people moving to King's Lynn & West Norfolk from fenland represented just 0.5% of the population of Fenland in 2021.

Table 1.4 The ten authorities from which people most commonly moved into a home in King's Lynn & West Norfolk

People that moved from within the UK into a home in King's Lynn & West Norfolk in the preceding year				
Original authority area of residence	***2021***			***2011***
	Number of people that moved to a home in King's Lynn & West Norfolk	*Proportion of all people moving to a home in King's Lynn & West Norfolk*	*Number of people moving as a proportion of the total population in the authority in 2021*	*Number of people that moved to a home in King's Lynn & West Norfolk*
King's Lynn and West Norfolk	7,795	57.6%	5.1%	8,803
Fenland	525	3.9%	0.5%	455
Breckland	441	3.3%	0.3%	417
West Suffolk	284	2.1%	0.2%	166
North Norfolk	227	1.7%	0.2%	249
South Holland	191	1.4%	0.2%	160
East Cambridgeshire	190	1.4%	0.2%	156
Norwich	128	0.9%	0.1%	117
Cambridge	99	0.7%	0.1%	56
Central Bedfordshire	83	0.6%	0.0%	44

Source: Census 2011 and 2021

1.23 In terms of the new location of people who moved from a home in King's Lynn & West Norfolk in the year prior to the 2021 Census (and remained in the UK), the data shows that 62.0% remained in the Borough. In comparison in 2011, this figure for King's Lynn & West Norfolk was 62.6%. The table below shows the 10 authorities to which residents in King's Lynn & West Norfolk most commonly moved to a new home in the year up to the 2021 Census. The table also contains a column that details the equivalent number of movers from King's Lynn & West Norfolk in the year up to the 2011 Census that had the same destination.

1.24 The data indicates that Fenland is the authority to which people from King's Lynn & West Norfolk most commonly moved in the year up to April 2021, followed by Breckland. The size of flows (in terms of the number of people that moved) to all authorities have not changed notably since the previous Census, other than the number of people moving to South Holland which has grown from being the sixth to the fourth most common destination. It should be noted that the scale of flows is relatively small compared with the total population in each authority. As with the inwards flows, the scale of the outward flows is small compared to the total population of each authority. It is interesting to note that, among the seven authorities in which the combined inflow and outflow of movers to and from King's Lynn & West Norfolk summed to more than 250, there was a net inflow of movers from West Suffolk, East Cambridgeshire, Breckland and Fenland and a net outflow of movers to South Holland, Norwich and North Norfolk.

Table 1.5 The ten authorities which King's Lynn & West Norfolk residents most commonly moved to

Destinations of King's Lynn & West Norfolk home movers in the preceding year				
	2021			***2011***
Destination authority area	*Number of King's Lynn & West Norfolk residents that moved there*	*Proportion of all residents leaving a home in King's Lynn & West Norfolk that moved there*	*Number of people moving as a proportion of the total population in the authority in 2021*	*Number of King's Lynn & West Norfolk residents that moved there*
King's Lynn and West Norfolk	7,795	62.0%	5.1%	8,803
Fenland	513	4.1%	0.5%	540
Breckland	403	3.2%	0.3%	410
North Norfolk	265	2.1%	0.3%	313
South Holland	259	2.1%	0.3%	165
West Suffolk	190	1.5%	0.1%	185
Norwich	188	1.5%	0.1%	189
Peterborough	143	1.1%	0.1%	89
East Cambridgeshire	141	1.1%	0.2%	105
Lincoln	114	0.9%	0.1%	48

Source: Census 2011 and 2021

Housing market context

1.25 It is useful to compare the price of housing in King's Lynn & West Norfolk with its neighbouring authorities to see the similarities and differences between the housing markets in the area. The table below presents the average (mean) property price for dwellings sold in King's Lynn & West Norfolk and the surrounding authorities in 2025. The table shows the overall average price of homes sold as well as the average for each dwelling type categorised by the Land Registry.

1.26 The table indicates that homes in East Cambridgeshire are the most expensive with North Norfolk and West Suffolk recording the next highest properties prices. King's Lynn & West Norfolk records prices in the middle of the range, closest to the values in Breckland. The lowest prices of the areas are generally found in South Holland and Fenland.

Table 1.6 Average (mean) prices by property types in 2025 in King's Lynn & West Norfolk and surrounding authorities

Location	Detached	Semi-detached	Terraced	Flat	Overall average price
King's Lynn & West Norfolk	£374,306	£255,166	£221,708	£135,640	£300,335
North Norfolk	£457,814	£291,696	£263,058	£178,012	£350,808
Breckland	£385,543	£249,508	£202,207	£119,273	£303,178
West Suffolk	£444,092	£298,913	£264,157	£190,143	£332,599
East Cambridgeshire	£486,812	£319,034	£288,020	£193,591	£379,634
Fenland	£310,162	£216,778	£175,156	£104,749	£252,192
South Holland	£306,353	£192,036	£162,207	£97,774	£253,045

Source: Land Registry, 2026 (see footnote 16)

1.27 The table below shows the distribution of sales by property type in each of these areas in 2025, which allows comparison of the profile of dwelling stock in each authority. The data indicates that in King's Lynn & West Norfolk sales of detached houses are most common and sales of flats are least frequent. The data implies that Breckland is the authority with the accommodation profile most similar to King's Lynn & West Norfolk.

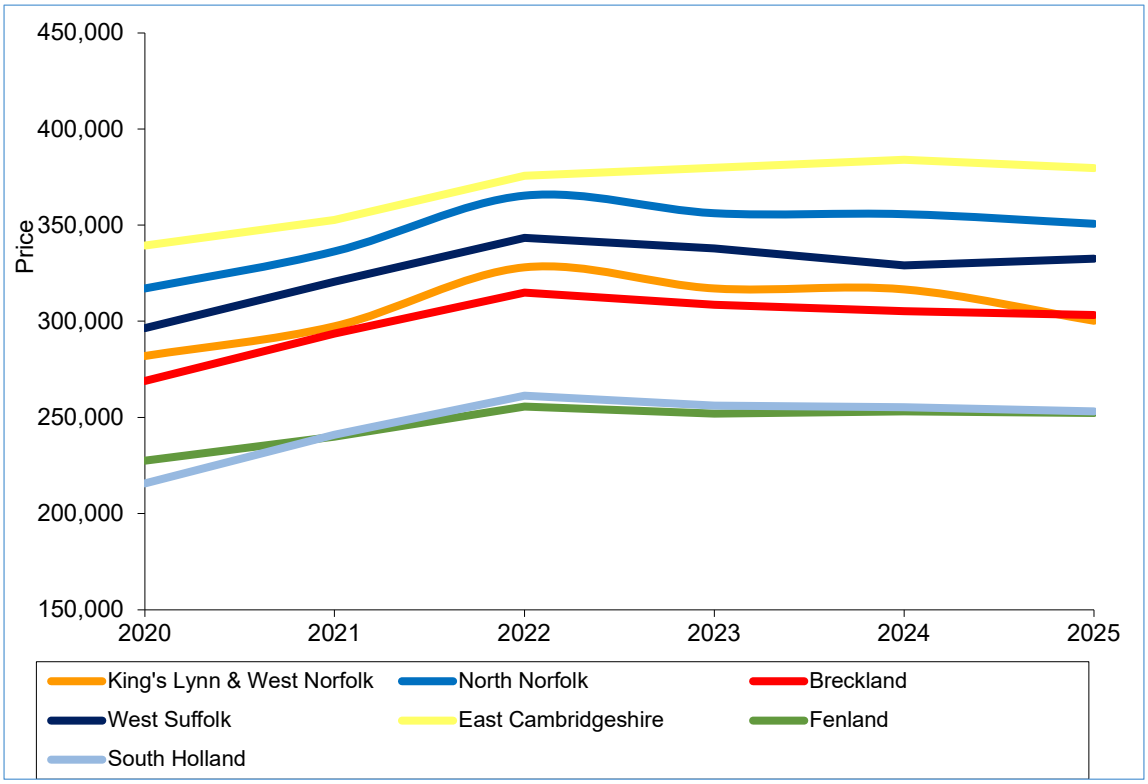
Table 1.7 Distribution of sales by property types in 2025

Location	Detached	Semi-detached	Terraced	Flat	Total sales
King's Lynn & West Norfolk	48.5%	26.9%	19.6%	5.1%	2,093
North Norfolk	45.6%	23.7%	21.5%	9.2%	1,471
Breckland	49.5%	27.4%	20.0%	3.2%	2,004
West Suffolk	36.0%	26.6%	30.0%	7.4%	2,534
East Cambridgeshire	44.0%	28.1%	23.1%	4.8%	1,187
Fenland	48.5%	31.7%	17.5%	2.3%	1,472
South Holland	58.4%	27.6%	11.6%	2.4%	1,442

Source: Land Registry, 2026 (see footnote 16)

1.28 The figure below shows the change in average overall property price in each local authority area over the last five years. The figure shows that prices have risen overall in the last five years in all areas, however most of the increase has occurred in the 2020 to 2022 period, with more modest changes recorded post-2022. Over the last five years, prices have increased the most in South Holland (by 17.3%) with the smallest increase being recorded in King's Lynn & West Norfolk (6.5%). The second smallest price rises were recorded in North Norfolk (10.6%).

Figure 1.2 Change in overall average price since 2020

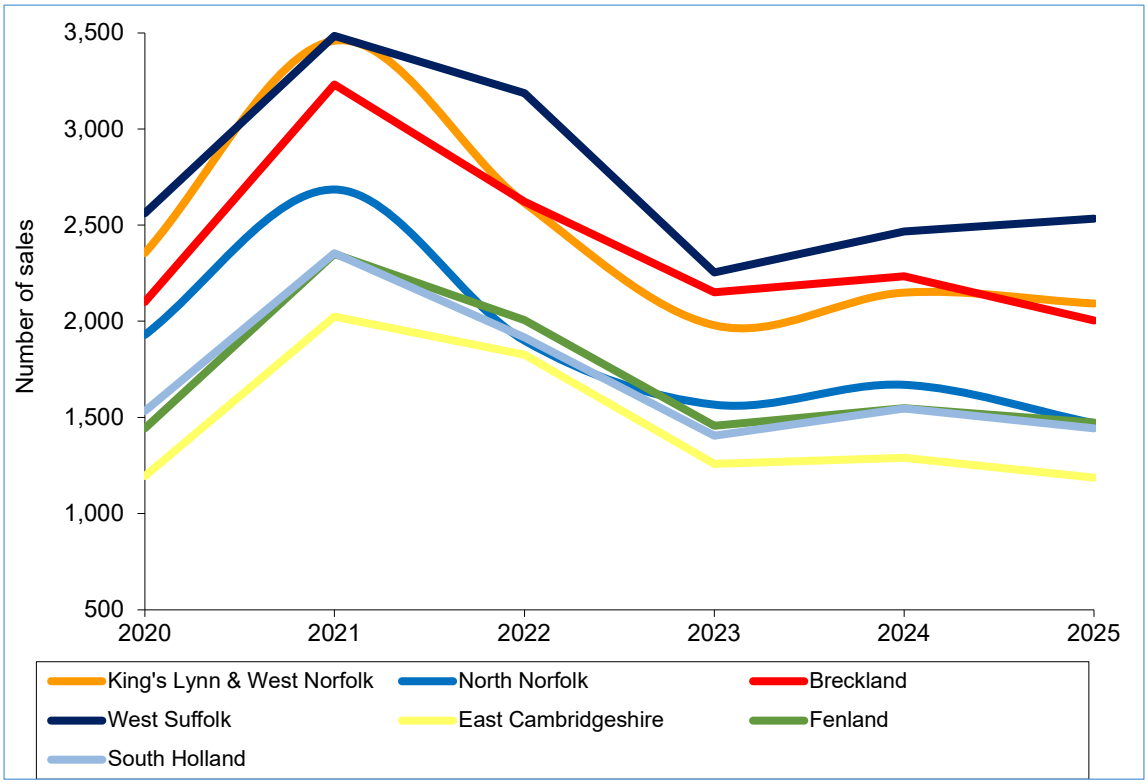


Source: Land Registry, 2026

1.29 The figure below illustrates changes in the number of property sales across each council area over the last five years. Sales activity increased markedly in all areas during 2021, reflecting the easing of restrictions and the release of pent-up demand following the COVID-19 pandemic. Between 2021 and 2023, sales volumes declined as interest rates rose, before stabilising thereafter in line with relatively steady interest rate levels. Fenland was the only authority to record a higher number of sales in 2025 than in 2020, with growth of 1.9% over the period. All other authorities experienced a decline in sales volumes. The largest reduction was recorded in North Norfolk, where sales in 2025 were 23.8% lower than in 2020[6]. In King's Lynn and West Norfolk, sales fell by 11.2%, while South Holland recorded the most comparable decrease at 5.9%.

[6] Both North Norfolk and King's Lynn & West Norfolk Councils have recently (in Spring 2025) introduced a policy whereby second homeowners pay double the normal level of council tax, which may have led to a reduction in property sales in these areas.

Figure 1.3 Change in overall sales since 2020



Source: Land Registry, 2026

Conclusion

1.30 The analysis of King's Lynn & West Norfolk and its neighbouring authorities presented above suggests that the most established linkages are those with Fenland, both in terms of commuting and migration flows. The housing market analysis suggests that King's Lynn & West Norfolk is most similar to the market in Breckland. The evidence indicates that King's Lynn & West Norfolk is a separate housing market, with links to all neighbouring authorities, but most notably Fenland and Breckland.

2. Local housing market drivers

2.1 Two main drivers of the housing market are the resident population and the income profile of residents. They affect the nature of housing demand, including household formation rates and households' investment in housing. This socio-economic situation is important context to be understood before the level of housing need is calculated. The first half of this chapter uses the most recently available data to document the current demographic profile in King's Lynn & West Norfolk and how it has changed. The financial profile of households is also presented.

2.2 Analysis of the stock of housing allows an understanding of the current market balance and existing occupation patterns. Data from the 2021 Census is used to provide an overview of the housing stock in King's Lynn & West Norfolk and a comparison to the regional and national situation will be presented. The changes recorded over the last ten years will also be profiled. Unless otherwise stated, data are reported by calendar year.

Demography

2.3 The latest Office of National Statistics (ONS) estimates indicate that the resident population in King's Lynn & West Norfolk in 2024 was 156,206 and that since 2021 the population had increased by 0.8%, around 1,300 people. In comparison, the population of the East region increased by 3.6% over the same period, whilst the population of England grew by 3.7%. The Borough therefore has had a slower growing population than the regional and national averages since the Census. It is noteworthy that population growth recorded in King's Lynn & West Norfolk between 2021 and 2024 was wholly attributable to net migration. While natural change was negative, with 1,900 more deaths than births during the period, this was offset by a net migration gain of 3,200 people, as in-migration exceeded out-migration.

2.4 The figure below illustrates the age composition of the population of King's Lynn & West Norfolk, the East region, and England in 2024 according to the latest population estimates. The data show that King's Lynn & West Norfolk has a notably larger proportion of people aged 60 and over.

Figure 2.1 Population composition in King's Lynn & West Norfolk 2024

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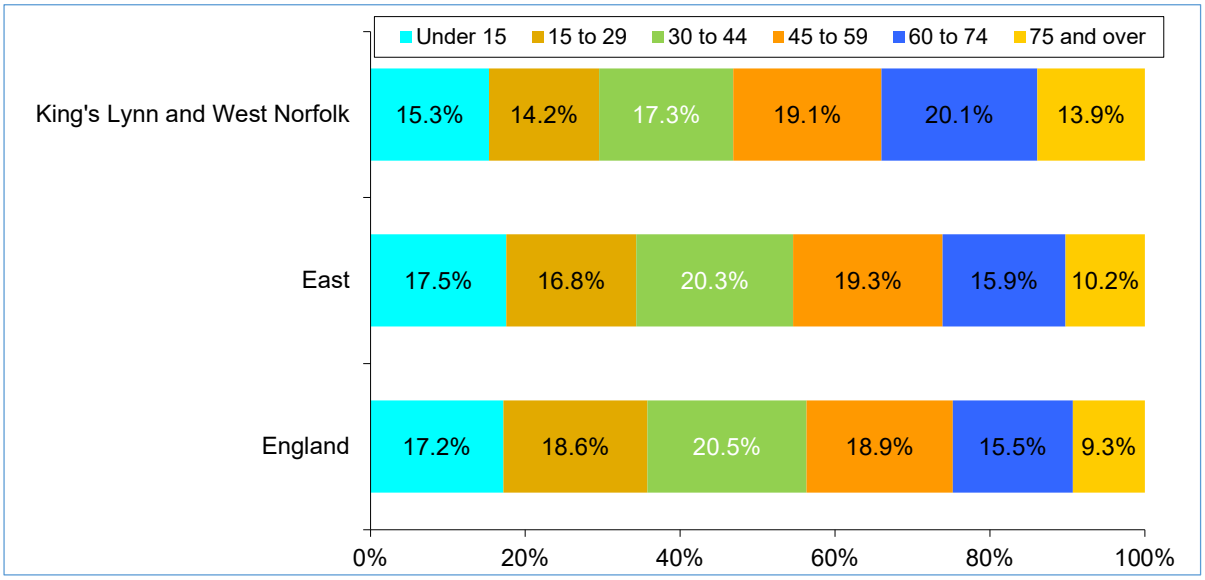
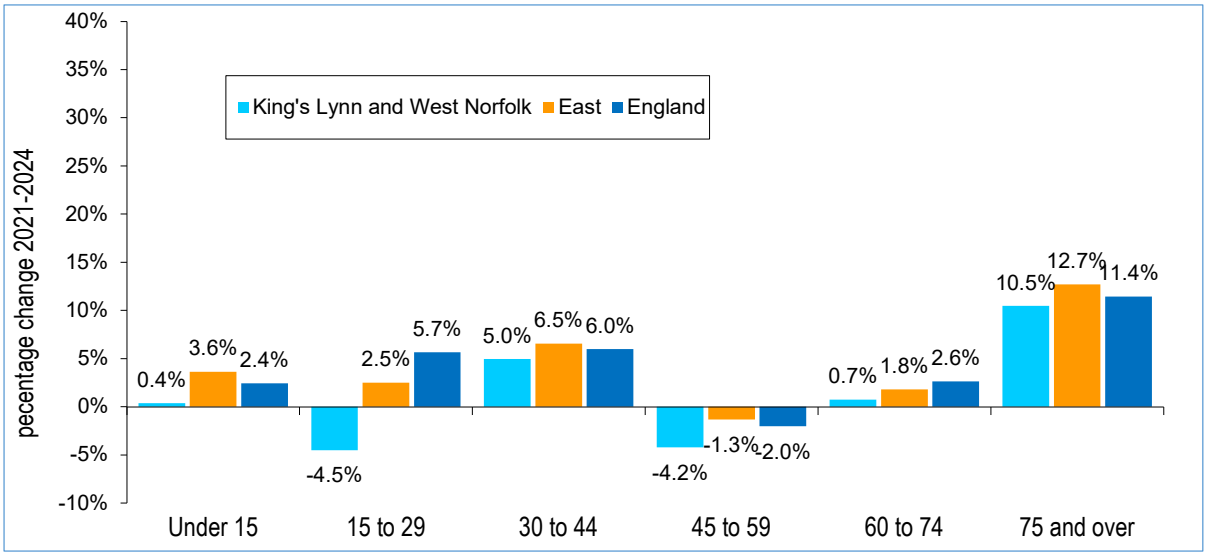


Source: 2024 Population estimates

2.5 The figure below shows the change in the age profile in King's Lynn & West Norfolk between 2021 and 2024 as recorded by the latest population estimates. The regional and national equivalents are presented in addition. The figure shows that in King's Lynn & West Norfolk the number of people aged 75 and over has grown the most, with a notable increase in those aged between 30 and 44 also recorded, a pattern also recorded nationally and regionally. King's Lynn & West Norfolk has recorded a reduction in the number of people aged 45 to 59, also mirroring trends for the East region and England. King's Lynn has recorded notably slower growth in those aged under 15 and those aged 60 to 74 than is recorded in the other areas, whilst a notable reduction in those aged 15 to 29 in the Borough is shown which contrasts with the national trend, partly reflecting the trend for young adults to move away from the Borough to study or as they begin their career.

Figure 2.2 Change in number of people in each age band between 2021 to 2024



Source: 2024 Population estimates

2.6 The table below provides a range of demographic details for King's Lynn & West Norfolk, the East region and England, including the average household size, the population density, the proportion of disabled residents and the proportion of people with a non-White ethnicity.

2.7 The population density in King's Lynn & West Norfolk in 2021 was 107 people per sq km according to the 2021 Census, notably lower than both the figure for England as a whole (434 people per sq km) and the figure for the East region (331 people per sq km). This reflects the overwhelmingly rural character of the Borough.

2.8 In 2021, the average household size in King's Lynn & West Norfolk was 2.26, notably lower than the national figure and the regional average (both 2.37). King's Lynn & West Norfolk recorded 20.2% of the population as disabled under the Equality Act in 2021, higher than the regional and national averages.

2.9 Some 4.4% of the population of the Borough was non-White according to the Census, lower than the national figure of 19.0% and the regional total of 19.0%. The largest non-White ethnic group in King's Lynn & West Norfolk is the Asian, Asian British or Asian Welsh group, which constitutes 1.9% of the population. The 2021 Census indicates that 1.3% of the population of King's Lynn & West Norfolk had moved into the UK from abroad within the last two years, compared to 1.9% across England and 1.6% in the East.

Table 2.1 Demographic profile of King's Lynn & West Norfolk in 2021

Metric	*King's Lynn & West Norfolk*	*East of England*	*England*
Total population in households	152,559	6,238,659	55,504,302
Total households	67,464	2,628,782	23,436,090
Average household size	2.26	2.37	2.37
Population density (per sq km)	107	331	434
Proportion people disabled under the Equality Act	20.2%	16.6%	17.3%
Proportion people with a non-White ethnicity	4.4%	13.5%	19.0%
Proportion resident in the UK for less than 2 years	1.3%	1.6%	1.9%

Source: 2021 Census

2.10 Both Censuses collected data on the overall general health of the population. The table below shows the overall results recorded in 2021 in King's Lynn & West Norfolk, the East region and England for this measure alongside the relative change in the number of people in these different groups since the previous Census.

2.11 Overall, King's Lynn & West Norfolk records a lower proportion with very good health and a higher proportion with either bad health or very bad health than is recorded nationally and regionally. The biggest change recorded in King's Lynn & West Norfolk between 2011 and 2021 is an increase in the number of people with very good health, replicating the regional and national pattern, although the number of people with very bad health has also grown

notably in contrast to a small growth nationally (although this is likely to have been a consequence of the ageing population).

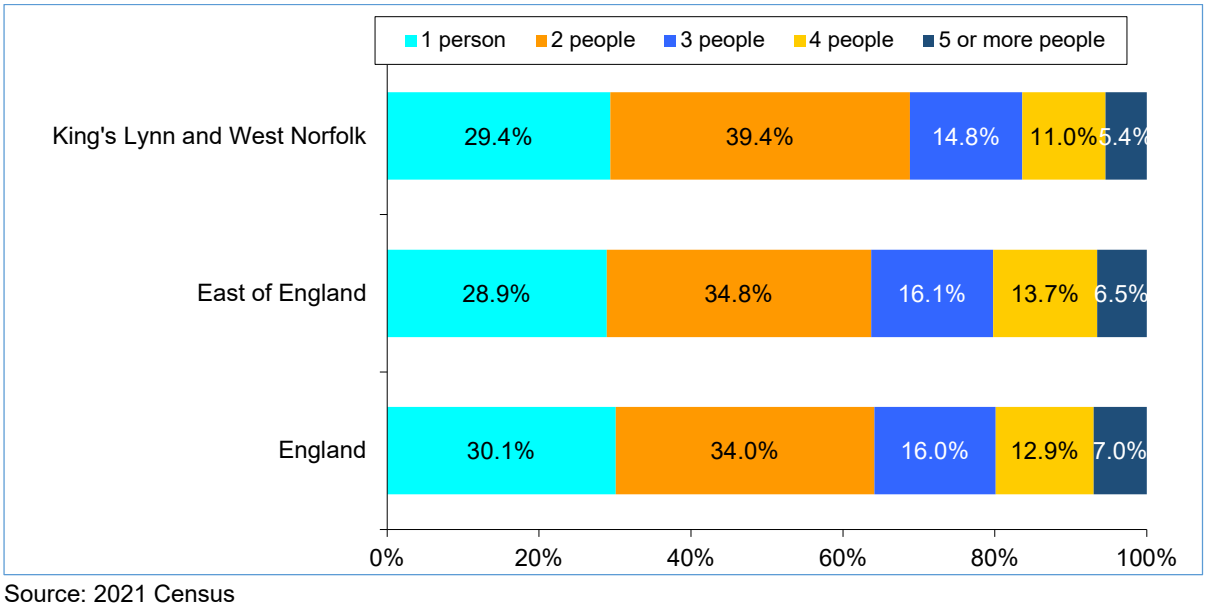
Table 2.2 General health 2011 and 2021

General health	*King's Lynn & West Norfolk*	*East of England*	*England*	*Change in number of people in King's Lynn & West Norfolk since 2011*	*Change in number of people in East of England since 2011*	*Change in number of people in England since 2011*
Very good health	41.7%	48.3%	48.5%	6.8%	10.8%	9.5%
Good health	36.9%	34.6%	33.7%	4.2%	6.5%	5.0%
Fair health	15.4%	12.5%	12.7%	1.5%	5.2%	2.8%
Bad health	4.6%	3.6%	4.0%	0.4%	6.5%	-0.1%
Very bad health	1.3%	1.0%	1.2%	6.5%	5.1%	0.3%
Total	100.0%	100.0%	100.0%	-	-	-

Source: 2011 and 2021 Census

2.12 The figure below shows the size of households in King's Lynn & West Norfolk, the East region and England. In 2021, some 39.4% of households in King's Lynn & West Norfolk contained two people, notably higher than the regional and national figures. The proportion of large households (containing four or more people) was however lower than the other geographies.

Figure 2.3 Household size in King's Lynn & West Norfolk 2021



Source: 2021 Census

2.13 The table below shows the composition of households in King's Lynn & West Norfolk. In 2021, some 13.8% of households in the Borough contained a couple with both residents aged over 65, with 15.8% of households being single people aged over 65, both figures notably higher than the national and regional equivalents. The largest household group in King's Lynn & West

Norfolk is couple households with children, although there are relatively fewer households with children in the Borough than regionally and nationally.

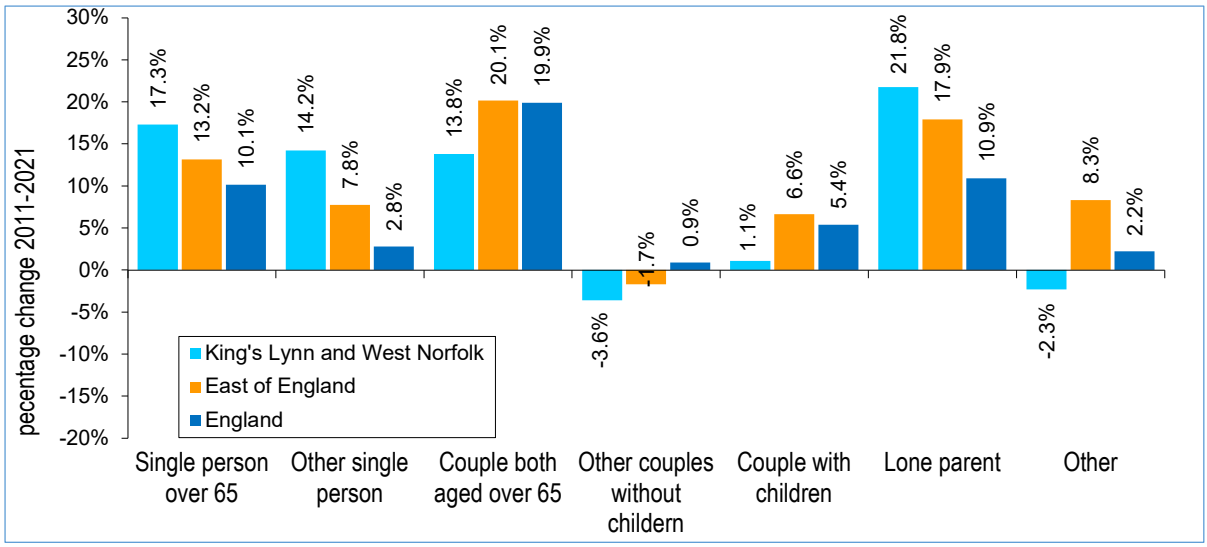
Table 2.3 Household type in King's Lynn & West Norfolk in 2021

Household type	*King's Lynn & West Norfolk*	*East of England*	*England*
Single person over 65	15.8%	13.2%	12.8%
Single person under 66	13.6%	15.7%	17.3%
Couple both aged over 65	13.8%	10.4%	9.2%
Other couples without children	19.3%	17.2%	16.8%
Couple with children	23.1%	26.9%	25.2%
Lone parent	8.8%	10.2%	11.1%
Other	5.7%	6.5%	7.7%
Total	100.0%	100.0%	100.0%

Source: 2021 Census

2.14 The figure below shows the change in the household composition in King's Lynn & West Norfolk between 2011 and 2021 as recorded by the Census. The equivalent data for the East region and England is presented in addition. Regionally and nationally, the number of households containing two or more pensioners has increased the most, followed by the number of lone parent households and then single person households over 65. In King's Lynn & West Norfolk lone parent households have recorded the largest growth followed by single person households over 65 and then other single person households. In King's Lynn & West Norfolk there are two household types that reduced in number between 2011 and 2021: other couple households without children, and other households (other households include multi-generational households, student households, households of unrelated people sharing accommodation as well as other groups).

Figure 2.4 Change in household composition between 2011 to 2021



Source: 2011 and 2021 Census

Economy

2.15 Considerable data is available on the economic context in King's Lynn & West Norfolk, which enables a profile of the current local economy to be presented.

Employment in King's Lynn & West Norfolk

2.16 NOMIS[7] data on 'job density' (this is a measure of the number of individual jobs[8] per person of working age) for 2024 shows that there are 0.84 jobs per working age person in the Borough, compared to 0.83 jobs per working age person across the East region and 0.86 for England as a whole. In King's Lynn & West Norfolk, the level of job density has grown markedly over the last five years (from 0.75 to 0.84)[9], whilst the regional and national changes have been much smaller (from 0.85 to 0.83 in East region and from 0.88 to 0.86 in England).

2.17 Measured by the ONS Business Register and Employment Survey, there were 57,000 individual employee jobs[10] in King's Lynn & West Norfolk in 2024. This is 5.6% higher than the number recorded in the Borough in 2019. The number of employee jobs in the East region has increased by 4.6% between 2019 and 2024, compared to 4.8% nationally over the same time period. It is worth noting that all the figures produced by this data source are rounded to the nearest thousand so fluctuations will appear larger where there is a lower base population.

2.18 Data is also available from the ONS about the number of businesses in the area and how this has changed. This can provide an indication of the state of the economy as an increase in businesses would suggest either new companies moving to the area or an increase in local entrepreneurship. The ONS indicates that in 2025 there were 5,670 enterprises in King's Lynn & West Norfolk. A slightly lower proportion of enterprises were micro (with 9 or fewer employees) across King's Lynn & West Norfolk (89.0%) compared with the East region (89.7%) and England (89.2%). In King's Lynn & West Norfolk the number of enterprises has increased by 1.9% between 2020 and 2025 (a rise of 105), whilst regionally the number of enterprises grew by 0.1% over this time period, but nationally a fall of 0.6% was recorded.

Employment profile of residents in King's Lynn & West Norfolk

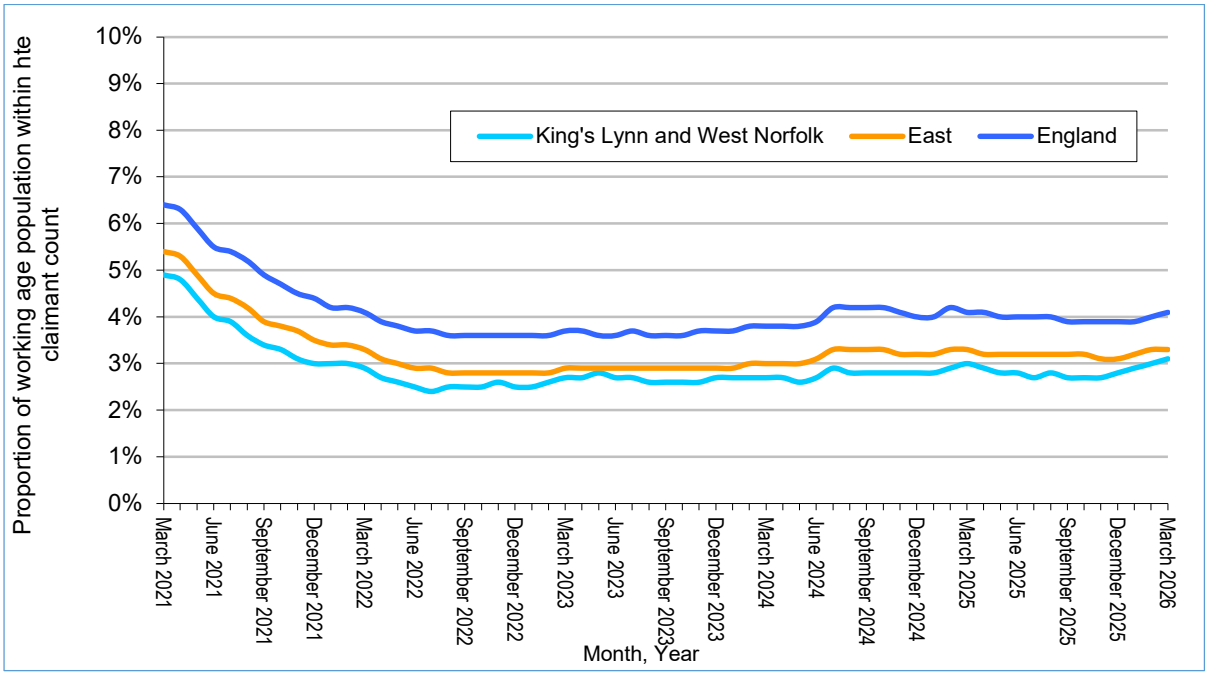
2.19 Although the overall economic performance of the Borough provides important context, an understanding of the effect of the economic climate on the resident population is more pertinent to this study.

[7] NOMIS is a website provided by the Office for National Statistics that contains a range of labour market data at a local authority level. www.nomisweb.co.uk.
[8] Jobs includes employees (both full and part-time), self-employed, Government-supported trainees and HM Forces.
[9] This is possibly a consequence of a relatively stable number of jobs, whist the working age population in the Borough has reduced, although it is not possible to confirm this via the source data.

[10] Employee jobs exclude self-employed, government-supported trainees and HM Forces. Employee jobs can be both part-time and full-time. Data also excludes farm-based agriculture.

2.20 The ONS publishes, on a monthly basis, the number of people that are unemployed according to the claimant count[11]. This provides a very up-to-date measure of the level of unemployment of residents in an area. The figure below shows the change in the proportion of the working age population claiming unemployment benefits in King's Lynn & West Norfolk, the East region and England over the last five years. The figure indicates that, in all areas, the level of unemployment decreased since spring 2021, when restrictions that were in place in response to the coronavirus pandemic were reduced and the economy began to function in a more regular way again. The figure indicates that the unemployment level in King's Lynn & West Norfolk, whilst fluctuating, has been notably lower than the regional and national level. Currently (March 2026), 3.1% of the working age population in King's Lynn & West Norfolk are unemployed, compared with 3.3% regionally and the national average of 4.1%.

Figure 2.5 Level of unemployment (2021-2026)



Source: ONS Claimant Count

2.21 An understanding of the economic situation of the resident population is useful context for this study. The Census presents a 'Standard Occupation Classification' which categorises all residents aged 16 years and over in employment the week before the Census into one of nine groups depending on the nature of the skills that they use. These nine groups are graded from managerial jobs (Groups 1-3) to unskilled jobs (Groups 8-9). As the table below illustrates, some 36.6% of employed residents in King's Lynn & West Norfolk work in Groups

[11] The Claimant Count is the number of people claiming benefit principally for the reason of being unemployed. This is measured by combining the number of people claiming Jobseeker's Allowance (JSA) and National Insurance credits with the number of people receiving Universal Credit principally for the reason of being unemployed. Claimants declare that they are out of work, capable of, available for and actively seeking work during the week in which the claim is made.

1 to 3, markedly lower than the figure for the East region and England as a whole. The proportion of people employed in the other three groupings in King's Lynn & West Norfolk is higher than in the East region and England.

2.22 Further analysis shows that, since 2011, there has been a considerable increase in the number of people resident in King's Lynn & West Norfolk employed within Groups 1 to 3, a more marginal growth in residents employed in Groups 6 to 7 and a fall in the number of people employed in all other groups.

Table 2.4 Occupation structure (2021)

Occupation Groups	*King's Lynn & West Norfolk*	*East of England*	*England*	*Change in number of people employed in King's Lynn & West Norfolk since 2011*
Group 1-3: Senior, Professional or Technical	36.6%	46.6%	46.4%	13.2%
Group 4-5: Administrative, skilled trades	22.9%	20.5%	19.4%	-5.2%
Group 6-7: Personal service, Customer service and Sales	18.5%	16.1%	16.7%	4.2%
Group 8-9: Machine operatives, Elementary occupations	22.0%	16.8%	17.4%	-4.1%
Total	100.0%	100.0%	100.0%	-

Source: 2011 and 2021 Census

Qualifications

2.23 An important factor in the ability of any economy to grow is the level of skill of the workforce. Level 1 qualification is the lowest (equivalent of any grade at GCSE or O-Level) and Level 4 the highest (undergraduate degree or higher). The table below outlines the full classification of qualification levels used in the Census.

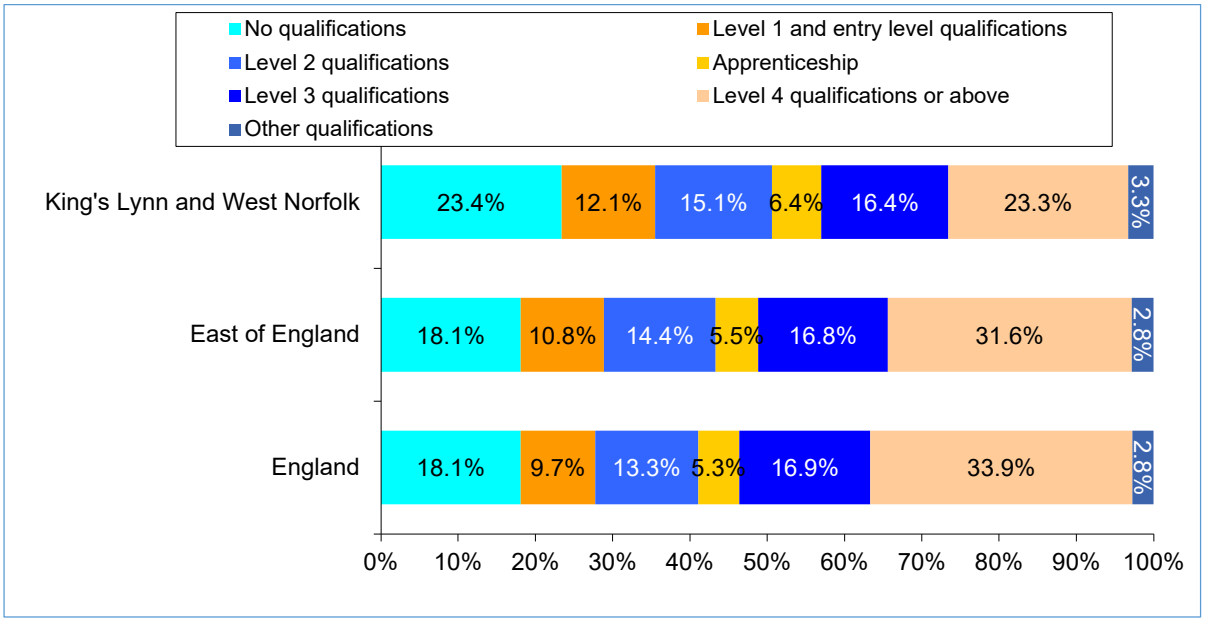
Table 2.5 Census qualification levels

Qualification Group	*Qualifications within the group*
Level 1 and entry level qualifications	1 to 4 GCSEs grade A* to C, Any GCSEs at other grades, O levels or CSEs (any grades), 1 AS level, NVQ level 1, Foundation GNVQ, Basic or Essential Skills
Level 2 qualifications	5 or more GCSEs (A* to C or 9 to 4), O levels (passes), CSEs (grade 1), School Certification, 1 A level, 2 to 3 AS levels, VCEs, Intermediate or Higher Diploma, Welsh Baccalaureate Intermediate Diploma, NVQ level 2, Intermediate GNVQ, City and Guilds Craft, BTEC First or General Diploma, RSA Diploma
Apprenticeship	Apprenticeship
Level 3 qualifications	2 or more A levels or VCEs, 4 or more AS levels, Higher School Certificate, Progression or Advanced Diploma, Welsh Baccalaureate Advance Diploma, NVQ level 3; Advanced GNVQ, City and Guilds Advanced Craft, ONC, OND, BTEC National, RSA Advanced Diploma
Level 4 qualifications or above	Degree (BA, BSc), higher degree (MA, PhD, PGCE), NVQ level 4 to 5, HNC, HND, RSA Higher Diploma, BTEC Higher level, professional qualifications (for example, teaching, nursing, accountancy)
Other qualifications	Vocational or work-related qualifications, other qualifications achieved in England or Wales, qualifications achieved outside England or Wales (equivalent not stated or unknown)

Source: 2021 Census

2.24 The figure below shows the highest qualification level of the working-age residents of King's Lynn & West Norfolk, compared to the regional and national equivalents as recorded in the 2021 Census. The data indicates that 23.3% of working-age residents in King's Lynn & West Norfolk have Level 4 or higher qualifications, notably lower than the figures for the East region (31.6%), and England (33.9%). King's Lynn & West Norfolk has more residents with no qualifications than is found regionally and nationally.

Figure 2.6 Highest qualification level of residents (2021)



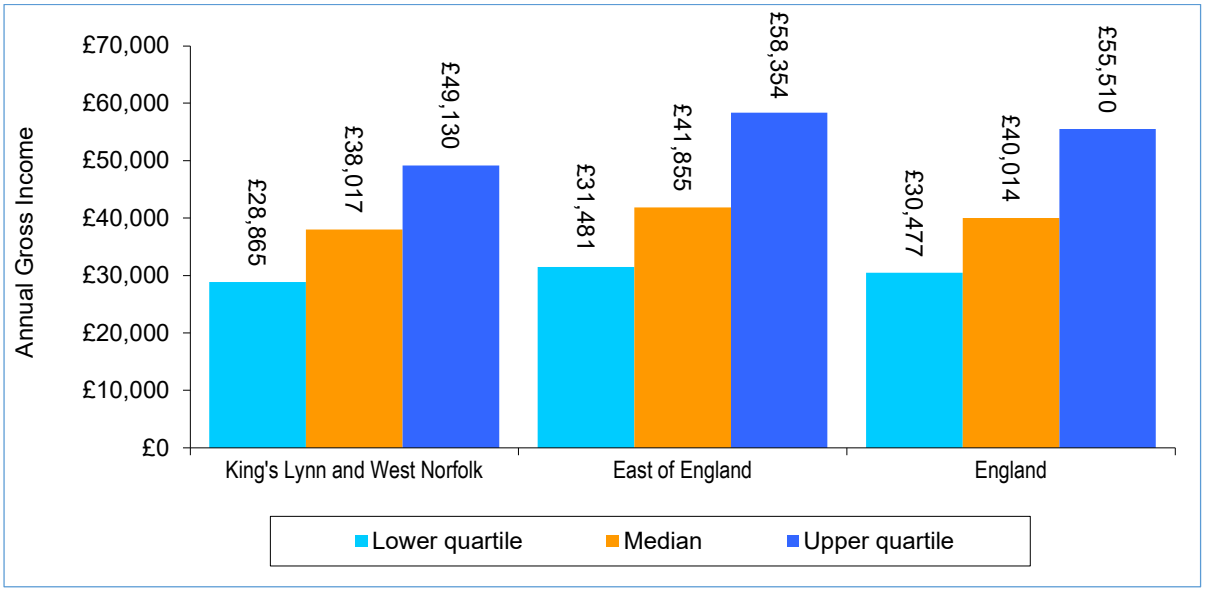
Source: Census, 2021

Income

2.25 Income is critical to the choice a household has when determining their accommodation. The mean earned gross income for full-time employees resident in King's Lynn & West Norfolk in 2025 was £46,867, according to the ONS Annual Survey of Hours and Earnings. In comparison, the regional figure was £50,658 and the national average was £48,490. It is important to note that these figures assess individual incomes rather than household incomes. It should also be noted that the median figures (set out in the figure below) provide a more appropriate average than the mean figure, as they are less influenced by extreme values.

2.26 The figure below shows that, at all points on the distribution, annual gross income in King's Lynn & West Norfolk is notably lower than the regional equivalents and slightly lower than the national equivalents.

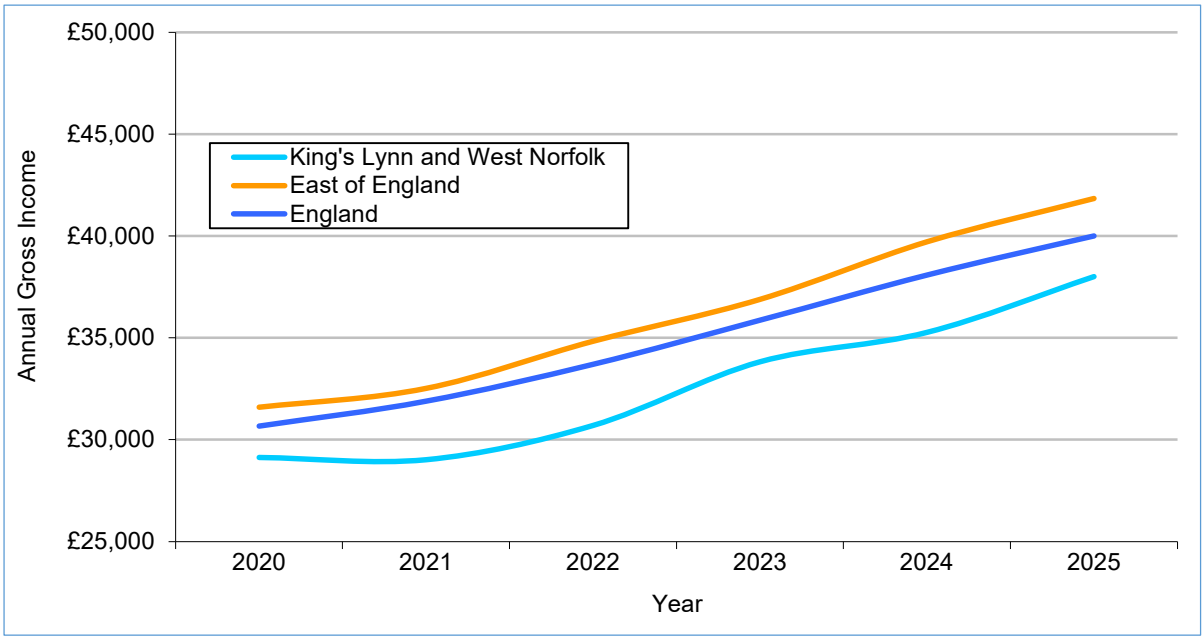
Figure 2.7 Annual gross income of full-time employed residents 2025



Source: ONS Annual Survey of Hours and Earnings, 2025

2.27 The figure below shows the change in the median income of full-time employees' resident in King's Lynn & West Norfolk, the East region and England since 2020. King's Lynn & West Norfolk has recorded an increase of 30.5%, compared with 32.5% for the East region and 30.4% for England.

Figure 2.8 Change in median annual income of full-time employed residents 2020-2025



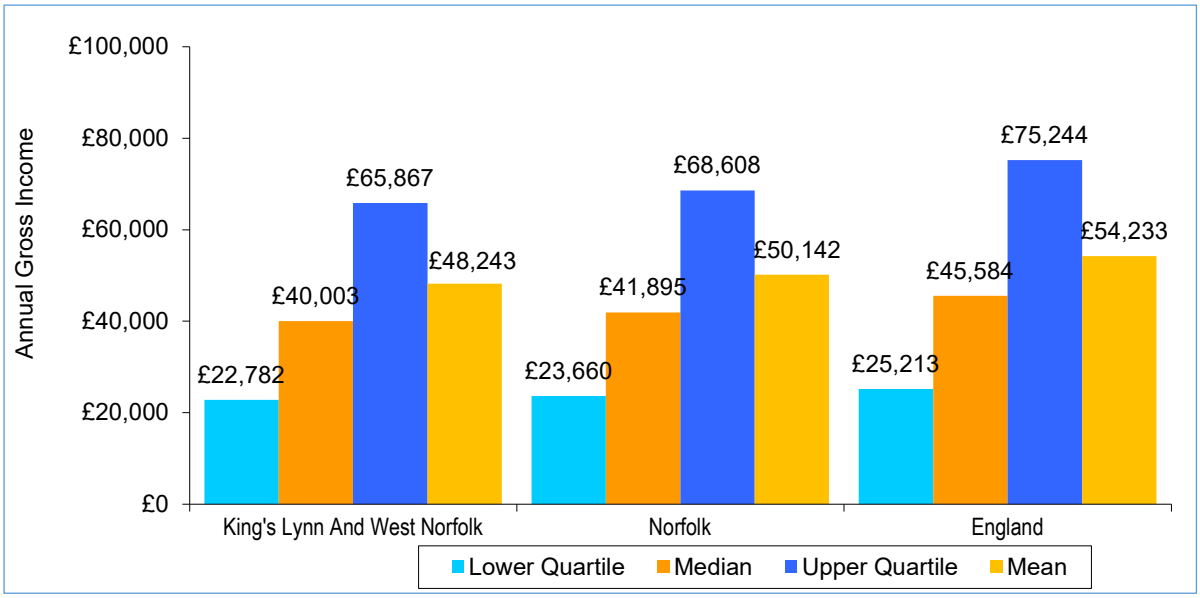
Source: ONS Annual Survey of Hours and Earnings, 2020-2025

Household income

2.28 CACI Paycheck[12] estimates that the mean gross annual household income in King's Lynn & West Norfolk is £48,243, which is 11.0% below the equivalent for England (£54,223) and 3.8% above the figure for Norfolk (£50,142). The figure below shows household income at various points on the income distribution for the Borough alongside the national and county-wide equivalents. The data indicates that households in King's Lynn & West Norfolk are slightly less affluent than equivalent county-wide households at all points on the income distribution, with this relative difference most distinct at the median level. Income levels within King's Lynn & West Norfolk are consistently below national equivalents.

[12] CACI is a commercial company that provides household income data.

Figure 2.9 Distribution of annual gross household income, 2025



Source: CACI Paycheck, 2025

Dwelling stock

2.29 The Census indicates that there were 74,782 dwellings in King's Lynn & West Norfolk in 2021[13]. In 2021, some 9.8% of dwellings were empty or used as a second home, a markedly higher vacancy rate than recorded for the East region (4.8%) and England (6.0%). Although there is no detail within the Census data outputs on the reason that the dwellings were un-occupied at the time of the Census, the latest data from the Council Tax Register[14], indicates that in 2025, 60.4% of un-occupied dwellings in King's Lynn & West Norfolk were second homes with the remaining 39.6% being empty properties. Overall, the Council Tax Register indicates that in 2025, 2.8% of all dwellings in the Borough were empty properties and 4.3% were second homes. The equivalent national figures were 2.2% and 1.1% respectively indicating that second homes are the predominant reason for the high vacancy rate in King's Lynn & West Norfolk.

Accommodation profile

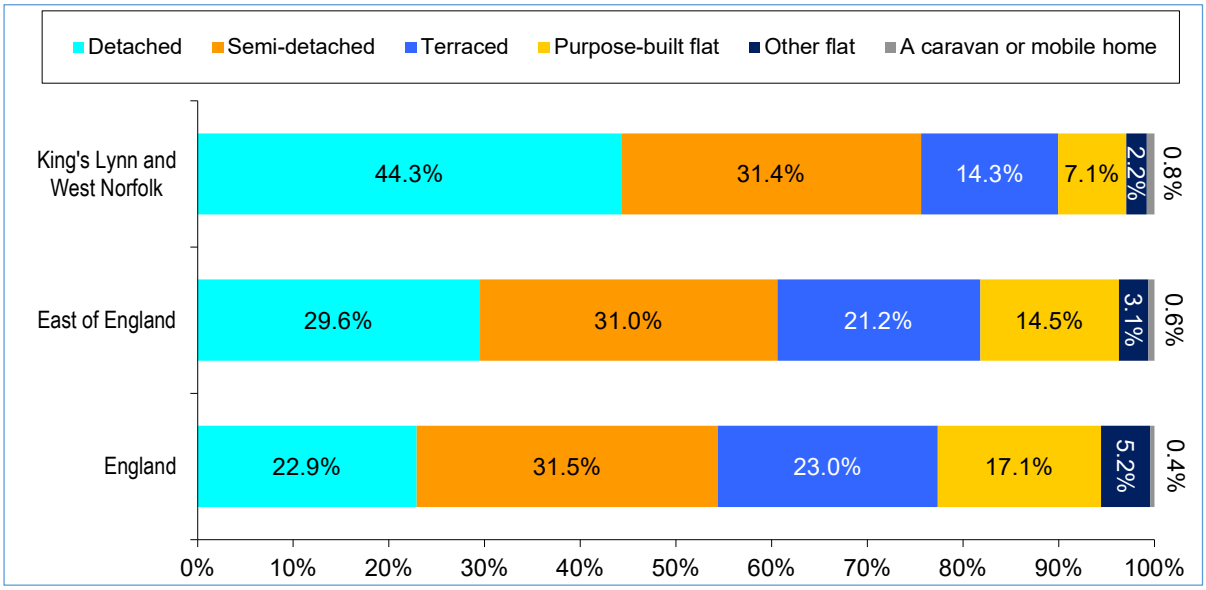
2.30 The figure below compares the type of accommodation in King's Lynn & West Norfolk in 2021 with that recorded for the East region and England. King's Lynn & West Norfolk contains notably more detached houses than the regional and national averages with fewer terraced

[13] This is derived from table RM204 - Number of Dwellings. Not all these dwellings are occupied so there is a difference with the number of households recorded for King's Lynn & West Norfolk in the Census.

[14] https://assets.publishing.service.gov.uk/media/696f605ff6aa424b452e3359/2025_Local_Authority_Drop_Down.xlsx

houses and flats. The most common property type in King's Lynn & West Norfolk is detached homes followed by semi-detached houses.

Figure 2.10 Dwelling type in King's Lynn & West Norfolk, East region and England, 2021



Source: 2021 Census

2.31 The table below compares the size of accommodation (in terms of bedrooms) in King's Lynn & West Norfolk with the East region and England. The table indicates that King's Lynn & West Norfolk has a greater proportion of homes with two and three bedrooms and a smaller proportion of one bedroom dwellings and homes with four or more bedrooms than the East region and England as a whole. Overall, some 42.8% of homes contain three bedrooms.

Table 2.6 Size of dwelling stock in King's Lynn & West Norfolk, East region and England, 2021

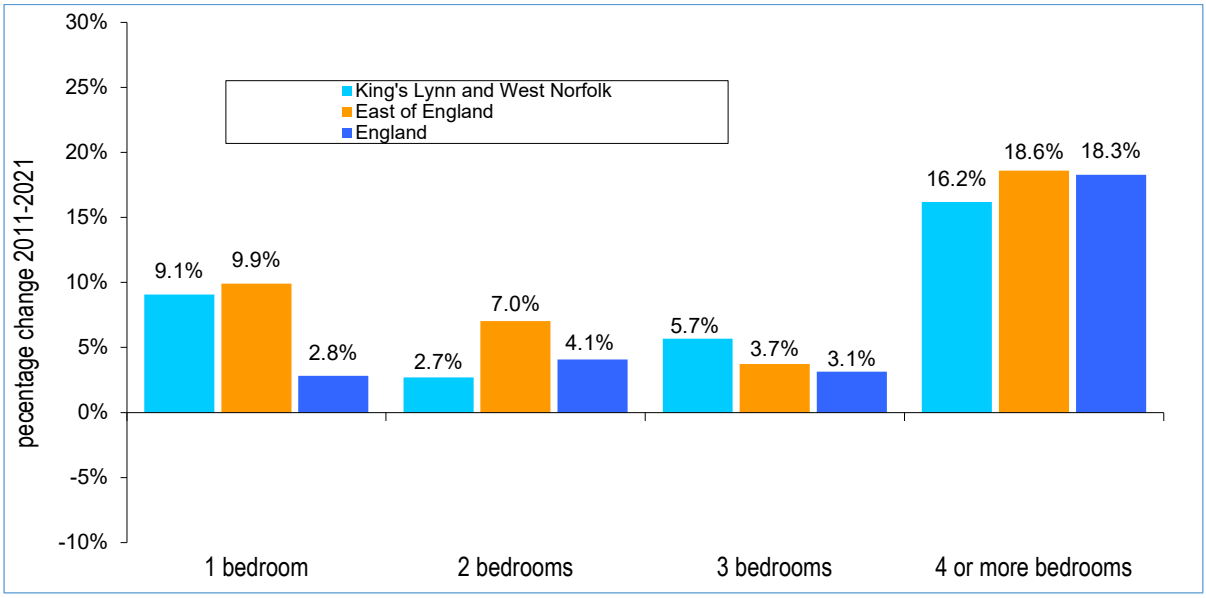
Property size	King's Lynn & West Norfolk	East	England
1 bedroom	7.7%	10.7%	11.6%
2 bedrooms	28.2%	25.8%	27.3%
3 bedrooms	42.8%	39.6%	40.0%
4 or more bedrooms	21.4%	23.9%	21.1%
Total	100.0%	100.0%	100.0%

Source: 2021 Census

2.32 The figure below shows the change in the number of dwellings by number of bedrooms between 2011 and 2021. The figure shows that, in all areas, the number of four bedroom

homes has increased the most and at a notably greater rate than any other property size[15]. All other dwelling sizes have recorded a more modest growth, although the growth of one bedroom accommodation in the Borough was higher than that recorded nationally.

Figure 2.11 Change in the number of homes by dwelling size 2011 and 2021



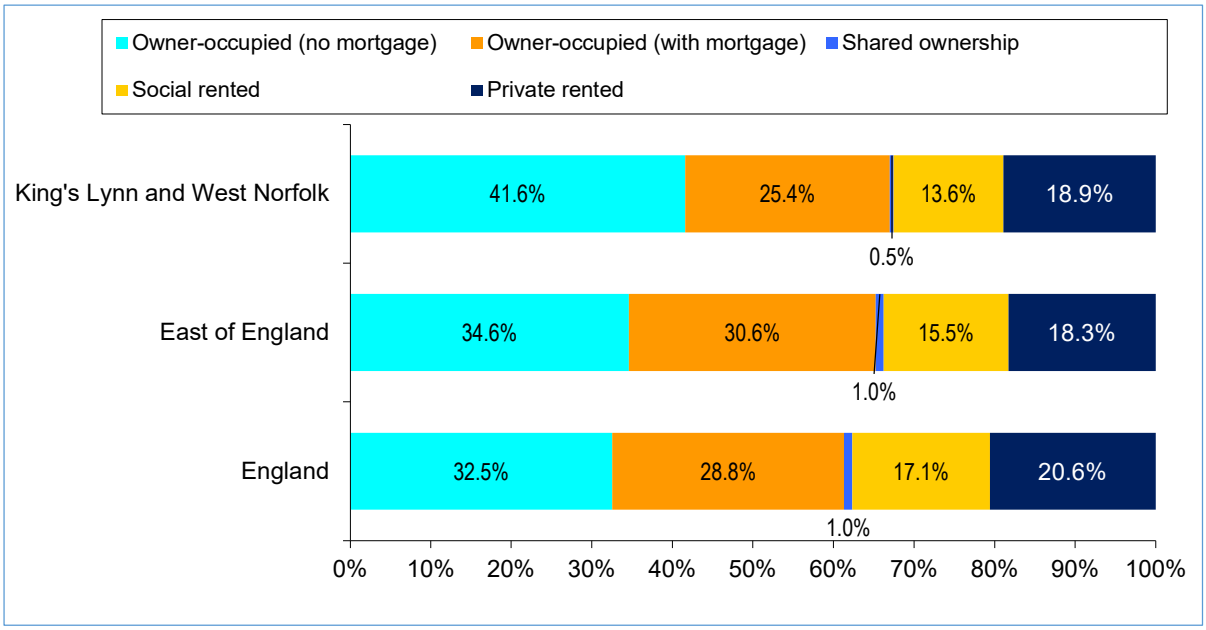
Source: 2011 and 2021 Census

Tenure

2.33 The figure below compares the tenure of households in King's Lynn & West Norfolk in 2021 with that recorded for the East region and England. Some 41.6% of households in the Borough are owner-occupiers without a mortgage, compared to 34.6% in the region and 32.5% nationally, which reflects the higher proportion of older person households in the Borough (who are more likely to own their home outright). The proportion of owner-occupiers with a mortgage in King's Lynn & West Norfolk (25.4%) is however lower than both the regional (30.6%) and national average (28.8%). In King's Lynn & West Norfolk the proportion of households in Shared Ownership accommodation (at 0.5%) is lower than both the regional and national equivalent (both 1.0%). Some 13.6% of households in King's Lynn & West Norfolk are resident in the Social Rented sector, lower than the figure for the East region (15.5%) and England (17.1%). Finally, some 18.9% of households in King's Lynn & West Norfolk live in private rented accommodation, compared to 18.3% in the East region and 20.6% in England.

[15] Whilst the increase in larger dwellings is partly a function of custom and self-build development that has been increasingly permitted, it also reflects an increase in existing dwellings adding a further bedroom and the profile of new build housing.

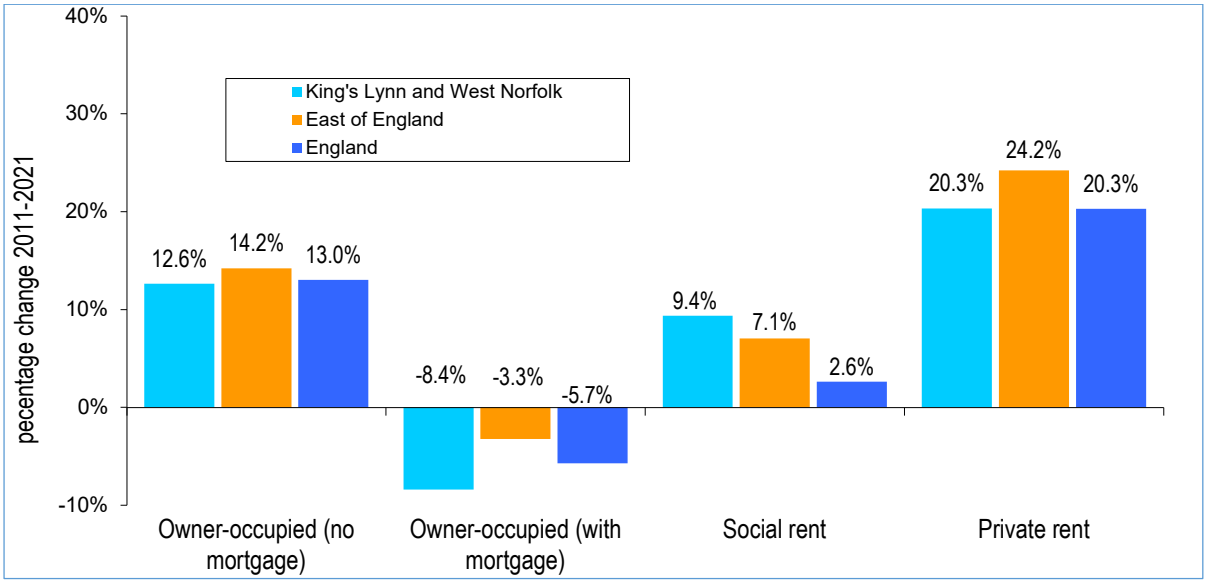
Figure 2.12 Tenure profile in King's Lynn & West Norfolk, East and England, 2021



Source: 2021 Census

2.34 The figure below shows the change in the size of each tenure between 2011 and 2021. In all areas, the private rented sector has increased dramatically and the number of owner-occupiers with no mortgage has also grown. In comparison, the number of owner-occupiers with a mortgage has decreased, possibly reflecting the challenges (particularly for first-time buyers) of accessing mortgage credit since the 2008 financial crisis. The Social Rented sector (which includes Affordable Rent and Social Rent) has recorded a modest growth. Generally, the trends recorded in King's Lynn & West Norfolk align with the regional and national trends, although there has been a relatively larger growth in the Social Rented sector in the Borough.

Figure 2.13 Change in number of households in each tenure 2011 to 2021

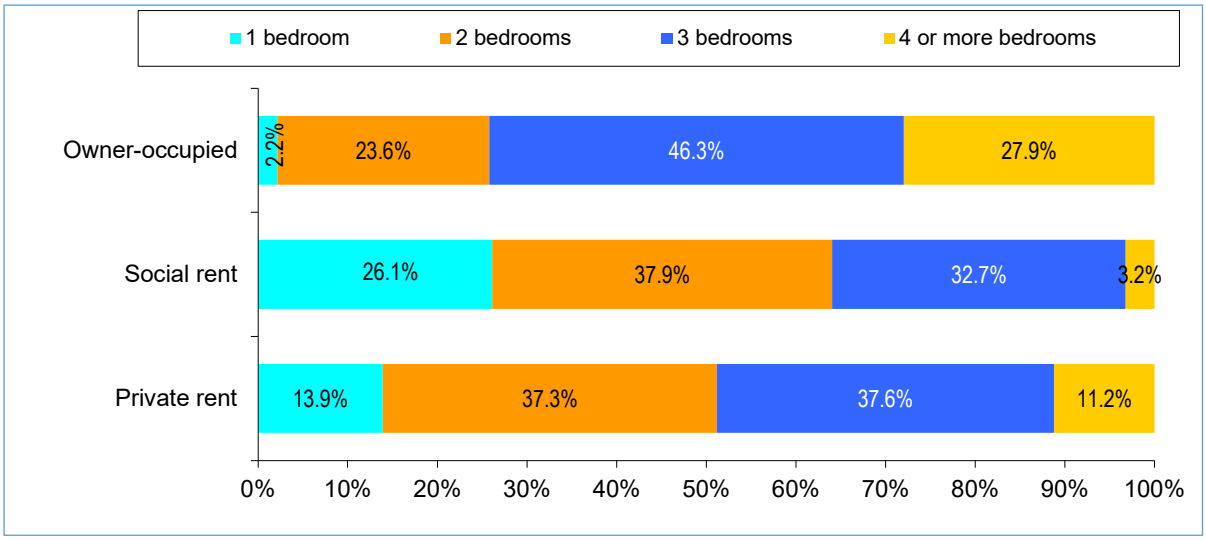


Source: 2011 and 2021 Census

Tenure by bedroom

2.35 Finally, it is useful to understand the size of accommodation within each tenure as recorded by the Census. This is shown in the figure below. In King's Lynn & West Norfolk, rented accommodation is smaller in terms of number of bedrooms, on average, than owned dwellings. In King's Lynn & West Norfolk, rented homes tend to have fewer bedrooms on average than owner-occupied properties. This pattern is common across the country and largely reflects differences in the types of homes built within each tenure, as well as the loss of larger affordable homes from the social housing stock through the Right to Buy scheme, rather than differences in the housing aspirations of households in each tenure. Generally, the private rented stock has more bedrooms than that recorded in the social rented sector.

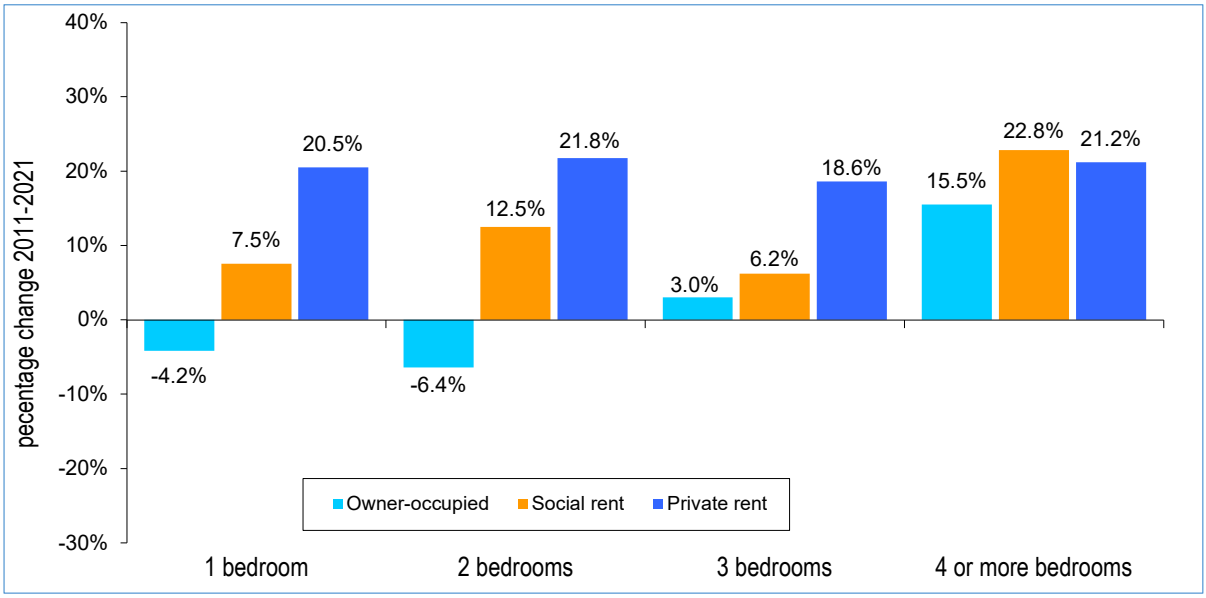
Figure 2.14 Dwelling size within each tenure in King's Lynn & West Norfolk, 2021



Source: 2021 Census

2.36 The figure below shows the change in the stock profile within each tenure in King's Lynn & West Norfolk between 2011 and 2021. The largest growth in the owner-occupied sector homes has been from homes with four or more bedrooms and there has been a reduction in the number of one and two bedroom dwellings in this tenure in King's Lynn & West Norfolk since 2011. The private rented sector has recorded growth across all property sizes, with the biggest increase in two bedroom accommodation. Growth in the Social Rented sector has been largest amongst four bedroom homes with growth recorded for all dwellings sizes in the sector (although this growth was from a low starting point).

Figure 2.15 Change in the number of homes in King's Lynn & West Norfolk by tenure and dwelling size 2011 and 2021



Source: 2011 and 2021 Census

3. The cost and affordability of housing

3.1 An effective housing needs assessment is founded on a thorough understanding of local housing – what it costs and how this varies. This chapter initially considers the cost of market housing in King's Lynn & West Norfolk in a regional and national context. Subsequently, it assesses the entry-level costs of housing across the Borough. A comparison of the cost of different tenures will be used to identify the housing market gaps that exist. Finally, the chapter will report changes in affordability as well as the affordability of housing for different groups of the population currently.

Relative prices

3.2 The table below shows the average property price by dwelling type in 2025 in King's Lynn & West Norfolk, East Anglia and England as a whole as presented by the Land Registry[16]. The overall average property price in King's Lynn & West Norfolk is 17.5% lower than the national figure and 11.0% lower than the figure for East Anglia. Prices in King's Lynn & West Norfolk are lower than the regional and national equivalents across all property types.

3.3 The dwelling profile is not the same across the three areas (with King's Lynn & West Norfolk having a greater proportion of sales of detached and a smaller proportion of flats than regionally or nationally), so a mix adjusted average has therefore been derived to work out what the average price would be, were the dwelling mix in King's Lynn & West Norfolk and the East to be the same profile as is recorded across England. The mix adjusted average price indicates that equivalent properties in King's Lynn & West Norfolk are around 29.5% lower than those found nationally and 16.3% lower than those across East Anglia as a whole.

Table 3.1 Average property prices* 2025

Dwelling type	King's Lynn & West Norfolk		East Anglia		England & Wales	
	Average price	% of sales	Average price	% of sales	Average price	% of sales
Detached	£374,306	48.5%	£445,599	39.2%	£507,388	25.4%
Semi-detached	£255,166	26.9%	£295,746	28.3%	£326,865	30.1%
Terraced	£221,708	19.6%	£261,329	24.4%	£305,201	28.3%
Flat	£135,640	5.1%	£188,199	8.1%	£310,684	16.2%
Overall average price	£300,335	100.0%	£337,402	100.0%	£363,969	100.0%
Mixed adjusted overall average price	£256,610	-	£306,659	-	£363,969	-

*This is the average price per sold property. Source: Land Registry, 2026

[16] http://landregistry.data.gov.uk/app/standard-reports/report-design?utf8=%E2%9C%93&report=avgPrice

3.4 The average property price in King's Lynn & West Norfolk has risen by 6.5% over the last five years compared to an increase of 10.3% nationally and a growth of 12.0% across the region. The number of sales in King's Lynn & West Norfolk over this period has fallen by 11.2% compared to a decrease of 13.0% in England & Wales and a fall of 5.7% for East Anglia.

3.5 The table below shows the average private rents by dwelling size in February 2026 in King's Lynn & West Norfolk, the East region and England as recorded by the Office of National Statistics. The overall average rental price in King's Lynn & West Norfolk is 35.2% lower than the national figure and 27.0% lower than the figure for the East region. The average rents in King's Lynn & West Norfolk have risen by 34.4% over the last five years, compared to an increase of 32.3% nationally and a growth of 31.6% across the wider region[17].

Table 3.2 Average private rents in February 2026 (price per month)

Dwelling size	King's Lynn & West Norfolk	East	England
One bedroom	£639	£881	£1,170
Two bedroom	£834	£1,127	£1,307
Three bedroom	£1,035	£1,368	£1,456
Four bedroom	£1,492	£1,950	£2,124
Overall average rent	£926	£1,269	£1,430

Source: Office of National Statistics, 2026

3.6 The table below shows the average property price by dwelling type in 2025 in the four sub-market areas of King's Lynn & West Norfolk. The data indicates that properties are most expensive in the North sub-market area, followed by the East sub-market area and the West sub-market area. The King's Lynn sub-market area records the lowest average price for all dwelling types. Prices in the East and West sub-market areas are closest in price.

Table 3.3 Average property prices in the sub-market areas of King's Lynn & West Norfolk, 2025

Dwelling type	East	King's Lynn	North	West
Detached	£467,209	£358,102	£568,206	£374,195
Semi-detached	£259,326	£236,250	£305,432	£243,226
Terraced	£218,274	£177,804	£336,051	£199,528
Flat	£131,777	£102,314	£179,362	£122,852
Overall average price	£339,104	£224,066	£395,520	£289,677

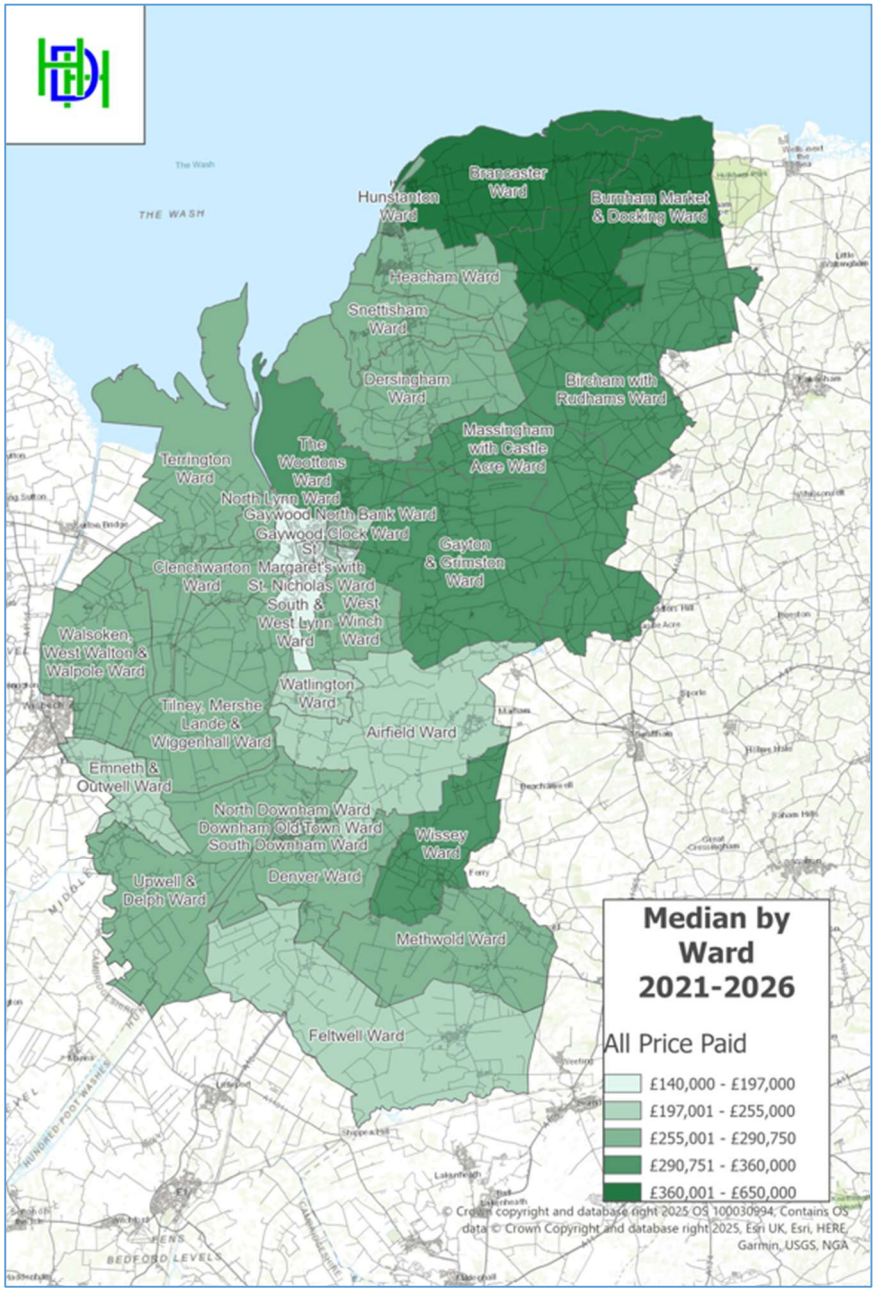
Source: Landmark, 2026

[17] This is the change in mean overall rents.

The cost of housing

3.7 To fully understand the affordability of housing within an area, it is necessary to collect data on the cost of housing by number of bedrooms. This ensures that it is possible to assess the ability of households to afford market housing of the size required by that particular household. No published secondary data contains this information at a local authority level. As part of this study a price survey was undertaken to assess the current cost of market (owner-occupied and private rented) and affordable housing in King's Lynn & West Norfolk. At the time of the price survey there were over 1,600 homes advertised for sale, and over 250 properties available to rent in King's Lynn & West Norfolk, providing a suitably large sample size for this process. The figure below shows the variations in the cost of housing across the Borough and illustrates that there is some variation, with prices generally cheaper in King's Lynn town, with the most expensive area being the part of the Borough on the Norfolk coast.

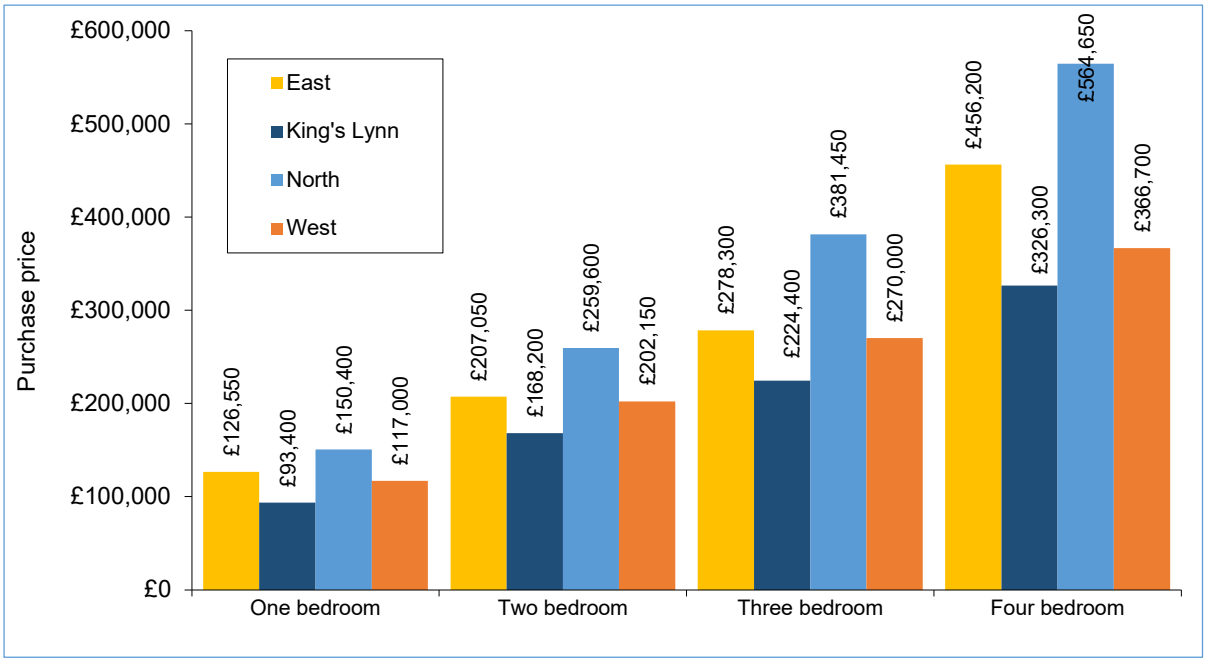
Figure 3.1 Variation in median sales prices in King's Lynn & West Norfolk by ward 2021 to 2026



Source: Land Registry, June 2026. The data covers transactions recorded at the Land registry from 1st April 2021 to 1st April 2026. © Crown Copyright 2026. Contains Ordnance Survey data © Crown Copyright 2026 and Database Right 2026. Contains public sector information licensed under the Open Government Licence v 3.0

3.8 Median property prices by number of bedrooms were obtained in each of the four sub-market areas in the Borough via an online search of properties advertised for sale during April 2026. The results of this online price survey are presented in Figure 3.1. The prices recorded include a discount to reflect that the full asking price is not usually achieved (with sales values typically 2.5% lower). The figure shows that three bedroom prices in the North sub-market area are significantly more expensive than the rest of the Borough and for four bedroom homes, the West sub-market area is closer in price to the King's Lynn sub-market area than the East sub-market area.

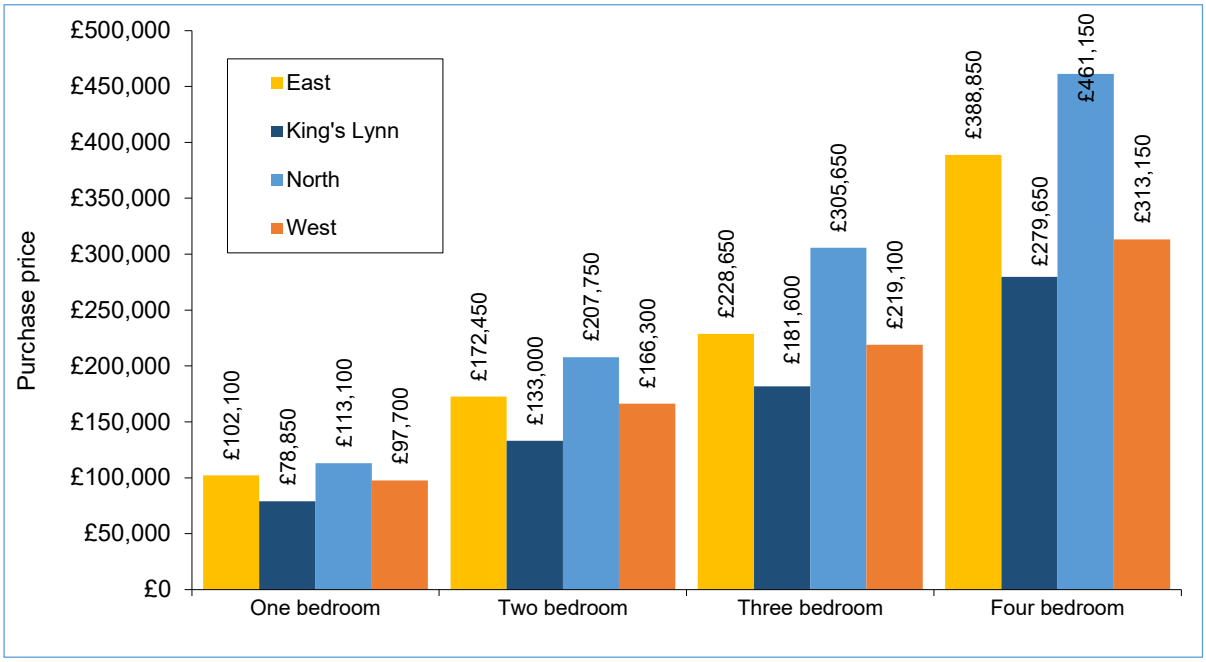
Figure 3.2 Median prices by size and sub-market area



Source: Online estate agents survey, April 2026

3.9 The online survey also collected information at different points of the price distribution. Entry-level property prices for each price market are presented in the figure below. In accordance with the PPG, entry-level prices are based on lower quartile prices (paragraph 021 Reference ID: 2a-021-20190220). This lower quartile price reflects the cost of a home in suitable condition for habitation, some of the properties available in the lowest quartile are sub-standard and will require modernisation and updating which will add further expense to the purchase price.

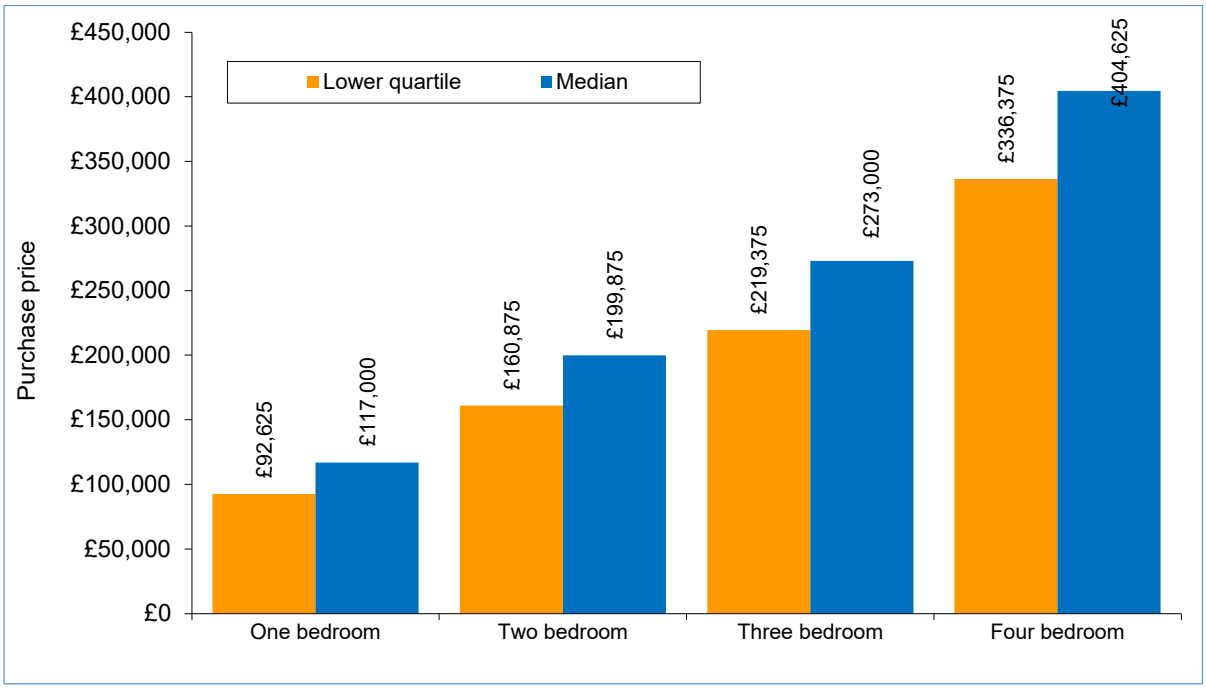
Figure 3.3 Lower quartile prices by size and sub-market area



Source: Online estate agents survey, April 2026

3.10 The analysis so far has considered price data by sub-market area; however, it is useful to also present this information for the Borough as a whole. The figure below therefore shows median and entry-level (lower quartile) property prices by number of bedrooms across King's Lynn & West Norfolk. The figure indicates that entry-level prices in the Borough range from £92,625 for a one bedroom home up to £336,375 for a four-bedroom property. Median prices are generally around 20-25% higher than entry-level prices. In terms of market availability, the analysis showed that three-bedroom properties are most commonly available to purchase in King's Lynn & West Norfolk, with two-bedroom homes the next most widely available. The smallest supply is of one-bedroom homes or studios.

Figure 3.4 Property prices by size in King's Lynn & West Norfolk

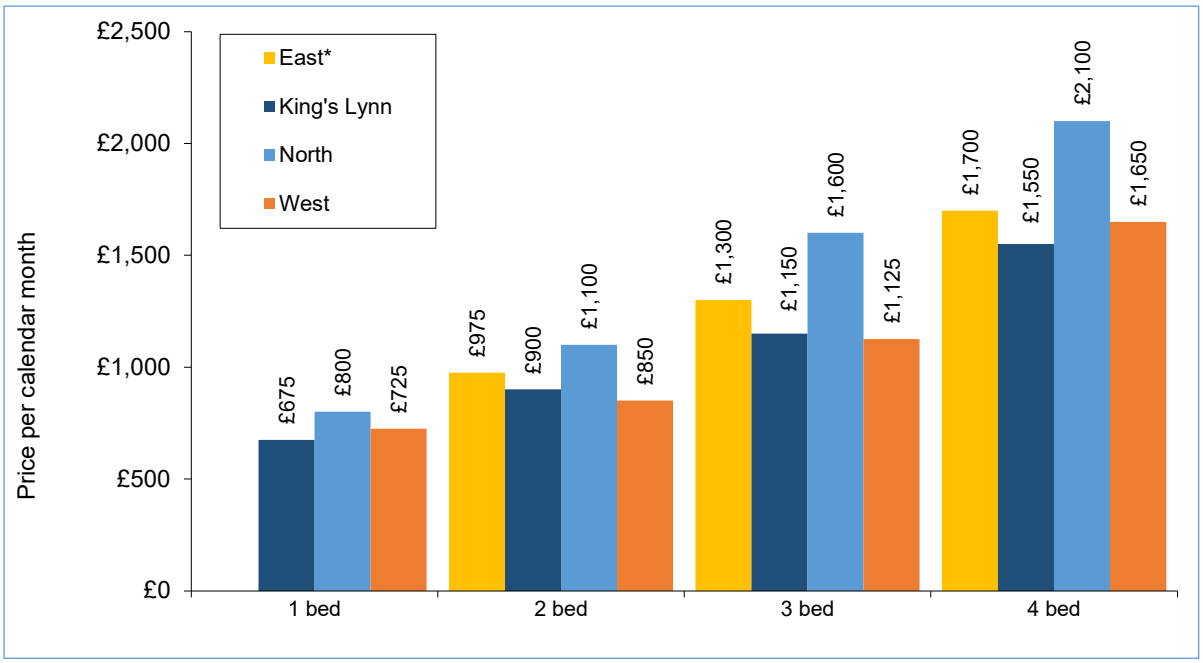


Source: Online estate agents survey, April 2026

Private rents

3.11 Whilst private rent levels vary across the Borough, the distinction between the areas is less marked than with owner-occupation, reflecting that location is not as important a determinant in rent levels as the condition and quality of the property. The median price for private rented accommodation by property size in each sub-market area is presented in the figure below. The overall pattern of price variation is similar to that recorded for the owner-occupied sector, although there is less difference between the rental levels in the sub-markets. The west sub-market area is closest in price to the King's Lynn sub-market area rather than the East sub-market area.

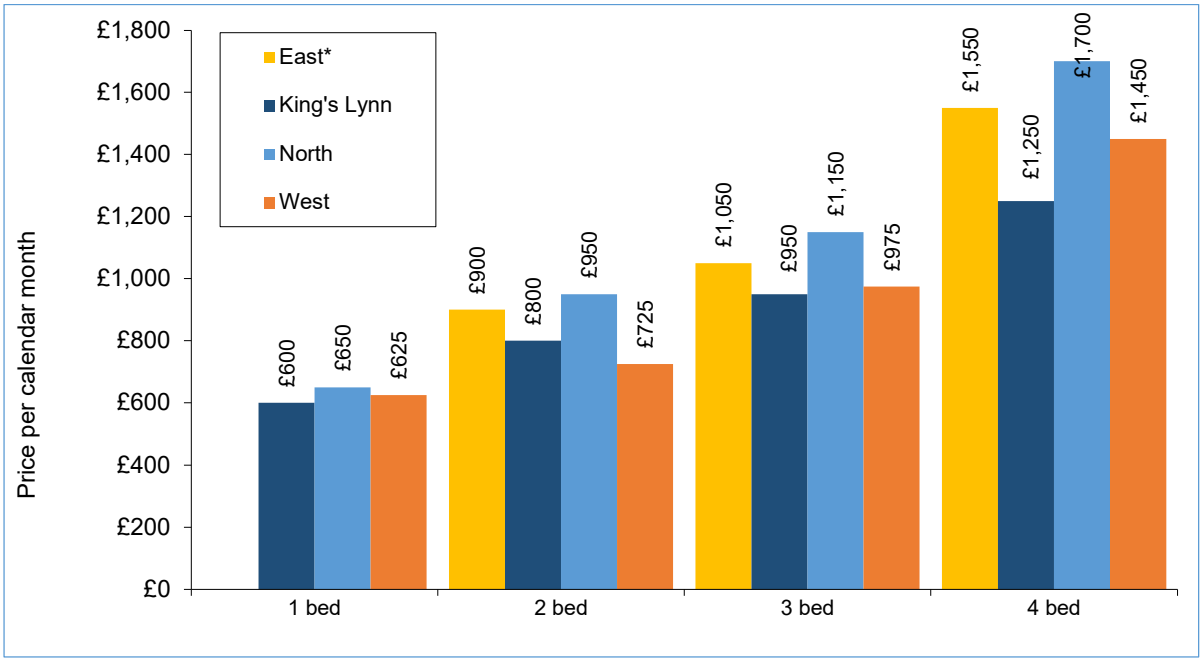
Figure 3.5 Median private rents by size and price market



*The sample of one bedroom private rented homes in the East price marker area is too small to present the data.
Source: Online estate agents survey, April 2026

3.12 Entry-level private rents for each price market are presented in the figure below.

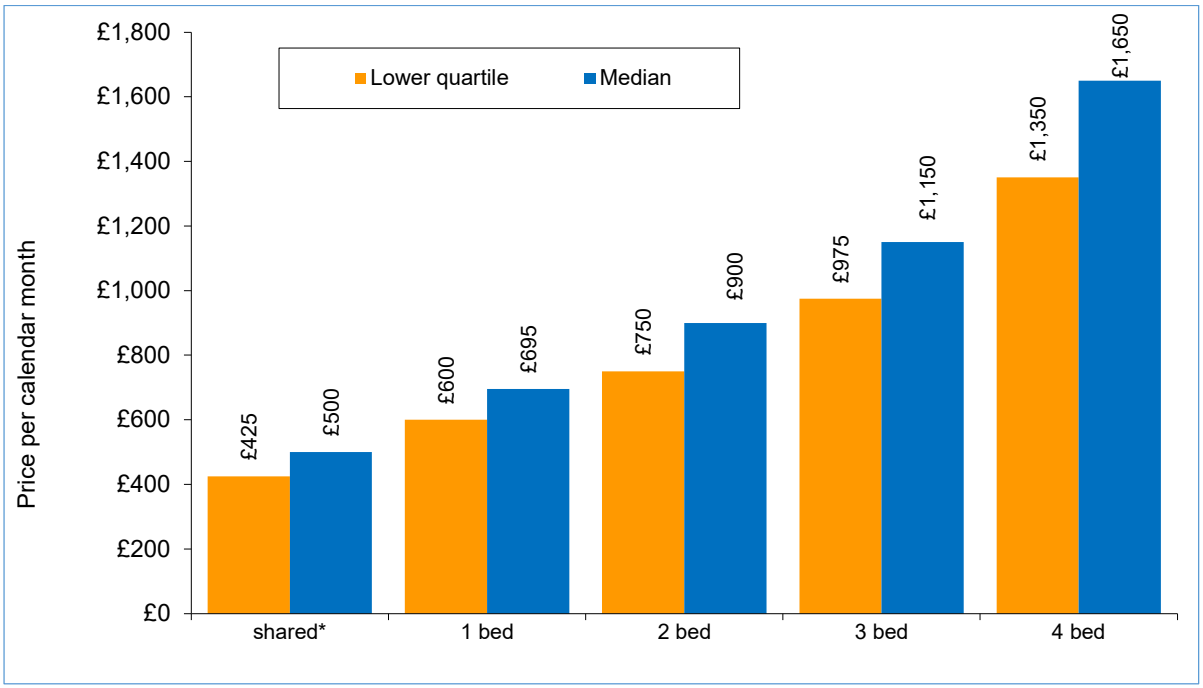
Figure 3.6 Lower quartile private rents by size and price market



*The sample of one bedroom private rented homes in the East price marker area is too small to present the data.
Source: Online estate agents survey, April 2026

3.13 The entry-level and median price for private rented accommodation by property size across the whole of King's Lynn & West Norfolk is presented in the figure below. The figure also includes the cost of a room in a shared dwelling within the private rented sector[18]. The figure indicates that entry-level rents range from £600 per month for a one-bedroom home, up to £1,350 per month for a four-bedroom property. The profile of properties available is somewhat different to that for purchase, with a greater proportion of one and two-bedroom homes available to rent in the Borough.

Figure 3.7 Private Rents by size in King's Lynn & West Norfolk



* Shared is a room in a shared dwelling. Source: Online estate agents survey, April 2026

Social and Affordable Rents

3.14 The cost of Social and Affordable Rented accommodation by dwelling size in King's Lynn & West Norfolk can be obtained from the Regulator of Social Housing's Statistical Data Return dataset[19]. The table below sets out the cost of Social and Affordable Rented dwellings in King's Lynn & West Norfolk. The costs are significantly below those for private rented housing, particularly for larger homes, indicating a significant gap between the Affordable Rented and market sectors. These costs are based on the rents to all tenants in the sector. The Council

[18] The Local Housing Allowance regulations, which indicates that single people 35 or under are only entitled to the shared accommodation rate rather than the rate for a one bedroom home, imply that these individuals are deemed suitable to meet their housing needs within the market in this way. The cost of a room within shared accommodation is therefore included as it represents appropriate accommodation for single person households of 35 or under and this group of households will be tested against its ability to afford this in the affordable housing needs model.

[19] https://www.gov.uk/government/statistics/private-registered-provider-social-housing-stock-and-rents-in-england-2024-to-2025

have highlighted that the new lettings are generally more expensive. An additional column in the table therefore shows the average Affordable Rent by property size for newbuild lettings since 1st April 2026. This shows that new lettings are generally 5-10% more expensive that existing letting levels.

Local Housing Allowance

3.15 Local Housing Allowance (LHA) is the mechanism for calculating Housing Benefit and the housing element of Universal Credit outside of the Social Rented Sector. It is designed to assist people in their ability to pay for their housing, however there is a limit as to how much financial assistance will be provided dependent on the location and size of the property. The LHA cap sets out what this maximum limit for the Broad Rental Market Area (BRMA) in which the claim is made as determined by the Valuation Office Agency. If the rent charged is in excess of this cap, it is the responsibility of the household to pay the shortfall. The table below also sets out the monthly LHA caps that apply in King's Lynn & West Norfolk, which is covered by two BRMAs - the majority of the Borough is within the King's Lynn BRMA, with a small portion of households in the south of the Borough in the Bury St Edmunds BRMA.

Table 3.4 Average Social and Affordable Rented costs and the Local Housing Allowance Cap (per month)

Bedrooms	*Rent levels in the affordable sector*			*Local Housing Allowance Caps***	
	*Social Rent**	*Affordable Rent**	*Affordable Rents let since April 2026****	Kings Lynn BRMA	Bury St Edmunds BRMA
Room in a shared dwelling	-	-	-	£399	£450
One bedroom	£406	£466	£515	£547	£628
Two bedrooms	£452	£585	£615	£648	£773
Three bedrooms	£489	£633	£636	£773	£952
Four bedrooms	£544	£705	****	£1,047	£1,296

Source: *Regulator of Social Housing's Statistical Data Return, 2025. The data is based on all rents, both new and existing tenants. The figures include the service charge. **Valuation Office Agency, 2026. ***Average general needs Affordable Rents new build lettings in King's Lynn & West Norfolk since 1st April 2026. The figures include the service charge. ****There was only one letting of a four-bedroom Affordable Rented home in the Borough between 1st April 2026 and 7th September 2026 (the period that the data extract is based on), which is an insufficient sample to present an average figure.

3.16 A comparison with the Affordable Rent levels in King's Lynn & West Norfolk indicates that the local Affordable Rents are currently cheaper than the LHA caps for all dwellings sizes in both BRMA areas. Typically, Registered Providers operating in King's Lynn & West Norfolk cap Affordable Rents at LHA levels. A comparison with the entry-level private rents in King's Lynn & West Norfolk (set out in Figure 3.7) suggests that the LHA caps in the King's Lynn BRMA are 10-20% lower than entry-level private rent. This means that households in receipt of the full LHA applicable in the private rented sector are likely to need additional income sources to be able to pay for their rent. Although the LHA cap does not constitute an affordable housing

product, it represents a distinct segment of the housing market that sits between the affordable and open market sectors. Consequently, the ability of local households to access housing at this price point is also considered in the analysis that follows.

Analysis of housing market 'gaps'

3.17 Housing market gaps analysis has been developed to allow comparison of the costs of different tenures. The figure below shows the housing ladder that exists for different sizes of property. The housing ladder is illustrated by comparing the different types of housing in terms of the income required to afford them.

3.18 To do this, the entry-level property price (set out in Figure 3.3) has been divided by 3.5[20] to get an annual income figure (to reflect the likely minimum income required to be granted a mortgage on the property) and multiplied the annual rent by 2.85714 to produce a comparable figure. This latter step was carried out for Social Rents and Affordable Rents (set out in Table 3.4) and lower quartile / entry-level private rents (set out in Figure 3.3). These approaches assume a household spends no more than 35% (1/35 = 2.85714) of gross household income on rent. The suitability of this threshold is discussed further in **Appendix 4**.

3.19 This figure of 35% is used as this reflects current practice in the market. Figure 3.8 shows a comparison of the indicative income requirements per household for different types of housing. Measurement of the size of the gaps between these 'rungs of the ladder' helps assess the feasibility of households moving between the tenures – the smaller the gaps, the easier it is for a household to ascend the ladder.

[20] The most recent data available from the Bank of England suggests that the multiple of 3.5 for owner-occupation is most appropriate. (https://www.bankofengland.co.uk/-/media/boe/files/statistics/mortgage-lenders-and-administrators/mlar-longrun-detailed.xlsx?la=en&hash=C19A1AC6C462416B0DA71926A744233793B8049B (Table 1.31)).

Figure 3.8 Household income required to access housing in King's Lynn & West Norfolk, by number of bedrooms



Source: Online survey of property prices April 2026; Regulator of Social Housing's Statistical Data Return, 2025

3.20 For all dwelling sizes, the gap between Affordable Rent and entry-level private rent is smaller than the gap between entry-level private rent and entry-level home ownership. The gaps for four bedroom accommodation are large; an additional £22,100 per year is required to access a four bedroom entry-level private rented home over the cost of a four bedroom Affordable Rented property, with a further £49,800 in household income required to move to an owner-occupied home (the gap between Social Rent and Affordable Rent is £5,500 in comparison).

3.21 Table 3.5 shows the size of the gaps for each dwelling size in King's Lynn & West Norfolk, for example, three-bedroom entry-level private rents in the Borough are 53.9% higher (in terms of income required) than the cost of Affordable Rented. The notable gap recorded between Affordable Rents and entry-level private rents for most dwelling sizes indicates that intermediate housing could potentially be useful for many households. The large gap between entry-level private rents and entry-level purchase indicate notable potential demand for part-ownership products for households. The notable gap between Social Rent and Affordable Rent emphasises that these two are catering to different parts of the affordable tenure need.

Table 3.5 Scale of key housing market gaps

Property size	*Social Rent < Affordable Rent*	*Affordable Rent < entry-level private rent*	*Entry-level rent < entry-level purchase*
One bedroom	14.9%	28.7%	28.6%
Two bedrooms	29.5%	28.3%	78.8%
Three bedrooms	29.5%	53.9%	87.5%
Four bedrooms	29.5%	91.4%	107.6%

Source: Online survey of property prices, April 2026. Regulator of Social Housing's Statistical Data Return, 2025. The data is based on all rents, both new and existing tenants. The figures include the service charge.

Intermediate products

3.22 A range of intermediate options are potentially available for households in King's Lynn & West Norfolk, the costs of these are profiled below.

Intermediate Rent / Rent-to-Buy

3.23 Rent-to-Buy is a route to home ownership where homes are let to working households at an Intermediate Rent (i.e. less than the full market rent) to give them the opportunity to save for a deposit to buy their first home. It is planned that, by landlords providing a discounted rent for tenants for a minimum of 5 years, they will have sufficient time to acquire a deposit so that they may purchase the home. It is set out that the Intermediate Rent must not exceed 80% of the current market rent (inclusive of service charge), however the product is distinct from Affordable Rent which is available to tenants on the same basis as Social Rent.

3.24 Although the availability of Rent-to-Buy in the area is extremely limited currently, its potential suitability for households can be tested by modelling its theoretical cost. As Rent-to-Buy is based on the rental of a newbuild home prior to purchase, the table below presents Borough-wide private rents for newbuild properties. Generally median rents for newbuild homes are only marginally more expensive to those for existing housing. The table also sets out the costs of Intermediate Rent in King's Lynn & West Norfolk, presuming that the rent is set at 80% of median private new build rents. The table shows that for all dwelling sizes, Intermediate Rent is cheaper than entry-level private rent and can be considered an affordable product. In all cases, it is also more expensive than the Affordable Rent within King's Lynn & West Norfolk.

Table 3.6 Estimated cost of Intermediate Rent within King's Lynn & West Norfolk (monthly cost)

Bedrooms	*Median new build private rent*	*Intermediate Rent*	*Entry-level private rent*	*Affordable Rent*
One bedroom	£720	£576	£600	£466
Two bedrooms	£925	£740	£750	£585
Three bedrooms	£1,175	£940	£975	£633
Four bedrooms	£1,650	£1,320	£1,350	£705

Source: Online survey of property prices, April 2026. Regulator of Social Housing's Statistical Data Return, 2025

3.25 As the main purpose of this intermediate housing option is to allow households the opportunity to save for a deposit to buy the home that they are residing in (which is in effect a new home), it is useful to consider whether this product is likely to allow households to build up their savings sufficiently. The table below shows the average income of households in the private rented sector by number of bedrooms that they require[21] alongside the income required to

[21] The household income distribution differentiated by household type (summarised in Figure 2.9) has been adjusted to reflect that nationally the income of private rented households is 92.2% of the figure for all households (according to the English Housing Survey).

afford the intermediate rent[22]. The cost of a 10% deposit[23] for a newbuild home in King's Lynn in West Norfolk is presented in the fourth column[24]. The next column indicates the time in years it would take on average for a household in the private rented sector to save enough money to afford the deposit required if they were to reside in a home available at Intermediate Rent[25]. The final column sets out the time it would take on average for a household to save for the deposit required were they to reside in entry-level private rented accommodation instead.

3.26 The table indicates that households living in entry-level private rented accommodation and requiring a one-bedroom home would need an average of 4.6 years to save sufficient funds for a 10% deposit on a newbuild one-bedroom property within the Borough. By comparison, households paying Intermediate Rent could achieve this within 3.7 years. Households requiring a two-bedroom home would also be able to save for a 10% deposit slightly more quickly if they were paying Intermediate Rent rather than an entry-level private rent.

3.27 The difference is more pronounced for larger households. Those requiring a three-bedroom home would need 7.1 years to save for a deposit while paying Intermediate Rent, compared with 10.0 years in the private rented sector. Similarly, households requiring a four-bedroom home would need 9.9 years to save a deposit at Intermediate Rent levels, compared with 14.1 years if paying entry-level private rent. Overall, while the time required to save for a deposit increases with property size, Intermediate Rent substantially reduces the saving period, particularly for households requiring larger homes.

[22] Following the approach used in Figure 3.8 the annual intermediate rent was multiplied by 2.857 to produce a figure for the annual income required to afford this accommodation (based on 35% of gross income being spent on rent).

[23] This is the typical minimum level of deposit required

[24] New build prices are set out in Figure 3.9.

[25] This is calculated by taking the difference between the average income of households in the private rented sector and the income required to afford intermediate housing and dividing this figure by the cost of a 10% deposit.

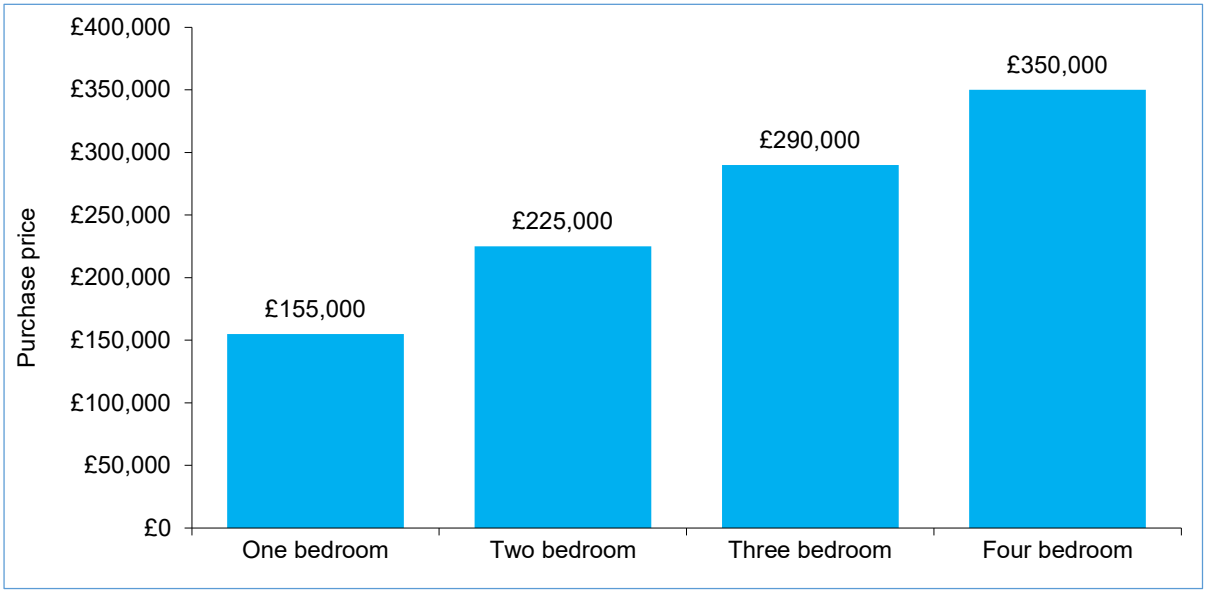
Table 3.7 Average time taken to afford a 10% deposit by households residing in Intermediate Rented accommodation

Bedrooms	*Average income of applicable* households*	*Annual income required to afford Intermediate Rent*	*Cost of 10% deposit of new build owner-occupied home*	*Length of time in years taken to acquire deposit*	*Length of time in years taken to acquire deposit if household were to reside in private rented sector*
One bedroom	£23,975	£19,749	£15,500	3.7	4.6
Two bedrooms	£30,060	£25,371	£22,500	4.8	5.2
Three bedrooms	£36,329	£32,229	£29,000	7.1	10.0
Four bedrooms	£48,776	£45,257	£35,000	9.9	14.1

*This refers to households that would otherwise be renting in the private rented sector.

3.28 The remainder of the intermediate products profiled are principally available as a new home (whilst some products are available for resale, this supply is very limited). It is therefore useful to set out the purchase price of newbuild dwellings in King's Lynn & West Norfolk at the time of the price survey. These are set out in the figure below.

Figure 3.9 Average Newbuild Home Prices by Bedrooms



Source: Online estate agents survey, April 2026

Shared Ownership

3.29 The table below presents the estimated costs of Shared Ownership housing in King's Lynn & West Norfolk as obtained from the online estate agent survey[26]. Shared ownership is a tenure that is generally more accessible than owner-occupation because of the lower deposit requirement. The open market values are based on newbuild prices set out above. The table shows the monthly costs of purchasing the property with a 40% equity share, a 25% equity share and a 10% equity share, reflecting options available through local Registered Providers. The monthly costs are based on a 30-year repayment mortgage with an interest rate of 4.99%[27] paid on the equity share owned and a rent payable at 2.75% on the remaining equity (i.e. the part of the house not purchased). The table shows that a 10% equity share Shared Ownership home and a 25% equity share Shared Ownership home are cheaper than entry-level market housing for all dwelling sizes. Shared Ownership with a 40% equity share is more expensive than entry-level owner-occupation for one bedroom dwellings and more expensive than entry-level private rent for two and three bedroom homes, but is cheaper than market entry in all other instances.

Table 3.8 Estimated cost of shared ownership housing in King's Lynn & West Norfolk (monthly cost)

Bedrooms	*Shared Ownership – 40% equity*	*Shared Ownership – 25% equity*	*Shared Ownership – 10% equity*	*Entry-level private rent*	*Entry-level owner-occupation**
One bedroom	£546	£474	£403	£600	£497
Two bedrooms	£792	£688	£585	£750	£863
Three bedrooms	£1,021	£887	£754	£975	£1,177
Four bedrooms	£1,232	£1,071	£910	£1,350	£1,804

*The monthly cost of entry-level owner-occupation presuming a 30-year repayment mortgage with an interest rate of 4.99%. Source: Online estate agents survey, April 2026

3.30 The final column in table 3.9 sets out the estimated monthly cost of discount market sales housing. This shows that all equity share versions of shared ownership that have been modelled are cheaper (in terms of monthly cost) than discount market housing cost for three and four bedroom homes, the 25% equity share and 10% equity share are cheaper for two bedroom accommodation and all versions are more expensive for one bedroom dwellings.

[26] It should be noted that the figures obtained from the price survey would not include shared ownership units available from the West Norfolk Housing Company Registered Provider, as they do not market their units via estate agents.

[27] This interest rate is available as a five-year fixed product to potential homeowners with a high loan to value ratio currently. It is also a rate with no additional product fee associated with it. Whilst there are lower interest rates available for those with lower loan to value ratios this report is principally assessing households looking to purchase a home for the first time who are likely to have higher loan to value ratios. Lower interest rates are available for those choosing a shorter fixed-term period. However, the use of a five-year period provides a known cost for households becoming owners for a good amount of time.

Discount market sales housing

3.31 The previous NPPF included First Homes within its list of affordable products. This tenure no longer exists in the August 2026 version and instead the equivalent discount ownership tenure is called *discounted market sales housing*. This is defined on page 102 as housing that is *'sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households'.* The NPPF definition is clear that 20% is the minimum level of discount required for discount market sales housing, therefore it is useful to understand whether a larger discount would be required in King's Lynn & West Norfolk currently. This is presented in the table below.

3.32 The table indicates that a 20% discount would only be sufficient to make newbuild homes cheaper than entry-level owner-occupied properties in the case of four-bedroom dwellings. For all other dwelling sizes, a larger discount would be required. The penultimate column sets out the level of discount needed to ensure that Discount Market Sale housing is meaningfully cheaper than entry-level market housing and therefore addresses a genuine affordability gap within the local housing market.

3.33 The analysis suggests that a discount of 30% would be appropriate for three-bedroom homes, while a 35% discount would be required for two-bedroom properties. For one-bedroom dwellings, a discount of approximately 45% would be necessary to achieve a comparable improvement in price (relative to entry-level costs). Although a 20% discount is theoretically sufficient for four-bedroom homes, it is recommended that a 30% discount is applied as this would ensure that the homes remain cheaper than entry-level even in the more expensive parts of the Borough, such as the north.

Table 3.9 A comparison of the potential price of a discount market sales housing with entry-level owner-occupation

Bedrooms	*Newbuild prices*	*Newbuild prices with a 20% discount*	*Entry-level owner-occupation*	*Level of discount required*	*Proposed discount market sales housing price*	*Estimated monthly cost at proposed price**
One bedroom	£155,000	£124,000	£92,625	45%	£85,250	£457
Two bedrooms	£225,000	£180,000	£160,875	35%	£146,250	£784
Three bedrooms	£290,000	£232,000	£219,375	30%	£203,000	£1,089
Four bedrooms	£350,000	£280,000	£336,375	30%	£245,000	£1,314

*The monthly cost of entry-level owner-occupation presuming a 30-year repayment mortgage with an interest rate of 4.99%. Source: Online survey of property prices, April 2026

3.34 It is useful to assess the ability of households to build up the 10% deposit likely to be required for a discount market sales housing in King's Lynn & West Norfolk. The open market values

are set out in the last column of Table 3.9[28] and it is presumed that a deposit of 10% is required. Following the approach used to produce the analysis set out in Table 3.7, the table below sets out the average time it would take for households' resident in the private rented sector paying lower quartile rents to afford a 10% deposit for discount market sales housing.

3.35 The table shows that most households in the private rented sector would be able to build up the deposit required for a discount market housing in between 2.5 and 16.5 years. A comparison with the final column in Table 3.7 shows that it is a notably faster avenue into home ownership than purchasing a standard newbuild home. Although it will prove a useful entry-point for some households, it will be unobtainable for a notable number of households in the private rented sector.

Table 3.10 Average time taken to afford a 10% deposit for discount market housing by households residing in the private rented sector

Bedrooms	*Average income of applicable* households*	*Annual income required to afford entry-level private Rent*	*Cost of 10% deposit of discount market housing*	*Length of time in years taken to acquire deposit*
One bedroom	£23,975	£20,571	£8,525	2.5
Two bedrooms	£30,060	£25,714	£14,625	3.4
Three bedrooms	£36,329	£33,429	£20,300	7.0
Four bedrooms	£48,776	£46,286	£24,500	9.8

*This refers to households that would otherwise be renting in the private rented sector

Affordability of housing

3.36 Assessing the affordability of market housing in an area is crucial to understanding the sustainability of the housing market. As discussed further in Chapter 4, the house price to workplace-based earnings ratio is currently (2025) 7.34 in King's Lynn & West Norfolk (with a figure over 5 indicating a market adjustment is required). In comparison, the affordability ratio in 2025 in the East region was 9.02, whilst the national figure was 7.63. The affordability ratio in King's Lynn & West Norfolk has decreased notably from 7.84 since 2020. In comparison, over the same five-year period, the affordability ratio has reduced from 9.51 in the East region and fallen from 7.86 nationally.

Affordability for specific household groups

3.37 The household income distribution referred to in Figure 2.9, differentiated by household type, can be used to assess the ability of households in King's Lynn & West Norfolk to afford the

[28]It is presumed that the level of discount indicated in the penultimate column of that table is achieved.

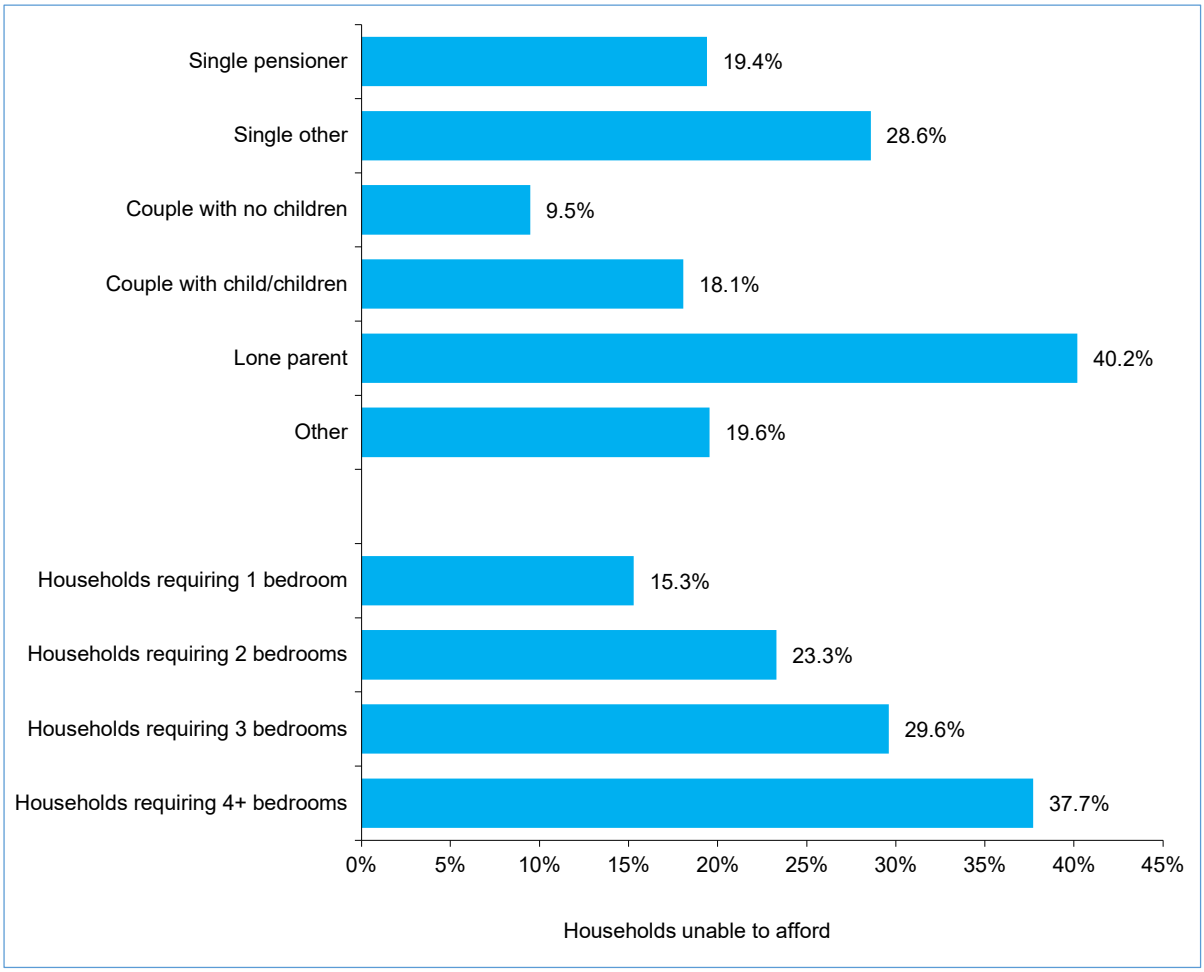
size of home that they require (according to the bedroom standard[29]). The entry-level cost of housing by bedroom size is presented in Figures 3.4 and 3.7, and the test is based on the affordability criteria discussed above.

3.38 The figure below shows the current affordability of households in King's Lynn & West Norfolk by household type and number of bedrooms required. This is the theoretical affordability of households, as the analysis considers all households regardless of whether the household intends to move. It is used to demonstrate the comparative affordability of different household groups for contextual purposes and does not represent information that the Council needs to plan against.

3.39 The data indicates that 40.2% of lone parent households in King's Lynn & West Norfolk would be unable to afford market housing (if they were to move home now). Single person households are also relatively unlikely to be able to afford market housing, whilst couple households without children are most likely to be able to afford market housing in the Borough. Households requiring a four-bedroom home are least likely to be able to afford this size of market housing in King's Lynn & West Norfolk.

[29] This is the number of bedrooms that is required and is calculated depending on the age, sex and relationship status of the members to the household. A separate bedroom is allocated for each couple and any single person aged 21 or over. Any children aged 10-20 of the same sex is presumed to be able to share a bedroom as are each pair of children under 10 (regardless of gender). Any unpaired child aged 10-20 is paired, if possible, with a child under 10 of the same sex, or, if that is not possible, they are counted as requiring a separate bedroom, as is any unpaired child under 10.

Figure 3.10 Theoretical affordability of market housing*



*Percentage of households unable to afford both entry-level private rent and entry-level home ownership

Suitability of different affordable products

3.40 A range of affordable and intermediate housing products has been presented in this chapter. To identify which of these products are most suitable for households in King's Lynn & West Norfolk, the following analysis considers affordability separately for households currently residing in the social rented sector and those in the private rented sector. The modelled income profiles of these two household groups are compared with the annual income required to afford accommodation of an appropriate size for their needs. The income thresholds for each product have been calculated by dividing the cost of entry-level home ownership and discount market Sales housing by 3.5, while the annual costs of the remaining tenure options (including the Local Housing Allowance cap) have been multiplied by 2.85714, as described in paragraph 3.18. It should be noted that this analysis is based solely on recorded household income and does not take account of whether households that could theoretically afford home ownership have access to a sufficient deposit.

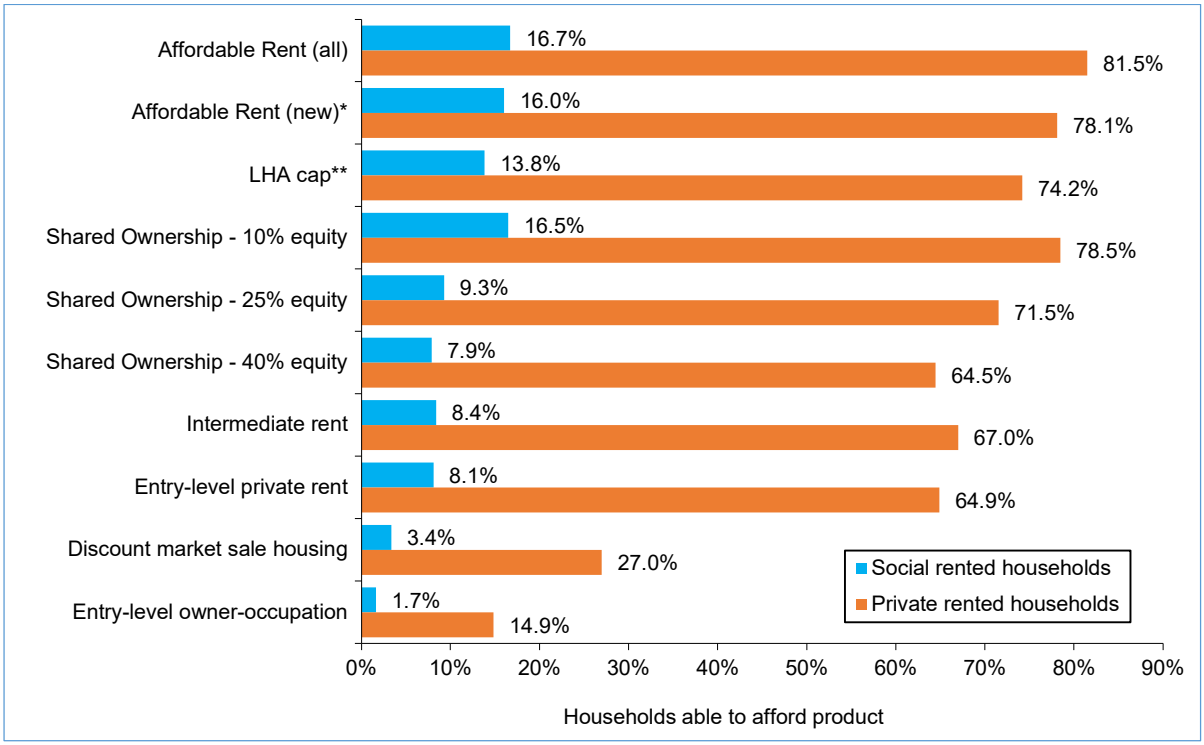
3.41 The figure below shows the proportion of households within each tenure that could afford each housing product if they were to move into a suitably sized home within the Borough at the current time. The results are not cumulative, with each product assessed independently. The findings should also be regarded as theoretical, as the analysis includes all households

irrespective of whether they have an intention or need to move. For example, the analysis indicates that only 16.7% of households currently living in the social rented sector could afford Affordable Rent, whereas this tenure would be affordable to 81.5% of households in the private rented sector.

3.42 Within the social rented sector, Social Rent remains the most suitable tenure for the overwhelming majority of households. Nevertheless, the analysis suggests that around 10% of households could afford an intermediate housing product. Although Shared Ownership with a 10% equity share demonstrates the strongest affordability profile, the cost analysis presented in Table 3.8 shows that it is priced at a level broadly comparable to Affordable Rent. In contrast, Shared Ownership with a 25% equity share occupies a more distinct position within the housing market and therefore represents a more meaningful intermediate offer. This product would be affordable, in terms of ongoing monthly housing costs, to around 9.3% of households currently living in the social rented sector and 71.5% of households within the private rented sector.

3.43 For households currently residing in the private rented sector, there is a clear distinction between the proportion able to afford rented or Shared Ownership products and the proportion able to purchase a home outright. The analysis also demonstrates that discount market sale housing is substantially more affordable than entry-level owner-occupation. Approximately 27.0% of private rented households could afford discount market sales housing, compared with 14.9% that could afford entry-level market home ownership. However, this affordability profile is dependent upon homes being offered at the level of discount assumed in Table 3.9.

Figure 3.11 Affordability of different housing products



*As there is no separate figure for four bedroom new Affordable Rent it is presumed to cost the same as the value for all Affordable Rent **LHA cap is based on the figures for the Kings Lynn BRMA as these apply for the vast majority of the Borough.

The most appropriate intermediate housing offer in King's Lynn & West Norfolk

3.44 This chapter has considered a range of intermediate housing products. Of these, shared ownership housing, based on a 25% initial share, is likely to be accessible to the largest proportion of households within the intermediate sector. This is because it offers housing costs below those associated with entry-level home ownership and private renting, while also requiring a substantially lower deposit than other home ownership options. As a result, shared ownership is likely to be suitable for some households currently in the affordable housing sector and for a majority of those in the private rented sector.

3.45 Discount market sale housing can also provide a route into home ownership for households that would otherwise remain in the private rented sector, provided that the level of discount is sufficient to make properties meaningfully more affordable than entry-level owner-occupation. By reducing both purchase costs and deposit requirements, this tenure can be accessed by households with lower incomes than would typically be able to enter the owner-occupied market. However, it is likely to be affordable to only a limited proportion of households currently living in affordable housing.

4. Overall housing need

4.1 The NPPF requires that planning authorities should use the 'Standard Method' to establish the overall need for housing. The Standard Method was introduced in 2018 to allow a simple and transparent assessment of the minimum number of homes needed in an area. The full Standard Method was then set out within the PPG published in February 2019. In December 2024, the new Government published a new Standard Method to ensure the delivery of the Government's ambition for 370,000 new homes per year, nationally, which has remained unchanged in the publication of the new (August 2026) NPPF.

4.2 The new method has been designed to provide a figure that is more stable (as it does not fluctuate so much on an annual basis), is simple to calculate, and responds to the locations where housing is least affordable. The approach is still based on a standardised calculation using publicly available data. As set out in Paragraph 001 of the PPG[30], '*assessing housing need is the first step in the process of deciding how many homes need to be planned for.'* This chapter describes the steps involved in the Standard Method, following the approach described in the PPG[31]. It is important to note that the use of the Standard Method is required. Unlike under the earlier iterations of the NPPF, the August 2026 NPPF does not include scope to deviate from the Standard Method except in very limited and specific circumstances (such as in a National Park in which not all the source data is available).

4.3 This does not mean that the Council cannot decide to pursue a figure higher than that indicated by the Standard Method, as Paragraph 2 of the PPG[32] indicates, the Standard Method identifies *'a minimum annual housing need figure and ensures that plan-making is informed by an unconstrained assessment of the number of homes needed in an area. It does not produce a housing requirement figure.'*

4.4 The latest approach is followed to calculate the housing need figure for King's Lynn & West Norfolk. This chapter sets out the 'policy-off' calculation of the Standard Method figure.

Step 1 – Setting the baseline

4.5 The baseline is set using the total existing housing stock for the area of the local authority sourced from the dwelling stock figures[33] published annually by the Ministry of Housing, Communities and Local Government. The PPG indicates that a baseline annual growth of

[30] Reference ID: 2a-001-20241212

[31] All the steps are described in paragraph 004 (Reference ID: 2a-004-20241212).

[32] Reference ID: 2a-002-20241212.

[33] Dwelling stock (including vacants) - GOV.UK (www.gov.uk) Paragraph 005 of the PPG (Reference ID: 2a-005-20241212) states that the dwelling stock is used to set the baseline as 'housing stock provides a stable and predictable baseline that ensures all areas, as a minimum, are contributing a share of the national total that is proportionate to the size of their current housing market.'

0.8% of the existing stock of the area is appropriate, with the total from the most recent published data to be used. The most recent figures (published in May 2026) indicate that, as at the end of March 2025, there were 76,768 dwellings in King's Lynn & West Norfolk. Applying the proposed figure of 0.8% gives a baseline figure of 614. The table below sets out the results of Step 1 of the Standard Method.

Table 4.1 Calculating the baseline figure in King's Lynn & West Norfolk

Local authority area	*Totals dwellings in 2025*	*Baseline ratio*	*Baseline annual growth*
King's Lynn & West Norfolk	76,768	0.8%	614

Source: 2025 Dwelling stock figures, 2026

Step 2 – An adjustment to take account of affordability

4.6 The baseline figure produced in Step 1 is then adjusted to reflect the affordability of the area using the most recent median workplace-based affordability ratios. Paragraph 006 of the PPG describes that an affordability ratio is applied, to direct more homes to where they are most needed and to ensure that people aren't prevented from undertaking employment opportunities by the prohibitive cost of housing in the area near their proposed workplace.

4.7 The PPG is also absolute that the affordability adjustment also accounts for past under-delivery as described in Paragraph 011 of the PPG[34], which states that '*the standard method identifies the minimum uplift that will be required and therefore it is not a requirement to specifically address under-delivery separately.'*

4.8 An affordability adjustment is only required where the ratio is higher than 5 and *'for each 1% the ratio is above 5, the housing stock baseline should be increased by 0.95%.'* The full formula is detailed in the PPG:

$$\text{Adjustment factor} = \left[\frac{\text{five year average affordability ratio} - 5}{5} \right] * 0.95 + 1$$

4.9 The table below sets out the results of Step 2 of the Standard Method calculation for King's Lynn & West Norfolk. The baseline figure, adjusted to take account of the most recent five-year affordability ratios in the Borough, is 993.

[34] Reference ID: 2a-011-20241212

Table 4.2 Adjusting to take account of affordability - King's Lynn & West Norfolk

Five year average of affordability ratio (2021 to 2025) (a)	*Adjustment factor (((a-5)/5)*0.95)+1*	*Baseline figure*	*Baseline figure adjusted for affordability*
8.25	1.6175	614	993

Source: Ratio of median house price to median gross annual workplace-based earnings by local authority, 2025

Overall level of housing need

4.10 The final housing need in King's Lynn & West Norfolk, as assessed using the Standard Method, is **993** dwellings per year based on the current year, 2026. Paragraph 008 of the PPG[35] notes that whilst *'the standard method may change as the inputs are variable…, local housing need calculated using the standard method may be relied upon for a period of 2 years from the time that a plan is submitted to the Planning Inspectorate for examination.'* The need figure will, however need to be recalculated if the Local Plan is not submitted in the current year.

4.11 As noted in Paragraph 012 of the PPG[36], this approach provides an annual figure which can be applied to a whole plan-period. The 2026 NPPF requires strategic plans to identify a supply of sites for no less than 10 years from adoption. The Local Plan for King's Lynn & West Norfolk is intended to run to 2044. The modelling of the Local Housing Need will therefore be presented up to 2044 to facilitate this.

4.12 Paragraph 40 of the PPG[37] makes it clear that the Standard Method output represents a minimum starting point in determining the number of homes needed in an area and that an authority can choose to pursue a higher figure where that is appropriate.

A suitable baseline

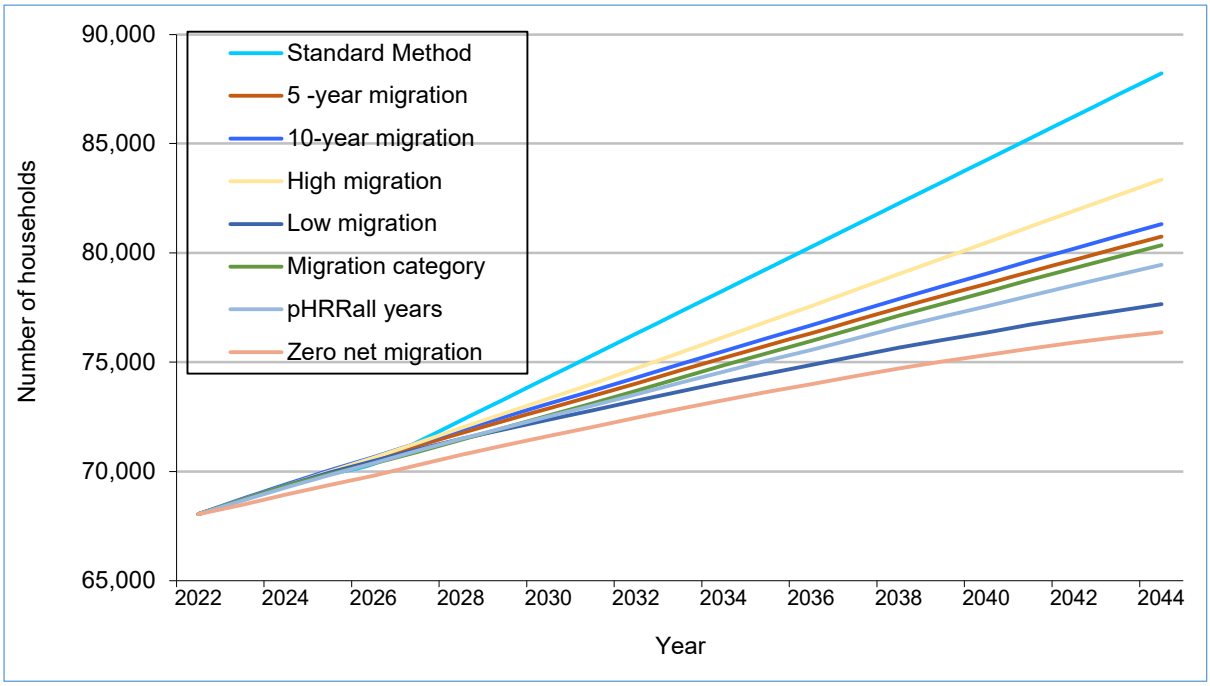
4.13 The figure of 993 is the final annual housing need figure in King's Lynn & West Norfolk. However, it is useful to compare the growth trajectory that it produces with the different scenarios in the recently published 2022-based household projections for the Borough. The figure below shows the projected household total in King's Lynn & West Norfolk for every year from 2022 through to the end of the modelling period in 2044. The figure shows the growth created by the Standard Method is notably in excess of all scenarios including both the *high migration category* variant and the *migration category* variant which the Office of National Statistics has been using as its baseline scenario. This is an ambitious level of growth for which to plan. This additional household growth has to be accurately modelled. This process is described in Chapter 5.

[35] Reference ID: 2a-008-20241212

[36] Reference ID: 2a-012-20241212

[37] Reference ID: 2a-040-20241212

Figure 4.1 Projected number of households under different scenarios



Source: ONS 2022 household projections

Conclusion

4.14 It is important to note that the use of the Standard Method is required. Unlike under the earlier iterations of the NPPF, the August 2026 NPPF does not include scope to deviate from the Standard Method except in very limited and specific circumstances. The final housing need in King's Lynn & West Norfolk, as assessed using the Standard Method of December 2024, is 993 dwellings per year. The Standard Method will result in household growth which is notably in excess of all scenarios including both the *high migration category* variant and the *migration category* variant which the Office of National Statistics has been using as its baseline scenario.

5. Type and tenure of future housing needed

5.1 The requirement within section HO1, paragraph 2 of the NPPF to disaggregate the local housing need figure to *'assess the size, type and tenure of housing needed'* for different groups in the community' is reiterated in Paragraph 2a-017-20190722 of the PPG. This chapter describes the Long-Term Balancing Housing Markets (LTBHM) model which determines the future demand for housing by size and tenure based on the profile of the population derived within the local housing need calculation (set out in the previous chapter).

5.2 There are two stages to this process, the first is to disaggregate the local housing need, as derived in Chapter 4, to produce a population profile for the Borough at the end of the modelling period in 2044. The second process uses secondary data to model the future demand for housing arising from this future population and compare it with the current housing stock so that a profile of new accommodation required can be determined.

5.3 The demand modelling is described in more detail subsequently; however, this chapter initially presents the process for disaggregating the future local population. The change in the household composition indicated within these projections drives the size and tenure demand profiles generated by the model.

Disaggregating the local housing need

5.4 The application of the Standard Method local housing need figure of 993 for King's Lynn & West Norfolk will result higher household growth than in all variants of the 2022-based household projections. If these 993 homes per year are built, the number of households will be different to any of the official 2022-based household projections variants (as is shown in Figure 4.1). It is necessary to determine the profile of this household growth and disaggregate the total local housing need, using the Neil McDonald Statistical Solutions (NMSS) model,[38] so that appropriate accommodation can be provided for the whole population of King's Lynn & West Norfolk up to and including 2044. See **Appendix 2**.

5.5 The model takes as its starting point the 2024 sub-national population estimates, which are used to inform the population profile and household composition in King's Lynn & West Norfolk in 2026, the start of the modelling period. The 2022-based population projections (*high migration category* variant) are re-based to account for the population profile in King's Lynn & West Norfolk recorded in 2024 by the most recent population estimates[39]. The demographic

[38] The model is detailed in Appendix 2.

[39] This is done by replacing the 2024 figures from the 2022-based population projections with the data from the 2024 population estimates and then applying the birth, death and migration flow rates recorded each year from 2024 in the 2022-based population projections to the revised base population.

flows within the *high migration category* variant[40] of the 2022-based population projections are then used to model the future population within King's Lynn & West Norfolk. The 2022-based household projections are used to convert the population into a household typology, by accounting for the population living in communal housing and disaggregating the household population into household groups based on age of the household head and household composition.

5.6 The refreshed base-projections are then adjusted to align King's Lynn & West Norfolk's local housing need figure through two key modifications: firstly, an uplift to the household headship rates for young adults to increase household formation rates and secondly an increase in in-migration to the Borough. This process is described below:

a. Unusually in King's Lynn & West Norfolk, the 2022-based household projections show higher headship rates for those aged under 35 compared with the 2018-based projections (but the headship rates amongst these age groups are however lower than the historical level recorded in King's Lynn & West Norfolk[41)]. Whilst the 2022-based rates reflect recent trends and behaviours, the uplift implied by the Standard Method provides scope for higher household formation among younger adults—an outcome that is likely if the national population remains as projected but housing supply increases beyond projected household growth. The ONS notes that the projected headship rates used in the 2022-based household projections are constant[42] (as were the equivalent 2018-based headship rates). To reflect a realistic increase in household formation, the model assumes that headship rates for those aged 16–18, 19–24, 25–29 and 30–34 increase annually from 2031 onwards, reversing the decline recorded in King's Lynn & West Norfolk between 2001 and 2014. The 2022-based projections show that, by 2030, headship rates for these age groups return to levels consistent with those observed in 2015. The model therefore assumes that in 2031 the rates revert to their 2014 levels, in 2032 to their 2013 levels, in 2033 to their 2012 levels, and so on, until by 2044 they align with the rates recorded in 2001. These adjustments increase the number of households generated from the base population, but not sufficiently to meet the full level of growth required under the Standard Method.

[40] The higher migration category variant was chosen not because it records the largest base growth but because it better reflects what occurred in the Borough between 2011 and 2021 in terms of the type of in-migration recorded (international compared to inter-England migration) and the age profile of those that moved to King's Lynn & West Norfolk. The characteristics of the population growth recorded in the migration category variant and the higher migration category variant were both compared to the inter-Census changes recorded by the ONS which can be found here: https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationestimates/datasets/estimatesofthepopulationforenglandandwales

[41] These are documented within the 2018-based household projections which presented results from 2001 onwards and therefore also contained historical figures as well as the future projections.

[42] https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationprojections/methodologies/methodologyusedtoproducehouseholdprojectionsforengland2022based

b. The remaining difference between the revised household total and the annual growth required under the Standard Method is met by increasing in-migration to the Borough. The age and gender profile of these additional in-migrants is informed by the profile of the in-migrants recorded within the high-migration variant in the ONS projections. This adjustment is applied annually:

- In-migration is increased each year until the Standard Method total is reached.
- The resulting population is then aged forward to the next year, with births, deaths, and migration flows applied.
- In-migration is then increased again as needed to meet the Standard Method requirement for the following year, and so on.

5.7 This process creates a demographic model where total household growth in King's Lynn & West Norfolk over the plan-period aligns to the Standard Method figure of 993 new households per year.

Total future population in King's Lynn & West Norfolk

5.8 The table below sets out the age profile of the population in King's Lynn & West Norfolk in 2044 according to these population projections, in comparison to the age profile of the Borough at the start of the plan-period (2026). Those aged 75 or over are going to constitute a greater section of the population by the end of the modelling period – those aged 75 or over will rise from 22,455 in 2026 to 31,443 in 2044, an increase of 40.0%. Almost a third of all people in King's Lynn & West Norfolk in 2044 will be aged 60 or over, with over a quarter aged under 30.

Table 5.1 Age of projected population in King's Lynn & West Norfolk in 2044 compared with current age profile

Age	*2026 Population*	*2026 Percentage*	*2044 Population*	*2044 Percentage**
0-14	25,061	15.8%	26,223	14.1%
15-29	21,142	13.3%	24,002	12.9%
30-44	27,554	17.4%	33,406	17.9%
45-59	29,363	18.5%	35,402	19.0%
60-75	32,871	20.7%	36,161	19.4%
75+	22,455	14.2%	31,443	16.8%
Total	158,446	100.0%	186,637	100.0%

* The population age profile at the end of the plan period is projected to be younger under this scenario, reflecting the uplift required to meet Standard Method household growth and the associated increase in net in-migration to the Borough. Under this scenario, 44.8% of the population is projected to be aged under 45, compared with 42.9% in 2044 under the unadjusted high-migration variant of the ONS 2022-based population projections.

Economically active population

5.9 The disaggregated Standard Method projections indicate that King's Lynn & West Norfolk's core working-age population (those aged 16–64) will increase by 14,688 people between 2026

and 2044. To translate this population growth into an estimate of the active labour force, the analysis first applies the Office for Budget Responsibility's (OBR) labour market participation rates[43]. As defined by the OBR, the *"participation rate is the proportion of the population that is active in the labour force – that is they are either employed or unemployed and actively looking for work".* The OBR published updated participation rates in May 2025, providing national projections for every single year of age from 16 to 90 for the period 2022–2073.

5.10 To produce a locally relevant set of participation rates for King's Lynn & West Norfolk, these national projections are adjusted using Census 2021 data (Table RM024), which records economic activity by age band at both national and local authority level. The difference between King's Lynn & West Norfolk's 2021 participation rates and the national equivalent is applied to the OBR projections, generating a King's Lynn & West Norfolk-specific set of projected participation rates.

5.11 These adjusted participation rates are then applied to the projected population aged 16–90 across the plan-period. This ensures the modelling captures economic activity among older workers, reflecting national expectations that participation among older age groups will rise as the population ages and state pension ages increase. The modelling indicates that the labour force in 2044 will contain 16,069 more economically active people than in 2026. Of this increase, 13,380 are aged 16–64 (a 19.4% rise) and 2,689 are aged 65 and over (a 60.1% rise), highlighting the growing importance of older workers in the future labour market.

5.12 A final adjustment is made to account for unemployment. Applying King's Lynn & West Norfolk's most recent unemployment rate of 3.1% uniformly across all ages and years of the plan-period results in an estimated 15,571 additional people in employment in 2044 compared with the start of the plan-period. It is important to note that this figure does not take commuting patterns into account. Not all of these additional workers will be employed within King's Lynn & West Norfolk, and some residents of neighbouring areas will commute into the Borough. However, as outlined in Chapter 2, commuting is no longer a simple binary choice for most workers. Patterns of travel to work have changed significantly over the past five years, particularly with the rise of hybrid working. These shifts make it increasingly difficult to model future commuting behaviour with precision.

Household profile

5.13 This overall population projection is then converted into a household projection by:

a. Removing from the population projection an estimate of those living in communal establishments such as residential care homes. This is done using the same assumptions as in the official projections. The resulting population is known as the household population.

[43] https://obr.uk/forecasts-in-depth/the-economy-forecast/labour-market/#participation

b. Household formation rates are then applied to the household population to produce a household projection. The household formation rates are taken from the official 2022-based household projections with the adjustment for headship rates for those headed by someone aged under 35 as described above.

5.14 The table below sets out the number of households that will be resident in King's Lynn & West Norfolk in 2044 disaggregated by broad household type according to these projections. The 2026 household profile is also presented as a reference point, as 2026 is the base date for this model.

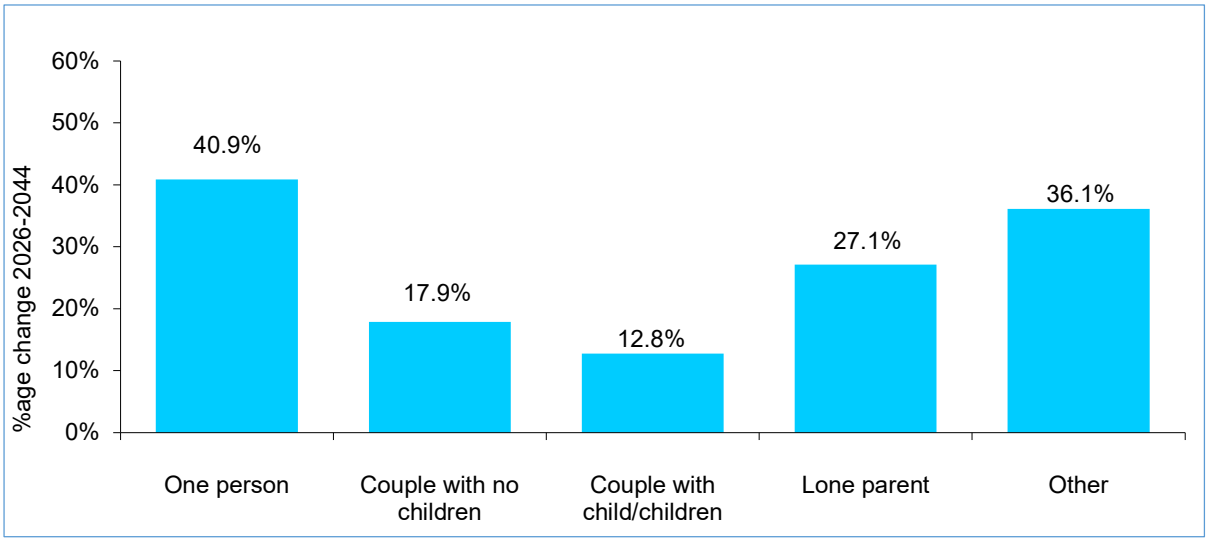
Table 5.2 Projected household population in King's Lynn & West Norfolk in 2044 by household type

Household type	*2026 Number*	*2026 Percentage*	*2044 Number*	*2044 Percentage*
One person	21,121	30.1%	29,754	33.8%
Couple with no children	22,448	32.0%	26,462	30.1%
Couple with child/children	16,324	23.3%	18,406	20.9%
Lone parent	6,212	8.9%	7,898	9.0%
Other*	4,042	5.8%	5,502	6.3%
Total	70,148	100.0%	88,022	100.0%

*Other households include multi-generational households, student households, households of unrelated people sharing accommodation as well as other groups.

5.15 The figure below indicates the change in these household types that will occur between 2026 and 2044 in King's Lynn & West Norfolk. The data indicates that the largest growth will be in single person households followed by other households (although from a relatively small base).

Figure 5.1 Change in household structure in King's Lynn & West Norfolk, 2026 – 2044



Methodology of the demand model

5.16 The demand model uses secondary data to determine the future demand for housing by size and tenure as derived from the profile of households resident in the area at the end of the modelling period in 2044. It is based on both an understanding of the current stock of housing in the Borough, and also the occupation patterns of households in King's Lynn & West Norfolk and how they are changing (including the increasing need for a room to be available as a home office amongst the working population). It is driven by the changes projected onto the composition of the population over the 18-year period, as set out above.

5.17 The Census provides information on the size (in terms of bedrooms) and tenure of accommodation in King's Lynn & West Norfolk in 2021. This has been adjusted to reflect the changes since 2021 to provide an accommodation profile in 2026.

5.18 The 2021 Census also provides detail on the occupational patterns of different household groups in King's Lynn & West Norfolk, which means that the profile of housing occupied by each household type can be determined. Rather than assuming the current usage patterns for each household type will apply to the future population of that household group, the model assesses the current trends in occupation patterns (recorded by the change in the tenure profile of each household type between the 2011 and 2021 Census in King's Lynn & West Norfolk, with the changes in the size of accommodation occupied within each tenure also accounted for), and models their continuation through to 2044. An affordability check is applied to ensure that this is a sustainable option. This approach is in line with the PPG.

5.19 A further adjustment is made to counter the existence of overcrowding, which the PPG indicates should be addressed. Households currently overcrowded will therefore be housed in adequately sized accommodation within the model[44]. In terms of households where at least one resident is in work, it is presumed that an additional bedroom (beyond that implied by the bedroom standard) is required as a home office in 37.7% of households[45]. This means that the future housing stock will better reflect the requirements of the future population in the area.

5.20 This profile of suitable accommodation for each household type is applied to the size of the household group in 18 years' time. The accommodation profile required in 2044 is then compared to the current accommodation profile and the nature of additional housing required is derived. It should be noted that the model works by matching dwellings to households, so

[44] Using the example of a lone parent household residing in a two bedroom property but requiring a three bedroom home, the modelled accommodation profile for this household group would assign this household a three bedroom property rather than a two bedroom dwelling. This means that it is anticipated that for equivalent households in the future, none would be expected to live in an overcrowded home.

[45] This reflects the rate of home working recorded in King's Lynn & West Norfolk in the 2021 Census as identified in paragraph 1.17. Whilst theoretically this figure may be expected to increase over the plan-period, it is likely that the 2021 Census figure was overinflated due to the fact it took place during the coronavirus pandemic. This presumption is not applied in the affordable sector.

the figures are based on the change in number of households identified within the housing need calculations.

Discount market sales housing

5.21 As discussed earlier, discount market sales housing are an intermediate product that have been introduced specifically to help potential first-time buyers access home ownership. It is clear from the cost profile of discount market sales housing, set out in Chapter 3, that their likely price-level will mean that they could be suitable for some households that would otherwise reside in the private rented sector. However, as it is a product that has only recently been introduced into the market, it cannot be modelled using the same trend data as is utilised for the rest of the LTBHM model.

5.22 The potential demand for this new product over the modelling period can be derived by making assumptions about the likelihood of different household groups within the private rented sector to try and acquire this form of housing, informed by an affordability analysis of the tenure and the length of time required to save a deposit. It is presumed that over the plan-period the relative difference between newbuild and secondhand property prices reduces, especially for smaller homes, so that discount market sales housing are able to be affordable with a 30%[46] discount for all dwelling sizes, which is likely to make them more viable.

Tenure of housing required

5.23 The tables below show the projected tenure profile in King's Lynn & West Norfolk at the end of the modelling period. The profile in 2026 at the start of the plan-period is also set out for context. The data shows that, in 2044, the housing stock across King's Lynn & West Norfolk should comprise 64.8% owner-occupied accommodation, 18.7% private rented homes, 0.6% discount market sales housing, 1.7% Shared Ownership properties, 2.5% Affordable Rent and 11.7% Social Rented housing.

[46] Rather than the 35% discount required for two bedroom discount market sales housing and the 45% discount required for one bedroom discount market sales housing currently as discussed in paragraph 3.34.

Table 5.3 Current tenure and tenure profile projected in King's Lynn & West Norfolk in 2044

Tenure	*Base tenure (2026)*		*Projected tenure (2044)*	
	Number	*Percentage*	*Number*	*Percentage*
Owner-occupied	46,651	66.5%	57,073	64.8%
Private rented	13,692	19.5%	16,489	18.7%
Discount market sales housing	0	0.0%	520	0.6%
Shared Ownership	328	0.5%	1,479	1.7%
Affordable Rent	875	1.2%	2,168	2.5%
Social Rent	8,601	12.3%	10,292	11.7%
Total	70,148	100.0%	88,022	100.0%

5.24 The table below shows the tenure profile required by households resident in King's Lynn & West Norfolk in 2044, in comparison to the tenure profile recorded in the Borough at the start of the plan-period. The difference between these two distributions is the change required to the housing stock over this period. The results show that 58.3% of new housing in King's Lynn & West Norfolk should be owner-occupied, 15.7% private rented, 2.9% discount market sales housing, 6.4% should be Shared Ownership, 7.2% Affordable Rent and 9.5% Social Rent. It should be noted that households requiring discount market sales housing would require shared ownership accommodation if discount market sales housing is not deliverable.

Table 5.4 Tenure of new accommodation required in King's Lynn & West Norfolk over the 18-year modelling period

Tenure	*Base tenure profile (2026)*	*Tenure profile 2044*	*Change required*	*% of change required*
Owner-occupied	46,651	57,073	10,422	58.3%
Private rented	13,692	16,489	2,797	15.7%
Discount market sales housing	0	520	520	2.9%
Shared Ownership	328	1,479	1,151	6.4%
Affordable Rent	875	2,168	1,293	7.2%
Social Rent	8,601	10,292	1,691	9.5%
Total	70,148	88,022	17,874	100.0%

Size of housing required within each tenure

5.25 The tables below present the size of owner-occupied accommodation required in King's Lynn & West Norfolk in 18 years' time in comparison to the size profile recorded in the sector at the base date. The implied change to the housing stock is also presented. The data shows that some 30.9% of new owner-occupied housing in King's Lynn & West Norfolk should have three

bedrooms, with 29.8% being for units of four or more bedrooms, 24.2% should be two bedroom homes and 15.1% should be one bedroom accommodation.

Table 5.5 Size of new owner-occupied accommodation required in King's Lynn & West Norfolk over the next 18 years

Size of home	*Base size profile (2026)*	*Size profile 2044*	*Change required*	*% of change required*
One bedroom	933	2,512	1,578	15.1%
Two bedroom	10,002	12,521	2,520	24.2%
Three bedroom	20,543	23,762	3,220	30.9%
Four or more bedrooms	15,173	18,278	3,105	29.8%
Total	46,651	57,073	10,422	100.0%

5.26 This analysis can be repeated for private rented housing and is presented in the table below. The data indicates that, of the 2,797 private rented homes required within King's Lynn & West Norfolk, 27.0% should be three bedroom accommodation, 29.1% should be properties with one bedroom, a further 24.1% should have two bedrooms and 19.8% should be homes with four or more bedrooms.

Table 5.6 Size of new private rented accommodation required in King's Lynn & West Norfolk over the next 18 years

Size of home	*Base size profile (2026)*	*Size profile 2044*	*Change required*	*% of change required*
One bedroom	1,869	2,682	813	29.1%
Two bedroom	5,040	5,715	675	24.1%
Three bedroom	5,008	5,763	756	27.0%
Four or more bedrooms	1,776	2,329	553	19.8%
Total	13,692	16,489	2,797	100.0%

5.27 The table below shows the size of discount market sales housing that would be required at the end of the plan-period. The potential market for discount market sales housing is largest for three and four bedroom properties as the difference between the cost of a discount market sales housing and entry-level owner occupation is notably large. Some 41.7% of the requirement for discount market sales housing is for four or more bedroom properties, 29.1% for three bedroom homes, 16.7.% for two bedroom dwellings and 12.5% is for one bedroom accommodation.

Table 5.7 Potential demand for discount market sales housing in King's Lynn & West Norfolk over the next 18 years

Size of home	*Number of households in 2044*	*Proportion of households 2044*
One bedroom	65	12.5%
Two bedroom	87	16.7%
Three bedroom	151	29.1%
Four or more bedrooms	217	41.7%
Total	520	100.0%

5.28 The table below sets out the equivalent analysis for Shared Ownership housing. The data indicates that of the 1,151 Shared Ownership dwellings required within King's Lynn & West Norfolk, 35.2% should be three bedroom properties with a further 32.2% two bedroom accommodation. Some 21.7% should have four or more bedrooms and 11.0% should have one bedroom. It is presumed that over the plan-period the relative difference between newbuild and secondhand property prices reduces, especially for smaller homes so the price differential between a share ownership home and market-entry becomes larger for one bedroom dwellings.

Table 5.8 Size of new Shared Ownership accommodation required in King's Lynn & West Norfolk over the next 18 years

Size of home	*Base size profile (2026)*	*Size profile 2044*	*Change required*	*% of change required*
One bedroom	41	167	126	11.0%
Two bedroom	119	489	370	32.2%
Three bedroom	131	536	405	35.2%
Four or more bedrooms	37	287	250	21.7%
Total	328	1,479	1,151	100.0%

5.29 The table below shows the size of accommodation required in the Affordable Rented sector. Of the 1,293 additional Affordable Rented units required within King's Lynn & West Norfolk over the 18-year modelling period, 35.0% should be three bedroom properties with a further 31.5% as four or more bedroom accommodation. Some 18.0% should have two bedrooms and 15.5% should have one bedroom.

Table 5.9 Size of new Affordable Rent required in King's Lynn & West Norfolk over the next 18 years

Size of home	*Base size profile (2026)*	*Size profile 2044*	*Change required*	*% of change required*
One bedroom	143	344	201	15.5%
Two bedroom	379	612	232	18.0%
Three bedroom	324	777	453	35.0%
Four or more bedrooms	29	436	407	31.5%
Total	875	2,168	1,293	100.0%

5.30 The table below shows the size of accommodation required in the Social Rented sector. Of the 1,691 additional Social Rented dwellings required within King's Lynn & West Norfolk until 2044, 28.1% should be properties with four or more bedrooms and a further 28.1% should be one bedroom accommodation. Some 26.1% should have two bedrooms and 17.7% should have three bedrooms. The figures shown in the table below represent a net requirement for new Social Rented homes over the modelling period. If there is loss of affordable stock, such as through units being required to be demolished due to being of unsuitable quality, these would also need to be replaced. The relatively large requirement for four bedroom Social Rented homes partly reflects that the current stock of this size of property in the tenure is so low.

Table 5.10 Size of new Social Rent required in King's Lynn & West Norfolk over the next 18 years

Size of home	*Base size profile (2026)*	*Size profile 2044*	*Change required*	*% of change required*
One bedroom	2,519	2,995	475	28.1%
Two bedroom	3,306	3,748	442	26.1%
Three bedroom	2,617	2,916	299	17.7%
Four or more bedrooms	159	634	475	28.1%
Total	8,601	10,292	1,691	100.0%

Sub-market area outputs and alternative scenario

5.31 This LTBHM analysis is presented for the sub-market areas in **Appendix 5**. **Appendix 7** presents equivalent Borough-wide outputs for the tenure and size of new accommodation required over the plan-period were the household growth to be based on the level projected in the highest ONS scenario rather than the growth resulting from the Standard Method. The growth is based only on high migration variant population and household projections.

6. Affordable housing need

6.1 As required by the PPG, it is necessary to undertake a separate calculation of affordable housing need. Paragraph 18 (Reference ID: 2a-018-20190220) to Paragraph 24 (Reference ID: 2a-024-20190220) of the PPG details how affordable housing need should be calculated. The affordable housing need figure is calculated in isolation from the rest of the housing market and is used solely to indicate whether the Local Planning Authority should plan for more dwellings where it could help meet the need for affordable housing.

6.2 The model outlined in the PPG is an assessment of the housing market at a particular point of time (December 2026) and does not consider likely future changes to the housing market that may impact the results, i.e. it is based on what is known at the time of the assessment. The PPG (Paragraph 19) defines affordable housing need as *'the current number of households and projected number of households who lack their own housing or who cannot afford to meet their housing needs in the market'*.

6.3 **Appendix 3** presents the three broad stages of the model used to calculate affordable housing need. This chapter sets out the overall annual estimate of the affordable housing need in King's Lynn & West Norfolk[47] as a consequence of following the steps detailed in the Appendix, and the tenure of accommodation most appropriate to meet this need is discussed.

Estimate of net annual affordable housing need

6.4 Once all the steps of the calculation of the affordable housing needs model (detailed in **Appendix 3**) have been completed, it is necessary to bring this evidence together to determine the overall net annual affordable housing need. This is set out below.

6.5 Paragraph 024 of the PPG[48] states that the figures in the model need to be converted to annual flows to establish the total need for affordable housing. The first step in this process is to calculate the total net current need. This is derived by subtracting the estimated current affordable housing supply (Stage 3) from the current unmet gross need for affordable housing (Stage 1).

6.6 The second step is to convert this total net current need figure into an annual flow. The PPG indicates that annual flows should be based on the plan-period. For the purposes of this study the period of 18 years will be used to fit in with the remaining timeframe of the Local Plan (through to 2044). The final step is to sum the annualised net current need with the total newly arising affordable housing need (Stage 2) and subtract the future annual supply of affordable

[47] This will imply a figure for the amount of affordable accommodation required over the plan-period, however this is derived using a different approach and has a different purpose to the equivalent figure in Chapter 4, as described in Chapter 1, and the two should not be compared.

[48] Reference ID: 2a-024-20190220.

housing (Stage 4). The table below sets out this process. It leads to a total need for affordable housing of 228 per year in King's Lynn & West Norfolk. In accordance with paragraph 024 of the PPG, this figure should be compared with the local housing need identified following the Standard Method to determine whether an uplift to the local housing need is required. This will be discussed in Chapter 8.

Table 6.1 Results of the affordable housing needs model in King's Lynn & West Norfolk

Stage in calculation	
Stage 1: Current unmet gross need for affordable housing (Total) (Table A3.3)	833
Stage 2: Newly arising affordable housing need (Annual) (Table A3.5)	941
Stage 3: Current affordable housing supply (Total) (Table A3.6)	1,605
Stage 4: Future housing supply (Annual) (Table A3.9)	670
Stage 5.1 Net current need (Stage 1 minus Stage 3) (Total)	-772
Stage 5.2 Annualise net current need (Stage 5.1 divided by 18) (Annual)	-43
Stage 5.3 Total need for affordable housing (Stage 2+ Stage 5.2 – Stage 4) (Annual)	**228**
Total gross annual need (Stage 1 divided by 18 + Stage 2) (Annual)	987
Total gross annual supply (Stage 3 divided by 18 + Stage 4) (Annual)	759

Overall households in affordable housing need by type (gross)

6.7 The table below gives a breakdown of the gross annual households in need, by household type, in King's Lynn & West Norfolk. The table shows that some 4.5% of lone parent households are in housing need compared with 0.9% of couple households without children. Overall, lone parent households comprise over a quarter of all households in need.

Table 6.2 Annual need requirement by household type in King's Lynn & West Norfolk

Household type	*Need requirement*				
	No. of h'holds in need (gross)	*Not in need*	*Total Number of h'holds*	*% of h'hold type in need*	*As a % of those in need*
One person	224	20,898	21,121	1.1%	22.7%
Couple with no children	201	22,247	22,448	0.9%	20.3%
Couple with child/children	174	16,150	16,324	1.1%	17.7%
Lone parent	277	5,935	6,212	4.5%	28.0%
Other	111	3,931	4,042	2.8%	11.3%
Total	987	69,161	70,148	1.4%	100.0%

Type of affordable home required

6.8 As discussed earlier, a range of affordable products is available to meet affordable housing need in King's Lynn & West Norfolk. This section will consider the suitability of these different products for meeting affordable housing need. It is important to note that a product is only considered where it is identified as being more affordable than market-entry housing. Where this is not the case, households would be able to afford market accommodation and therefore would not be considered to be in affordable housing need. This explains why, for example, Shared Ownership at a 40% equity share is not applicable to one-bedroom homes. As shown in Table 3.8, one-bedroom Shared Ownership homes at a 40% equity share is more expensive than equivalent entry-level accommodation. The LHA cap is based on the figures for the Kings Lynn BRMA as these apply for the vast majority of the Borough.

6.9 As the relative cost of each product is not always the same (for example, in some instances, Shared Ownership housing with a 40% equity share is more expensive than Intermediate Rent, but in other cases the reverse is true), each product is tested individually. The table below illustrates how many households in affordable housing need in King's Lynn & West Norfolk are able to afford the different affordable products. Several intermediate options are affordable to some households, so the table presents the maximum number of households able to afford each product. Households can therefore be included in more than one row. The only exception is the final row which includes only households unable to afford a product more expensive than Social Rent. The Social Rented group also includes those unable to afford any accommodation without support from Housing Benefit / Local Housing Allowance, as this is the tenure in which these households are most likely to reside.

6.10 The table shows that, of the 987[49] households in need each year in King's Lynn & West Norfolk, 3.3% could afford discount market sales housing, 3.1% could afford Shared Ownership with a 40% share, 13.7% could afford Shared Ownership with a 25% share, 34.0% could afford Shared Ownership with a 10% share, 3.4% could afford Intermediate Rent, 17.4% could afford the LHA cap, 27.0% could afford the Affordable Rent levels for recent new build homes and 33.6% could afford overall average Affordable Rent. Some 59.9% of households in affordable housing need can only afford Social Rent or require support. These figures are based on the products being available at the costs set out in Chapter 3.

[49] The similarity between the gross number of households needing affordable housing each year (987) and the net annual growth in all households (993 as identified following the Standard Method in chapter 4) is coincidence. Chapter 8 outlines in detail the differences between the models.

Table 6.3 Size and type of affordable home required by those in need (per annum) in King's Lynn & West Norfolk

Product	*One bed*	*Two bed*	*Three bed*	*Four bed*	*Total*	*Total (%)*
Discount market sales housing	16	5	4	7	33	3.3%
Shared Ownership – 40% equity share	-	5	6	18	30	3.1%
Shared Ownership – 25% equity share	26	42	30	37	135	13.7%
Shared Ownership – 10% equity share	115	98	67	56	336	34.0%
Intermediate Rent	-	12	15	7	34	3.4%
LHA cap	-	66	64	41	171	17.4%
Affordable Rent (new)	-	85	101	81	266	27.0%
Affordable Rent (all)	48	101	102	81	332	33.6%
Social Rent / requires assistance	278	195	88	30	591	59.9%
All households	393	293	190	111	987	100.0%

*As there is no separate figure for four-bedroom new Affordable Rent it is presumed to cost the same as the value for all Affordable Rent

Sensitivity analysis - affordability threshold

6.11 The results presented in this chapter are based on using an affordability test where the cost of housing for those aspiring to rent privately can constitute up to 35% of gross income and still be affordable in King's Lynn & West Norfolk, reflecting the current market reality[50]. The impact of adjusting this affordability threshold is considered in the table below, which details the results of the PPG affordable housing need model across King's Lynn & West Norfolk where the cost of housing those aspiring to rent privately could constitute no more than 25% of gross household income and 30% of gross household income, as well as the 35% of gross household income base scenario.

6.12 In paragraph 020 of the PPG, it is noted that households should be considered against their ability to afford owner-occupation, where that is their aspiration. This has been modelled for all scenarios; however, it is possible that the assumptions around tenure aspiration may underestimate the demand for owner-occupation. Therefore, for reference, a scenario is also included that presumes all households aspire to owner-occupation. The final column in the table shows the results of the affordable housing need model if all households were tested for their ability to afford market entry owner-occupation rather than market rents.

[50] The suitability of this threshold is discussed further in Appendix 4.

6.13 The table indicates that the net requirement would increase from 228 to 293 affordable homes per year in King's Lynn & West Norfolk if 30% of gross household income could be spent on housing costs. This would increase further to 385 affordable homes per year if 25% of income could be spent on housing costs. If it was presumed that home ownership was the market access point, then there would be a need for 440 affordable homes per year.

Table 6.4 Impact of different affordability assumptions on affordable housing requirement in King's Lynn & West Norfolk

	For those not aspiring to home ownership, rent payable constitutes no more than:			*Market entry is based only on owner-occupation for all households*
	Affordability threshold: 35% of gross household income	*30% of gross household income*	*25% of gross household income*	
Stage 1: Current gross need	833	970	1,098	1,281
Stage 2: Newly arising need	941	1,003	1,091	1,139
Stage 3: Current supply	1,605	1,687	1,750	1,791
Stage 4: Future supply	670	670	670	670
Stage 5.1 Net current need	-772	-717	-652	-510
Stage 5.2 Annual net current need	-43	-40	-36	-28
Stage 5.3 Total annual need	**228**	**293**	**385**	**440**

7. Requirements of specific groups

7.1 Section HO5 of the NPPF is entitled *'meeting the needs of different groups'* and it goes onto expand on the details required on the different groups as set out in Section HO1, paragraph 2 which requires:

> *... the size, type and tenure of housing or other accommodation needed for different groups. These groups include but are not limited to: Those who require affordable housing (including Social Rent); Older people (including those who require retirement housing, housing-with-care and care homes); Disabled people; People who rent their homes; Families with children; Looked after children; Students; Travellers; and People wishing to commission or build their own homes.*

7.2 This chapter considers the profiles of the specific groups of the population. For each group the analysis will present the relative prevalence of the population, the current accommodation situation and information on their future requirements. As stated in Paragraph: 001 (Reference I D: 67-001-20190722) of the PPG*, 'Strategic policy-making authorities will need to consider the extent to which the identified needs of specific groups can be addressed in the area*.' Whilst the LTBHM model (set out in Chapter 5 above) considers all household groups within the model, the results can be broken down to show the accommodation requirements of certain household groups of interest. It should be noted that, in the PPG, housing needs assessments are divided into three different elements: 'housing and economic needs assessments', 'housing needs of different groups' and 'housing needs of older and disabled people'. This chapter will contain information that meets the requirements within each of these.

7.3 The chapter looks at the following groups of the population which all have an appreciable impact on the housing market in King's Lynn & West Norfolk:

- Older persons
- People with disabilities
- Family households
- Looked after children
- Key workers

7.4 Explanations about who is in each group are set out in the specific section for the group. The definition This chapter will also comment on the level of demand from people wishing to build their own homes and present a detailed profile of the private rented sector.

Housing Needs of Older People

7.5 Paragraph: 001 of the PPG[51] recognises that '*the need to provide housing for older people is critical. People are living longer lives and the proportion of older people in the population is increasing.… Offering older people, a better choice of accommodation to suit their changing needs can help them live independently for longer, feel more connected to their communities and help reduce costs to the social care and health systems*.'

7.6 Page 110 of the NPPF provides the following definition of older people: '*People over or approaching retirement age, including the active, newly retired through to the very frail elderly; and whose housing needs can encompass accessible, adaptable general needs housing through to the full range of retirement and specialised housing for those with support or care needs*.' The analysis of older people presented here will be focused on people aged 65 and over.

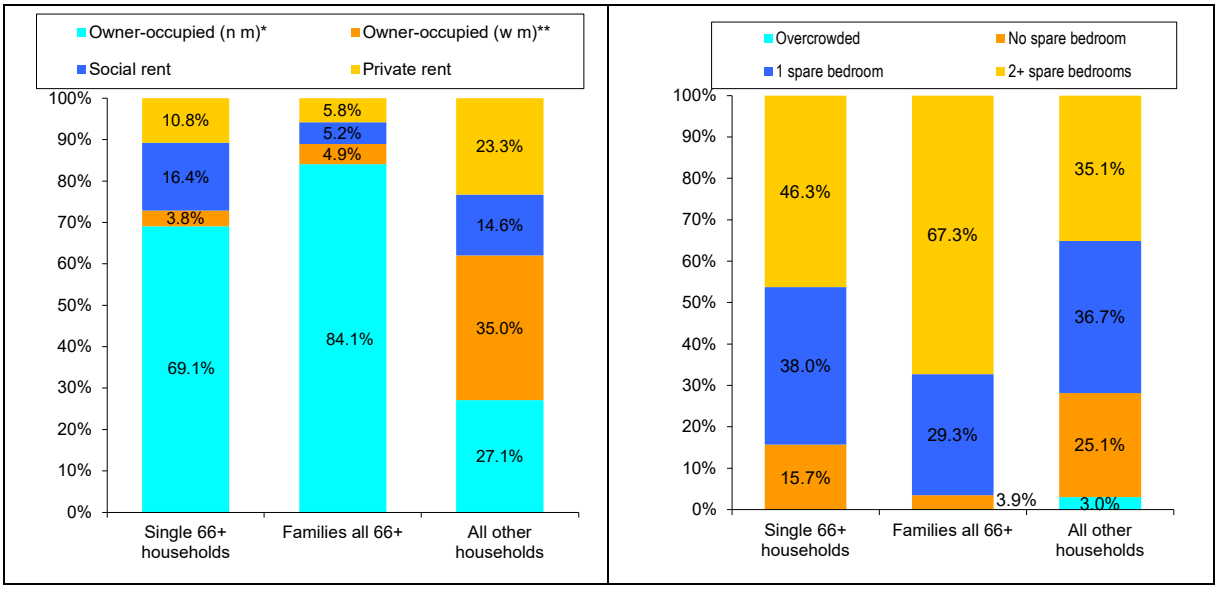
Current situation

7.7 The 2024 population estimates show that some 26.0% of the population in the Borough were aged 65 or over. This compares to a figure of 19.7% across the East region and 18.5% nationally. This indicates that the profile of the population in King's Lynn & West Norfolk is currently older than average. According to the 2021 Census, 29.6% of households in King's Lynn & West Norfolk were older person only households (households where all members are 66 and over), compared to 23.6% regionally and 22.0% nationally. Of these older person only households in King's Lynn & West Norfolk in 2021, 53.3% contained only one person, a figure lower than that recorded in the East (57.9%) and lower than that recorded for England (58.3%).

7.8 The figure below shows the tenure profile of older person only households in King's Lynn & West Norfolk in 2021 compared to the remainder of the household population. The figures also set out the occupancy level of these groups. The results show that both of the older person groups record a higher level of owner-occupation than other households. Single older persons are also more likely to reside in social rented accommodation. Older person households were also more likely than average to have multiple spare bedrooms in their home.

[51] Reference ID: 63-001-20190626

Figure 7.1 Profile of accommodation for older person households in King's Lynn & West Norfolk



Source: 2021 Census *Owner–occupied no mortgage ** Owner-occupied with mortgage, includes Shared Ownership.

Future requirement

7.9 The disaggregated local housing need projections (set out in Chapter 5) indicate that the population aged 65 or over is going to increase notably in King's Lynn & West Norfolk over the modelling period; from 43,067 in 2026, to 55,408 in 2044, a rise of 28.7%. The projections also suggest that there will be an increase in the number of households headed by someone over 65 in King's Lynn & West Norfolk from 27,952 in 2026, to 36,723 in 2044, an increase of 31.4%. The projections indicate that the proportion of older persons living alone in King's Lynn & West Norfolk will increase from 44.2% in 2026, to 46.0% in 2044. The results of the LTBHM model can be disaggregated into different household groups within the whole population. The table below shows the projected accommodation profile for older person households in King's Lynn & West Norfolk in 2044 arising from that model.

Table 7.1 Type of accommodation projected for 'older person only' households in King's Lynn & West Norfolk in 2044

Size of home	*Owner occupied*	*Private rented*	*Intermediate*	*Social / Affordable Rented*
1 bedroom	545	580	39	2,146
2 bedroom	9,938	1,715	24	1,519
3 bedroom	13,329	838	3	146
4+ bedrooms**	5,721	151	0	29
Total	29,534	3,283	66	3,841

*Intermediate housing is predominantly Shared Ownership but includes other intermediate tenures. This represents the tenure that they will reside in at the end of the plan-period.**This represents housing demand within the market sector and includes a notable amount of under-occupying within the owner-occupied tenure, reflecting that some older persons households choose to remain in their home rather than downsize to a smaller property

7.10 In line with the updated PPG that says '*offering older people a better choice of accommodation to suit their changing needs can help them live independently for longer, feel more connected to their communities and help reduce costs to the social care and health systems*' it will be necessary for the Council to consider how the requirements of these groups could be accommodated in the future. It is anticipated that the majority of older person households will reside in the general housing stock in King's Lynn & West Norfolk in 2044 (as they do now) so it is important that new housing is suitable for the widest range of groups.

7.11 There are a range of tools for achieving this, such as following the HAPPI[52] design principles so housing may be suitable for older people (although these design features will appeal more widely across the population), adoption of the Building for a Healthy Life 12[53] Standards (these are broad design principles) and adopting the Accessible and Adaptable Standards[54] of construction, as set out in the Building Regulations. The Council will need to determine which approach is most suitable for the Council's requirements and this may vary for different sites in the Borough.

Specialist accommodation

7.12 Given the notable growth in the older population, and the higher levels of disability and health problems amongst older people, there is likely to be an increased requirement for specialist housing options. As Paragraph 004 of the PPG[55] notes *'the future need for specialist accommodation for older people broken down by tenure and type (e.g. sheltered housing, extra care) may need to be assessed'*. This need has been assessed using the approach advocated by the Housing Learning and Improvement Network's (Housing LIN) Strategic Housing for Older People (SHOP) tool, which is the model recommended within Paragraph 004 of the PPG. It should be noted that this tool is only driven by demographic changes and does not consider people's choices or aspirations as to what form of accommodation they would prefer.

7.13 According to the latest information provided by King's Lynn & West Norfolk Council, there are 1,213 units of Sheltered housing for older people / retirement housing[56] in King's Lynn & West Norfolk currently, alongside 125 Extracare units / supported living housing[57] (this includes

[52] https://www.housinglin.org.uk/Topics/browse/Design-building/HAPPI/

[53] BFL-2020-Brochure.pdf

[54] See paragraph 63-009-20190626 of the PPG and https://www.gov.uk/guidance/housing-optional-technical-standards.

[55] Reference ID: 63-001-20190626

[56] A collection of self-contained units of accommodation (usual bedsits within a communal block), which have on-site warden support (usually daytime only with on call service at night) and communal social areas and activities. This is very similar to the housing type *'Retirement living or sheltered housing'* as defined in the PPG.

[57] Extracare housing is similar to sheltered accommodation, but with enhanced provision for personal care of frailer older people. On-site support is usually provided on a 24 hour rather than daytime only basis. Extracare housing is often focused on addressing the needs of people with dementia. This housing type is similar to the *'Extra care housing or housing-with-care'* definition in the PPG.

schemes with on-site care). It is worth noting that 75.8% of the Sheltered housing for older people / retirement housing is in the affordable sector, as is 56.0% of the Extracare units / supported living housing, despite the overwhelming propensity of older persons only households to be owner-occupiers.

7.14 The current prevalence of Sheltered housing for older people / retirement housing in King's Lynn & West Norfolk is 54 per thousand head of population aged 75 or over, with the prevalence rate for Extracare units / supported living housing being 6 per thousand head of population aged 75 or over. The SHOP model helps authorities to plan to deliver more of this type of accommodation in response to the growth of the population that utilizes it (principally those aged 75 or over). The SHOP model uses these prevalence rates as the key variant when modelling future demand.

7.15 For the purposes of this study, it is presumed that these prevalence rates will move towards the latest trends in the occupation of this accommodation nationally. Demand for Extracare units / supported living housing has notably expanded as the demand for registered care (discussed below) has reduced. The target prevalence rates for King's Lynn & West Norfolk are 105 per thousand head of population aged 75 or over for Sheltered housing for older people / retirement housing and 25 per thousand head of population aged 75 or over for Extracare units / supported living housing.

7.16 To establish the potential demand for these accommodation types in King's Lynn & West Norfolk at the end of the modelling period, these target prevalence rates are applied to the total number of people aged 75 or over in King's Lynn & West Norfolk in 2044 according to the disaggregated local housing need projections. The demand that is derived is then compared to the current stock. This process is summarised in the table below. The future tenure profile of this specialist stock takes account of the modelling that indicates that over three quarters of all older person households will live in market accommodation in 2044, as evidenced in Table 7.1.

7.17 To meet likely future demand rates in 2044, the model identifies a requirement for 2,088 additional units of Sheltered housing for older people / retirement housing and 661 additional Extracare units / supported living housing in King's Lynn & West Norfolk over the modelling period. Of the 2,088 new units of Sheltered housing for older people / retirement housing, some 65.3% should be market accommodation, with the remainder affordable. Of the 661 new Extracare housing / supported living housing, 45.3% should be market and 54.7% affordable. These are Class C3 dwellings.

Table 7.2 Projected requirement for specialist accommodation for older person households in King's Lynn & West Norfolk over the modelling period

Type of specialist accommodation	*Tenure*	*Base profile (2026)*	*Profile 2044*	*Additional units required*
Sheltered housing for older people / retirement housing	Market	293	1,656	1,363
	Affordable	920	1,645	725
	Total	1,213	3,301	2,088
Extracare housing / supported living housing	Market	55	355	300
	Affordable	70	431	361
	Total	125	786	661
All specialist accommodation for older person households	Market	348	2,011	1,663
	Affordable	990	2,077	1,087
	Total	1,338	4,088	2,750

7.18 The requirement for 2,750 additional specialist units for older person households represents 15.4% of the total household growth in King's Lynn & West Norfolk for the period 2026 to 2044. The actual numbers and type of specialist accommodation needed may depend on changes in patterns of demand and expectations. It is therefore appropriate to consider this level of need with the acknowledgement that the form of accommodation delivered should not be too prescriptive.

7.19 As well as the need for specialist housing for older people, there will also be an additional requirement for Registered Care[58]. According to the figures from the Norfolk County Council and the 2021 Census, there are around 1,011 spaces in nursing and residential care homes in King's Lynn & West Norfolk. It is estimated from the 2021 Census data that around 57% of these are in the affordable sector, with the remainder being market tenure.

7.20 As part of the process of projecting the future household typology within the disaggregation of the overall housing need figure (as described in Chapter 5), the population that will reside in communal establishments is calculated. The model identifies that, in 2044, there will be 1,327 people aged 65 and over in King's Lynn & West Norfolk that will be resident in Registered Care[59]. This implies that there will be a requirement for 316 additional Registered Care spaces between 2026 and 2044, of which 41.2% should be in the affordable sector and 58.8% within a market tenure. The table below details these calculations.

[58] Residential care homes and nursing homes: These have individual rooms within a residential building and provide a high level of care meeting all activities of daily living. They do not usually include support services for independent living. This type of housing can also include dementia care homes. This is the same as the definition in the PPG.

[59] This figure is dependent on the communal population rates (separated by age and gender), that have been produced within the 2022-based household projections.

Table 7.3 Projected requirement for Registered Care for older persons in King's Lynn & West Norfolk over the modelling period

Tenure	*Base profile (2026)*	*Profile 2044*	*Additional units required*
Market	263	449	186
Affordable	748	878	130
Total	1,011	1,327	316

7.21 The table below brings together the analysis, presented in the previous three tables, to show the full profile of accommodation required by older persons in King's Lynn & West Norfolk at the end of the modelling period. It should be noted that the table does not include the additional units required but the total requirements in 2044.

Table 7.4 Type of accommodation required for older persons in King's Lynn & West Norfolk in 2044

Size of home	*Market**			*Affordable*		
	*General housing***	Sheltered housing / retirement housing	Extra care housing / supported living housing	*General housing***	Sheltered housing / retirement housing	Extra care housing / supported living housing
1 bedroom	298	671	156	652	1,188	346
2 bedrooms	10,468	986	199	1,000	458	86
3 bedrooms	14,168	-	-	149	-	-
4+ bedrooms	5,872	-	-	29	-	-
Total in households	30,806	1,656	355	1,830	1,645	431
Residential care	449			878		

*The figures for the market sector combine the requirement for owner-occupation and private rent identified separately in Table 7.1. **This includes 'age-restricted general market housing' as defined in the PPG (the type of housing is generally for people aged 55 and over and the active elderly) as well as general housing available to all people. This analysis is focused only on those where all household members are aged 65 or over, there is likely to be additional requirement for age-restricted general market housing from those aged between 55 and 64.

7.22 The majority of older person households in King's Lynn & West Norfolk are likely to remain in general housing, as the Paragraph 012 (ID: 63-012-20190626) of the PPG notes *'Many older people may not want or need specialist accommodation or care and may wish to stay or move to general housing that is already suitable, such as bungalows, or homes which can be adapted to meet a change in their needs.'* The next section looks at the role of adaptations to help households remain in their own home.

People with disabilities

7.23 Paragraph: 002 of the PPG[60] notes that '*The provision of appropriate housing for people with disabilities, including specialist and supported housing, is crucial in ensuring that they live safe and independent lives…. Providing suitable housing can enable disabled people to live more independently and safely, with greater choice and control over their lives*.' Page 105 of the NPPF provides the following definition of disabled people: '*People have a disability if they have a physical or mental impairment, and that impairment has a substantial and long-term adverse effect on their ability to carry out normal day-to-day activities. These persons include, but are not limited to, people with ambulatory difficulties, blindness, learning difficulties, autism and mental health needs*.' Due to a lack of accurate data on the individual groups within this population, the analysis in this section will consider all those with a specific need unless otherwise stated.

Current situation

7.24 As is noted in paragraph 005 (Reference ID: 63-005-20190626) of the PPG, '*Multiple sources of information may need to be considered in relation to disabled people who require adaptations in the home, either now or in the future. The Census provides information on the number of people with a long-term limiting illness.*' The 2011 Census collected data under this definition, however the 2021 Census has collected slightly different data on disability. It identified people who were disabled under the Equality Act, separated between those whose day-to-day activities were limited a lot and those whose day-to-day activities were limited a little, and those not disabled under the Equality Act but who have a long term physical or mental health condition that limits their day-to-day activities. The data from the 2021 Census is therefore used as a starting point.

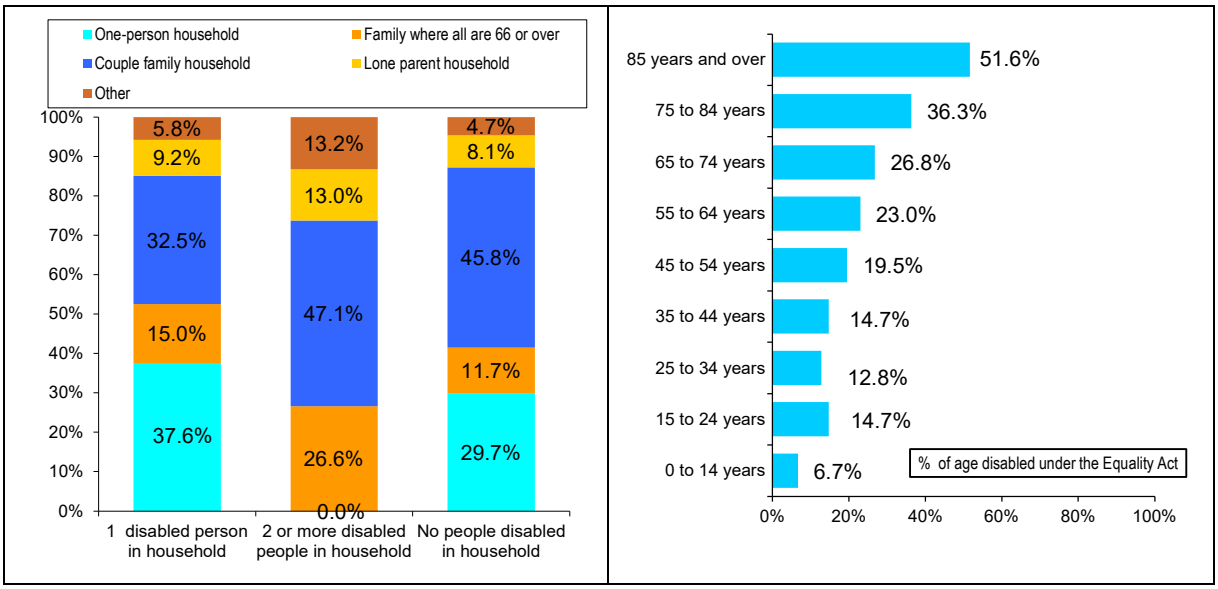
7.25 The Census shows that, in 2021, some 20.2% of the resident population in King's Lynn & West Norfolk are disabled under the Equality Act, compared to 16.6% in the East region and 17.3% nationally. Further analysis shows some 42.3% of all residents disabled under the Equality Act in King's Lynn & West Norfolk had a condition that limited day-to-day activities a lot, with 57.7% having a condition that limited activities a little. In the East region, 39.9% of all residents disabled under the Equality Act had a condition that limited day-to-day activities a lot and 60.1% had a condition that limited activities a little, with the equivalent national figures being 42.4% and 57.6% respectively. Finally, the 2021 Census shows that 7.5% of residents in King's Lynn & West Norfolk are not disabled under the Equality Act but have a long term physical or mental health condition but day-to-day activities are not limited, compared to 7.2% regionally and 6.8% nationally.

7.26 The figure below shows the household profile of people disabled under the Equality Act in King's Lynn & West Norfolk in 2021 compared to the remainder of the population. The figure

[60] Reference ID: 63-002-20190626

also sets out the prevalence of a disability in the different age groups of the population. The results show that in King's Lynn & West Norfolk, some 37.6% of households with a single disabled resident are one person households, whilst households with two or more disabled people are more likely than average to be a family in which every member is 66 and over. The analysis also reveals a strong correlation between age and disability.

Figure 7.2 Household type and age profile of people disabled under the Equality Act in King's Lynn & West Norfolk



Source: 2021 Census

Number of people in receipt of relevant benefits

7.27 The PPG indicates that an up-to-date estimate of the number of people with a disability can be acquired by looking at the number of people in an area that are in receipt of Personal Independence Payment or Attendance Allowance. Personal Independence Payment (PIP) helps with some of the extra costs caused by long-term disability, ill-health or terminal ill-health. Data from the Department of Work & Pensions indicates that, as of January 2026, there were 9,741 people in King's Lynn & West Norfolk in receipt of PIP, which equated to 6.2% of the population in the Borough. In comparison, some 5.3% of the population across the East region and 6.2% of the population of England were in receipt of PIP.

7.28 Attendance Allowance is a benefit for people over the age of 65 who are so severely disabled, physically or mentally, that they need a great deal of help with personal care or supervision. The Department of Work & Pensions data shows that, as at August 2025, there were 6,274 people in King's Lynn & West Norfolk in receipt of Attendance Allowance, which equated to 4.0% of the population in the Borough. In comparison, some 2.9% of the population in the East region and 2.8% of the population nationally were in receipt of Attendance Allowance.

7.29 The PPG notes that *'whilst these data sources can provide a good indication of the number of disabled people, not all of the people included within these counts will require adaptations in the home.'*

Projected health of the future population

7.30 The Projecting Older People Information System (POPPI) website[61] and the parallel Projecting Adult Needs and Service Information (PANSI) website[62] model the current and likely future incidence of a range of health issues for each authority in England. The table below sets out the number of people estimated to have one of five health conditions currently as determined by these data sources. The table also indicates the number of people projected to have these conditions in 2044, derived by applying the future prevalence rates used by the POPPI and PANSI modelling to the disaggregated future population for King's Lynn & West Norfolk in 2044, as identified within the local housing need calculation. The table then goes on to report the current and future population in King's Lynn & West Norfolk that require assistance with activities. These figures are derived using the same approach as described for the health condition modelling. The data from PANSI and POPPI is based on current and recent prevalence rates and, whilst these may vary in the future, the figures provide a useful baseline estimate.

7.31 The table shows that the number of those aged 65 or over disabled under the Equality Act, is expected to increase by 32.4% between 2026 and 2044 in King's Lynn & West Norfolk. This compares to an increase of 12.8% in the number of people aged 18-64 in the Borough with impaired mobility, alongside a rise of 17.2% in the number of people aged 18-64 in King's Lynn & West Norfolk with a common mental health disorder, an increase of 51.1% in the number of people aged 65 or over with dementia[63], and an increase of 24.4% in the number of people in King's Lynn & West Norfolk with a moderate or severe learning disability.

7.32 The table also shows that the number of those aged 65 or over that are unable to manage at least one mobility activity on their own, is expected to increase by 38.6% between 2026 and 2044, compared to an increase of 72.4% in the number of people aged 65 and over who need help with at least one domestic task, an increase of 33.8% in the number of people aged 65 and over who need help with at least one self-care activity and an increase of 13.8% in the number of people aged 18-64 with a serious personal care disability. It should be noted that these changes better reflect the projected change in the demographics of the population (an ageing population) rather than a notable change in the overall health of people.

[61] https://www.poppi.org.uk/

[62] https://www.pansi.org.uk/

[63] Paragraph 019 (Reference ID: 63-019-20190626) of the PPG notes that *'Evidence has shown that good quality housing and sensitively planned environments can have a substantial impact on the quality of life of someone living with dementia. People with dementia need to have access to care and support to enable them to live independently and homes need to be designed with their needs in mind.'*

Table 7.5 Number of people with particular health issues projected over the modelling period in King's Lynn & West Norfolk

Condition	2026	2044	Total change	% change
Health condition				
People aged 65 or over disabled under the Equality Act	14,606	19,342	4,736	32.4%
People aged 18-64 with impaired mobility	8,339	9,405	1,067	12.8%
People aged 18-64 with a common mental health problem	16,477	19,317	2,840	17.2%
People aged 65 and over with dementia	3,138	4,743	1,605	51.1%
People all ages with a learning disability	3,073	3,824	751	24.4%
People requiring assistance with activities				
People aged 65 and over that are unable to manage at least one mobility activity on their own*	8,094	11,219	3,125	38.6%
People aged 65 and over who need help with at least one domestic task**	9,910	17,081	7,171	72.4%
People aged 65 and over who need help with at least one self-care activity***	12,523	16,753	4,230	33.8%
People aged 18-64 with a serious personal care disability****	819	932	113	13.8%
All people	158,446	184,637	26,191	16.5%

*Activities include going out of doors and walking down the road; getting up and down stairs; getting around the house on the level; getting to the toilet; getting in and out of bed. **These are activities which, while not fundamental to functioning, are important aspects of living independently such as doing routine housework or laundry, shopping for food, doing paperwork or paying bills. ***These are activities relating to personal care and mobility about the home that are basic to daily living. ****Their physical disability means that they require someone else to help from getting in and out of bed, or getting in and out of a chair, dressing, washing, feeding, and use of the toilet. Source: The Projecting Older People Information System and Projecting Adult Needs and Service Information, 2026, disaggregated local housing need figures, 2026.

Accessible and adaptable housing

7.33 The Nationally Described Space Standards (which set out national minimum space standards) published by the Department for Communities and Local Government in 2015[64] detail the minimum gross internal floor areas required in new dwellings and also the size of storage area required. The Nationally Described Space Standards also provide detail on the requirements

64 https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/524531/160519_Nationally_Described_Space_Standard____Final_Web_version.pdf

of dwellings to meet the Accessible and Adaptable dwellings M4(2) and Wheelchair user dwellings M4 (3) standards[65].

7.34 Paragraph 008 of the PPG[66] sets out that *'Accessible and adaptable housing enables people to live more independently, while also saving on health and social costs in the future.'* The same paragraph then goes onto clarify that *'accessible and adaptable housing will provide safe and convenient approach routes into and out of the home and outside areas, suitable circulation space and suitable bathroom and kitchens within the home. Wheelchair user dwellings include additional features to meet the needs of occupants who use wheelchairs, or allow for adaptations to meet such needs.'*

7.35 The PPG[67] also details the data sources that can be used to provide evidence of the need in local planning authorities for dwellings that meet higher accessibility, adaptability and wheelchair housing standards. All of these have been researched, and whilst some have been used to provide the contextual information presented above, others have been used to model the future requirement for adaptable and accessible housing. The most important data input into the model is the CORE LA Area Lettings Reports which provide details about the accessibility requirements of those that have moved into affordable accommodation – both general needs and specialist homes. The other data sources used in the model include the age profile of people in receipt of Disability Living Allowance in the Borough, the Council's housing register, LTBHM modelling outputs on the current and future tenure profile of different household groups, the POPPI and PANSI projections (set out above) and analysis in the English Housing Survey.

7.36 The steps followed in the model to derive the future requirement for adaptable and accessible housing are set out below:

- The CORE LA Area Lettings Reports for the last three years (2022/23 to 2024/25) were examined and the total number of lettings that required a home to meet a mobility need was totalled alongside the total number of lettings (of all types). This was done within the general housing stock and separately within the supported housing[68] stock.
- It is presumed that all of the requirement for adapted housing in the supported housing stock is from older persons households. To determine the requirement for adapted housing within the general stock that arises from households over 65, the proportion of adults in receipt of the higher rate of the Disability Living Allowance that are aged

[65] https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/540330/BR_PDF_AD_M1_2015_with_2016_amendments_V3.pdf

[66] Reference ID: 63-008-20190626

[67] Reference ID: 56-007-20150327

[68] Supported housing in this context refers to specialist housing for households (mainly older person households), such as that listed in Table 7.2.

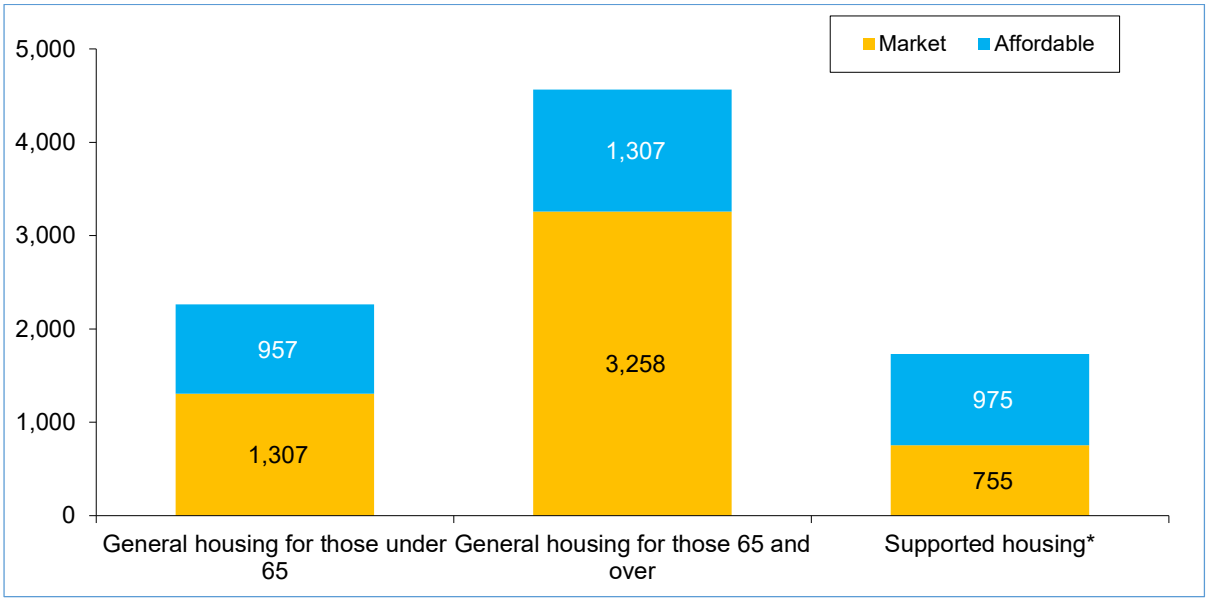
65 or over in the authority, as at November 2026, is calculated using the data published by the Department for Work and Pensions[69]. In King's Lynn & West Norfolk this figure is 84.2%. It is therefore presumed that this proportion of the demand for adapted housing within the general stock arises from households over 65, with the remainder arising from younger households.

- The total of the number of lettings of adapted housing over the last three years to these three groups; (those in sheltered accommodation, older person households in general housing, and households under 65 in the general stock) are then compared to the total number of lettings to each of these groups over the last three years, to generate a requirement rate for adapted housing for these three household groups in the affordable sector.
- To produce an equivalent requirement rate for adapted housing amongst the same groups of households resident in the market sector, the rate identified for each of these three groups in the affordable sector is adjusted by the difference between the proportion of affordable homes with adaptations nationally and the proportion of market homes with adaptations nationally as recorded by the Survey of English Housing.
- The requirement rate for these three groups across the two broad tenures are then applied to the total number of households in these groups in 2026 as indicated by the LTBHM model. This provides an estimate of the current requirement for accessible and adaptable housing, differentiated both by the three household groups and the two broad tenures.
- To profile the future requirement, the total number of households under 65 in the general stock that require an adapted home currently is multiplied by the projected change in the number of people aged 18-64 with an impaired mobility in King's Lynn & West Norfolk as modelled using the PANSI data set out in Table 7.5 above.
- The total number of households aged 65 and over in the general stock that require an adapted home currently is multiplied by the projected change in the number of people aged 65 and over that are unable to manage at least one mobility activity on their own in King's Lynn & West Norfolk as modelled using the POPPI data set out in Table 7.5 above. The total number of households in sheltered accommodation that require an adapted home currently is also multiplied by this figure derived from the POPPI modelling.
- This provides a total requirement for accessible and adaptable housing in 2044 in King's Lynn & West Norfolk for the three different household groups. These are then divided by tenure, based on the tenure profile of these groups recorded in 2026, but also taking account of the changes in the tenure profile for each group that are projected to happen by 2044 according to the LTBHM model.

[69] https://stat-xplore.dwp.gov.uk

7.37 The figure below shows the final results of this model.

Figure 7.3 Number of accessible and adaptable homes required in King's Lynn & West Norfolk in 2044



*Supported housing is specialist housing for older person households, such as those listed in Table 7.2.

7.38 The figure indicates the requirement, for accessible and adaptable homes, in King's Lynn & West Norfolk in 2044, differentiated by setting, age group and tenure. In total, 8,560 accessible and adaptable homes are required by 2044 in King's Lynn & West Norfolk, of which 5,321 should be in the market sector and 3,269 in affordable accommodation. Of the 8,560 accessible and adaptable homes required, 6,829 should be in the general housing stock and 1,731 in supported accommodation.

7.39 The outputs of the LTBHM model and the older person accommodation modelling have compared the future requirement with the current stock to identify the net change required to be delivered over the modelling period. Whilst the future requirement for accessible and adaptable homes has been identified, there is limited information on the number of dwellings that fulfil this criteria in King's Lynn & West Norfolk currently, and therefore there is not a detailed profile of the current stock from which to derive a net requirement. It should be noted it has been reported that only 13% of homes in England meet all four basic accessibility criteria (level access, wide doorways, entrance-level toilet, and a flush threshold)[70].

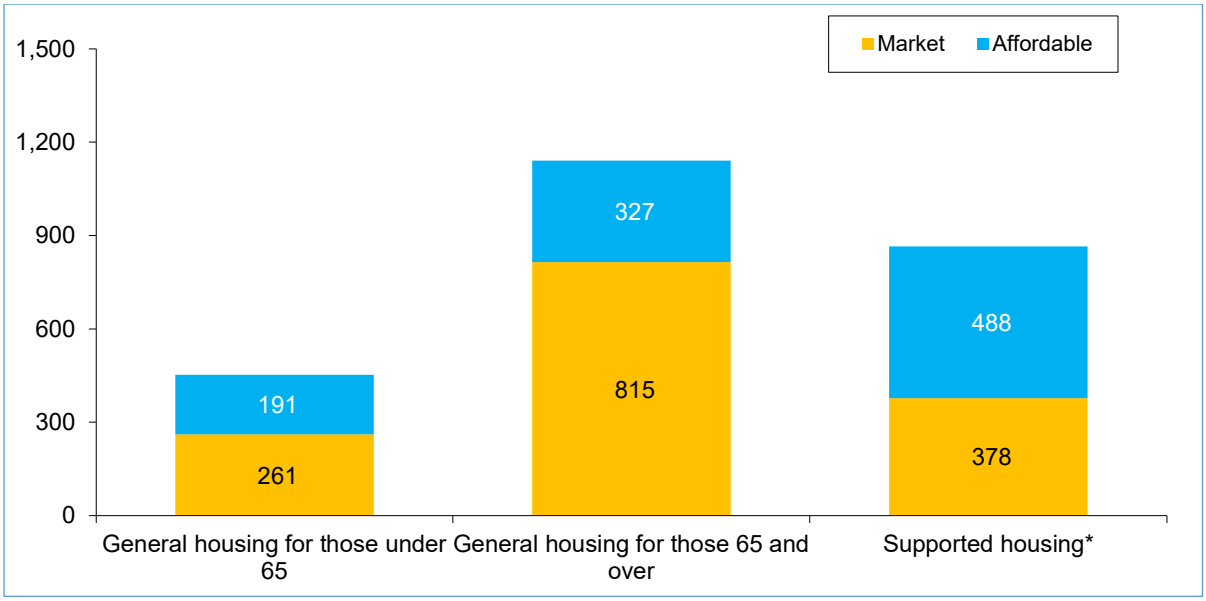
7.40 Overall, the requirement for 8,560 accessible and adaptable homes implies that a notable uplift will be required to the number of homes that meet this standard currently and, that by

[70] The state of accessible housing - Accessible Homes Factsheet 2025 - Resource Library - Resources - Housing LIN This is a more basic criteria than accessible and adaptable homes M4(2) criteria, which requires further modifications. Furthermore, these dwellings, which are often newbuild properties and/ or are flats, are also not necessarily occupied by households that have accessibility needs.

the end of the modelling period, around 7.3% of the total stock should be available to meet this criteria. This is an estimated requirement for M4(2) Category 2 accessible and adaptable homes.

7.41 There is also a requirement for M4(3) Category 3 homes - wheelchair user dwellings. Using the same data sources (but focusing on the requirement for a fully wheelchair accessible housing within those that require a property with mobility adaptions as indicated in the Council's housing register), it is possible to follow the same method to produce equivalent results that identify the future requirement for a wheelchair accessible home in King's Lynn & West Norfolk in 2044.

Figure 7.4 Number of wheelchair user dwellings required in King's Lynn & West Norfolk in 2044



*Supported housing is specialist housing for older person households, such as those listed in Table 7.2.

7.42 The figure indicates the requirement for wheelchair user dwellings in King's Lynn & West Norfolk in 2044, differentiated by setting, age group and tenure. In total, 2,459 wheelchair user dwellings are required by 2044 in King's Lynn & West Norfolk, of which 1,451 should be in the market sector and 1,006 in affordable accommodation. Of the 2,459 wheelchair user dwellings required, 1,594 should be in the general housing stock and 865 in supported accommodation. Overall, the requirement for 2,459 wheelchair user dwellings will mean that, by the end of the modelling period, around 2.1% of the total stock should be available to meet this criteria.

7.43 It is important to note that the PPG[71] is clear that the suitability of these requirements should be assessed to determine whether they are viable, and also that the authority should not

[71] Reference IDs: 56-003-20150327 & 56-008-20160519

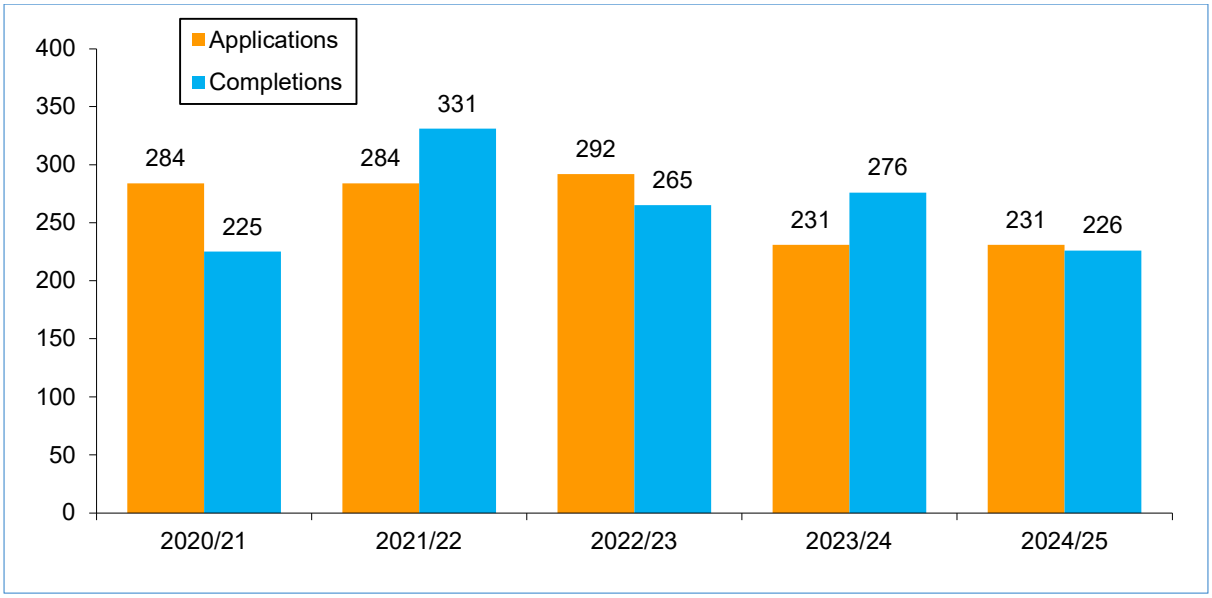
impose any further requirements to the building regulations beyond what is set out in the building regulations for M4(2) and M4(3) dwellings.

Adaptations and support

7.44 In addition to specialist accommodation, the Council helps people to remain in their current home by providing support and assistance. Any adaptions to dwellings provided through this mechanism could reduce the requirement for new homes meeting the M4(2) standard, depending on the nature of the adaptation work completed.

7.45 The figure below shows the number of applications and completions within the Disabled Facilities Grants program within the affordable housing stock over the last five years. The figure indicates that the number applications and completions in the Borough has been relatively consistent over the period.

Figure 7.5 Disabled Facilities Grant applications and completions in King's Lynn & West Norfolk



Source: Borough Council of King's Lynn & West Norfolk, 2026

7.46 In this context, paragraph 005 of the PPG[72] notes that '*Applications for Disabled Facilities Grant (DFG) will provide an indication of levels of expressed need, although this will underestimate total need, as there may be a large number of people who would want or need an adaptation, but would not have applied to the DFG*.' The provision of M4(2) homes would reduce the need for these adaptations to be applied to existing dwellings retroactively and make the housing stock more responsive to the evolving needs of the local population.

[72] Reference ID: 63-005-20190626

Families with children

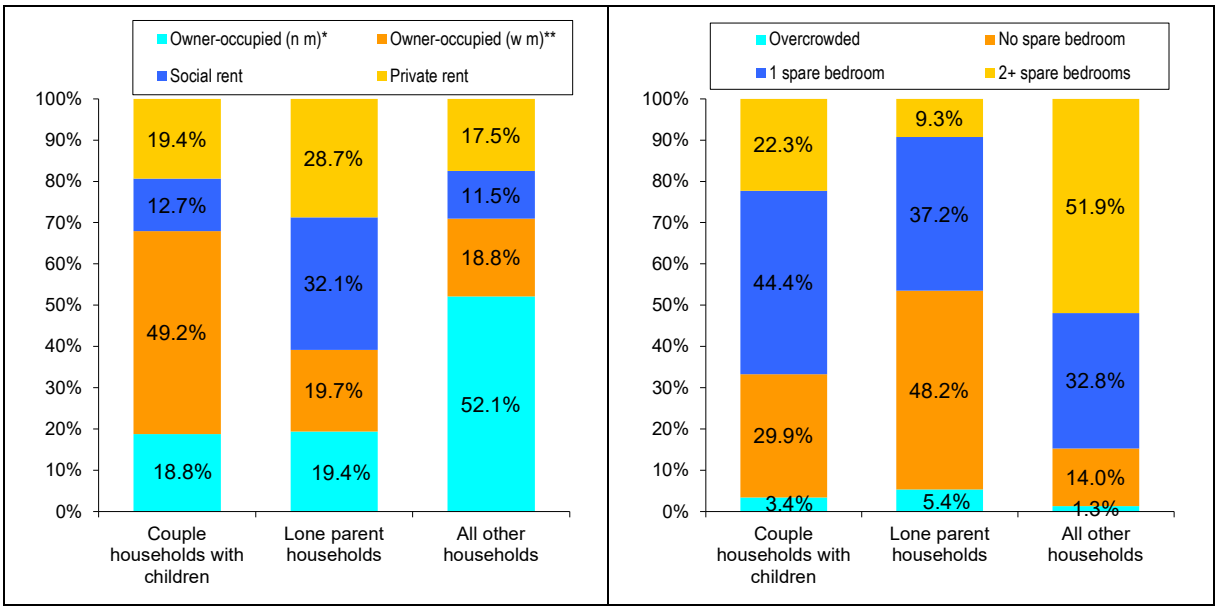
Current situation

7.47 The 2021 Census provides detail on the housing situation of households with children at a local level. It is worth noting that in 2021, according to the Census, 31.8% of households in King's Lynn & West Norfolk were families with children, a figure lower than both the regional average (37.1%) and the national average (36.3%).

7.48 The figure below shows the tenure profile of the two main types of 'family with children' households in King's Lynn & West Norfolk in 2021 compared to the remainder of the household population. The figure also sets out the occupancy level of these groups.

7.49 The data shows that there are notably more owner-occupiers with a mortgage amongst couple households with children than amongst other households in King's Lynn & West Norfolk. Lone parents are notably more likely than other households to be in both Social Rented and private rented accommodation. Family households with children are also more likely to be overcrowded and less likely to be under-occupied in King's Lynn & West Norfolk.

Figure 7.6 Profile of accommodation for family households in King's Lynn & West Norfolk



Source: 2021 Census *Owner–occupied no mortgage ** Owner-occupied with mortgage, includes Shared Ownership.

Future requirement

7.50 The disaggregated local housing need projections indicate that the total population of families with children is going to rise from 22,536 in 2026 to 26,304 by 2044, a growth of 16.7%. It is estimated that the proportion of lone parent families within this group will grow from 27.6% in 2026 to 30.0% in 2044.

7.51 The table below shows the projected accommodation profile for family households in King's Lynn & West Norfolk in 2044 derived from the LTBHM model, presuming that households do not have to reside in overcrowded accommodation. This identifies that intermediate housing will be particularly useful for family households. It is estimated that, by 2044, 53.7% of Shared Ownership dwellings and 60.3% of discount market sales housing will be occupied by family households.

Table 7.6 Type of accommodation projected for households with dependent children in 2044 in King's Lynn & West Norfolk

Size of home	*Owner occupied*	*Private rented*	*Discount market sales housing*	*Shared Ownership*	*Social / Affordable Rented*
1 bedroom	0	0	0	0	0
2 bedroom	1,618	454	24	224	1,600
3 bedroom	8,758	1,222	121	345	3,008
4+ bedrooms	7,015	956	169	224	566
Total	17,390	2,632	313	794	5,174

The private rented sector (PRS)

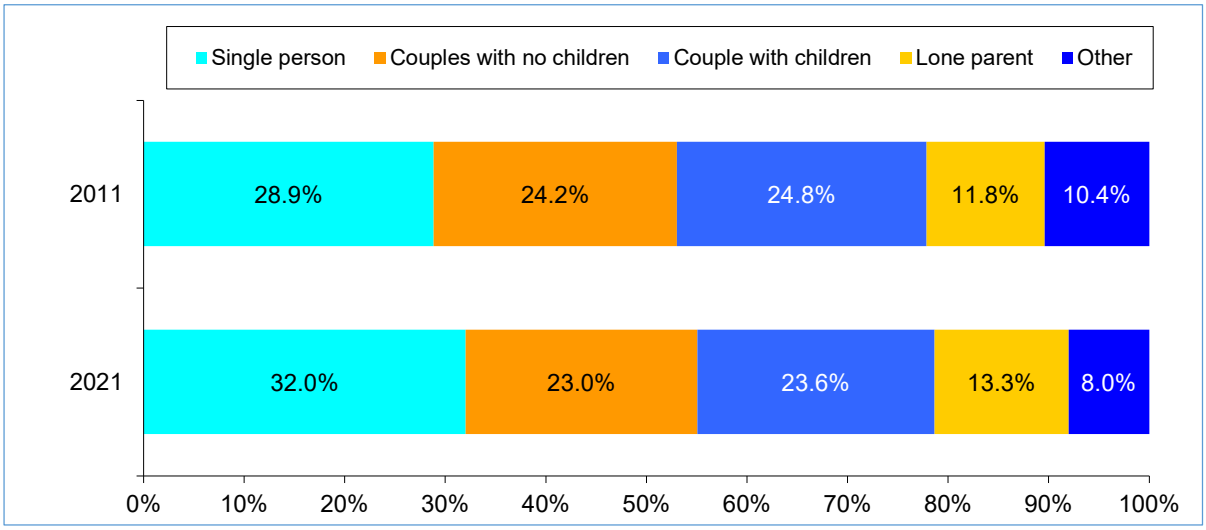
Growth

7.52 The current tenure profile in the Borough was modelled as part of the LTBHM model. This estimated that there are 13,692 private rented households in King's Lynn & West Norfolk in 2026, which represents 19.5% of households in the Borough. The private rented sector (PRS) is becoming increasingly important in King's Lynn & West Norfolk; as shown in Figure 2.13, the data indicates that it increased by 20.3% in the Borough between 2011 and 2021 although this is at a smaller rate than was recorded regionally and nationally. The proportion of households in the private rented sector in King's Lynn & West Norfolk is higher than in the East region but lower than in England as a whole.

Those resident in the tenure

7.53 The figure below compares the household composition of the private rented sector in King's Lynn & West Norfolk in 2021, with the profile of households who are resident in the private rented sector in King's Lynn & West Norfolk in 2011. All household groups with the exception of other households recorded a greater number of households resident in the tenure in 2021 than in 2011, with the growth was most marked amongst single person households and lone parent households. Other households recorded a decrease principally due to reduction in the number of other households with dependent children resident in the tenure between 2011 and 2021. Overall, the distribution of households in the tenure has not changed significantly between 2011 and 2021. It should be noted that these trends also reflect the changing profile in household composition recorded for the Borough as a whole as set out in Figure 2.4.

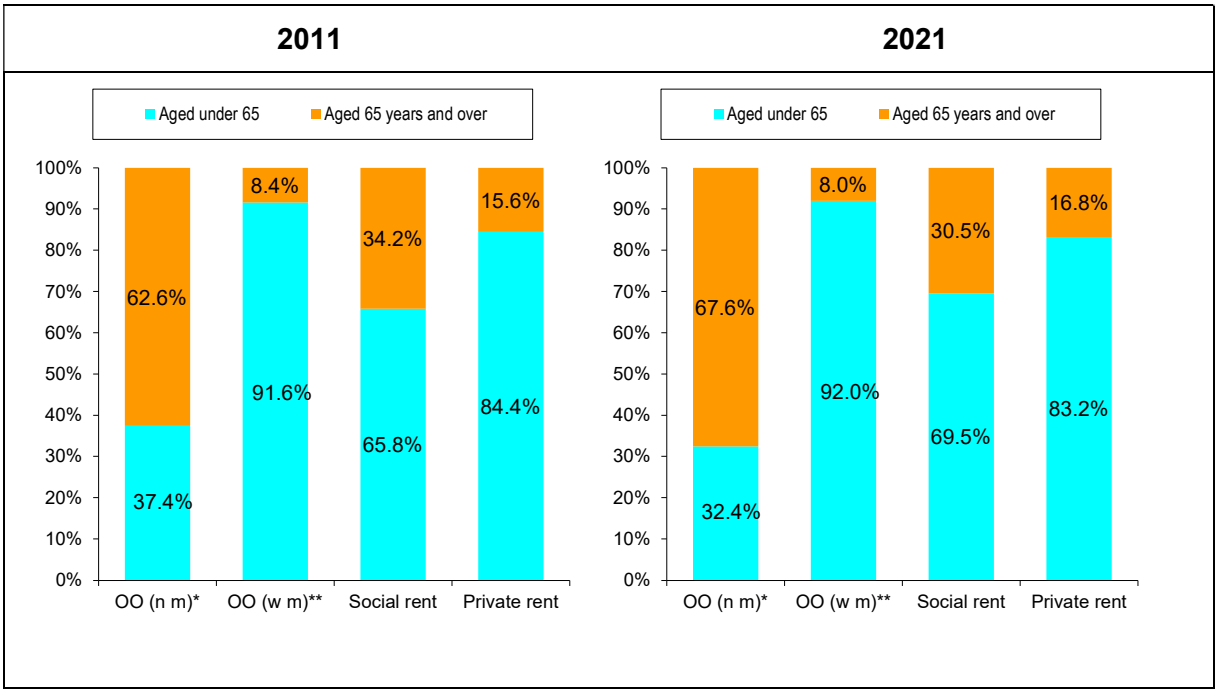
Figure 7.7 Change in the household composition of the PRS in King's Lynn & West Norfolk



Source: 2011 and 2021 Census

7.54 The figure below shows that the private rented sector is notably unlikely to be occupied by older household reference persons, with over 85% of household reference persons aged 64 or under. The proportion of older household reference persons in this tenure has however increased between 2011 and 2021.

Figure 7.8 Age of household reference persons within each tenure in King's Lynn & West Norfolk, 2011 & 2021

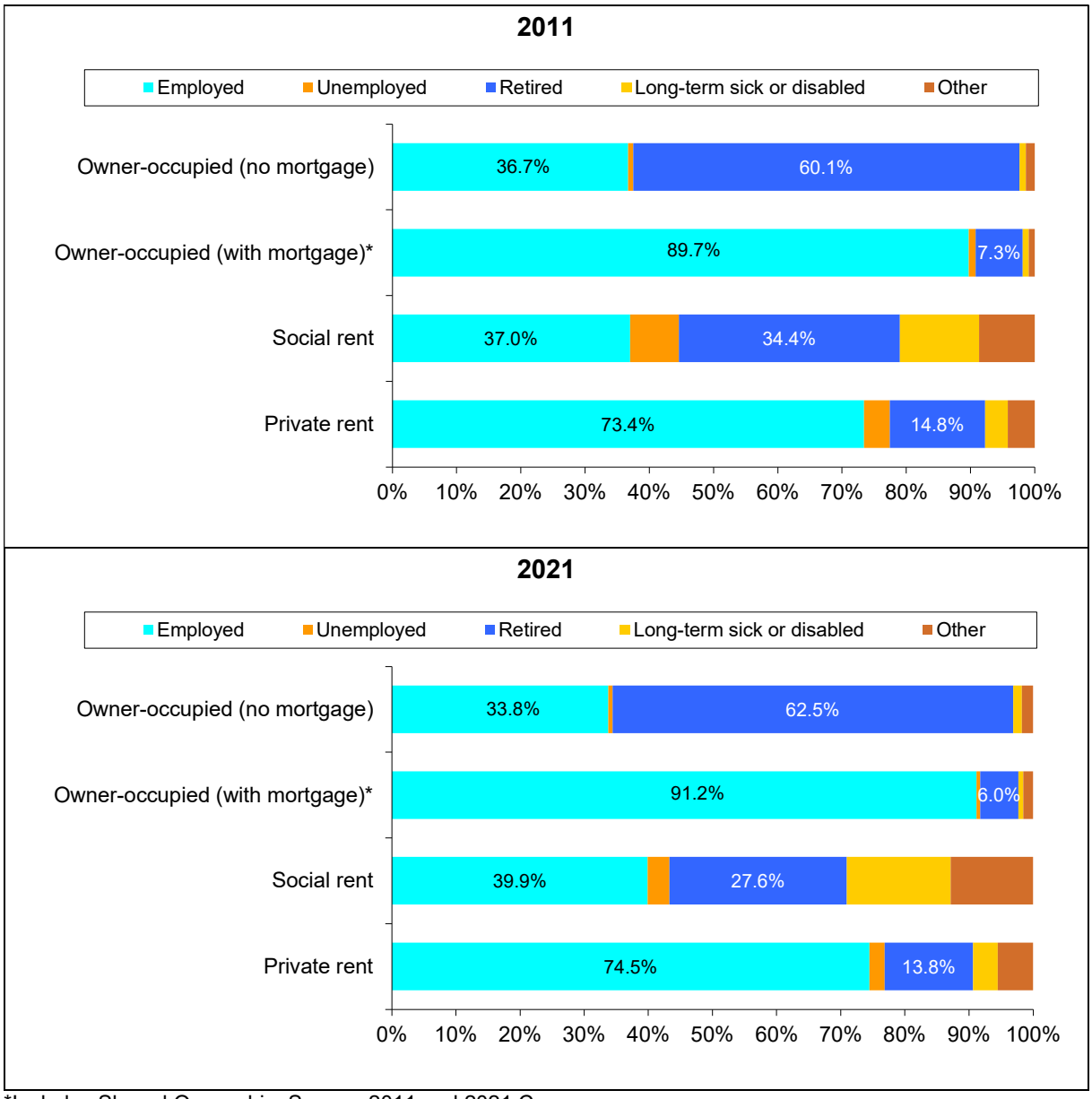


Census *Owner–occupied no mortgage ** Owner-occupied with mortgage, includes Shared Ownership. Source: 2011 and 2021 Census

7.55 The figure below shows that whilst the majority of household heads in the private rented in King's Lynn & West Norfolk are in work, there are a number where the household head is unemployed or retired. It is also clear that the proportion of employed household heads in the

private rented sector has increased over the last decade and the proportion of unemployed household heads has decreased. It is possible that the decrease in household headed by those not employed in the private rented sector in King's Lynn & West Norfolk is a consequence of increased rent levels in the tenure, reducing affordability for those without an income from employment alongside the disconnect between entry -level rents and LHA rates.

Figure 7.9 Change in the economic activity of household reference person by tenure in King's Lynn & West Norfolk, 2011 to 2021



*Includes Shared Ownership, Source: 2011 and 2021 Census

7.56 The LTBHM model set out earlier has been used to model the future housing market. This indicates that the private rented sector is likely to grow further in importance in King's Lynn & West Norfolk over the plan-period with the number of homes in the tenure projected to increase by 2,797 households by 2044, a growth of 20.4%.

Current trends

7.57 The PPG suggests that *'market signals reflecting the demand for private rented sector housing could be indicated from the level of changes in rents.'* Therefore, to assess the stability of the sector currently it is useful to consider how the private rent levels charged vary over time. The table below shows the change in mean private rents over the last five years. This data is disaggregated by accommodation size and location. The table shows for example that, between 2021 and 2026, mean two bedroom rents increased by 34.5% in King's Lynn & West Norfolk.

7.58 Overall, the data suggests that the private rented sector is under a higher than average level of pressure in King's Lynn & West Norfolk, as rent levels have generally risen at a higher rate than recorded regionally and nationally. The data does suggest that one bedroom rents are the most pressurised (demand is greatest relative to supply), as the largest increase has been recorded for this dwelling size.

Table 7.7 Change in mean private rents charged in King's Lynn & West Norfolk, the East and England between 2021 and 2026

Area	One bedroom	Two bedrooms	Three bedrooms	Four+ bedroom
King's Lynn & West Norfolk	34.8%	34.5%	34.4%	32.7%
East of England	32.3%	31.4%	32.0%	30.3%
England	32.7%	32.3%	33.3%	31.3%

Source: Office of National Statistics, February 2021 and February 2026

7.59 **Appendix 4** details qualitative information on the latest trends in the private rented sector in the Borough according to letting agents operating in the area.

The benefit-supported private rented sector

7.60 Data available from the Department of Work & Pensions[73] indicates that there were 3,807 households in the private rented sector in King's Lynn & West Norfolk who were either in receipt of Housing Benefit or were receiving the Housing Element of Universal Credit in November 2025. This represents 27.8% of all households in the tenure and is lower than the equivalent proportion of households in the sector both regionally and nationally (some 29.1% of private rented households in the East region were in receipt of one of these benefits as were 32.7% of households across England).

7.61 Further analysis shows that the number of private rented tenants in receipt of assistance with their housing costs in King's Lynn & West Norfolk has increased by 2.8% between 2020 and

[73] https://stat-xplore.dwp.gov.uk

2025, in comparison to a regional decrease of 1.6% and a national reduction of 4.3% over the same period.

7.62 It is important to recognise the role that the benefit-supported private rented sector plays in alleviating the pressure on the affordable housing stock, by housing some households that would otherwise be resident within the sector; however, it is not an official form of affordable housing as defined by the NPPF. In addition, a comparison of the entry-level private rents with the LHA caps, as set out in Chapter 3, showed there is a notable gap between the two. The housing costs of households in need would not be fully met if they were to reside in this sector, as noted earlier in Chapter 3.

Looked-after children

7.63 In May 2023, the Department for Levelling Up, Housing and Communities emphasized that within the requirements of the NPPF that require local planning authorities to assess the size, type and tenure of housing needed for different groups in the community and reflect this in planning policies and decisions (what is now paragraph 2 within Section HO1), they should specifically consider whether it is appropriate to include accommodation for children in need of social services care as part of that assessment[74]. The Department for Education provides the following definition for a looked-after child *"a child is looked after by a local authority if they are provided with accommodation for a continuous period of more than 24 hours; are subject to a care order or are subject to a placement order".*

7.64 Within the latest statistics published by the Government on looked-after children[75], King's Lynn & West Norfolk is grouped within all Norfolk authorities as looked-after children are managed at the County level and the County Council has published the latest strategy regarding this population group[76]. It is only therefore possible to present relevant data at this geography – no detail is available at Borough level for King's Lynn & West Norfolk.

7.65 The data indicates that, as at 31st March 2025, there were 1,069 looked-after children in Norfolk. This represents around 0.6% of all children in Norfolk, which is below the regional average (0.9%) and the national figure (2.0%).

Current situation in Norfolk

7.66 The table below shows the age profile of looked-after children in Norfolk in comparison to regional and national equivalents. The data shows that there is a no substantial difference between Norfolk and the region, but when compared with nationally, there is a larger

[74] https://questions-statements.parliament.uk/written-statements/detail/2023-05-23/hcws795

[75] https://explore-education-statistics.service.gov.uk/data-catalogue/data-set/c1d5ac76-d738-42c7-be46-f915da3485eb

[76] https://www.norfolk.gov.uk/article/62663/Childrens-Services-Sufficiency-Strategy

proportion of looked-after children aged 16 and over in Norfolk. The most common age band for looked-after children in Norfolk is 10 to 15 years old.

Table 7.8 Age of looked-after children in Norfolk in 2024

Age	*Norfolk*	*East of England*	*England*
Under 1 year	5.1%	4.7%	4.4%
1 to 4 years	10.9%	11.3%	12.2%
5 to 9 years	16.4%	15.6%	18.3%
10 to 15 years	37.7%	37.6%	37.7%
16 years and over	30.0%	30.8%	27.3%
Total	100.0%	100.0%	100.0%

Source: Data set from Children looked after in England, 2025

7.67 The following table shows the placement location of looked-after children in Norfolk in comparison to regional and national equivalents. The data shows that some 67.5% of children are placed within the authority, whilst nationally 50.4% of placements are within the local authority (LA) of origin and regionally the figure is 54.7%. Where placements are outside the local authority, they are most commonly more than 20 miles away.

Table 7.9 Placement location of looked-after children in Norfolk in 2025

Location	*Norfolk*	*East of England*	*England*
Placed inside the LA boundary, 20 miles or less from home	42.8%	43.7%	46.4%
Placed outside the LA boundary, 20 miles or less from home	4.4%	12.8%	22.9%
Placed inside the LA boundary, more than 20 miles from home	24.7%	11.0%	4.0%
Placed outside the LA boundary, more than 20 miles from home	16.6%	21.5%	17.9%
Placed inside the LA boundary, distance not known or not recorded	9.4%	6.8%	4.1%
Placed outside the LA boundary, distance not known or not recorded	2.2%	3.9%	4.2%
Total	100.0%	100.0%	100.0%

Source: Data set from Children looked after in England, 2025

7.68 The table below shows the place providers of looked-after children in Norfolk in comparison to regional and national equivalents. The data shows that some 36.6% of children are in Norfolk Local Authority provision, lower than the regional equivalent. A further 49.2% are in private provision, higher than is recorded across the East region.

Table 7.10 Place providers of looked-after children in Norfolk in 2025

Place providers	*Norfolk*	*East of England*	*England*
Parents or other person with parental responsibility	0.0%	2.6%	5.9%
Own provision (by the LA)	36.6%	45.9%	42.7%
Other LA provision	0.0%	0.6%	0.8%
Other public provision (e.g. by a PCT etc)	0.0%	0.1%	0.2%
Placement provider not reported	5.9%	2.3%	2.4%
Private provision	49.2%	44.0%	40.7%
Voluntary/third sector provision	4.4%	3.8%	6.9%
Total	100.0%	100.0%	100.0%

Source: Data set from Children looked after in England, 2025

Future requirement in King's Lynn & West Norfolk Borrough

7.69 The published data on the number of looked-after children by age group currently has been compared to the population in each age group to create a prevalence rate for looked-after children by age band in Norfolk. This has then been applied to the total population of these age groups at the end of the plan-period to identify the likely number of looked-after children there will be in the Borough in 2044.

7.70 This approach results in an estimated 151 looked-after children in King's Lynn & West Norfolk in 2044. The County Council report indicates that there are currently two children's homes in King's Lynn & West Norfolk with a capacity for 8 residents. King's Lynn & West Norfolk should work with the County Council to determine how they can increase the Local Authority provision available within the Borough to meet the growing needs of the County.

Essential local workers

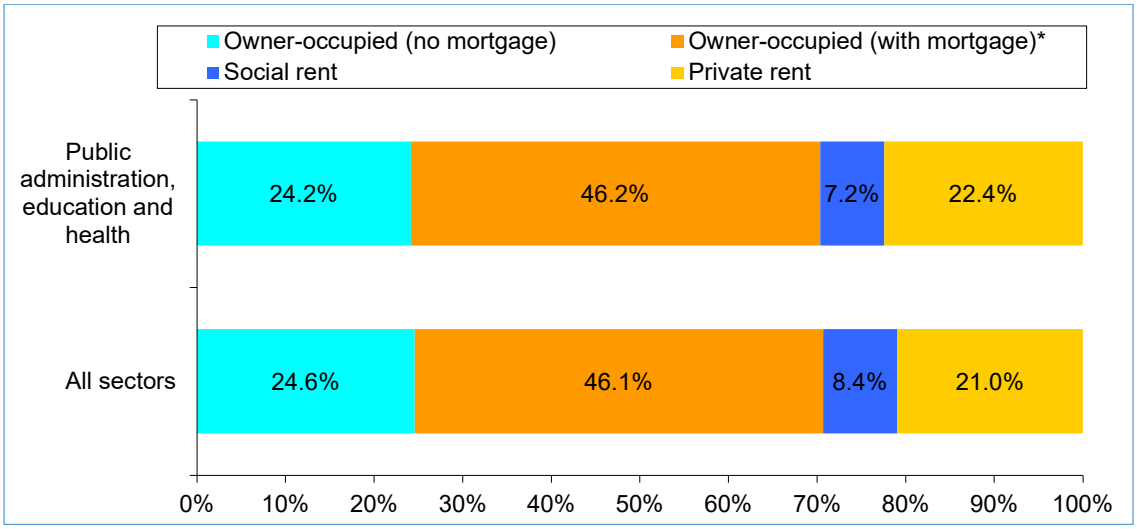
7.71 Essential workers can cover a range of occupations and there is no requirement to consider such needs under the NPPF/PPG. It should be noted that the needs of essential workers will be considered as part of the wider population. The Council has identified that should consider the availability of suitable housing in King's Lynn & West Norfolk that is affordable to public sector workers including teachers, NHS staff and those employed in the emergency services in the local authority area.

Current situation

7.72 The 2021 Census shows that there were 10,566 people in King's Lynn & West Norfolk that worked in human health and social work activities a further 5,400 worked in education and 39,28 worked in public administration and defence. These groups represent 15.8%, 7.8% and 5.7% of all residents over 16 in employment in the Borough respectively. This sums to 28.7% of those aged over 16 in employment working in a public sector role a figure lower than the equivalent for the East region (28.8%) and England (14.6%).

7.73 The figure below compares the tenure profile of households headed by someone in employed in the sectors of 'Public administration, education and health' with all households headed by someone in employment in King's Lynn & West Norfolk in 2011 (equivalent data from the 2021 Census is not yet available). This indicates that households in King's Lynn & West Norfolk headed by someone employed in public administration, education and health were marginally more likely to be resident in the private rented sector than average, although the difference between the groups is relatively small.

Figure 7.10 Tenure profile by sector of employment of household head



Source: 2011 Census

Ability to afford local housing

7.74 The LTBHM model does not specifically identify the population that are employed in the public sector, so we are not able to profile a housing requirement for this group. However, the ability of a person working in specific public sector roles to afford housing in King's Lynn & West Norfolk can be tested. Research of online vacancies in these sectors suggests that, in King's Lynn & West Norfolk, the average starting salary for a healthcare support worker is around £24,500 with the average salary for a newly registered nurse in the Borough being around £30,000. For a schoolteacher (both primary and secondary) the average starting salary is around £32,500. Finally, the average starting salary for a police constable in the Borough is £31,000. It should be noted that these figures are useful examples and that there are a variety of roles with a range of salaries in these professions in the Borough depending on level of expertise and experience.

7.75 A comparison of these incomes with the cost of housing, set out in Chapter 3, indicates that on £24,500 a healthcare support worker would be able to afford a one bedroom private rented home in King's Lynn & West Norfolk but not a one bedroom home to buy. A one bedroom Shared Ownership home with a 25% equity share would however be affordable to people on these salaries, if these products are priced in the way suggested in Chapter 3. For teachers, police constables and registered nurses with an income of between £30,000 and £32,000 per year, one bedroom entry-level accommodation would be affordable in King's Lynn & West Norfolk (both to buy and to rent) as would a two bedroom private rented home, however a two

bedroom home to buy would be unaffordable. A two bedroom Shared Ownership home with a 25% equity share would be affordable for people on these salaries.

7.76 Shared Ownership homes can provide an important route into home ownership for essential local workers, helping employers to recruit and retain staff. The Council should work with local stakeholders to raise awareness of the availability of these homes among relevant groups and ensure that prospective purchasers understand the eligibility criteria and application process.

People wishing to build their own homes

7.77 The NPPF specifically refers to people *wishing to build or commission their own homes* within the examples cited in paragraph 2 within Section HO1. King's Lynn & West Norfolk launched a list for people interested in undertaking a self-build development to register themselves in 2016.The Council's Custom and Self-Build Position Statement March 2026[77] indicates that by October 2025 there had been 397 applicants to the register since its inception and that despite the Council granting permission for over 200 self-build plots over this time period there is a total under-supply of 141 plots in the Borough. The Statement goes on to set out the ways in which the Council is encouraging the delivery of self and custom-build plots

7.78 The Council have provided us with an the latest (anonymous) version of their self-build register. As at spring 2026, there were 210 active applicants on the list. Analysis of the current applicants on the register reveals that 31.7% of those that expressed a preference were seeking to build it themselves, with the remainder planning to use a builder, contractor or other specialist. Applicants were also asked to indicate the budget that they had for the project. Some 20.0% had a budget exceeding £500,000 with a further 21.4% having a budget of between £350,000 and £500,000. In contrast, 34.3% of applicants had a budget below £250,000. Applicants were also asked to indicate the size of the home that they intend to build and there was a clear preference for large dwellings, some 41.4% of applicants plan to build a home over 200m^2 whilst just 31.4% plan to build a home smaller than 150m^2. Finally, applicants were asked about the size of home they intended to build and, the data shows that just 1.0% of applicants planned to build a one bedroom home, 12.1% hoped to build a home with two bedrooms, 41.3% intended to build a home with three bedrooms, 35.9% a dwelling with four bedrooms and 9.7% a property with five bedrooms.

7.79 The PPG suggests that data from the Council's self-build register can be supplemented by secondary data where it exists. The Office of National Statistics has recently published the Right to Build Register Monitoring[78] on an annual basis. This presents a limited amount of data on the scale of demand for self-build properties across all authorities in England. This

[77] https://www.west-norfolk.gov.uk/download/downloads/id/9525/custom_and_self_build_position_statement_-_march_2026.pdf

[78] https://assets.publishing.service.gov.uk/media/67b6f4209ae06ef4a71cf2fb/Right_to_Build_Registers_Monitoring_2016-2024.ods

data indicates that, as at the time the data was collected in 2024, there were 377 people that had applied to the register for King's Lynn & West Norfolk since its inception, which when compared to the population estimated for the authority, equates to a demand of 244.3 self-build dwellings per 100,000 people resident in the authority. Across England the demand is for 114.8 self-build dwellings per 100,000 people. Overall, of the 305 Local Authorities in England in which sufficient data exists to allow this calculation, King's Lynn & West Norfolk is ranked as having the 41st biggest demand for self-build homes per head (King's Lynn & West Norfolk is in the first quartile of authorities when ranked by relative demand).

8. Conclusions and Summary

8.1 Chapter 1 considered the geographic context in which the local housing market operates using the latest data on commuting flows, migration patterns and housing market linkages. This analysis concluded that King's Lynn & West Norfolk's most established commuting and migration flows are those with Fenland whilst the housing market is most similar to Breckland. It can be concluded that King's Lynn & West Norfolk is a separate housing market, with links to all neighbouring authorities, with links to all neighbouring authorities, but most notably Fenland and Breckland.

8.2 Chapter 2 considered the drivers of the local housing market in King's Lynn & West Norfolk. It was shown that the population in the Borough has grown between 2021 and 2024 at a slower rate than the national average, with the age profile slightly more skewed towards older age groups. Households are on average smaller than that recorded nationally and the population records above average general health. Household incomes in King's Lynn & West Norfolk are slightly lower than equivalent county-wide households at all points on the income distribution and income levels in the Borough are consistently below national equivalents. Finally, the chapter noted that King's Lynn & West Norfolk also has a relatively small affordable stock currently and a larger than average owner-occupied sector. Between 2011 and 2021 the number of four bedroom homes have increased at the greatest rate, this is especially pronounced in the owner-occupied sector.

8.3 Chapter 3 examined the cost of housing in the Borough. Market accommodation in King's Lynn & West Norfolk is cheaper than regional equivalents, however the affordability of the market housing remains an issue in the Borough. The analysis of the local housing market indicated that there is a notable gap between the cost of Affordable Rent and entry-level market housing which could be potentially filled by intermediate products. Shared Ownership with a 25% equity share and discount market sales housing are priced at different parts of the housing spectrum and are likely to be useful. It is important to note that the suitability of these products to meet housing need to the extent identified in the report, is contingent on them being priced at the levels set out in Chapter 3 (including a discount of at least 30% on newbuild prices for discount market sales housing).

8.4 Chapter 4 documented the derivation of the overall housing need in discount market sales housing following the Standard Method set out in paragraph 004 of the PPG[79]. This indicated that the requirement is for 993 dwelling per year which equates to 17,874 new homes over the 18-year plan-period (2026 to 2044). As indicated by paragraph 1a within Section HO1 of the NPPF this figure represents the minimum number of homes needed in the Authority over the plan-period.

[79] Reference ID: 2a-004-20201216

8.5 The report has presented two main models, the Long Term Balancing Housing Markets (LTBHM) model (Chapter 5), which disaggregates the revised Standard Method local housing need calculations to identify the tenure and size of housing that should be sought over the plan-period to best accommodate the future population, and the Affordable Housing Need model (Chapter 6), an unconstrained estimate of the amount of affordable housing required. The affordable housing need figure is calculated in isolation from the rest of the housing market and is only used to indicate whether the Standard Method local housing need figure should be increased. On completion of the calculation of the need for affordable housing paragraph 024 of the PPG[80] says:

> *'The total affordable housing need can then be considered in the context of its likely delivery as a proportion of mixed market and affordable housing developments, taking into account the probable percentage of affordable housing to be delivered by eligible market housing led developments. An increase in the total housing figures included in the plan may need to be considered where it could help deliver the required number of affordable homes.'*

8.6 Planning Authorities should consider whether the housing target in local plans should be increased to assist with meeting the need for affordable housing. Once this has been established, the future mix of all housing required over the plan-period should be identified. In accordance with the PPG this is derived using a separate approach.

8.7 The total annual affordable housing need in King's Lynn & West Norfolk of 228 per year (as set out in Chapter 6) represents 23.0% of the annual planned growth in the Borough of 993 dwellings per year. This is based on using an affordability threshold of 35% within the private rented sector, which has been identified as being the reality in the tenure in King's Lynn & West Norfolk currently. The figure of 228 represents the absolute annual affordable housing need. If, however, it is determined that 35% is unreasonable and that 30% would represent a realistic (viable) and less demanding figure to use for the affordability threshold then the affordable housing need is calculated as 293 per year, which represents 29.5% of the annual planned growth in the Borough.

8.8 Under either the 35% or 30% affordability threshold scenario, it is not considered necessary to apply an uplift to the housing target above the Standard Method figure in order to address affordable housing need. The available evidence indicates that the level of affordable housing required by the model is achievable in King's Lynn & West Norfolk. More generally, it is reasonable to expect that a similar proportion of affordable housing – around 30%, subject to viability—could continue to be delivered on new housing sites in the Borough.

8.9 To determine the size and tenure of the new housing required within the Standard Method local housing need to accord with the PPG, the LTBHM model outputs are used (the change required between 2026 and 2044). This model provides the profile of housing appropriate to

[80] Reference ID: 2a-024-20190220

meet the population over the plan-period and is directly derived from the calculations used to determine the Standard Method local housing need.

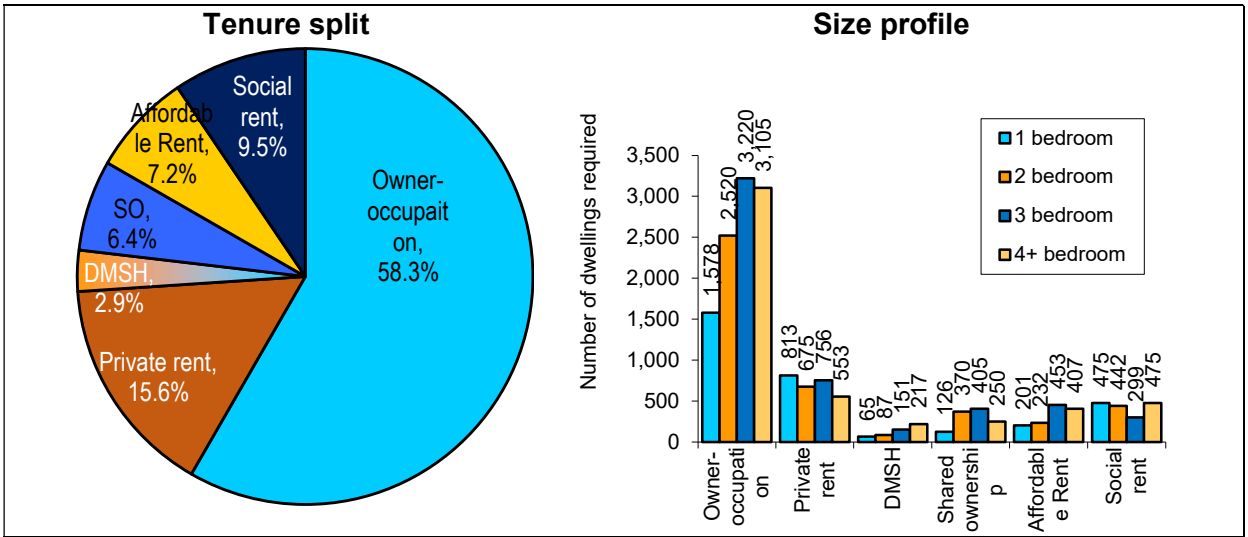
8.10 Figure 8.1 sets out the size and tenure requirement for the 17,874 dwellings (993 per annum) to be delivered between 2026 and 2044. The overall requirement for 16.7% of housing to be Affordable Rented / Social Rented and 9.3% affordable home ownership (of which 6.4% could be Shared Ownership[81] and 2.9% discount market sale housing) reflects the mix of housing that would best address the needs of the local population. It does not take into account the funding that will be available to help provide subsidised housing. The discount market sale housing requirement will only be realized if discount market sale housing is made available at the prices identified in Table 3.9. If this is not possible, then Shared Ownership is a more suitable tenure.

8.11 Within the Affordable Rented / Social Rented sector, it is clear that Social Rented housing is notably cheaper than Affordable Rent. The LTBHM analysis indicates that around 83% of all affordable housing at the end of the plan-period in 2044 should be Social Rented with the remainder Affordable Rented. Social Rented accommodation is appropriate for the majority of households in this sector. As the Affordable Rented stock is currently notably smaller than the Social Rented stock, over the plan-period 43% of new housing in this sector should be Affordable Rented and 57% Social Rented to achieve this balance in 2044.

8.12 The profile set out is a guide to the overall mix of accommodation required in King's Lynn & West Norfolk although it is acknowledged that the Council may wish to divert away from this profile in particular instances. It should also be noted that the potential demand for discount market sales housing is less robustly evidenced than for the other tenures and should therefore be treated with caution.

[81] Shared Ownership refers to the version with a 25% equity share as this has been evidenced to cost less than market entry housing in Chapter 3.

Figure 8.1 Requirement for all new housing in king's Lynn & West Norfolk over the plan-period



New housing required 2026 to 2044		*1 bed*	*2 bed*	*3 bed*	*4 bed*
Owner-occupation	**10,422**	1,578	2,520	3,220	3,105
	58.3%	8.8%	14.1%	18.0%	17.4%
Private rent	**2,797**	813	675	756	553
	15.6%	4.5%	3.8%	4.2%	3.1%
Discount market sales housing	**520**	65	87	151	217
	2.9%	0.4%	0.5%	0.8%	1.2%
Shared Ownership (SO)	**1,151**	126	370	405	250
	6.4%	0.7%	2.1%	2.3%	1.4%
Affordable Rent	**1,293**	201	232	453	407
	7.2%	1.1%	1.3%	2.5%	2.3%
Social Rent	**1,691**	475	442	299	475
	9.5%	2.7%	2.5%	1.7%	2.7%
Total	**17,874**	3,259	4,326	5,283	5,006
	100.0%	18.2%	24.2%	29.6%	28.0%

These figures represent the distribution of housing that should be delivered.

8.13 Chapter 7 considered the housing requirement of particular groups of the population. Paragraph 006 of the PPG[82] notes that '*Plan-making authorities should set clear policies to address the housing needs of groups with particular needs such as older and disabled*

[82] Reference ID: 63-006-20190626

people….They could also provide indicative figures or a range for the number of units of specialist housing for older people needed across the plan area throughout the plan-period.'

8.14 In terms of specialist dwellings for older persons (Class C3), it is evidenced that in King's Lynn & West Norfolk, 2,088 additional units of Sheltered housing for older people / retirement housing[83] and 661 additional Extracare units / supported living housing[84] are required over the plan-period within the housing target. Chapter 7 also identifies that an additional 316 Registered Care spaces (nursing and residential care homes) will be required over the next 18 years in King's Lynn & West Norfolk (Class C2). There is also a notable potential demand for age-restricted general market housing.

8.15 In addition, it is calculated that adapted housing M4(2) Category 2 will be required for 8,560 households by 2044 in King's Lynn & West Norfolk, of which around 2,459 dwellings should be M4(3b) Category 3 homes - wheelchair adaptable dwellings. This is a substantial uplift from the number of homes currently in the Borough with these classifications and it is therefore recommended that the Council require a minimum of 40% of new homes to be built to the M4(2) accessible and adaptable standard as suggested in the paragraph 1b within Section HO5 of the NPPF.

Key messages

- Following the Standard Method there is a requirement is for 993 dwelling per year in King's Lynn & West Norfolk which equates to 17,874 new homes over the 18-year plan-period.
- It is not considered necessary to apply an uplift to the housing target above the Standard Method figure in order to address affordable housing need.
- Figure 8.1 indicates the tenure and size of new housing required over the plan-period.
- 2,088 additional units of Sheltered housing for older people / retirement housing and 661 additional Extracare units / supported living housing are required. Furthermore 316 Registered Care spaces will be required.
- Adapted housing M4(2) Category 2 will be required for 8,560 households by 2044 in King's Lynn & West Norfolk, of which around 2,459 dwellings should be M4(3b) Category 3 homes - wheelchair adaptable dwellings

[83] See footnote 56.

[84] See footnote 57.

Appendix 1. Stakeholder consultation

Introduction

This appendix describes the stakeholder consultation that occurred during the production of this report. This appendix details the consultation process – who was contacted and the nature of the consultation. It also describes the event that took place, including what was discussed. Finally, the appendix discusses the submissions received in response to the consultation.

Stakeholder workshop

A consultation event on the draft report findings took place on 26th January 2026. A wide breadth and number of organisations were invited to attend to observe the preliminary outputs of the study and to discuss the methodological assumptions used to derive the estimates. A range of different organisations were invited including developers, agents, Registered Providers and planning professionals. A full list of those invited to the stakeholder event is set out in the table below. In total, 41 people attended the event, and 31 different stakeholder organisations were represented alongside officers from King's Lynn Borough Council and those from HDH Planning.

Table A1.1 List of organisations that were invited to attend the stakeholder event		
Organisation	*Organisation*	*Organisation*
3D Planning Ltd	G Planning & Design	Peter Gidney
ACS Architectural Ltd	Greg Saberton Design	PJ Planning
Allison Homes Ltd	Gary John Architects	Phillips Planning Services Ltd
Acorus Rural Property Services	Hastoe Housing	Platform Housing
Amplius	Hudson Architects	PSB Services (Norfolk) Limited
Arcadia Architectural	Holt Architectural Ltd	Prosperity Vita
Arcitek Building Design Ltd	Ian H Bix Associates Ltd	Principle Planning Ltd
Atelier Associates	Ian J M Cable Architectural Design	RCA Regeneration Ltd
Anglia Building Consultants	James Henman Architects	Reeve Design Ltd
Anglian Home improvements	JCJ Planning	Richard Smith Architect
AWH Architectural Designs	Jefferson Sheard Architects	Russen & Turner Ltd
Benefer Architectural Ltd	J Knight Design	Sage Housing
Breackland Council	John Hobden Home Design	Summit Architectural Ltd
Bidwells	John Stephenson	Strata Architects Ltd
Broadland Housing	JMS Planning & Development Ltd	Studio 11 Architecture
Brown & Co	Lanpro Services Ltd	Studio 35 Architecture Ltd
CNC Building Control	Locus Planning Ltd	S Moore Architectural Services
Calvert Brain And Fraulo Architectural Ltd	Lovell	Stuart Carruthers
Carter Jonas LLP	Martin Clark	Sworders
Carloyn Architecture Ltd	Mr Lawrence Coussell	Swann Edwards Architecture Limited
Clarion	Matthew Gosling Architectural Design	Tecniprojects
Cruso Wilkin	Matt Sturgeon	Thomas Faire Architects - Tom Faire
Craig Brand Architectural Design Services	MBH Design Studio Ltd	The Design Partnership (Ely) Ltd.
Darren French Architect	Mike Hastings Building Design	Thurlow Architects
Distinct Designs UK Ltd	Morton & Hall Consulting Ltd	Trundley Design Services
Ensemble	MWS Architectural	Vertex Architecture Ltd
Engineering Support Practices Ltd	N J Allen & Sons Builders	Waite & Wallage Architects
Flagship Homes	NFK Planning Consultancy Ltd	William H Brown
Freebridge Housing	NPS Property Consultants Ltd	WR Skipper Architecture
Frith Architects	Peter Humphrey Associates	Windsor Architectural
FBI Cad & Design Solutions	P Grisbrook Building and Design Services	

Summary of discussion at event

The event was a presentation of the relevant national guidance which provides the framework for the study, an overview of the purpose of the report, and the two main models used to obtain the outputs, the assumptions used within the models and the initial study-wide outputs that had been derived. Questions were encouraged throughout. Some of the questions were given verbally whilst others were submitted within the chat. Generally, an attempt was made to address the questions within the discussion rather than the chat. The engagement at the event was high and many participants contributed points during the discussion. A summary of the discussion on the key topics is set out below:

Overview

The workshop focused on assessing local housing needs, with the Council introducing Simon Drummond-Hay and Mark Aldridge as key speakers. Simon presented the draft report outlining the methodology and assumptions based on the Planning Practice Guidance (PPG). He stressed the importance of evidence to support claims regarding the assumptions and acknowledged the common critiques of the National Planning Policy Framework (NPPF) and PPG, while emphasizing adherence to these guidelines.

Simon discussed recent updates in housing policy, including changes to the NPPF, the cancellation of certain affordable housing requirements, and the removal of the infrastructure levy. He noted that the study aims to assess housing needs and will lead to policy recommendations based on secondary data. Simon provided insights into King's Lynn & West Norfolk's demographics, then Mark went through an overview of the housing market in King's Lynn & West Norfolk. He also presented the new standard method for household projections, indicating a projected household growth of 993 per year, notably in excess of any of the recent household projection scenarios that have been published by the ONS.

Mark introduced the affordable housing need model, which follows PPG guidance and identifies an annual need for 228 affordable housing units. He emphasized that the housing needs assessment is not a target but a different calculation from the standard method. The discussion included the housing needs of specific groups, particularly older persons, with a projected growth of 29% in this demographic. The workshop concluded with an invitation for feedback on the housing needs report, with a deadline for comments set for June 11th.

Questions arising

Questions were encouraged during the presentation and at the end of each section, attendees were asked for feedback. Questions were received both in the meeting chat, and also within the discussion. A summary of the questions and comments are set out below followed by the response:

- Have you taken into account of the reduction in landlords leaving the rental market?
    - We will be conducting interviews with letting agents to get a clearer idea of the scale of the issue in the Borough.
- Will you be looking at different areas of the Borough separately?
    - We have identified four sub-market areas, that we will use to produce more detailed local analysis. The proposed sub-market areas are set out in the report and we would welcome feedback on their suitability.
- Affordability in the private rented sector has become notably worse in the area in the last few years and 35% of income on rent probably reflects the current reality.
    - Thanks very much for the feedback, we well include that in the report. Any other evidence around your local experience on this topic would be very welcome within the stakeholder feedback process.

Written consultation

A copy of the slides used in the presentation alongside a copy of the draft report was sent to all the attendees on 15th May 2026 (the day after the consultation event), as well as those originally invited that were unable to attend. All recipients were encouraged to feedback their views. The deadline for the consultation responses was 11th June (four weeks after the consultation event). In the end no submissions were received, despite a reminder email being sent to stakeholders.

Appendix 2. Details of the NMSS model

Overview

The NMSS model is an Excel spreadsheet model which seeks to replicate as closely as is reasonably practicable the methods used by MHCLG and ONS in producing the official population and household projections. It was developed by Neil McDonald to support local authorities and others in estimating objectively assessed housing needs. It has been widely used in Local Plan preparation; Local Plan examinations; and S78 planning appeals and inspectors have been happy to rely on its conclusions.

The model takes as its starting point a set of official projections – current the 2022-based projections. It is a 'stepping model' which means it takes one year's population figures and estimates of births, deaths and migration flows in the ensuing 12-month period to produce an estimate of the following year's population. That process is then repeated year by year until the end of the projection period is reached.

The estimates of births, deaths and migration flows are based on flow rates derived from official projections and these can be adjusted to produce variant projections. The flow rates are applied to the previous year's population which means that if the model is being used to explore, say, the consequences of assuming higher outflows of students than envisaged in the official projections, the impact this will have on births, deaths and migration flows is automatically taken into account.

Appendix 3. Detail of the calculation of the affordable housing need

This appendix sets out the results of the three broad stages of the model used to calculate affordable housing need. Within each of the three stages there are a number of detailed calculations many of which themselves have a number of components. This appendix presents details of how each of these stages is calculated using locally available data for King's Lynn & West Norfolk.

Stage 1: Current unmet gross need for affordable housing

The first stage of the model assesses current need. This begins with an assessment of housing suitability, before the affordability test is applied to determine the number of these households that require affordable housing and are therefore in current need.

The PPG sets out four particular categories of unsuitable housing that should be specifically identified. These are presented in the table below for King's Lynn & West Norfolk, which also indicates the number of households in each category and the source of the data. The final column represents the revised total for each of these categories once any double counting between them has been taken into account. Households can be unsuitably housed for more than one reason, so it is important that they are only counted once. As not all housing need may be present on the housing register, we have considered other data sources to identify other potentially unsuitably housed households. This ensures that the total number of households who lack their own housing or live in unsuitable housing in King's Lynn & West Norfolk is accurately modelled and that the figure is not underestimated.

The table below shows that there are 2,066 households currently in unsuitable housing or lacking their own housing in King's Lynn & West Norfolk and the most common reason for unsuitability is overcrowding. This figure of 2,066 represents 2.9% of all households in the Borough.

Table A3.1 Current households who lack their own housing or live in unsuitable housing in King's Lynn & West Norfolk

Element	*Source*	*Number of households*	*Revised number of households*
Homeless households	The Council's housing register as of March 2026.	40	38
Households in temporary accommodation	Households in temporary accommodation in King's Lynn & West Norfolk as of 31st December 2025 available from Statutory homelessness: Detailed local authority-level tables (April 2026[85])	38	38
Overcrowded households	2021 Census modelled to March 2026. This was done by calculating the annual change in the number of overcrowded households recorded in King's Lynn & West Norfolk between the 2011 and 2021 Census by tenure and applying this to the tenure profile for 2026.	1,393	1,393
Concealed households	2021 Census modelled to March 2026. This was done by calculating the annual change in the number of concealed households recorded in King's Lynn & West Norfolk between the 2011 and 2021 Census and applying this the number of concealed households identified in the 2021 Census.	986	387
Other groups	The Council's housing register as of March 2026. Only households that are on the register due to a category of unsuitable housing are included (excluding overcrowded, temporary, concealed and homeless households accounted for above).	211	211
Total		2,667	2,066

Source: 2021 Census data modelled to 2026, Office of National Statistics data on households in temporary accommodation, 2026, the Council's Housing Register

Affordability

Some of these households in unsuitable housing are likely to be able to afford alternative accommodation in the market sector without requiring subsidy. Initially, the likely tenure aspiration of households in unsuitable housing was identified. The tenure distribution of newly forming households recorded in the 2023/24 English Housing Survey[86] as a proxy for aspirations among current concealed households. This implies that 50.4% of new households aspire to own and 49.6% aspire to rent privately (households accessing affordable housing in the EHS are excluded). For currently overcrowded households and other household groups

85 https://assets.publishing.service.gov.uk/media/69f0804bd73531b6720a132c/Statutory_Homelessness_Detailed_Local_Authority_Data_202512.ods

86 English Housing Survey data on new households and recent movers - GOV.UK Table FA4301

in unsuitable housing, it is assumed that they aspire to remain within their existing tenure. Homeless households and households in temporary accommodation are assumed to aspire to whatever is the cheaper of entry-level private rent and entry-level owner-occupation. For households assumed to aspire to private renting, an affordability threshold of 35% of gross income is applied.

The ability of these households to afford the cost of entry-level market housing (within their aspired tenure) of the appropriate size (set out in Figures 3.4 and 3.7) is therefore tested. The housing register details the size of accommodation required by homeless households and households unsuitably housed for other reasons. For overcrowded and concealed households, the household composition recorded for these households in the Census is used to determine the size requirement profile. Similarly, for households in temporary accommodation the household composition recorded for these households in the data source is used to determine the size requirement profile.

To test overcrowded households, the income distribution for each dwelling size requirement, identified using the CACI income profile for the Borough, is adjusted to reflect that nationally the income of overcrowded households is 104.6% of the figure for all households (according to the English Housing Survey). Similarly, for homeless, concealed and 'other' unsuitably housed households the income distribution is adjusted to reflect that nationally the income of Social Rented households is 47.8% of the figure for all households (according to the English Housing Survey).

These households in unsuitable housing or lacking their own housing are therefore tested for their ability to afford their aspired tenure of market housing in their authority using an affordability test where the cost of entry-level private rent can constitute up to 35% of gross income and still be affordable in King's Lynn & West Norfolk (for those aspiring to access this tenure).. The impact of using other thresholds is examined in the analysis in Chapter 6. The table below shows the number of unsuitably housed households requiring different dwelling sizes and the proportion of these households unable to afford the market-entry point of their aspired tenure. The number of households that are therefore in current need is shown in the final column.

Table A3.2 Affordability of households in unsuitable housing in King's Lynn & West Norfolk

Number of bedrooms required	*Unsuitable housed households*	*Percentage unable to afford both entry-level private rent and entry-level owner-occupation*	*Households in current need*
One bedroom	425	45.8%	194
Two bedroom	614	32.3%	198
Three bedroom	579	39.5%	228
Four or more bedrooms	448	47.3%	212
Total	2,066	40.3%	833

In total, some 40.3% (833 households) of unsuitably housed households or households lacking their own housing in King's Lynn & West Norfolk are in current need. For the purposes of the housing needs assessment, households considered to be in housing need have been split into two categories: current occupiers of affordable housing in need that would make the property available when they move (this includes occupiers of Social Rented and Shared Ownership accommodation that are not living with another household currently), and other households. It is estimated that some 427 households in need in King's Lynn & West Norfolk currently live in affordable housing that would become available for reuse[87].

Total current need

The table below summarises the first stage of the assessment of affordable housing need as set out by PPG. The data shows that there are an estimated 833 households in current need in King's Lynn & West Norfolk.

Table A3.3 Stage 1: Current unmet gross need in King's Lynn & West Norfolk

Component	
Homeless households and those in temporary accommodation	75
Overcrowded and concealed households	562
Other groups	196
Total current housing need (gross)	833

Stage 2: Newly arising affordable housing need

In addition to Current Need, there will also be Newly Arising (ongoing) Need. This forms the second stage of the affordable housing need model. This calculation, as per paragraph 021 of the PPG (Reference ID: 2a-021-20190220), is based on two elements:

- Number of newly forming households each year (× proportion unable to afford market housing)
- Plus existing households falling into need per year

Need from newly forming households

One of the outputs produced within the process of disaggregating the total housing need into a future population and household typology (as described in Chapter 5) is the calculation of the number of households that will form over the modelling period in King's Lynn & West Norfolk. This figure is then averaged to provide an annual estimate for the number of newly forming households. Using this methodology, it is estimated that 1,455 new households will

[87] For those households who lack their own housing or live in unsuitable housing it was necessary to not only establish the number of households in each category, but also their current tenure.

form per year in King's Lynn & West Norfolk. This represents a household formation rate of 2.1%, higher than the figure of 1.4% recorded nationally by the English Housing Survey[88].

To assess the ability of these households to afford the aspired entry-level market housing it is again presumed that the tenure aspiration reflects that recorded for newly forming households recorded in the 2023/24 English Housing Survey (as described above). The household composition for these new households identified within the disaggregation process are used to determine the appropriate size requirement profile. To test newly forming households' ability to afford market housing, the income distribution for each dwelling size requirement is adjusted to reflect that nationally the income of newly forming households is 89.5% of the figure for all households (according to the English Housing Survey).

The table below details the derivation of newly arising need from newly forming households. It shows that 34.2% of newly forming households will be unable to afford market housing in King's Lynn & West Norfolk (both private rent and owner-occupation), which means that there will be an annual affordable housing requirement from 498 newly forming households.

Table A3.4 Newly arising need from new household formation (per annum) in King's Lynn & West Norfolk

Component	
Number of newly forming households	1,455
Proportion unable to afford entry-level market housing (both entry-level private rent and entry-level owner-occupation)	34.2%
Number of newly forming households requiring affordable accommodation	498

Existing households falling into need

The current PPG does not provide detail on how this step should be calculated, however the previous version (of the PPG) recommended that this figure be derived by looking at recent trends in households applying for affordable housing. Analysis of the lettings of affordable accommodation within King's Lynn & West Norfolk over the last two years indicates that there was an average of 443 households that fell into need per year in King's Lynn & West Norfolk, excluding those that were newly forming households (which have featured in the previous step).

[88] The relatively high household formation rate reflects that increased household formation is being prioritised within the disaggregation of the local housing need figure as discussed in Chapter 5. It is also worth noting that whilst the figure of 2.0% may appear high, the household formation rate nationally was above 2% between 1995/96 and 2000/01 (and also in 2004/05) and it is only more recently that it has dropped below 1.8% for a sustained period (it was most recently 1.8% in 2012/13).

Total newly arising need

The table below summarises the second stage of the assessment of affordable housing need as set out by the PPG. The table indicates that 941 (498+433) households will be in newly arising need per annum in King's Lynn & West Norfolk.

Table A3.5 Stage 2 Newly arising need (per annum) in King's Lynn & West Norfolk

Component	
New household formation (gross per year)	1,455
Proportion of new households unable to buy or rent in the market	34.2% (498)
Existing households falling into need	443
Total newly arising housing need (gross per year)	941

Stage 3: Current affordable housing supply

Paragraph 022 (Reference ID: 2a-022-20190220) of the PPG indicates that the current supply of stock available to offset the current need includes stock from current occupiers of affordable housing in need, surplus stock from vacant properties and the committed supply of new affordable units. Units to be taken out of management are removed from the calculation.

Current occupiers of affordable housing in need

It is important when considering net need levels to discount households already living in affordable housing. This is because the movement of such households within affordable housing will have an overall nil effect in terms of housing need. As established when calculating current need, there are 427 households currently in need already living in affordable housing in King's Lynn & West Norfolk.

Surplus stock

A certain level of vacant dwellings is normal as this allows for transfers and for work on properties to be carried out. Established good practice suggests that if the vacancy rate in the affordable stock is in excess of 3%, some of the vacant units should be considered as surplus stock which can be included within the supply to offset housing need. The Regulator of Social Housing's Statistical Data Return and the Local Authority Housing Statistics data returns indicates that King's Lynn & West Norfolk in 2024 records a vacancy rate in the affordable sector of 5.0%. As the vacancy rate is higher than the 3% benchmark[89], it is presumed that the additional vacant dwellings above this threshold are considered available to be brought

89 https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/11812/Strategic_Housing_Market_Assessments-_Practice_Guidance.pdf (page 47)

back into use to increase the supply of affordable housing in King's Lynn & West Norfolk. This represents 198 affordable dwellings in the Borough.

Committed supply of new affordable units

The PPG indicates that '*the committed supply of new net affordable homes at the point of the assessment (number and size)'* be taken into account within the model. The Council has provided its list of outstanding permissions for affordable housing as of March 2026. In total, there are 986 new affordable homes on sites where work on the site has already commenced, or the committed affordable housing has full grant allocated for it. This represents the committed supply across King's Lynn & West Norfolk currently.

Planned units to be taken out of management

The PPG states that the 'units to be taken out of management' should be quantified. The Council has indicated that there are currently no affordable dwellings planned to be demolished. Therefore, a figure of 0 is used for this stage.

Total current affordable housing supply

Having been through the four components to assess the current affordable housing supply, the stage of the model is summarised in the tables below. The data shows that there will be an estimated 1,605 affordable homes available in King's Lynn & West Norfolk.

Table A3.6 Stage 3 Affordable housing supply in King's Lynn & West Norfolk

Component	
Affordable dwellings occupied by households in need	427
Surplus stock	198
Committed supply of affordable housing	986
Units to be taken out of management	0
Total affordable housing stock available	1,605

Stage 4: Future housing supply of social re-lets and intermediate affordable housing

The future supply of affordable housing is the expected flow of affordable housing arising annually from the existing stock that is available to meet future need[90]. It is split between the annual supply of social re-lets and the annual supply of re-lets within the intermediate sector[91].

The future supply of Social / Affordable Rented housing

This is an estimate of likely future re-lets from the existing Registered Provider rented stock (both Social Rent and Affordable Rent). Data on the affordable accommodation lettings within King's Lynn & West Norfolk over the last three years, as recorded in the CORE LA Area Lettings tables[92], is used for this figure. The table below sets out the number of rented lettings that have occurred in the last three years, excluding lets made within brand new properties (the figures only include re-lets). The average number of re-lets across the Social and Affordable Rented sector over the three-year period was 648 per annum in King's Lynn & West Norfolk.

Table A3.7 Past Registered Provider rented supply (re-lets only)

Year	*Number of re-lets*
2022/23	585
2023/24	555
2024/25	805
Average	648

Source: Social Housing Lettings in England 2022/23, 2023/24 and 2024/25

Supply of intermediate housing

In most local authorities, the amount of intermediate housing (mostly Shared Ownership) available in the stock is fairly limited (as is the case in King's Lynn & West Norfolk). However, it is still important to consider to what extent the supply may be able to help those in need of affordable housing. Therefore, an estimate of the number of intermediate units that become

[90] Whilst this is not a step that is detailed in the current PPG, it is logically required to reflect that there is a flow of housing becoming available to meet need as well as a flow of households requiring affordable housing (Stage 2 of the model). Affordable homes become available each year, due to household dissolution, households moving out of the sector and households transferring within the sector. Within newly arising need households falling into need each year are accounted for, which also includes households already resident in an affordable home. It is also necessary to include the homes that these households would supply for use to others. This is equivalent to what is done for existing need and supply. This stage has also been included in all previous iterations of this model that have been published in Government guidance.

[91] The intermediate sector includes all affordable tenures other than Social Rented and Affordable Rented.

[92] CORE (COntinuous REcording) is a national information source funded by the Department for Communities and local Government that records information on the characteristics of both private Registered Providers and local authority new social housing tenants and the homes they rent and buy.

https://www.gov.uk/government/collections/rents-lettings-and-tenancies

available each year is included, based on applying the estimated re-let rate for the Social Rented sector[93] (6.6% in King's Lynn & West Norfolk) to the estimated stock for each form of intermediate housing. This is set out in the table below. It is estimated that around 22 units of intermediate housing will become available to meet housing needs from the existing stock each year in King's Lynn & West Norfolk.

Table A3.8 Estimated intermediate supply in King's Lynn & West Norfolk

Intermediate tenure	*Stock*	*Annual re-lets*
Shared Ownership	328	22

Source: Regulator of Social Housing's Statistical Data Return, 2024

Annual future supply of affordable housing

The total future supply of affordable housing is the sum of the Social Rented supply and the intermediate supply as set out in the table below.

Table A3.9 Stage 4 Future supply of all affordable housing (per annum) in King's Lynn & West Norfolk

Component	
Annual supply of Social / Affordable Rented re-lets	648
Annual supply of intermediate housing available for re-let or resale at sub-market levels	22
Annual supply of all affordable housing	670

[93] This is calculated by dividing the average number of relets (648 as set out in the previous step) by the total stock of social and affordable housing as set out in the Regulator of Social Housing's Statistical Data Return, 2025.

Appendix 4. Latest trends in the private rented sector

Post 2021 changes to the private rented sector

Chapter 7 provides a detailed profile of the private rented sector (PRS) in King's Lynn & West Norfolk using the latest available evidence, principally data from the 2021 Census and Office for National Statistics (ONS) data on private rent levels over the last five years. To better understand the trends currently affecting the sector, interviews were undertaken with letting agents operating across the Borough. Six agents were consulted, representing the full geographic extent of the area.

A range of issues were discussed, including the impact of the Renters' Rights Act 2025, affordability within the sector, changes in landlord and tenant behaviour, and variations in supply and demand by location and property size.

The impact of the Renters' Rights Act 2025

There was a strong consensus amongst letting agents that the Renters' Rights Act 2025 has contributed to a reduction in the number of landlords operating in the Borough and, consequently, a reduction in the supply of privately rented homes.

One agent operating in King's Lynn estimated that approximately 20 landlords had exited the sector over the previous 18 months, representing a loss of around 40 rental properties. Another agent based in Downham Market suggested that there were between 10% and 20% fewer rental properties available than two years ago. Agents stressed that this had not been the result of a sudden exodus of landlords, but rather a gradual and consistent decline over the last year and a half. Decisions to leave the sector were often made when a property became vacant and required reletting, or as landlords reassessed the increasing regulatory requirements associated with managing rental properties.

Although agents expected landlords to continue leaving the sector, the general view was that the pace of decline would moderate over time.

Interviewees emphasised that landlords were rarely leaving for a single reason. Rather, the decision was usually driven by a combination of factors. Frequently cited concerns included the perception that removing problematic tenants had become more difficult, the costs associated with meeting higher property standards, and the move to periodic tenancies. Agents did not identify restrictions on rent increases as a major factor influencing landlord decisions. Instead, concern was expressed regarding possession procedures and the length of time required to regain possession where rent arrears had accumulated. Several agents also reported that some tenants viewed the removal of fixed-term tenancies negatively, feeling less secure without a defined tenancy period.

Agents noted that those leaving the sector were disproportionately individual landlords and landlords with small portfolios. It was suggested that King's Lynn & West Norfolk may be particularly affected because the local rental market contains a relatively high proportion of these smaller landlords compared with some other parts of Norfolk.

Smaller landlords were perceived to be less able to absorb increasing compliance costs and administrative burdens, while often generating relatively modest returns from their properties. Consequently, many had chosen to exit the market before undertaking further investment. Several agents highlighted that these landlords frequently maintained long-term tenancies and accommodated households who might struggle to access other forms of housing, including some households in receipt of Housing Benefit.

Agents also reported an increasing number of long-term tenants leaving properties and subsequently finding that rents for comparable accommodation had risen significantly. In many cases, households moving from a longstanding tenancy were finding rents in the current market to be £100 to £150 per month higher than they had been paying previously.

In addition to the reduction in existing landlords, agents felt there had been a decline in the number of new landlords entering the market. Landlords are typically over the age of 40, and there was a perception that increasing regulation and compliance requirements may be discouraging potential new entrants. Overall, agents felt that additional measures may be required to encourage investment in the sector, particularly given the continuing demand for rented accommodation across much of the Borough.

Changes in household demand

Agents reported that overall demand for private rented accommodation remains strong. However, the nature of that demand has changed in recent years. Households expecting to remain in the private rented sector over the medium to longer term were viewed as facing increasing affordability challenges. By contrast, households newly entering the sector often have higher incomes and are therefore better able to afford current market rents.

While rents have increased across the market, agents noted that the most significant affordability pressures have emerged at the lower end of the market. Consequently, households seeking more affordable rented accommodation are finding it increasingly difficult to secure suitable housing.

Agents reported no noticeable reduction in demand from households moving into the Borough. However, they believed that there had been a decline in the number of first-time renters, particularly younger adults in their twenties. One agent who regularly lets properties to healthcare workers employed at the Queen Elizabeth Hospital in King's Lynn observed a growing tendency for these workers to seek smaller accommodation. Whereas it had previously been common for shared households to have an additional spare bedroom, rising rents now mean that many are sharing smaller properties without spare rooms in order to remain within affordability limits.

Property sizes in demand

Interviewees identified clear differences in demand across different property sizes. Several agents reported an oversupply of smaller one-bedroom properties, particularly older cottage-style dwellings and studio accommodation. One agent commented that there were numerous small properties struggling to attract tenants. As a result, some landlords have been reducing asking rents in recent months, particularly where rents had been set above prevailing market levels.

In contrast, demand for two-bedroom and three-bedroom homes was consistently reported to exceed available supply. Agents indicated that asking rents for these property types had continued to increase over the previous six months, reflecting strong demand. Although many households are seeking accommodation of this size, affordability constraints mean that prospective tenants are often required to exceed their original budgets in order to secure a suitable property.

Demand for larger four-bedroom homes was also reported to be greater than supply, although agents generally considered the imbalance to be less acute than for two-bedroom and three-bedroom properties.

Geographical differences

Agents identified some variation in market conditions across different parts of the Borough. In King's Lynn, it was suggested that the market is increasingly characterised by newly forming households and younger renters. This was considered a key reason for the reduced demand for one-bedroom rental properties. Nevertheless, agents generally described the wider King's Lynn rental market as healthy and active. Conditions in Downham Market were reported to be broadly similar to those in King's Lynn, although agents felt that the market for first-time renters remained somewhat stronger.

Along the coast, the situation was described as markedly different. The supply of smaller privately rented properties is limited, and demand significantly exceeds supply. Unlike King's Lynn, there was little evidence of landlords reducing rents in order to secure tenants. Demand for smaller rented homes in coastal locations was increasingly being generated by households approaching retirement and families relocating to the area on a trial basis before making a longer-term commitment. As a result, affordability pressures were considered to be becoming more pronounced for existing local households seeking to move within the private rented sector.

The appropriate affordability threshold for the local private rented sector

As part of the process of identifying future needs for affordable housing, the Planning Practice Guidance (Paragraph: 021 Reference ID: 2a-021-20190220) states that planning authorities should *'identify the minimum household income required to access lower quartile (entry level) market housing (strategic policy-making authorities can use current costs in this process, but may wish to factor in anticipated changes in house prices and wages)'.* Current cost can

therefore be understood as the proportion of household income typically spent on housing in the local market at the time of assessment.

The draft report applied an affordability threshold of 35%, reflecting evidence from the original research that this aligns with current practice in the private rented sector in King's Lynn & West Norfolk. This appendix reviews a range of evidence to determine why this is the suitable affordability threshold for the Borough, drawing on both quantitative data and qualitative insights from the local market, including interviews with local letting agents.

Quantitative analysis

Across most regions of England (outside the North East and North West, and excluding London), affordability thresholds typically fall between 30% and 40%, with 35% commonly used. Given that King's Lynn & West Norfolk has relatively average private rents, it would be reasonable to expect its affordability threshold to sit around the middle of this range.

The latest national data published by the ONS[94] highlights that private renters spend the highest proportion of their income on housing costs across all tenures. The research shows that households in the private rented sector spend, on average, 32% of their income on housing, compared with 26% for those in social housing and 18% for owner-occupiers. However, housing affordability varies significantly by income level. Private rented households in the lowest income quintile spend an average of 59% of their income on housing costs, while those in the second-lowest quintile spend 36%. By contrast, households in the highest income quintile spend only 18% of their income on housing. As this study is primarily focused on households at the point of market entry, the lower-income groups are of particular relevance. The report also notes that these affordability ratios have remained broadly stable over recent years.

A comparison of median private rents in King's Lynn & West Norfolk (from the housing market price survey, Figure 3.7) with median household incomes among private renters (from the CACI income profiles, Figure 2.9) indicates that the average private renting household in Stafford Borough spends 33.1% of its gross income on rent. When lower-quartile incomes are compared with lower-quartile rents, households at this level typically spend 37.2% of their income on rent. As assessments of affordable housing need focus primarily on lower-income households, greater weight is placed on the lower-quartile figure

Qualitative research

A significant portion of the stakeholder event was dedicated to discussing the affordability threshold and its implications for the affordable housing need model. Stakeholders were encouraged to provide views both during the event and through written submissions.

[94] English Housing Survey 2022 to 2023: affordability and cost of living - fact sheet - GOV.UK

Unfortunately, there was relatively little engagement with this topic, which it is possible to infer that there was no dispute that 35% is the suitable threshold to use in the Borough.

As described above, discussions with letting agents were undertaken to provide further insight into the issue. When asked about the proportion of income typically spent on rent, agents noted that this varies by household type. Newly forming households, including people looking to share tend to spend a higher proportion of income on rent, with 35% considered normal, although sometimes exceeding 40%. More established couple households including those with children tend to be closer to 30%. Generally, for lower-income households—the focus of this assessment—feedback generally placed the affordable range between 30% and 40%, with 35% most frequently cited, followed by 30%.

Conclusion

The purpose of this assessment is not to determine what should be affordable, but to reflect how the market currently operates, in line with the Planning Practice Guidance. The evidence presented above indicates that the most appropriate affordability threshold for King's Lynn & West Norfolk is 35%, as supported by both statistical analysis of lower-income private renting households and the majority of views expressed by local letting agents. However, a threshold of 30% could also be justified, reflecting the views of some agents and acknowledging the financial pressures faced by many households in the current market.

Appendix 5. Sub-market area results for the type and tenure of new housing

Introduction

Chapter 5 also presents the tenure and size of new accommodation required over the eighteen-year plan-period in King's Lynn & West Norfolk. This appendix sets out the equivalent results for each of the four constituent sub-market areas of the Borough separately. The methodology behind the results is the same as described in Chapter 5. The sub-market areas are introduced in paragraph 1.12.

King's Lynn sub-market area

The table below shows the tenure profile required by households resident in the King's Lynn sub-market area in 2044 in comparison to the tenure profile recorded in the sub-market area at the start of the plan-period. The difference between these two distributions is the change required to the housing stock over this period. The results show that 64.2% of new housing in King's Lynn sub-market area should be owner-occupied, 14.2% private rented, 2.3% discount market sales housing, 6.3% should be Shared Ownership and 13.0% Social Rent/Affordable Rent.

Table 5.4a Tenure of new accommodation required in King's Lynn sub-market area over the 18-year modelling period

Tenure	*Base tenure profile (2026)*	*Tenure profile 2044*	*Change required*	*% of change required*
Owner-occupied	13,226	17,253	4,026	64.2%
Private rented	5,257	6,150	893	14.2%
Discount market sales housing	0	142	142	2.3%
Shared Ownership	163	559	395	6.3%
Social Rent/Affordable Rent	4,520	5,336	816	13.0%
Total	23,167	29,440	6,273	100.0%

Size of housing required within each tenure

The tables below present the size of owner-occupied accommodation required in the King's Lynn sub-market area in 18 years' time in comparison to the size profile recorded in the sector at the base date.

Table 5.5a Size of new owner-occupied accommodation required in the King's Lynn sub-market area over the next 18 years

Size of home	*Base size profile (2026)*	*Size profile 2044*	*Change required*	*% of change required*
One bedroom	308	909	602	14.9%
Two bedroom	2,486	3,546	1,060	26.3%
Three bedroom	6,427	7,523	1,095	27.2%
Four or more bedrooms	4,005	5,275	1,270	31.5%
Total	13,226	17,253	4,026	100.0%

This analysis can be repeated for private rented housing and is presented in the table below.

Table 5.6a Size of new private rented accommodation required in the King's Lynn sub-market area over the next 18 years

Size of home	*Base size profile (2026)*	*Size profile 2044*	*Change required*	*% of change required*
One bedroom	1,065	1,242	178	19.9%
Two bedroom	1,992	2,194	201	22.5%
Three bedroom	1,675	1,973	298	33.4%
Four or more bedrooms	525	741	216	24.2%
Total	5,257	6,150	893	100.0%

The table below sets out the requirement for discount market sales housing.

Table 5.7a Potential demand for discount market sales housing in the King's Lynn sub-market area over the next 18 years

Size of home	*Number of households in 2044*	*Proportion of households 2044*
One bedroom	28	19.8%
Two bedroom	25	17.8%
Three bedroom	34	23.7%
Four or more bedrooms	55	38.8%
Total	142	100.0%

The table below sets out the equivalent analysis for Shared Ownership housing.

Table 5.8a Size of new Shared Ownership accommodation required in the King's Lynn sub-market area over the next 18 years

Size of home	*Base size profile (2026)*	*Size profile 2044*	*Change required*	*% of change required*
One bedroom	22	58	36	9.1%
Two bedroom	55	196	141	35.8%
Three bedroom	68	200	131	33.3%
Four or more bedrooms	18	104	86	21.8%
Total	163	559	395	100.0%

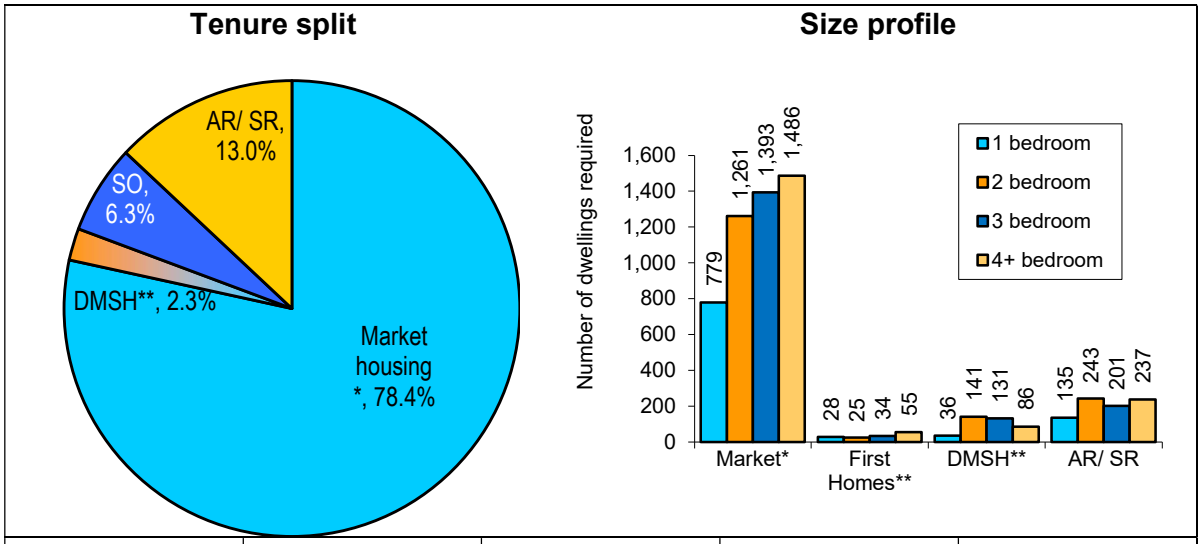
The table below shows the size of accommodation required in the Affordable Rented/Social Rented sector.

Table 5.9a/5.10a Size of new Social Rent/Affordable Rent required in the King's Lynn sub-market area over the next 18 years

Size of home	*Base size profile (2026)*	*Size profile 2044*	*Change required*	*% of change required*
One bedroom	1,426	1,560	135	16.5%
Two bedroom	1,561	1,804	243	29.8%
Three bedroom	1,423	1,624	201	24.6%
Four or more bedrooms	110	348	237	29.1%
Total	4,520	5,336	816	100.0%

The figure and table below summarises the results for presented for each tenure individually above (with the two market tenures merged) and shows the profile of new housing required in the South sub-market area of King's Lynn & West Norfolk over the next 18 years.

Table 5.11a Profile of new accommodation required in the King's Lynn sub-market area



Size of home	*Market housing**	*Discount market sales housing*	*Shared Ownership*	*Social/ Affordable Rented*
1 bedroom	779	28	36	135
2 bedroom	1,261	25	141	243
3 bedroom	1,393	34	131	201
4+ bedrooms	1,486	55	86	237
Total	4,919	142	395	816

*Market housing includes both owner-occupied and private rented **Discount market sales housing

West sub-market area

The table below shows the tenure profile required by households resident in the West sub-market area in 2044 in comparison to the tenure profile recorded in the sub-market area at the start of the plan-period. The difference between these two distributions is the change required to the housing stock over this period. The results show that 54.3% of new housing in West sub-market area should be owner-occupied, 17.1% private rented, 3.3% discount market sales housing, 6.5% should be Shared Ownership and 18.9% Social Rent/Affordable Rent.

Table 5.4b Tenure of new accommodation required in West sub-market area over the 18-year modelling period

Tenure	*Base tenure profile (2026)*	*Tenure profile 2044*	*Change required*	*% of change required*
Owner-occupied	19,549	23,377	3,828	54.3%
Private rented	4,544	5,748	1,204	17.1%
Discount market sales housing	0	230	230	3.3%
Shared Ownership	84	546	462	6.5%
Social Rent/Affordable Rent	2,755	4,087	1,332	18.9%
Total	26,931	33,987	7,055	100.0%

Size of housing required within each tenure

The tables below present the size of owner-occupied accommodation required in the West sub-market area in 18 years' time in comparison to the size profile recorded in the sector at the base date.

Table 5.5b Size of new owner-occupied accommodation required in the West sub-market area over the next 18 years

Size of home	*Base size profile (2026)*	*Size profile 2044*	*Change required*	*% of change required*
One bedroom	313	908	595	15.5%
Two bedroom	4,161	5,073	911	23.8%
Three bedroom	8,429	9,682	1,253	32.7%
Four or more bedrooms	6,645	7,714	1,069	27.9%
Total	19,549	23,377	3,828	100.0%

This analysis can be repeated for private rented housing and is presented in the table below.

Table 5.6b Size of new private rented accommodation required in the West sub-market area over the next 18 years

Size of home	*Base size profile (2026)*	*Size profile 2044*	*Change required*	*% of change required*
One bedroom	384	788	404	33.5%
Two bedroom	1,648	1,945	298	24.7%
Three bedroom	1,758	2,062	304	25.2%
Four or more bedrooms	754	953	199	16.5%
Total	4,543	5,747	1,204	100.0%

The table below sets out the requirement for discount market sales housing.

Table 5.7b Potential demand for discount market sales housing in the West sub-market area over the next 18 years

Size of home	*Number of households in 2044*	*Proportion of households 2044*
One bedroom	22	9.7%
Two bedroom	37	16.3%
Three bedroom	69	30.0%
Four or more bedrooms	101	44.0%
Total	230	100.0%

The table below sets out the equivalent analysis for Shared Ownership housing.

Table 5.8b Size of new Shared Ownership accommodation required in the West sub-market area over the next 18 years

Size of home	*Base size profile (2026)*	*Size profile 2044*	*Change required*	*% of change required*
One bedroom	9	65	56	12.1%
Two bedroom	32	177	145	31.4%
Three bedroom	33	196	163	35.2%
Four or more bedrooms	10	108	98	21.2%
Total	84	546	462	100.0%

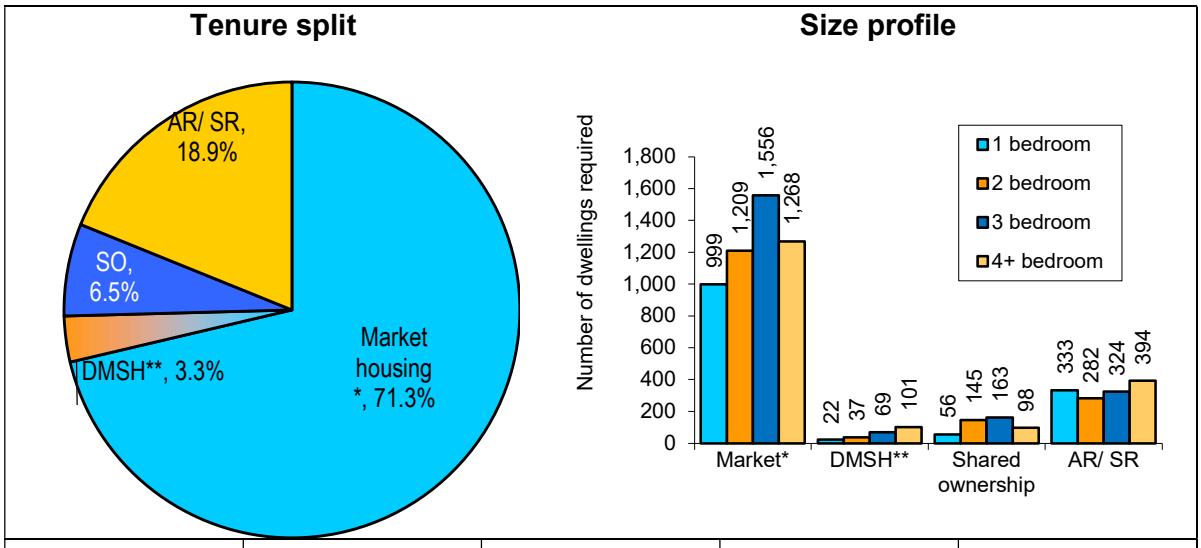
The table below shows the size of accommodation required in the Affordable Rented/Social Rented sector.

Table 5.9b/5.10b Size of new Social Rent/Affordable Rent required in the West sub-market area over the next 18 years

Size of home	*Base size profile (2026)*	*Size profile 2044*	*Change required*	*% of change required*
One bedroom	669	1,001	333	25.0%
Two bedroom	1,163	1,445	282	21.2%
Three bedroom	879	1,203	324	24.3%
Four or more bedrooms	44	438	394	29.6%
Total	2,755	4,087	1,332	100.0%

The figure and table below summarises the results for presented for each tenure individually above (with the two market tenures merged) and shows the profile of new housing required in the South sub-market area of West & West Norfolk over the next 18 years.

Table 5.11b Profile of new accommodation required in the West sub-market area



Size of home	*Market housing**	*Discount market sales housing*	*Shared Ownership*	*Social/ Affordable Rented*
1 bedroom	999	22	56	333
2 bedroom	1,209	37	145	282
3 bedroom	1,556	69	163	324
4+ bedrooms	1,268	101	98	394
Total	5,032	230	462	1,332

*Market housing includes both owner-occupied and private rented **Discount market sales housing

North sub-market area

The table below shows the tenure profile required by households resident in the North sub-market area in 2044 in comparison to the tenure profile recorded in the sub-market area at the start of the plan-period. The difference between these two distributions is the change required to the housing stock over this period. The results show that 56.4% of new housing in North sub-market area should be owner-occupied, 15.6% private rented, 3.3% discount market sales housing, 6.5% should be Shared Ownership and 18.2% Social Rent/Affordable Rent.

Table 5.4c Tenure of new accommodation required in North sub-market area over the 18-year modelling period

Tenure	*Base tenure profile (2026)*	*Tenure profile 2044*	*Change required*	*% of change required*
Owner-occupied	9,094	10,806	1,712	56.4%
Private rented	2,490	2,964	474	15.6%
Discount market sales housing	0	100	100	3.3%
Shared Ownership	56	252	196	6.5%
Social Rent/Affordable Rent	1,470	2,023	553	18.2%
Total	13,110	16,145	3,035	100.0%

Size of housing required within each tenure

The tables below present the size of owner-occupied accommodation required in the North sub-market area in 18 years' time in comparison to the size profile recorded in the sector at the base date.

Table 5.5c Size of new owner-occupied accommodation required in the North sub-market area over the next 18 years

Size of home	*Base size profile (2026)*	*Size profile 2044*	*Change required*	*% of change required*
One bedroom	257	502	245	14.3%
Two bedroom	2,434	2,756	323	18.9%
Three bedroom	3,727	4,308	581	33.9%
Four or more bedrooms	2,677	3,240	563	32.9%
Total	9,095	10,807	1,712	100.0%

This analysis can be repeated for private rented housing and is presented in the table below.

Table 5.6c Size of new private rented accommodation required in the North sub-market area over the next 18 years

Size of home	*Base size profile (2026)*	*Size profile 2044*	*Change required*	*% of change required*
One bedroom	335	476	141	29.7%
Two bedroom	950	1,056	106	22.4%
Three bedroom	909	1,038	128	27.1%
Four or more bedrooms	296	395	99	20.9%
Total	2,490	2,964	474	100.0%

The table below sets out the requirement for discount market sales housing.

Table 5.7c Potential demand for discount market sales housing in the North sub-market area over the next 18 years

Size of home	*Number of households in 2044*	*Proportion of households 2044*
One bedroom	12	12.3%
Two bedroom	18	18.0%
Three bedroom	29	29.0%
Four or more bedrooms	41	40.7%
Total	100	100.0%

The table below sets out the equivalent analysis for Shared Ownership housing.

Table 5.8c Size of new Shared Ownership accommodation required in the North sub-market area over the next 18 years

Size of home	*Base size profile (2026)*	*Size profile 2044*	*Change required*	*% of change required*
One bedroom	8	26	18	9.1%
Two bedroom	23	78	56	28.3%
Three bedroom	20	97	77	39.1%
Four or more bedrooms	5	51	46	23.5%
Total	56	252	196	100.0%

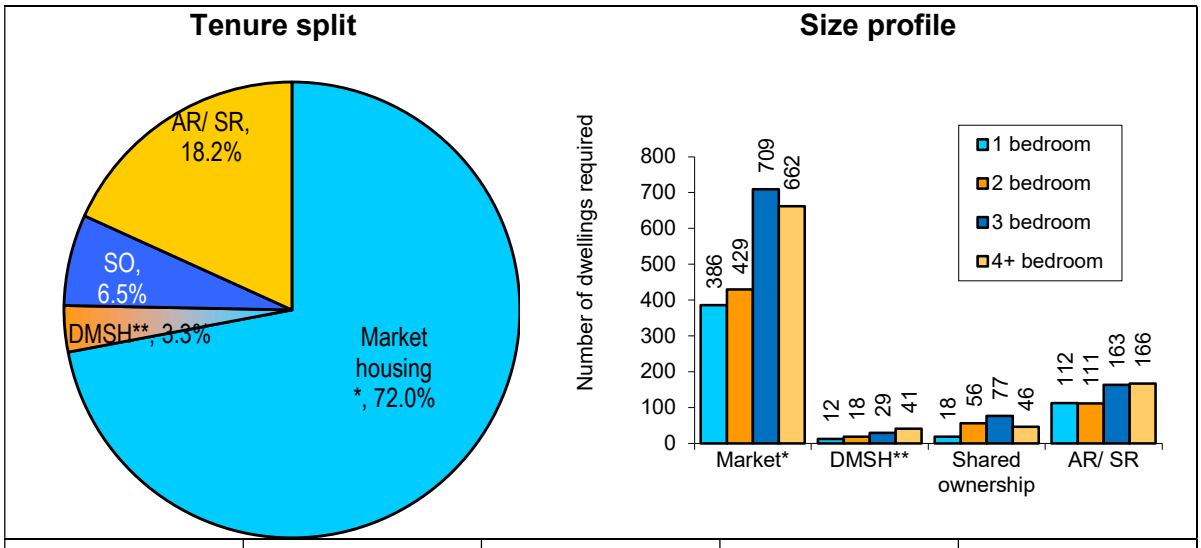
The table below shows the size of accommodation required in the Affordable Rented/Social Rented sector.

Table 5.9c/5.10c Size of new Social Rent/Affordable Rent required in the North sub-market area over the next 18 years

Size of home	*Base size profile (2026)*	*Size profile 2044*	*Change required*	*% of change required*
One bedroom	448	560	112	20.3%
Two bedroom	608	719	111	20.1%
Three bedroom	393	556	163	29.5%
Four or more bedrooms	21	188	166	30.1%
Total	1,470	2,023	553	100.0%

The figure and table below summarises the results for presented for each tenure individually above (with the two market tenures merged) and shows the profile of new housing required in the South sub-market area of North & West Norfolk over the next 18 years.

Table 5.11c Profile of new accommodation required in the North sub-market area



Size of home	*Market housing**	*Discount market sales housing*	*Shared Ownership*	*Social/ Affordable Rented*
1 bedroom	386	12	18	112
2 bedroom	429	18	56	111
3 bedroom	709	29	77	163
4+ bedrooms	662	41	46	166
Total	2,186	100	196	553

*Market housing includes both owner-occupied and private rented **Discount market sales housing

East sub-market area

The table below shows the tenure profile required by households resident in the East sub-market area in 2044 in comparison to the tenure profile recorded in the sub-market area at the start of the plan-period. The difference between these two distributions is the change required to the housing stock over this period. The results show that 56.7% of new housing in East sub-market area should be owner-occupied, 14.9% private rented, 3.2% discount market sales housing, 6.5% should be Shared Ownership and 18.7% Social Rent/Affordable Rent.

Table 5.4d Tenure of new accommodation required in East sub-market area over the 18-year modelling period

Tenure	*Base tenure profile (2026)*	*Tenure profile 2044*	*Change required*	*% of change required*
Owner-occupied	4,782	5,639	857	56.7%
Private rented	1,401	1,627	226	14.9%
Discount market sales housing	0	48	48	3.2%
Shared Ownership	25	123	98	6.5%
Social Rent/Affordable Rent	732	1,014	282	18.7%
Total	6,939	8,450	1,511	100.0%

Size of housing required within each tenure

The tables below present the size of owner-occupied accommodation required in the East sub-market area in 18 years' time in comparison to the size profile recorded in the sector at the base date.

Table 5.5d Size of new owner-occupied accommodation required in the East sub-market area over the next 18 years

Size of home	*Base size profile (2026)*	*Size profile 2044*	*Change required*	*% of change required*
One bedroom	56	193	137	16.0%
Two bedroom	921	1,147	226	26.4%
Three bedroom	1,959	2,250	291	34.0%
Four or more bedrooms	1,846	2,049	203	23.7%
Total	4,782	5,639	857	100.0%

This analysis can be repeated for private rented housing and is presented in the table below.

Table 5.6d Size of new private rented accommodation required in the East sub-market area over the next 18 years

Size of home	*Base size profile (2026)*	*Size profile 2044*	*Change required*	*% of change required*
One bedroom	85	176	91	40.3%
Two bedroom	450	520	70	30.9%
Three bedroom	665	691	26	11.4%
Four or more bedrooms	201	240	39	17.4%
Total	1,401	1,627	226	100.0%

The table below sets out the requirement for discount market sales housing.

Table 5.7d Potential demand for discount market sales housing in the East sub-market area over the next 18 years

Size of home	*Number of households in 2044*	*Proportion of households 2044*
One bedroom	2	4.9%
Two bedroom	6	12.0%
Three bedroom	19	40.0%
Four or more bedrooms	21	43.1%
Total	48	100.0%

The table below sets out the equivalent analysis for Shared Ownership housing.

Table 5.8d Size of new Shared Ownership accommodation required in the East sub-market area over the next 18 years

Size of home	*Base size profile (2026)*	*Size profile 2044*	*Change required*	*% of change required*
One bedroom	2	18	16	16.6%
Two bedroom	10	38	28	28.9%
Three bedroom	10	45	35	35.3%
Four or more bedrooms	3	22	19	19.1%
Total	25	123	98	100.0%

The table below shows the size of accommodation required in the Affordable Rented/Social Rented sector.

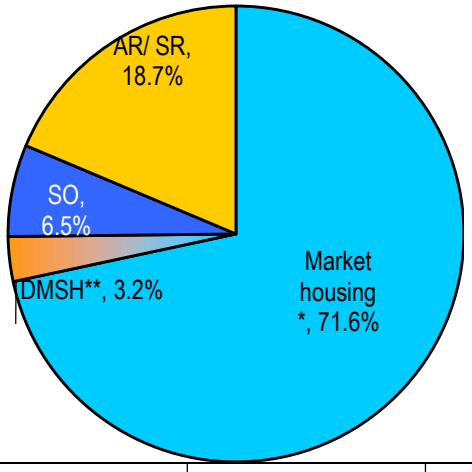
Table 5.9d/5.10d Size of new Social Rent/Affordable Rent required in the East sub-market area over the next 18 years

Size of home	*Base size profile (2026)*	*Size profile 2044*	*Change required*	*% of change required*
One bedroom	120	217	97	34.4%
Two bedroom	353	390	37	13.2%
Three bedroom	245	309	64	22.6%
Four or more bedrooms	13	97	84	29.8%
Total	731	1,013	282	100.0%

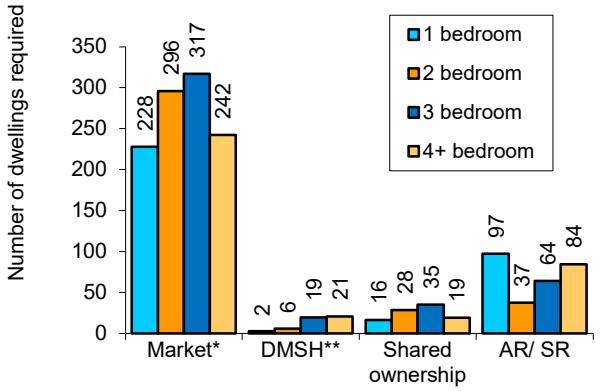
The figure and table below summarises the results for presented for each tenure individually above (with the two market tenures merged) and shows the profile of new housing required in the South sub-market area of East & West Norfolk over the next 18 years.

Table 5.11d Profile of new accommodation required in the East sub-market area

Tenure split



Size profile



Size of home	*Market housing**	*Discount market sales housing*	*Shared Ownership*	*Social/ Affordable Rented*
1 bedroom	228	2	16	97
2 bedroom	296	6	28	37
3 bedroom	317	19	35	64
4+ bedrooms	242	21	19	84
Total	1,082	48	98	282

*Market housing includes both owner-occupied and private rented **Discount market sales housing

Appendix 6. Sub-market area socio-economic profile

Introduction

This appendix sets out the socio-economic situation in each sub-market area alongside a profile of the housing stock alongside data on older persons households and those resident in the private rented sector.

Table A6.1 Demographic profile in the sub-market areas of King's Lynn & West Norfolk, 2021

Measure	King's Lynn	West	North	East
Total population	52,151	60,608	25,766	15,807
Under 25	28.7%	24.7%	17.6%	24.1%
25 to 49	33.7%	27.3%	19.5%	27.2%
50 to 74	28.4%	35.7%	42.7%	36.6%
75 and over	9.1%	12.4%	20.1%	12.1%
Total	100.0%	100.0%	100.0%	100.0%
Population density	709	92	62	54
Proportion people disabled	18.5%	20.5%	23.5%	19.4%
Proportion people non-white	8.0%	3.0%	1.7%	2.3%
Proportion resident in the UK for less than 2 years	2.1%	1.2%	0.2%	0.3%
Total population in households	51,689	60,224	25,413	15,231
Total households	22,275	25,895	12,607	6,672
Single people	30.5%	26.7%	34.6%	26.4%
Couple	25.9%	35.2%	39.4%	37.2%
Couple with kids	25.2%	24.5%	15.5%	24.8%
Lone parent	11.4%	7.7%	7.0%	7.4%
Other	7.0%	5.9%	3.5%	4.2%
Total	100.0%	100.0%	100.0%	100.0%
Average household size	2.32	2.33	2.02	2.28

Census, 2021

Table A6.2 Economic profile in the sub-market areas of King's Lynn & West Norfolk, 2021

Measure	King's Lynn	West	North	East
Qualification level				
All usual residents aged 16 years and over	42,106	50,630	22,794	13,364
No qualifications	23.6%	24.3%	23.5%	18.9%
Level 1 and entry level qualifications	12.9%	12.1%	11.6%	10.4%
Level 2 qualifications	15.1%	15.4%	14.8%	15.0%
Apprenticeship	5.9%	6.5%	7.2%	5.9%
Level 3 qualifications	15.9%	16.8%	14.6%	19.7%
Level 4 qualifications or above	23.0%	21.6%	25.1%	27.3%
Other qualifications	3.5%	3.3%	3.3%	2.8%
Total	100.0%	100.0%	100.0%	100.0%
Occupation				
All usual residents aged 16 years and over in employment the week before the census	24,960	27,271	9,603	7,386
Group 1-3: Senior, Professional or Technical	32.5%	37.3%	39.2%	44.6%
Group 4-5: Administrative, skilled trades	19.8%	24.4%	24.7%	25.2%
Group 6-7: Personal service, Customer service and Sales	19.7%	18.0%	18.6%	15.9%
Group 8-9: Machine operatives, Elementary occupations	28.0%	20.2%	17.5%	14.2%
Total	100.0%	100.0%	100.0%	100.0%
Economic activity				
All usual residents aged 16 years and over	42,106	50,630	22,794	13,364
In employment/self employed	59.3%	53.9%	42.1%	55.3%
Unemployed	2.6%	2.0%	1.9%	1.8%
Retired	22.3%	29.8%	44.1%	30.2%
Long-term sick or disabled	4.8%	4.3%	3.5%	4.0%
Other	11.1%	10.1%	8.4%	8.7%
Total	100.0%	100.0%	100.0%	100.0%

Census, 2021

Table A6.3 Accommodation profile in the sub-market areas of King's Lynn & West Norfolk, 2021

Measure	King's Lynn	West	North	East
Accommodation type				
All dwellings	23,229	27,149	17,020	7,379
Empty or used as a second home	954	1,255	4,414	707
Proportion vacant	4.1%	4.6%	25.9%	9.6%
Accommodation type				
All dwellings	23,229	27,149	17,020	7,379
Detached	27.0%	56.5%	46.3%	51.0%
Semi-detached	32.2%	29.6%	31.8%	34.6%
Terraced	22.1%	9.5%	12.4%	10.7%
Purpose-built flat	14.7%	2.7%	5.9%	0.9%
Other flat	3.5%	1.1%	2.7%	0.7%
A caravan or mobile home	0.5%	0.6%	1.0%	2.2%
Total	100.0%	100.0%	100.0%	100.0%
Bedroom size				
All households	22,275	25,895	12,607	6,672
1 bedroom	11.8%	5.0%	7.9%	3.7%
2 bedrooms	27.4%	27.5%	32.2%	25.9%
3 bedrooms	43.3%	43.3%	40.1%	44.0%
4 or more bedrooms	17.6%	24.2%	19.8%	26.4%
Total	100.0%	100.0%	100.0%	100.0%
Tenure				
All households	22,275	25,895	12,607	6,672
Owner-occupied (no mortgage)	31.0%	44.5%	52.7%	44.5%
Owner-occupied (with mortgage)	27.3%	28.8%	17.6%	25.4%
Social rented	19.7%	10.3%	11.3%	10.6%
Private rented	22.0%	16.3%	18.4%	19.5%
Total	100.0%	100.0%	100.0%	100.0%

Census, 2021

Table A6.4 Accommodation size by tenure in the sub-market areas of King's Lynn & West Norfolk, 2026

Measure	King's Lynn	West	North	East
Owner-occupied				
All households	13,226	19,549	9,095	4,782
1 bedroom	2.3%	1.6%	2.8%	1.2%
2 bedrooms	18.8%	21.3%	26.8%	19.3%
3 bedrooms	48.6%	43.1%	41.0%	41.0%
4 or more bedrooms	30.3%	34.0%	29.4%	38.6%
Total	100.0%	100.0%	100.0%	100.0%
Private rent				
All households	5,257	4,543	2,490	1,401
1 bedroom	20.2%	8.5%	13.5%	6.0%
2 bedrooms	37.9%	36.3%	38.1%	32.1%
3 bedrooms	31.9%	38.7%	36.5%	47.5%
4 or more bedrooms	10.0%	16.6%	11.9%	14.3%
Total	100.0%	100.0%	100.0%	100.0%
Social rent				
All households	4,520	2,755	1,470	731
1 bedroom	31.5%	24.3%	30.5%	16.4%
2 bedrooms	34.5%	42.2%	41.4%	48.3%
3 bedrooms	31.5%	31.9%	26.7%	33.6%
4 or more bedrooms	2.4%	1.6%	1.4%	1.7%
Total	100.0%	100.0%	100.0%	100.0%

LTBHM modelling

Table A6.5 Tenure of older persons households in the sub-market areas of King's Lynn & West Norfolk, 2021

Measure	King's Lynn	West	North	East
Single 66+ households				
All households	2,936	3,846	2,850	1,003
Owner-occupied (n m)	64.2%	73.6%	68.4%	67.8%
Owner-occupied (w m)	4.2%	3.5%	3.5%	4.3%
Social rent	22.5%	13.6%	14.0%	16.0%
Private rent	9.1%	9.3%	14.0%	11.9%
Total	100.0%	100.0%	100.0%	100.0%
Families all 66+				
All households	2,035	3,645	2,610	1,029
Owner-occupied (n m)	85.2%	80.4%	76.0%	84.7%
Owner-occupied (w m)	2.7%	4.9%	4.4%	5.9%
Social rent	4.7%	4.0%	4.8%	5.4%
Private rent	2.8%	5.3%	6.6%	7.2%
Total	100.0%	100.0%	100.0%	100.0%
All other households				
All households	17,279	18,383	7,156	4,652
Owner-occupied (n m)	19.1%	30.5%	35.5%	31.0%
Owner-occupied (w m)	34.0%	38.7%	27.8%	34.4%
Social rent	20.7%	10.9%	12.5%	10.7%
Private rent	26.3%	19.9%	24.2%	23.9%
Total	100.0%	100.0%	100.0%	100.0%

Census, 2021

Table A6.6 Occupancy rating of older persons households in the sub-market areas of King's Lynn & West Norfolk, 2021

Measure	King's Lynn	West	North	East
Single 66+ households				
All households	2,936	3,846	2,850	1,003
2+ spare bedrooms	45.8%	47.8%	42.2%	53.0%
1 spare bedroom	33.1%	40.2%	40.6%	37.6%
No spare bedroom	21.1%	12.0%	17.2%	9.4%
Overcrowded	0.0%	0.0%	0.0%	0.0%
Total	100.0%	100.0%	100.0%	100.0%
Families all 66+				
All households	2,035	3,645	2,610	1,029
2+ spare bedrooms	71.8%	62.9%	57.8%	73.6%
1 spare bedroom	16.2%	29.4%	29.6%	27.4%
No spare bedroom	3.3%	2.4%	4.1%	1.5%
Overcrowded	0.0%	0.0%	0.1%	0.0%
Total	100.0%	100.0%	100.0%	100.0%
All other households				
All households	17,279	18,383	7,156	4,652
2+ spare bedrooms	27.5%	39.4%	38.2%	41.9%
1 spare bedroom	35.7%	36.9%	37.9%	38.6%
No spare bedroom	32.8%	21.1%	21.7%	17.3%
Overcrowded	4.1%	2.6%	2.2%	2.2%
Total	100.0%	100.0%	100.0%	100.0%

Census, 2021

Table A6.7 Demographic profile of private rented households in the sub-market areas of King's Lynn & West Norfolk, 2021

Measure	King's Lynn	West	North	East
Total households	4,911	4,236	2,315	1,305
Single people	33.2%	29.0%	38.2%	27.2%
Couple	18.4%	24.1%	28.1%	27.5%
Couple with kids	21.7%	26.7%	18.0%	30.8%
Lone parent	14.7%	13.5%	11.8%	10.5%
Other	12.0%	6.6%	3.9%	4.0%
Total	100.0%	100.0%	100.0%	100.0%
Total households	4,911	4,236	2,315	1,305
Household reference person aged under 65	90.7%	83.1%	68.5%	81.4%
Household reference person aged 65 and over	9.3%	16.9%	31.5%	18.6%
Total	100.0%	100.0%	100.0%	100.0%

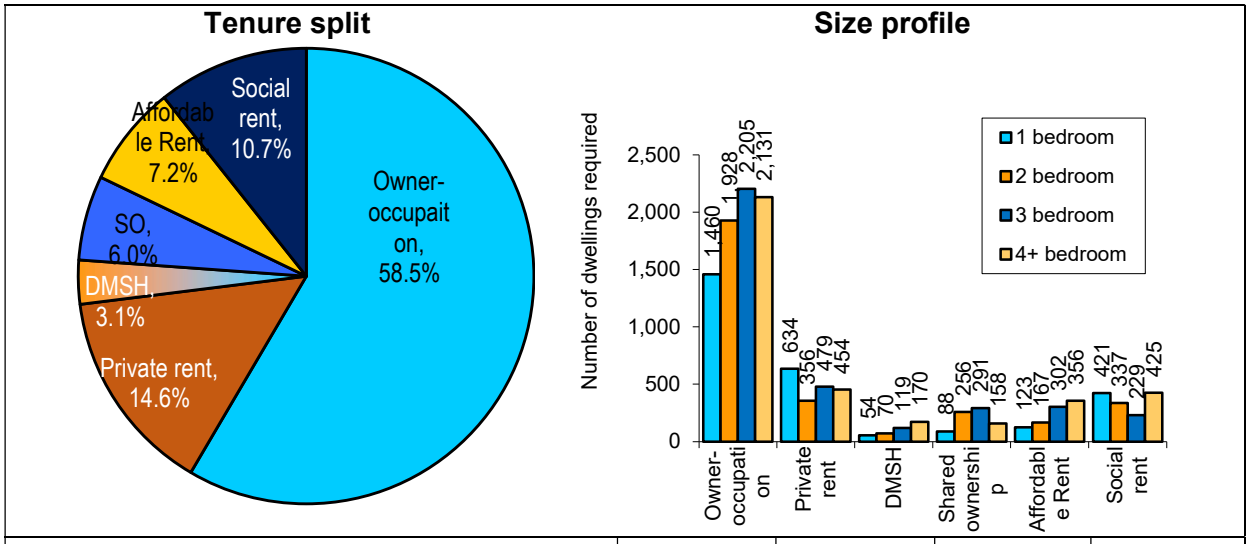
Census, 2021

Appendix 7. Alternative LTBHM outputs

Introduction

For contextual purposes, this appendix sets out the equivalent housing mix requirement over the Local Plan period in King's Lynn & West Norfolk if the household growth was not uplifted by the Standard Method. The growth is based only on high migration variant population and household projections published by the Office of National Statistics.

Figure A7.1 Requirement for all new housing in King's Lynn & West Norfolk over the plan-period without a Standard Method uplift



New housing required 2025 to 2045		*1 bed*	*2 bed*	*3 bed*	*4 bed*
Owner-occupation	**7,724**	1,460	1,928	2,205	2,131
	58.5%	11.0%	14.6%	16.7%	16.1%
Private rent	**1,923**	634	356	479	454
	14.6%	4.8%	2.7%	3.6%	3.4%
Discount market sales housing	**412**	54	70	119	170
	3.1%	0.4%	0.5%	0.9%	1.3%
Shared Ownership (SO)	**793**	88	256	291	158
	6.0%	0.7%	1.9%	2.2%	1.2%
Affordable Rent	**948**	123	167	302	356
	7.2%	0.9%	1.3%	2.3%	2.7%
Social Rent	**1,413**	421	337	229	425
	10.7%	3.2%	2.6%	1.7%	3.2%
Total	**13,212**	2,780	3,115	3,625	3,694
	100.0%	21.0%	23.6%	27.4%	28.0%

HDH Planning and Development Ltd is a specialist planning consultancy providing evidence to support planning authorities, landowners and developers. The firm is regulated by the RICS.
The main areas of expertise are:

- Community Infrastructure Levy (CIL)
- Housing market area wide and site specific Viability Analysis
- Local and Strategic Housing Market Assessments and Housing Needs Assessments

HDH Planning and Development have clients throughout England and Wales.

HDH Planning and Development Ltd
Registered in England Company Number 08555548
Clapham Woods Farm, Keasden, Nr Clapham, Lancaster. LA2 8ET
info@hdhplanning.co.uk / 015242 51831



LPTG POLICY REVIEW AND DEVELOPMENT PANEL REPORT

REPORT TO:	Local Plan Task Group		
DATE:	19/11/2026		
TITLE:	Settlement Hierarchy Topic Paper		
TYPE OF REPORT:	Policy Development		
PORTFOLIO(S):	Cllr J Moriarty		
REPORT AUTHOR:	Luke Brown and Michael Burton		
~~OPEN/~~EXEMPT		WILL BE SUBJECT TO A FUTURE CABINET REPORT:	~~*Yes*~~*/No*

REPORT SUMMARY/COVER PAGE

PURPOSE OF REPORT/SUMMARY:
To help inform the structure of the emerging Local Plan, individual settlements are assessed and categorised into a settlement hierarchy, based on a set of defined criteria. As a result, settlements are ordered and classified based on their size and/or the range of services that they provide. The higher up the hierarchy the larger the population, the number of services provided and the fewer the constraints to development. One of the key reasons for establishing a settlement hierarchy is to promote sustainable communities by aligning housing, jobs, and services together to maintain and promote the viability of local facilities and reduce the need to travel to services and facilities elsewhere. It translates the spatial development strategy into plan policy and helps to determine what role each settlement can play in addressing the future development needs of the Borough. This will in part, inform decisions on the locations of development. The Settlement Hierarchy Topic Paper (appended) sets out the methodology and results which create a settlement hierarchy and will support/underpin the Borough Council's (BC's) New Local Plan (2026-2044).
OPTIONS CONSIDERED:
1. To approve the newly proposed settlement hierarchy for the new Local Plan to enable progress of the production of the plan to continue; or 2. Defer approval of the settlement hierarchy pending further changes. This would lead to a delay and cause a negative impact to the Local Plan Timetable; or 3. Do not approve the newly proposed settlement hierarchy for new Local Plan. This would lead to a high-risk in not delivering a Local Plan within the 30-month required timeframe.
RECOMMENDATIONS:
To approve the newly proposed settlement hierarchy for the new Local Plan.
REASONS FOR RECOMMENDATIONS:
1. To enable the Local Plan process to proceed, in accordance with Government Legislation and the Local Plan Timetable.

2. To enable the team to inform the growth options and distribution of growth across the Borough as well as site selection and policy development.

APPROVAL (Y/N)	YES / NO	DATE

REPORT DETAIL

1. Settlement Hierarchy Topic Paper.

Borough Council of
King's Lynn &
West Norfolk

Borough Council of
King's Lynn &
West Norfolk

NEW LOCAL PLAN 2026-2044

TOPIC PAPER 1:

SETTLEMENT HIERARCHY

Draft – October 2026

Borough Council of
King's Lynn &
West Norfolk

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1. Introduction

1.1 Individual settlements are assessed and categorised into a settlement hierarchy, based on a set of defined criteria. As a result, settlements are ordered and classified based on their size and/or the range of services that they provide. The higher up the hierarchy the larger the population, the number of services provided and the fewer the constraints to development.

1.2 One of the key reasons for establishing a settlement hierarchy is to promote sustainable communities by aligning housing, jobs, and services together to maintain and promote the viability of local facilities and reduce the need to travel to services and facilities elsewhere. It translates the spatial development strategy into plan policy and helps to determine what role each settlement can play in addressing the future development needs of the Borough. This will in part, inform decisions on the locations of development.

1.3 This topic paper sets out the methodology and results which create a settlement hierarchy and will support/underpin the Borough Council's (BC's) New Local Plan (2026-2044).

1.4 The purpose of the New Local Plan (NLP) is to assess the future needs and delivery for new homes, employment land and infrastructure provisions across the Borough in line with changes to legislation and National Planning Policy introduced by Government. This includes a new method for calculating Local Housing Need (LHN), which significantly increases from 554 new homes a year under the current Local Plan to indicatively 993 new homes as the basis for the NLP.

1.5 Part of the preparation of the NLP includes a re-assessment of our existing settlement hierarchy which was established through the currently adopted Local Plan (2021-2040). The current settlement hierarchy guides the broad location of sustainable development via a combination of allocations and windfall development. It categorises settlements according to their level of services and facilities provision, their size and different roles, and groups them into a tier system as identified within Policy LP01 of the adopted Local Plan.

1.6 For the NLP, the overall spatial strategy will recognise the existing settlement pattern with the aim of maintaining a network of sustainable communities while protecting and enhancing the environmental assets of the Borough. However, significant uplift in the level of housing growth required by Government means that a detailed review of the existing settlement hierarchy is necessary to make sure the BC can successfully meet its growth requirements in a sustainable way.

2. Purpose of the Review

2.1 It is acknowledged that the provision of services and facilities within settlements can change over time and that it is necessary to update our existing assessment of settlements as we plan for the period to 2044.

2.2 This will ensure the foundation of the spatial strategy of the NLP remains an accurate reflection of the role settlements play across the Borough. This may mean that some settlements in the existing hierarchy fall out of the new hierarchy, move category or remain in the same category.

2.3 The revised settlement hierarchy will assist in determining the location of future development in the Borough up to 2044. It will ensure that new development planned through the NLP continues to be directed to the more sustainable settlements, is appropriate for the settlement in question and is adequately supported by infrastructure and services.

2.4 The assessment does not by itself determine settlement capacity or advise on the suitability and likely level of future growth to be accommodated. This will be determined through the NLP considering the settlement hierarchy and various other studies forming the evidence base, including the Housing and Economic Land Availability Assessment (HELAA), Sustainability Appraisal (SA), Strategic Flood Risk Assessment (SFRA), transport modelling and a Infrastructure constraints, capacity, and opportunities assessment, among other evidence base reports.

2.5 The availability of suitable sites, submitted through the call for sites process, will ultimately regulate levels of development at each settlement following site assessments undertaken as part of the HELAA & SA. It will not follow therefore that every settlement within each category of the hierarchy will accommodate the same level of growth over the plan period (to 2044).

3. National Planning Policy and Guidance

3.1 The Government's planning polices for England are set out in the National Planning Policy Framework (NPPF) 2026. This provides a framework for local development plans. The NPPF does not provide specific advice and guidance on how to produce settlement hierarchies, which function as a key aspect of the spatial development strategy. Within the NPPF, an overarching ambition is for the planning system to contribute to 'achieving sustainable development' through spatial planning.

3.2 The 2026 NPPF requires the Local Plan to set a spatial strategy (Policy S2), for which the settlement hierarchy would form an important aspect.

S2: Producing a spatial strategy

1. The development plan should set out a spatial strategy setting clear expectations for the location of development and where land should be protected or enhanced for specific purposes, by identifying at the most appropriate plan level:
    a. Settlements within the development plan area (applying the definition in the glossary at Annex B), whether existing or proposed, and their boundaries;
    b. The location and boundary of town centres within settlements, or other specific areas where particular approaches to development apply;
    c. Land that is protected or proposed to be enhanced for specific purposes (such as habitat improvement) and which places limits on whether development proposals may be acceptable or where specific policies apply. Designations and associated policies to safeguard gaps between settlements should be used only where they are necessary to maintain the separate identities of the settlements and their physical separation, should be no larger than needed to achieve this aim, and should not apply to land in the Green Belt; and
    d. Sites allocated for development to meet the identified need for housing and other uses in the area and for local and strategic infrastructure (including any proposals to enable the development of land around stations).
2. The spatial strategy should be illustrated on a key diagram forming part of a spatial development strategy and/or local plan (or minerals and waste plan, where relevant), with the boundaries of specific policy areas, land-use designations and allocations identified on a policies map.

3.3 NPPF Policy S2 applies to plan-making; i.e. preparation of the next Local Plan. National decision-making policies (S3-S5) relate to how the principle of development should be applied to decisions within defined settlements (S3(1)(a) and S4) and outside settlements (S3(1)(b) and S5). These policies have been in force since August 2026, with an implication that a settlement hierarchy is necessary to achieve sustainable development.

3.4 The Planning Practice Guidance (PPG), which support the NPPF, provides further detail, and states that:

'*A thriving rural community in a living, working countryside depends, in part, on retaining local services and community facilities such as schools, local shops, cultural venues, public houses and places of worship. Rural housing is essential to ensure viable use of these local facilities'.*

3.5 It is anticipated that the PPG will be reviewed/ updated in due course, to ensure this aligns with the adoption of the 2026 NPPF.

4. Methodology of the Review

4.1 The current Local Plan 2021-2040 includes a list of named settlements (Policy LP01). These all have defined development boundaries. Other rural hamlets and isolated groups of buildings are classed as open countryside, where NPPF Policy S5 will apply in decision making.

4.2 The smallest villages and hamlets (including those not listed in the current settlement hierarchy) have been assessed, to determine whether this ought to be included within the settlement hierarchy, or whether they should be regarded as open countryside. This is based on their sustainability scoring.

4.3 The methodology for the existing hierarchy used a staged assessment process and a scoring system (See Appendix 1). This was based on an audit of services and facilities to assess the sustainability of settlements. Each settlement was then considered against other qualitative factors (such as planning constraints) which determined its overall scoring/ position in the hierarchy.

4.4 The BC propose that this approach remains appropriate, but have included some changes, such as further assessing the functional relationship between settlements (through the clustering of settlements together) and reviewing those settlements close to King's Lynn and the Main Towns to identify whether more substantial levels of growth could be accommodated around these key settlements.

4.5 The construction of the hierarchy combines both a quantitative measurement through the overall scoring, and some qualitative selection by introducing determining factors to differentiate the range of access to key services and facilities and connectivity to public transport and thereby further test the sustainability of the settlements. Those settlements that do not meet all the determining factors or have changed tier from the adopted Local Plan or looked anomalous from local knowledge, are taken forward for further qualitative analysis before assigning each settlement to the appropriate tier.

4.6 In addition, a review of the number of tiers within the hierarchy was undertaken to enhance clarity, the effectiveness of the hierarchy and to ensure a reviewed hierarchy would provide a be suitable mechanism to accommodate the increased growth requirement.

4.7 This, along with the reapplication of the revised methodology will help to formulate several spatial options for growth across the Borough. Along with a revised methodology, the BC also undertook a review of each existing development boundary and considered if other pockets of development should have a development boundary, to reflect any changes to the development of relevant settlements.

5. Introducing Policy Areas

5.1 With the adoption of the Local Plan (2021-2040), the former "Settlements Adjacent to King's Lynn and the Main Towns (SAKLMTs)" are proposed to be no longer treated as a separate tier. Instead, they are now incorporated into the King's Lynn Policy Area (Tier 1) or the Main Town Policy Areas (Tier 2), depending on their functional relationship. These locations are provided in the table below. As before the majority of these locations will be explored to accommodate significant levels of strategic growth.

5.2 The Local Plan anticipates an increased housing requirement (rising from 554 to indicatively 993 dwellings per year under the new standard method, December 2024). This will necessitate further urban extensions in and around these settlements, ensuring that growth is directed to the most sustainable locations.

Table 1: Proposed Policy Areas for Towns and surrounding areas

	Settlements
King's Lynn Policy Area	King's Lynn urban area (including Gaywood, Hardwick, North Lynn, South Lynn)
	North Wootton
	South Wootton
	West Lynn
	West Winch and Setchey
	North Runcton

Downham Market Policy Area	Downham Market
	Bexwell (Ryston Parish)
	Denver
	Wimbotsham
Hunstanton Policy Area	Hunstanton
	Heacham
	Old Hunstanton
Wisbech Fringe Policy Area[1]	Emneth
	Walsoken

6. Options for reviewing the Existing Settlement Hierarchy

6.1 The existing settlement hierarchy within the adopted Local Plan 2021-2040, consists of 6 tiers:

1. Tier 1 - Sub Regional Centre (King's Lynn)
2. Tier 2 - Main Towns (Downham Market, Hunstanton, Wisbech Fringe)
3. Tier 3 - Settlements Adjacent to King's Lynn and the Main Towns (SAKLMTs)
4. Tier 4 - Key Rural Service Centres (KRSCs)
5. Tier 5 - Rural Villages (RVs)
6. Tier 6 - Smaller Villages and Hamlets (SVHs)

6.2 This represents a continuation of the 6-tier settlement hierarchy that was used in its predecessor (2011 Core Strategy and 2016 Site Allocations and Development Management Policies Plan). Tiers 1-3 represent urban areas, while tiers 4-6 are rural settlements.

Urban areas

6.3 The review of tiers 1-3 considers the following options:

- Retention of 3-tier approach for urban areas, in accordance with current Local Plan; or

[1] The town of Wisbech lies outside the Borough, although parts of the urban area fall within the parishes of Emneth and Walsoken.

- Simplified settlement hierarchy, moving to a 2-tier approach for the urban areas.

6.4 King's Lynn (population 42,100; 2021 Census) is significantly larger than the next largest urban area (Downham Market, population 11,300). Wisbech, which adjoins the Borough, is also significantly smaller than King's Lynn (population 26,800). Therefore, it remains appropriate to retain separate tiers for King's Lynn and other Main Towns.

6.5 Tier 3 (SAKLMTs), was found to be necessary for the current Local Plan, recognising that these are separate and distinct from the adjacent urban areas but which, nevertheless, are accommodating significant urban extensions. SAKLMTs do not fit into a rural settlement hierarchy as, although they have a significant range of services and facilities (equivalent to KRSCs), they do not function as rural service centres. Table 2 (below) considers advantages and disadvantages of the two approaches.

Table 2

Urban areas: Option	Description	Summary of main advantages/ benefits	Summary of main disadvantages
1	Retention of 3-tier approach for urban areas, in accordance with current Local Plan	• Tried/ tested methodology, recently endorsed by Local Plan Inspectors • Recognises functional relationships between tier 3 settlements (villages) and adjacent/ neighbouring urban areas	• 3-tier approach appears complicated; e.g. artificial distinction between West Winch and Growth Area, when in reality these will become a single entity • A simplified approach may more effectively recognise the functional relationship between urban areas and adjacent villages
2	Simplified settlement hierarchy, moving to a 2-tier approach for the urban areas	• Allows for comprehensive review/ reassessment of current Local plan settlement hierarchy • Allows locally-distinctive spatial strategies to be developed for each urban area, recognising the functional relationships between	• Need to satisfy Planning Inspectors through the Local Plan examination process, that the methodology applied is appropriate • Provides an opportunity to develop a simplified, easier to understand Local Plan settlement hierarchy

Urban areas: Option	Description	Summary of main advantages/ benefits	Summary of main disadvantages
		towns and their adjacent rural hinterlands	

Rural areas

6.6 The rural settlement hierarchy review considers three potential options; i.e. reasonable alternatives:

- Continue with wholly service-based assessment methodology/ three-tier hierarchy;
- Revised methodology considering services/ facilities and development constraints (two-tier rural settlement hierarchy:
- Revised methodology considering services/ facilities and development constraints (three-tier rural settlement hierarchy).

6.7 These options represent a potential amendment to the approach used for the current Local Plan to rank rural settlements, by introducing constraints as a direct measure for overall sustainability. As for the urban areas, the merits of 2-tier and 3-tier settlement hierarchies are also considered. Table 3 (below) provides a brief analysis of the three options.

Table 3

Rural areas: Option	Description	Summary of main advantages/ benefits	Summary of main disadvantages
1	Continue with wholly service-based assessment methodology/ three-tier hierarchy, as previously applied for Local Plan 2021-2040[2]	• Tried/ tested methodology, recently endorsed by Local Plan Inspectors • Would allow for spatial strategy/ settlement hierarchy similar to current Local Plan to be brought forward	• Does not give due consideration to matters of development constraint/ capacity affecting individual settlements • Closely tied to current Local Plan spatial strategy, so does not make provision for more extensive review of overall spatial strategy

[2] https://www.west-norfolk.gov.uk/download/downloads/id/8020/f47_topic_paper_spatial_strategy_settlement_hierarchy_neighbourhood_areas.pdf

Rural areas: Option	Description	Summary of main advantages/ benefits	Summary of main disadvantages
2	Revised methodology considering services/ facilities and development constraints (two-tier rural settlement hierarchy: • Principal/ large villages • Smaller/ other villages	• Allows for comprehensive review/ reassessment of current Local plan settlement hierarchy • Enables spatial strategy to be simplified/ allow Plan to identify most appropriate/ sustainable locations for growth	• Need to satisfy Planning Inspectors through the Local Plan examination process, that the methodology applied is appropriate • Provides an opportunity to develop a simplified, easier to understand Local Plan settlement hierarchy
3	Revised methodology considering services/ facilities and development constraints (three-tier rural settlement hierarchy): • Large/ principal/ service villages • Medium-size/ other villages • Smaller/ restraint villages	• Allows for comprehensive review/ reassessment of current Local plan settlement hierarchy • Recognises the vast differences between over 100 individual rural settlements	• Need to satisfy Planning Inspectors through the Local Plan examination process, that the methodology applied is appropriate • Outcome likely to be similar to option 1; i.e. 3 tier hierarchy

6.8 The potential approaches for urban and rural areas, recognise the current 6-tier Local Plan settlement hierarchy. The potential alternative is a move to a simplified 4-tier settlement hierarchy, consisting of 2 urban and 2 rural tiers. The latter is considered the preferred approach, as it allows for a simplified (more comprehensible) settlement hierarchy and, hence, spatial strategy.

7. 'Settlement Clusters'

7.1 During the data gathering- stage (services, facilities, constraints etc, information was collected at both parish level (e.g. household numbers) and spatially (e.g. through mapping and site visits undertaken in Summer 2025). This provided robust evidence base but did not, by itself, take account of the spatial and functional relationships that exist between some settlements.

7.2 The concept of joint settlements or clusters is not new. The adopted Local Plan, and its predecessors, identified several settlements that function together either because they form a single parish or because they share close physical and/or functional relationships.

7.3 A review undertaken of this aspect has taken place as part of this settlement hierarchy review. This confirmed that many of these joint settlement designations remain appropriate. In addition, further analysis identified other groups of settlements that also function as clusters, based on their proximity and shared services. Based on the evidence there are some new clusters proposed. This ensures that the settlement hierarchy reflects not only individual settlement characteristics but also the way in which some settlements operate collectively.

7.4 The following criteria were applied to determine whether settlement groups could be regarded as clusters. To qualify, a group must meet at least one (and ideally two) of the following:

a) Located within a single parish;

b) Physically conjoined;

c) Covered by a joint Neighbourhood Plan; or

d) Sharing at least three key services/facilities.

7.5 Importantly, not all settlements within the same parish automatically form part of a functional cluster. For example, Barroway Drove, Stow Bardolph and Stow Bridge (all within Stow Bardolph Parish) have little or no functional relationship. Similarly, Hilgay and Ten Mile Bank (both within Hilgay Parish) are physically and functionally separate, being on opposite sides of the Great Ouse. Other examples include Hay Green and Terrington St Clement, which, despite being in the same parish are physically separated by the A17 strategic road and do not function as a single settlement.

7.6 The survey of services and facilities (summer 2025) confirmed that most of the previously identified clusters remain relevant and appropriate. However, several additional clusters were also identified, based on the criteria above. These are now recognised within the settlement hierarchy, ensuring that Tier 4 Small Villages can be understood both individually and, where appropriate, as part of a functional cluster. A List of Settlement Clusters and their rationale can be found in Appendix 2.

8. The proposed New Settlement Hierarchy

8.1 The data and information from the audit, has been applied to the scoring criteria to form an audit matrix of the total scores for each settlement for ease of comparison. The highest and lowest scores represent the settlements at the top and bottom of the hierarchy respectively. At this point the current settlement hierarchy was examined to assess whether the existing categories within the hierarchy (6 tiers) continue to remain appropriate. Taking account of the initial ranking and its resonance with the current settlement position in tiers along with the introduction of settlement 'clustering' and wider 'policy areas' for the main towns, it is proposed that the classification tiers in the adopted settlement hierarchy should be altered.

Table 4: Change in position from 2025 hierarchy and new proposed hierarchy

Old 6-Tier Hierarchy (2025)	New 4-Tier Hierarchy	Notes on Transition
Tier 1 Sub Regional Centre (King's Lynn)	Tier 1 King's Lynn Policy Area, incorporating former Tier 3 (settlements adjacent to King's Lynn)	Directly carried forward, now defined as the King's Lynn Policy Area.
Tier 2 Main Towns (Downham Market, Hunstanton, Wisbech Fringe)	Tier 2 Main Town Policy Areas, incorporating former Tier 3 (settlements adjacent to Main Towns)	Main Town Policy Areas extended, to include nearby villages that have a close functional relationship to the Main Towns.
Tier 3 Settlements Adjacent to King's Lynn and the Main Towns (SAKLMTs)	Incorporated into Tier 1 or Tier 2, depending on proximity and function	No longer a separate tier; settlements absorbed into the relevant urban policy area (Tier 1 or Tier 2).
Tier 4 Key Rural Service Centres (KRSCs)	Tier 3 Large Villages	Reframed as Large Villages, reflecting their service role and local constraints.
Tier 5 Rural Villages (RVs)	Tier 4 Small Villages	Combined with smaller villages and hamlets (Tier 6 from Local Plan 2021-2040) to form Small Villages/ Clusters.
Tier 6 Smaller Villages and Hamlets (SVHs)	Tier 4 Small Villages	Consolidated into Clusters alongside Rural Villages.

The result of this is move from a 6-tier settlement hierarchy to a 4 tier settlement hierarchy which is not only clearer but also represents the Borough more accurately in terms of the roles and functions of each settlement. This new settlement hierarchy can be viewed via the table below.

Table 5: New proposed hierarchy

Tier	Name	Settlements
Tier 1	King's Lynn Policy Area	King's Lynn and it's immediate surrounding policy area (West Winch/ Setchey, West Lynn, South Wootton, North Wootton and North Runcton)
Tier 2	Main Town Policy Areas	• Downham Market Area (Wimbotsham, Denver, Bexwell) • Huntstanton (Heacham, Old Huntstanton) • Wisbech Fringe (Emneth, Walsoken).
Tier 3	Large/ Service Villages	19 villages/ village clusters: 1. Outwell/ Upwell/ Three Holes cluster 2. Dersingham, Snettisham and Ingoldisthorpe cluster 3. Burnham Market/ Burnham Overy Staithe/ Burnham Thorpe cluster 4. Feltwell with Hockwold cum Wilton cluster 5. Terrington St Clement 6. Marham/ Upper (RAF) Marham 7. St John's Highway/ Terrington St John/ Tilney St Lawrence cluster 8. West Walton/ Walton Highway cluster 9. Methwold parish and Northwold cluster 10. Grimston, Pott Row, Roydon & Congham cluster 11. Clenchwarton 12. Stoke Ferry, Broughton, Whittington and Wretton cluster 13. Brancaster/ Brancaster Staithe/ Burnham Deepdale 14. Watlington 15. Middleton/ Blackborough End (parish cluster) 16. Great Massingham 17. Gayton/ Gayton Thorpe (parish cluster) 18. Docking 19. Southery
Tier 4	Small Villages	49 Villages/ village clusters 1. Wiggenhall St Germans Parish cluster 2. Stow Bridge 3. Walpole St Andrew/ Walpole St Peter (Walpole parish) 4. North Creake/ South Creake cluster 5. Marshland St James/ St John's Fen End with Tilney Fen End cluster

		6. Pentney 7. East Rudham/ West Rudham cluster 8. Runcton Holme 9. Shouldham 10. Castle Acre 11. Syderstone 12. Thornham 13. Hilgay 14. Walpole Highway 15. Leziate/ Ashwicken (parish cluster) 16. Hillington/ Flitcham cluster 17. East Winch 18. Wiggenhall St Mary Magdalen 19. Wereham 20. Crimplesham 21. Tilney All Saints/ Tilney High End (parish cluster) 22. Walpole Cross Keys 23. Fincham 24. Harpley 25. Holme Next The Sea 26. Nordelph 27. West Newton 28. Sedgeford 29. Welney 30. Great Bircham/ Bircham Tofts (Bircham parish cluster) 31. Castle Rising 32. Stanhoe 33. Tottenhill 34. Wormegay 35. Ringstead 36. Barroway Drove 37. West Dereham 38. Hay Green 39. Bircham Newton (CITB) 40. Stow Bardolph 41. Barton Bendish 42. Shouldham Thorpe 43. Ten Mile Bank 44. West Acre 45. Salters Lode 46. Wolferton 47. Lakes End 48. Saddlebow

Urban areas

Tier 1 - King's Lynn Policy Area

8.2 King's Lynn is by far the largest settlement with the Borough, with a population of around 42,100 (2021 Census). The King's Lynn Policy Area (Tier 1) continues to be recognised as the Borough's Sub Regional- Centre, accommodating the greatest concentration of population, employment, services, and infrastructure.

Tier 2 - Main Town Policy Areas

8.3 While the Main Towns differ significantly in population, they are all considerably smaller than King's Lynn in both scale and function. Accordingly, the two-tier- distinction between the King's Lynn Policy Area (Tier 1) and the Main Town Policy Areas (Tier 2) provides a clear and proportionate framework, consistent with national policy (December 2024 NPPF, paragraph 36(b)).

8.4 The Main Town Policy Areas (Tier 2) Downham Market, Hunstanton, and the Wisbech Fringe provide a complementary role, offering a wide range of services and facilities to their surrounding catchments.

Rural Areas

8.5 Settlements previously categorised as "Settlements Adjacent to King's Lynn and the Main Towns (SAKLMTs)" are now incorporated into the new Policy Areas. Their role is recognised either within the King's Lynn Policy Area, the Main Town Policy Areas, or as part of the rural settlement tiers, depending on their function and relationship to the wider urban area.

8.6 The previous three tier rural structure Key Rural Service Centres (KRSCs), Rural Villages (RVs), and Smaller Villages and Hamlets (SVHs) has been consolidated into two tiers, for clarity and ease of interpretation:

- Tier 3 Large Villages
- Tier 4 Small Villages

Tier 3 - Large Villages

8.7 Beyond the urban areas, the hierarchy identifies Large Villages (Tier 3) as the most sustainable rural settlements, with a substantial range of services and facilities that support both their residents and surrounding communities.

Tier 4 – Small Villages

8.8 Smaller Villages (Tier 4) form the majority of settlements within the hierarchy. These comprise medium-sized villages, smaller villages and hamlets which, while more limited in services individually, function collectively to provide for local needs and accommodate modest levels of growth.

8.9 This reflects the recognition that many smaller settlements function most effectively when considered collectively, while larger villages continue to provide a higher level of services and facilities.

8.10 The adopted methodology for defining these tiers considered both the presence of services and facilities and the wider development context, including constraints and opportunities. This more holistic approach ensures that the spatial strategy is applied consistently and proportionately across the Borough.

8.11 The move to a two-tier rural settlement hierarchy provides a clearer and more accessible framework for policy application. It simplifies both plan-making and decision-making, ensures that growth is directed to the most sustainable rural locations, and avoids unnecessary complexity in distinguishing between numerous small settlement categories.

9. Conclusion

9.1 The Settlement Hierarchy is a key piece of evidence that will be used to inform and prepare the New Local Plan, helping to define the most sustainable settlements within the Borough. The study is based on a methodology with updated data from the survey work undertaken through primary data gathering, together with engagement with the public, ward members and with parish councils over the past few years.

9.2 The purpose of this Topic Paper has been to help set out how our settlements currently function as we start to shape the future and set a strategy for determining the scale and nature of future development through the NLP. The settlement hierarchy purpose is not only to identify the current role of settlements through the facilities and services they provide, but also to help define a sustainable spatial strategy, to facilitate decisions on which settlements are best placed to accommodate future development.

9.3 There is a distinction between those settlements that have all key facilities and a good level of public transport, and those that do not. The Borough has over 100 settlements but a significant proportion of these are hamlets with little in the way of service provision. The settlements with higher levels of provision all offer a variety of services and facilities to meet the day-to-day

needs of the community. Therefore, the settlements range from the most sustainable to the least sustainable hamlets when considering future growth.

10. Appendices

Appendix 1: Rural Area Settlement Hierarchy Methodology

10.1 Three approaches to developing a settlement hierarchy for the rural areas have been considered (section 5, above):

1. Continue with wholly service-based assessment methodology/ three-tier hierarchy;
2. Revised methodology considering services/ facilities and development constraints (two-tier rural settlement hierarchy:
3. Revised methodology considering services/ facilities and development constraints (three-tier rural settlement hierarchy)

10.2 The methodology applied for the current Local Plan required individual settlements to achieve both the necessary service requirement score (10 or more for KRSCs) and host all the specified key services (option 1, above). It reflects the specific role of larger villages, in providing services to other nearby smaller settlements (Local Plan para 3.22).

10.3 The approach is fully described in the Topic Paper Spatial Strategy and Settlement Hierarchy (August 2023). Settlement scorings, based upon data collected and collated during summer 2023, are summarised in the Topic Paper Appendix[3].

Options 2 and 3 methodologies

10.4 Options 2 and 3 (above) seek to balance settlement services/ facilities, constraints and size (household Nos). Compared to option 1, these present a full opportunity to develop an entirely new spatial strategy for a future Local Plan.

10.5 Options 2 and 3 gather and collate data, in exactly the same way. This is explained in further detail below.

Key services and facilities

3 https://www.westnorfolk.gov.uk/download/downloads/id/8004/f47a_appendix_1_settlement_hierarchy_assessment.pdf

10.6 As for option 1, options 2 and 3 highlight a range of key services and facilities that define each settlement. Details for "key services" and how this was collated, are set out below (Table 6).

Table 6

Key service/ facility	**Scoring**	**Data source/ how collated**
Convenience retailing/ store(s)	+1 per unit, up to a maximum 10	www.google.com/maps Site visits (June 2025)
Post office	+1 (limited/ mobile service) +2 (full/ fixed service)	https://www.postoffice.co.uk/branch-finder
Community hall	+1 per unit, up to a maximum 10	www.google.com/maps Site visits (June 2025)
School	+1 each Primary/ pre-school/ nursery +2 Secondary school	https://csapps.norfolk.gov.uk/schoolfinder/ www.google.com/maps
Public house	+1 per unit, up to a maximum 10	www.google.com/maps Site visits (June 2025)
Place of worship	+1 per unit, up to a maximum 10	www.exploringnorfolkchurches.org www.norfolkchurches.co.uk www.google.com/maps Site visits (June 2025)
Bus service	1 (demand responsive/ less than daily) 2 (at least 3-4 services daily) 3 (hourly or more)	https://www.norfolk.gov.uk/buses https://www.lynxbus.co.uk/journey-planner/ www.google.com/maps

10.7 The proposed scoring considers the nature of key services/ facilities and their practical availability. For example, a limited/ mobile Post Office service would be of less practical benefit than a full/ fixed service. A village with multiple convenience stores offers greater choice/ availability to users.

Other services and facilities

10.8 A range of other services and facilities also provide a strong indication for the character of individual settlements. These are not counted as key services, either due to these being relatively "rare" and/ or serving a wide/ extensive geographical area (e.g. GP surgery, railway station), or specialist (comparison retailing, café/ fast food takeaway).

10.9 These services are scored in a similar way to key services and facilities, based upon the characteristics of each (Table 7).

Table 7

Other service/ facility	**Scoring**	**Data source/ how collated**
Other shops/ stores (e.g. comparison retailing)	+1 per unit, up to a maximum 10	www.google.com/maps Site visits (June 2025)
Service Station/ Garage Services	+1 per unit, up to a maximum 10	www.google.com/maps Site visits (June 2025)
GP Surgery/ medical services	+2 Main GP Surgery +1 per facility Dentist, pharmacy, outreach etc	www.google.com/maps Site visits (June 2025)
Library	+2 Main library +1 Community/ mobile library	https://www.norfolk.gov.uk/article/40087/Visit
Fast food takeaway/ café	+1 per unit, up to a maximum 10	www.google.com/maps Site visits (June 2025)
Rail station	+3 regular service +1 infrequent/ irregular service	www.thetrainline.com www.google.com/maps Site visits (June 2025)
Sports/ recreation/ leisure	+1 per unit, up to a maximum 10	www.google.com/maps Site visits (June 2025)
Misc rural businesses (agriculture, farm diversification, homebased businesses etc)	+1 per unit, up to a maximum 10 (excludes holiday lets/ Air B&Bs)	www.google.com/maps Site visits (June 2025)
Within walking (2km) or cycling (5km) distance of Main Town/ Subregional centre	+2 within 2km walking distance +1 within 5km cycling distance	https://experience.arcgis.com/experience www.google.com/maps Site visits (June 2025)

10.10 The proposed scoring system utilises a similar approach to that for key rural services/ facilities. It allows a consistent and systematic approach to scorings, to be applied.

Constraints

10.11 Constraints, as barriers to potential development capacity, are applied as negative scores. These offset the positive services/ facilities scorings. Constraints are recorded as spatial data that is available to view through the Borough Council's Interactive Planning Policies Map. Settlement constraints scorings are shown in (Table 8).

Table 8

Constraint(s)	**Scoring**	**Data source/ how collated**
Conservation Area	Minus (-) 1 per Conservation Area	Interactive Planning Policies Map
Scheduled Monument	Minus (-) 1 per designated Scheduled Monument (nearby)	Interactive Planning Policies Map
Historic Parks & Gardens	Minus (-) 1 per designated Historic Park & Garden (nearby)	Interactive Planning Policies Map
Ancient Woodland	Minus (-) 1 per designated Ancient Woodland (nearby)	Interactive Planning Policies Map
Flood Risk	Minus (-) 1 Flood Zone 2 Minus (-) 2 Flood Zone 3a Minus (-) 3 Flood Zone 3b	Interactive Planning Policies Map Flood risk assessment - Level 1 | Flood risk assessment - Level 1 | Borough Council of King's Lynn & West Norfolk https://check-long-term-flood-risk.service.gov.uk/map
Coastal change management zone	Minus (-1) if settlement is covered by CCMZ or located nearby	Interactive Planning Policies Map https://environment.data.gov.uk/shoreline-planning/unit/SMP4/PDZ2
National Landscape	Minus (-1) if settlement is covered by Norfolk Coast National Landscape or located nearby	Interactive Planning Policies Map https://www.gov.uk/guidance/how-to-access-natural-englands-maps-and-data
SSSI	Minus (-1) if settlement is located near to SSSI (minus 1 per SSSI)	Interactive Planning Policies Map https://www.gov.uk/guidance/how-to-access-natural-englands-maps-and-data
European site (SAC/ SPA/ Ramsar)	Minus (-1) if settlement is located near to European site	Interactive Planning Policies Map

10.12 The proposed scoring system enables a quantitative balance between local services and facilities (+ve scores) and constraints (-ve scores).

Settlement Size

10.13 One of the key measures used in defining the settlement hierarchy is the size of each settlement. Data is available by Parish and/or Ward, either from the 2021 Census or from Council Tax records. For the Local Plan 2021-2040, Council Tax records were chosen, as they provide a definitive Parish-level record of household numbers and are updated on a monthly basis.

10.14 Council Tax data for April 2024 was utilised (in line with the adopted Local Plan 2021-2040), consistent with the evidence base used for the Local Plan and the Neighbourhood Plan housing requirements (Policy LP03 / Appendix I).

10.15 This scoring system provides a systematic and quantitative approach to assessing settlement size, contributing to the overall "sustainability" profile of each settlement. It offers a clear and consistent snapshot of settlement scale as of summer 2025.

Table 9: No of Households (properties registered for Council Tax, April 2024)

No of Households (properties registered for Council Tax, April 2024)	**Scoring**
<101	1
101-200	2
201-300	3
301-400	4
401-500	5
501-600	6
601-700	7
701-800	8
801-900	9
901-1000	10
>1000	11

10.16 Beyond the spatial constraints identified, the methodology does not directly consider infrastructure capacity constraints. These are addressed through separate studies and evidence, which in turn inform the application of the spatial strategy and the settlement hierarchy.

Settlement clusters

10.17 Where settlement clusters have been identified (due to their proximity or functional relationships), these are generally scored by the overall total for services, facilities or constraints. In some cases this may be inappropriate; i.e. where a single service or facility existing that serves all settlements within the cluster. Table 10 (below) summarises how the overall scores are calculated.

Table 10: Scoring settlement clusters

	How scored	**Rationale**
Parish	n/a	Where appropriate, single-parish clusters are identified. However, some clusters may be multi-parish.
Settlement	n/a	

	How scored	Rationale
Current Status (Local Plan 2021-2040)	n/a	
KEY SERVICES		
Convenience retailing/ store(s)	Total No of services/ facilities across settlement cluster, up to a maximum 10	Numbers of facilities indicate opportunities and choice
Post Office	Total No of services/ facilities across settlement cluster	Numbers of facilities indicate opportunities and choice
Community Hall	Total No of services/ facilities across settlement cluster	Numbers of facilities indicate opportunities and choice
School	Total No of services/ facilities across settlement cluster	Numbers of facilities indicate opportunities and choice
Public House	Total No of services/ facilities across settlement cluster	Numbers of facilities indicate opportunities and choice
Place of worship (e.g. C of E (Parish) Church)	Total No of services/ facilities across settlement cluster	Numbers of facilities indicate opportunities and choice
Bus service	Whichever score is highest for the cluster (e.g. if one settlement has a score of 1 and another scores 3, then the cluster score would be 3)	In practice, users could only ever need one service at any one time, so this is reflected in the scoring
OTHER SERVICES		
Other shops/ stores; e.g. comparison retailing	Total No of services/ facilities across settlement cluster, up to a maximum 10	Numbers of facilities indicate opportunities and choice
Service Station/ Garage Services	Total No of services/ facilities across settlement cluster, up to a maximum 10	Numbers of facilities indicate opportunities and choice
GP Surgery/ medical services	Total No of services/ facilities across settlement cluster	Numbers of facilities indicate opportunities and choice
Library	Whichever score is highest for the cluster (e.g. if one settlement has a score of 1 and another scores 2, then the cluster score would be 2)	In practice, users could only ever need one service at any one time, so this is reflected in the scoring
Fast food takeaway/ café	Total No of services/ facilities across settlement cluster, up to a maximum 10	Numbers of facilities indicate opportunities and choice
Rail station	Whichever score is highest for the cluster (e.g. if one settlement has a score of 1 and another scores 3, then the cluster score would be 3)	In practice, users could only ever need one service at any one time, so this is reflected in the scoring

	How scored	Rationale
Sports/ recreation/ leisure	Total No of services/ facilities across settlement cluster, up to a maximum 10	Numbers of facilities indicate opportunities and choice
Misc rural businesses (agriculture, farm diversification etc - site visits)	Total No of services/ facilities across settlement cluster, up to a maximum 10	Numbers of facilities indicate opportunities and choice
Within walking (2km) or cycling (5km) distance of King's Lynn or Main Town	Whichever score is highest for the cluster (e.g. if one settlement has a score of 1 and another scores 2, then the cluster score would be 2)	Combined scoring for the a cluster, where one or more settlements is situated within 2km or 5km of an urban area
CONSTRAINTS		
Conservation Area	Total Number of designated Conservation Areas (negative/ minus scoring)	Numbers of designations indicate quantum of constraints affecting cluster
Scheduled Monument	Total Number of designated Scheduled Monuments (negative/ minus scoring)	Numbers of designations indicate quantum of constraints affecting cluster
Historic Parks & Gardens	Total Number of designated Historic Parks & Gardens (negative/ minus scoring)	Numbers of designations indicate quantum of constraints affecting cluster
Ancient Woodland	Total Number of designated Ancient Woodlands (negative/ minus scoring)	Numbers of designations indicate quantum of constraints affecting cluster
Flood Risk (EA Flood Zones 2 and 3)	Whichever score is of greatest magnitude for the cluster (e.g. if one settlement has a FZ score of -1 and another scores -3, then the cluster score would be -3)	Combined scoring for the a cluster, to reflect greatest risk. In practice, settlements within a cluster will be affected by the same areas of highest risk.
Coastal change management zone (CCMZ)	Whichever score is of greatest magnitude for the cluster (e.g. if any settlement is affected by CCMZ, the -1 constraints score is applied for the cluster as a whole)	CCMZ is a single entity, so should only be awarded a single scoring for a whole cluster
National Landscape	Whichever score is of greatest magnitude for the cluster (e.g. if any settlement is affected by National Landscape, the -1 constraints score is applied for the cluster as a whole)	National Landscape is a single entity, so should only be awarded a single scoring for a whole cluster
SSSI	Total Number of designated SSSIs (negative/ minus scoring)	Numbers of designations indicate quantum of constraints affecting cluster

	How scored	Rationale
European site (SAC/ SPA/ Ramsar)	Whichever score is of greatest magnitude for the cluster (e.g. if any settlement is affected by a European site, the -1 constraints score is applied for the cluster as a whole)	European sites may have 1, 2 or 3 separate designations. In practice, these represent a single entity.
No of households (properties registered for Council Tax - as of April 2024)		
Households Score	Total number of households recorded for each settlement within the cluster	Overall household scoring, reflecting total number of households
OVERALL SUSTAINABILITY SCORE	**Total combined scorings (above) for settlement cluster**	

10.18 This scoring system recognises the nature and character of services, facilities and/ or constraints. This allows a robust overall scoring for settlement clusters to be made.

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Appendix 2: Settlement Cluster Groupings

Table 11

Proposed settlement cluster	**Rationale for status**	**Proposed tier in new settlement hierarchy**
Outwell/ Upwell/ Three Holes	Outwell, Upwell and Three Holes all form a continuous built-up area. Upwell and Three Holes are both situated within Upwell Parish.	**Tier 3 – Large Villages**
North Wootton/ South Wootton	North and South Wootton form a continuous built-up area, with some shared services; e.g. convenience retail hub, GP Surgery (St Augustine Way). These settlements form part of the King's Lynn Policy Area.	**Tier 1 – King's Lynn area**
West Winch/ Setchey/ North Runcton	West Winch (including Setchey) and North Runcton are covered by a single Neighbourhood Plan. These form a single cluster, given that both parishes will be hosting the West Winch Growth Area in the coming years, while Setchey functions as a significant economic/ employment hub within the parish. These settlements form part of the King's Lynn Policy Area.	**Tier 1 – King's Lynn area**
Marham/ Upper (RAF) Marham	Marham and Upper (RAF) Marham form a single parish cluster, with shared services; e.g. convenience retailing, Post Office, place of worship	**Tier 3 – Large Villages**
Grimston, Pott Row, Roydon and Congham	The parishes of Grimston, Roydon and Congham are covered by a single Neighbourhood Plan. These form a single cluster of physically adjacent settlements with shared services, as highlighted by the decision to prepare a joint Neighbourhood Plan.	**Tier 3 – Large Villages**
St John's Highway/ Terrington St John/ Tilney St Lawrence cluster	St John's Highway/ Terrington St John (single Parish) and Tilney St Lawrence form a continuous built-up area, with some shared services; e.g. convenience retail hub, GP Surgery, Post Office, community hall	**Tier 3 – Large Villages**
West Walton/ Walton Highway	West Walton and Walton Highway form a single parish cluster, with shared services; e.g. schools, place of worship, regular bus service	**Tier 3 – Large Villages**
Wiggenhall St Germans Parish cluster	Wiggenhall St Germans and Wiggenhall St Mary the Virgin form a single parish cluster, with three distinctive built-up areas. Services, including school, community hall and public house divided between these areas.	**Tier 4 – Small Villages**
Brancaster/ Brancaster Staithe/ Burnham Deepdale	Brancaster and Brancaster Staithe/ Burnham Deepdale (single built-up area) form a single parish cluster, with shared services; e.g. Post Office, school, regular bus service	**Tier 3 – Large Villages**

Proposed settlement cluster	Rationale for status	Proposed tier in new settlement hierarchy
North Creake/ South Creake cluster	North and South Creake are adjacent Parishes, situated along the River Burn valley. They have key shared services; e.g. Post Office, community hall, pub.	**Tier 4 – Small Villages**
East Rudham/ West Rudham cluster	East and West Rudham form a continuous built-up area, with some shared services; e.g. Post Office, community hall, school	**Tier 4 – Small Villages**
Hillington/ Flitcham cluster	Hillington and Flitcham are adjacent Parishes. They have key shared services; e.g. community hall, school, pub.	**Tier 4 – Small Villages**
Leziate/ Ashwicken cluster	Leziate and Ashwicken form a single parish cluster, with shared services; e.g. school, place of worship, bus services.	**Tier 4 – Small Villages**
Burnham Market, Burnham Overy and Burnham Thorpe cluster	Burnham Market and nearby settlements (Burnham Overy Staithe and Burnham Thorpe) form a functional cluster of settlements. Other nearby hamlets (Burnham Norton and Burnham Overy Town), listed in the Local Plan 2021-2040 are proposed for removal from the settlement hierarchy (to become countryside), due to their scoring.	**Tier 3 – Large Villages**
Feltwell with Hockwold cum Wilton cluster	Feltwell and Hockwold cum Wilton are adjacent parishes in the south of the Borough, with close functional relationship to settlements within Breckland – Brandon, Lakenheath, Weeting. They are well separated from all other settlements within the Borough, but have longstanding functional relationship with RAF Feltwell.	**Tier 3 – Large Villages**
Methwold Parish and Northwold cluster	Methwold is a single parish cluster, with the principal village (Methwold) closely related to smaller built-up areas/ settlements (Brookville and Methwold Hythe. Methwold hosts a full range of key services and facilities, including (notably) a secondary school (Iceni Academy). Methwold and Northwold are identified as a cluster in the Local Plan 2021-2040 and it is considered that this functional relationship remains appropriate.	**Tier 3 – Large Villages**
Stoke Ferry cluster (with Boughton, Whittington and Wretton)	Stoke Ferry has close functional relationships and/ or proximity to nearby smaller settlements (Boughton, Whittington and Wretton). Services and facilities are shared between settlements; e.g. convenience retailing (Whittington); schools (Stoke Ferry); public house (Stoke Ferry); Boughton (GP Surgery).	**Tier 3 – Large Villages**
Dersingham, Snettisham and Ingoldisthorpe cluster	Three villages situated in close proximity to one another, enclosed by a common (A149) bypass. Include shared services; e.g. Post Office, convenience retailing, pubs and a single bus	**Tier 3 – Large Villages**

Proposed settlement cluster	**Rationale for status**	**Proposed tier in new settlement hierarchy**
	service. The three villages are constrained in a number of locations, but clustering could enable them to accommodate some growth, as a means of ensuring retention of local services/ facilities.	
Walpole parish (The Walpoles) cluster	Walpole St Andrew and Walpole St Peter are linear and adjoin one another to form a single entity. A third, smaller, outlying settlement was defined in the current Local Plan at Walpole Marsh. This is proposed for exclusion from the settlement hierarchy by virtue of its development constraints and lack of facilities (i.e. overall sustainability scoring).	**Tier 4 – Small Villages**
Middleton/ Blackborough End (single parish cluster)	Middleton (including Fair Gren) and Blackborough End form a single parish cluster, with shared services; e.g. school, convenience retailing, Post Office, regular bus service	**Tier 3 – Large Villages**
Bircham (single parish cluster)	Great Bircham and Bircham Tofts form a single parish cluster, with shared services; e.g. convenience retailing, place of worship, community hall	**Tier 4 – Small Villages**
Marshland St James cluster	Marshland St James, together with St Johns Fen End and Tilney Fen End form a continuous built-up area, with shared services; e.g. community hall, school. St Johns Fen End and Tilney Fen End are situated within separate parishes; Terrington St John and Tilney St Lawrence, respectively.	**Tier 4 – Small Villages**
Tilney All Saints (single parish cluster)	West Walton and Walton Highway form a single parish cluster, with shared services; e.g. school, place of worship, leisure facilities	**Tier 4 – Small Villages**
Gayton/ Gayton Thorpe (single parish cluster)	Gayton and Gayton Thorpe, while individual villages, form a single parish cluster. The majority of services and facilities are situated at Gayton, but Gayton Thorpe hosts certain services and facilities; e.g. its own church and leisure facilities at Great Barn Farm.	**Tier 3 – Large Villages**

Appendix 4 – Individual settlements, ranked by score

Settlement	Current Status (Local Plan 2021-2040)	SERVICES	Convenience retailing/ store(s) - Number	Post Office (1 = limited/ mobile service; 2 = full/ fixed)	Community Hall	School (Primary/ pre-school/ nursery +1 each; secondary +2)	Public House	Place of worship (e.g. C of E (Parish) Church)	Bus service (1 = demand responsive/ less than daily; 2 = at least daily; 3 = hourly or more)	Other shops/ stores; e.g. comparison retailing (number)	Service Station/ Garage Services	GP Surgery/ medical services (main GP = 2;	Library (Main library +2; community or mobile library +1)	Fast food takeaway/ café	Rail station (regular = 3; infrequent = 1)	Sports/ recreation/ leisure	Misc rural businesses (agriculture, farm diversification etc - site	Within walking (2km) or cycling (5km) distance of Main Town/ Sub-regional centre (+2 or +1	CONSTRAINTS	Conservation Area	Scheduled Monument	Historic Parks & Gardens	Ancient Woodland	Flood Risk (EA Flood Zones 2 and 3) (FZ2 = -1;	Coastal change management zone	National Landscape	SSSI	European site (SAC/ SPA/ Ramsar)	HOUSEHOLD NOS	No of households (properties registered for Council Tax - as of	Households Score (<100 = 1; 101-200 = 2; 201-300 = 3; 301-400 = 4; 401-500 =	Overall score (Sustainability + household score)	Notes
Heacham	KRSC		4	2	2	2	4	1	3	7	1	5	2	7		6	10			-1			-1	-3	-1	-1	-2	-1		2,770	11	57	
Burnham Market	KRSC		6	2	1	1	6	3	3	10	1	3	1	3		3	10			-1	-2					-1				692	7	56	Burnham Market Primary School within Burnham Norton Parish
Terrington St Clement	KRSC		2	2	2	5	2	1	3	5	3	4	1	2		5	10			-1				-2						1,969	11	55	
Emneth	KRSC		1	2	1	2	1	1	3	7	3		1	5		3	10	2						-1						1,253	11	52	Excludes businesses north of A47; functionally part of Wisbech. Consideration - should Emneth be designated SAKLMT, as it was previously in 2011 Core Strategy?
Dersingham	KRSC		2		3	1	2	2	3	8	4	3	2	4		3	10			-1	-1	-1		-2	-1	-1	-1	-1		2,438	11	49	Doddeshill (rural outlier) - counted with main village
Feltwell	KRSC		2	2	4	5	1	2	2	3	2	1	1	2		6	6										-1	-1		1,356	11	48	
Outwell	KRSC		3	2	2	1	2	2	3	3	5		1	2		3	10							-2						1,055	11	48	Includes "rural outlier" - The Cottons
Snettisham	KRSC		2	1	3	1	2	1	3	10	1	3	1	3		2	10			-1	-1			-2		-1	-1			1,620	11	48	Does not include Snettisham Beach
Upwell	KRSC		5	2	2	1	2	2	3	4	1	2	1	1		4	10			-1				-2						1,335	11	48	
South Wootton	SAKLMT		2	2	1	3	1	2	3	5	1	3	1	3		2	8	2						-2		-1				1,855	11	47	Part of Parish (south of Grimston Road/ A148) included within main King's Lynn urban area
North Wootton	SAKLMT		1	2	3	2	1	1	3	3	3	2	1	1		1	10	2						-2		-1				1,015	11	44	Extensive services (e.g. primary school, GP surgery etc), but shared with nearby King's Lynn urban area. Convenience store/ post office actually sited within South Wootton
West Winch	SAKLMT		2	2	2	1	1	1	3	3	1	1	1	2		3	10	2						-2						1,270	11	44	Setchey forms established employment hub south of West Winch
Clenchwarton	KRSC		1	2	1	1	1	2	3	1	3	1	1	1		5	9	2						-2						1,016	11	43	Terrington St Clement outreach GP surgery; includes outlying developed areas (Jubilee Bank Road/ Ferry Road/ Station Road)
Watlington	KRSC		1	2	1	3	1	1	2		1	2	1	1	3	5	8							-2						1,164	11	41	
Walsoken	SAKLMT		1	2	1		1	1	3	5	1	1	1	1		3	10	2						-1						728	8	40	Existing village designated SAKLMT by virtue of its accommodating significant strategic growth/ sustainable urban extension (SUE)
Marham	KRSC				2	2		2	2	1	3	2	1	2		1	10				-2									1,081	11	37	
Methwold	KRSC		1	2	1	4	1	1	2	3	1		1			2	10			-1				-2						798	8	34	Parish includes outlying settlements (Brookville and Methwold Hythe) - these may be considered a parish cluster
Great Massingham	KRSC		1	2	1	1	1	1	2	3		2	1	1		3	10			-1										485	5	33	
Middleton	KRSC		2	2	1	2	2	1	3	1	1	1	1			2	6	1			-1									686	7	32	
Denver	RV		1	2	1	1	3	1	2					1		4	9	2			-1									432	5	31	Consider as SAKLMT, but A1122 forms firm physical southern boundary for Downham Market - limited opportunity for further expansion to south of A1122 (e.g. proposed release of Golf Course for development, as NCC Highways advised no access can be gained from the A1122; 2020 HELAA, p28)
Docking	KRSC		1	2	1	2	1	1	2	2	1	2	1	1		2	6			-1			-1							741	8	31	Parish includes "rural outlier" Summerfields and part of Bircham Newton CITB

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Grimston	Grimston	KRSC		1	2				1	3	4		2	1			1	10				-2			-2							959	10	31	Parish includes Pott Row
Terrington St John	St John's Highway/ Terrington St John	KRSC		1			1	2	1	3	1	1	3	1	1		3	10				-2										408	5	31	St John's Highway/ Terrington St John are a single entity, so have been dealt with as one
King's Lynn	West Lynn	SAKLMT		2	2	1	1	1	1	3	5	2		1	1		2	10	2						-3							n/a	n/a	31	Total population included with King's Lynn, but freestanding village/ settlement with typical range of services
Southery	Southery	RV		1	1	1	1	1	1	2	4	2		1			1	9							-2							627	7	30	
West Walton	West Walton	KRSC		1		1	4	1	1	3	1	1		1			1	7	1						-2							808	9	30	Smallest/ lowest scoring settlement which includes a secondary school
Gayton	Gayton	KRSC		2	2	1	1	1	1	3	1	1	2	1	2		3	7				-3		-2	-2							768	8	29	Significant range of services/ facilities, but offset by significant constraints - scheduled monuments; EA Flood Zone 3a
Stow Bardolph	Stow Bridge	RV		1	1	1	1	2	2	2	4	1		1	1		2	7							-3							578	6	29	Stow Bridge is main settlement within Stow Bardolph parish. Three settlements (Stow Bardolph, Stow Bridge, Barroway Drove), but all entirely separate with little functional relationship
Walpole	Walpole St Andrew/ Walpole St Peter	KRSC				1	1	1	2	1	1	2		1	2		2	8							-2							820	9	29	Walpole includes three distinctive elements, but finctionally these form a single entity. Walpole Marsh to be dropped from settlement hierarchy (to become rural outlier/ countryside).
Tilney St Lawrence	Tilney St Lawrence	KRSC			2	1	2	1	1	2	2	1		1			2	8				-1			-2							744	8	28	Physically adjoins Terrington St John
Hockwold cum Wilton	Hockwold cum Wilton	KRSC		1	2	2	1	1	1	2		1		1		1	5	10			-1	-1			-3			-1	-1			599	6	27	Freestanding village, but shares certain key services/ facilities with Feltwell; e.g. single school academy
West Walton	Walton Highway	KRSC		1		1		2		3	6	1			3		1	10	1						-2							n/a	n/a	27	Total population included with West Walton.
Wiggenhall St Germans	Wiggenhall St Germans	RV		1	2	1	1	1	2	2	2			1			1	10							-3			-1				626	7	27	Three separate built-up areas, separated by Great Ouse and Middle Level Drain
Stoke Ferry	Stoke Ferry	KRSC			1	2	4	1	1	2	2	1	1	1	2		1	5			-1				-3							540	6	26	Largest village in cluster of up to 4 separate villages; includes several shared services, including schools and GP Surgery
Brancaster	Brancaster Staithe/ Burnham Deepdale	KRSC		1		1		3	1	3	2	1		1	3		5	7				-1			-3		-1	-1	-1			n/a	4	25	Total population score split between Brancaster and Brancaster Staithe/ Burnham Deepdale
Marshland St James	Marshland St James	RV				1	1		1		2	1		1			2	10							-2							621	7	24	Includes St Johns Fen End and Tilney Fen End
Pentney	Pentney	RV					1	1	1	2	1		1	1			5	7														310	4	24	Excluding services at Narborough (Breckland) and Norfolk Woods (north-east of A47)
South Creake	South Creake	RV				1			1	2	3			1			8	10			-1	-2			-3							349	4	24	Several key services/ facilities shared between North and South Creake; e.g. Post Office, Pub

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Marham	[Upper (RAF) Marham]	KRSC		2	2		3	1		2	2	2	1	1	3		1	3													n/a	n/a	23	Total included with overall Marham figure
Northwold and Whittington	Northwold	KRSC				2	2		1	2	2			1	2		2	7			-1				-3						573	6	23	
Runcton Holme	Runcton Holme	RV				2	1		1	1		2		1			4	10							-3						307	4	23	
Wimbotsham	Wimbotsham	RV		1	2	1	1	1	1	3	1	1		1				5	2		-1										331	4	23	Significant growth coming forward as northern urban extensions to Downham Market (F1.3/ BEX1) within Wimbotsham Parish. Potential scope for further future development.
Shouldham	Shouldham	RV			2	2	1	1	1	2	2			1			2	9			-1	-2		-1							296	3	22	
Castle Acre	Castle Acre	KRSC		1	2	1	1	1	1	2	1	2		1	1		4	6			-1	-3			-3			-1			487	5	21	
Syderstone	Syderstone	RV			1	1	1		1	2	1	2		1			1	8										-1			279	3	21	Excludes most facilities at RAF Sculthorpe/ Wicken Green (but Primary School counted, due to its proximity to Syderstone built-up area)
West Winch	Setchey	Countryside							1	3	6	5						10							-3			-2			n/a	n/a	20	Within West Winch Parish. Forms most significant employment area.
Ingoldisthorpe	Ingoldisthorpe	RV			1	1	1		2	3								7							-2						422	5	19	Close proximity to Dersingham and Snettisham. Three villages enclosed by single A149 bypass; i.e. close functional relationship.
Thornham	Thornham	RV		2	1	1		2	1	3	4			1	3		2	3			-1	-1			-3		-1	-1	-1		380	4	19	Includes Drove Orchards
Grimston	Pott Row	KRSC		1		1	3	1	1	3	3	1		1			1	8							-2			-3	-1	n/a	n/a	18	Total population included with Grimston
Hilgay	Hilgay	RV		1		1	1	1	1	2	1	1					1	5				-1			-3						629	7	18	
Walpole Highway	Walpole Highway	RV		1	2	1	2			3		1		1			2	3							-2						349	4	18	
Wiggenhall St Mary Magdalen	Wiggenhall St Mary Magdalen	RV			1		2	1	2	1				1	1	3		5							-3						329	4	18	
East Rudham	East Rudham	RV			1	1	1	1	1	3	1			1			1	4			-1										298	3	17	
East Winch	East Winch	RV			2	1		1	1	3	1	1		1			3	4				-1			-3			-1			390	4	17	
Old Hunstanton	Old Hunstanton	RV			2	1		4	1	3	1				1		2	3	2		-1		-1		-3		-1	-1	-1		355	4	16	
Wereham	Wereham	RV				1		1	1	2	1	1		1			1	4			-1										329	4	16	
Brancaster	Brancaster	KRSC		1	2	2	1	1	1	3		1		1			2	4			-1	-1			-3		-1	-1	-1		785	4	15	Main miscellaneous business uses - holiday lets
Crimplesham	Crimplesham	SVH				1			2	2		4					1	4				-1									122	2	15	
Roydon	Roydon	SVH						1	1	3	1		1	1				7										-1	-1		154	2	15	Three Horseshoes pub counted as Pott Row
Tilney All Saints	Tilney All Saints/ Tilney High End	RV				1	1	1	1	2	1	1		1			1	4							-2						268	3	15	
Walpole Cross Keys	Walpole Cross Keys	SVH		1		1	1			3	2	2		1				3							-2						243	3	15	
Hillington	Hillington	RV		1				1	1	2		2		1	2		1	3				-1									149	2	15	
Fincham	Fincham	RV				1		2	1	1	1	2		1			1	3			-1				-2						253	4	14	
Harpley	Harpley	RV				1	1		1	2		1		1				6				-1									176	2	14	
Holme Next The Sea	Holme Next The Sea	SVH				1		1	1	3	1			1			7	2			-1				-2		-1	-1	-1		222	3	14	
Nordelph	Nordelph	SVH				1				2	1	1						9			-1				-2						205	3	14	
North Runcton	North Runcton	SVH					1		1	2				1			2	3	1												265	3	14	
Sandringham	West Newton	RV		1	1		1		1	3				1			2	1													215	3	14	

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Sedgeford	Sedgeford	RV			1	1	1	1	2	2				1			2	4			-1	-1			-2		-1				315	4	14	
Welney	Welney	RV				1		1	1	1		3		1			2	6							-3			-1	-1		270	3	14	
Bircham	Great Bircham/ Bircham Tofts	RV		1	1	1		1	1	2			1	1	1		1	5			-1	-5								260	3	13	Parish also hosts part of National Construction College/ CITB site
Castle Rising	Castle Rising	RV						3	1	3	1			1	1		3	2	2		-1	-2		-2			-1			112	2	13	Includes Knight's Hill roundabout area/ development likely to increase parish No of households to around 500 (+574 development, around 400 dwellings within Parish)
Upwell	Three Holes	RV				1				3	1	2		1			4	3							-2					n/a	n/a	13	Total population included with Upwell
Bawsey	Bawsey	SVH						1		3					1		3	5	2			-2			-2			-1		123	2	12	Scoring derived from various facilities and businesses, distributed along route of B1145 Gayton Road - Bawsey Country Park, Innisfree Trading Estate etc. No significant/ functional built-up area associated with village, so potentially ought to be removed from settlement hierarchy?
Stanhoe	Stanhoe	RV				1		1	2	1		1		1				3												141	2	12	
Tottenhill	Tottenhill	RV				1				3	1	1		1			1	2												105	2	12	
Wormegay	Wormegay	RV		1						2	3	2			1			1	3			-1			-2					174	2	12	
Leziate	Ashwicken	SVH					1		1	3					1			6	1			-1						-1		n/a	n/a	11	Total included with Leziate
Little Massingham	Little Massingham	Countryside							1	2					1			2	4											50	1	11	
Ringstead	Ringstead	SVH		1		1		1	2		1			1				3	4			-1		-1	-1			-1	-1		190	2	11	
Stow Bardolph	Barroway Drove	SVH				1				1	1	2						8							-2					n/a	n/a	11	Total population included with Stow Bridge
West Dereham	West Dereham	SVH				1			1	2		3						5				-1			-3					202	3	11	
Terrington St Clement	Hay Green	SVH								2	1			1			1	7							-2					n/a	n/a	10	Total population included with Terrington St Clement
Bircham/ Bagthorpe with Barmer/ Barwick/ Docking	Bircham Newton (CITB)	Countryside					2			2				1	1		2	2												n/a	n/a	10	Total population split between Barwick, Bircham and Docking Parish Councils
Ryston	Ryston	Countryside						1	1			1					3	2												49	1	9	Excludes facilities/ services at Bexwell (part of Downham Market). No functional defined built-up area.
Stow Bardolph	Stow Bardolph	Countryside					1	1	1	2					2		2	1						-1						n/a	n/a	9	Total population included with Stow Bridge
West Rudham	West Rudham	SVH						1	1	3							1	3							-2					120	2	9	
Barton Bendish	Barton Bendish	SVH				1			1	1				1				4				-2								103	2	8	
Boughton	Boughton	SVH							1		1		2	1			2	3			-1			-2				-1		114	2	8	
Middleton	Blackborough End	SVH									3			1				5										-1		n/a	n/a	8	Total included with Middleton
North Creake	North Creake	RV			1			1	1	1	1						1	5			-1	-1		-1	-3					224	3	8	
Shouldham Thorpe	Shouldham Thorpe	SVH							1	1				1				5			-1									74	1	8	
Burnham Overy	Burnham Overy Staithe	SVH				1		1		3					1		3	2			-1				-3		-1	-1	-1	243	3	7	
Congham	Congham	SVH						2	1					1			1	4				-1		-2	-1					121	2	7	Low Road, Grimston - counted with Grimston for service survey
Hilgay	Ten Mile Bank	RV				1	1		1	2								5							-3					n/a	n/a	7	Total population included with Hilgay
Leziate	Leziate	SVH										1		1				3										-1		267	3	7	

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Northwold and Whittington	Whittington	RV		1					1	2		2					3	1							-3						n/a	n/a	7	Total included with Northwold
West Acre	West Acre	SVH			1			2	1		3			1			2	1				-1			-3			-1			97	1	7	
Burnham Thorpe	Burnham Thorpe	SVH				1		2	1	1							1	3			-1				-3		-1				102	2	6	
Downham West	Salters Lode	SVH					1			2		1					1	2							-3						142	2	6	
Flitcham with Appleton	Flitcham	RV				1	1		1	2				1			1	2			-1	-1			-2						98	1	6	
Barwick	Barwick (Great/ Little)	Countryside																4													24	1	5	No functional defined built-up area.
Sandringham	Wolferton	Countryside				1	1		1	1				1				5							-2		-1	-1	-1	n/a	n/a	5	Total population included with West Newton
Upwell	Lakes End	SVH				1			1	1				1				3							-2					n/a	n/a	5	Total population included with Upwell
Wiggenhall St Germans	Saddlebow	SVH								2	3							3							-3					n/a	n/a	5	Total population inculded with Wiggenhall SG
Wretton	Wretton	SVH							1	1				1				4							-3			-1			187	2	5	
Bagthorpe with Barmer	Bagthorpe with Barmer	Countryside																3													30	1	4	Classed as single settlement; Churches both redundant
Emneth	Emneth Hungate	Countryside		1													1	3							-1					n/a	n/a	4	Counted with Emneth
Fordham	Fordham	Countryside								2								1													32	1	4	Church closed 1994
Methwold	Brookville	SVH								2								5							-3					n/a	n/a	4	Total included with Methwold
Sandringham	Sandringham	Countryside						1	1	3					1			2					-1		-2		-1			n/a	n/a	4	Total included with West Newton
Titchwell	Titchwell	SVH						2	1	3							2	2			-1				-3		-1	-1	-1	62	1	4	
Tottenhill	Tottenhill Row	Countryside						1		3							1	2			-1				-2					n/a	n/a	4	Total population included with Tottenhill
East Walton	East Walton	Countryside					1		1					1				3				-3						-1			38	1	3	
Sandringham	Babingley	Countryside				1			1	3							1								-2		-1			n/a	n/a	3	Total included with West Newton
Burnham Overy	Burnham Overy Town	SVH							1	3				1				3			-1	-1			-3		-1			n/a	n/a	2	Total included with BO Staithe (main settlement)
East Winch	West Bilney	Countryside								2	1							1							-2					n/a	n/a	2	Total included with East Winch (main settlement); St Cecilia's Church redundant
Fring	Fring	Countryside							1					1				3			-1	-1			-2						44	1	2	
Outwell	The Cottons	Countryside													1			1												n/a	n/a	2	Total included with Outwell
Tilney St Lawrence	Tilney Cum Islington	SVH															2	2							-2					n/a	n/a	2	Total population included with Tillney St Lawrence
Welney	Tipps End	Countryside																4							-2					n/a	n/a	2	Total population included with Welney
Bircham	Bircham Newton (B1153 Docking Road)	Countryside							1																					n/a	n/a	1	Total included with Great Bircham/ Bircham Tofts; also Bircham Newton CITB
Anmer	Anmer	Countryside							1													-1								31	1	1	

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Parish	Settlement	Current Status (Local Plan 2021-2040)	SERVICES	Convenience retailing/ store(s) - Number	Post Office (1 = limited/ mobile service; 2 = full/ fixed)	Community Hall	School (Primary/ pre-school/ nursery +1 each; secondary +2)	Public House	Place of worship (e.g. C of E (Parish) Church)	Bus service (1 = demand responsive/ less than daily; 2 = at least daily; 3 = hourly or more)	Other shops/ stores; e.g. comparison retailing (number)	Service Station/ Garage Services	GP Surgery/ medical services (main GP = 2;	Library (Main library +2; community or mobile library +1)	Fast food takeaway/ café	Rail station (regular = 3; infrequent = 1)	Sports/ recreation/ leisure	Misc rural businesses (agriculture, farm diversification etc - site	Within walking (2km) or cycling (5km) distance of Main Town/ Sub-regional centre (+2 or +1	CONSTRAINTS	Conservation Area	Scheduled Monument	Historic Parks & Gardens	Ancient Woodland	Flood Risk (EA Flood Zones 2 and 3) (FZ2 = -1;	Coastal change management zone	National Landscape	SSSI	European site (SAC/ SPA/ Ramsar)	HOUSEHOLD NOS	No of households (properties registered for Council Tax - as of	Households Score (<100 = 1; 101-200 = 2; 201-300 = 3; 301-400 = 4; 401-500 =	Overall score (Sustainability + household score)	Notes
Choseley	Choseley	Countryside																1										-1					13	1	1	
Houghton	New Houghton	Countryside									1				1			1			-1	-1	-1								41	1	1	
Methwold	Methwold Hythe	SVH						1		2								1							-3						n/a	n/a	1	Total included with Methwold
Stradsett	Stradsett	Countryside						1	1									1					-1		-2						31	1	1	
Wiggenhall St German	Wiggenhall St Mary the Virgin	SVH							1	2							1								-2			-1			n/a	n/a	1	Total population inculded with Wiggenhall SG
Docking	Summerfield	Countryside																													n/a	n/a	0	Counted with Docking - No services/ facilities
Gayton	Gayton Thorpe	SVH							1					1			2	1				-3			-2						n/a	n/a	0	Total population included with Gayton
Shernbourne	Shernbourne	Countryside							1									1				-1			-2						27	1	0	
West Walton	Ingleborough	Countryside																2							-2						n/a	n/a	0	Total population included with West Walton
East Rudham	Coxford	Countryside									2			1			1					-1			-2			-1	-1		n/a	n/a	-1	Counted with East Rudham
Northwold and Whittington	Little London	Countryside								2															-3						n/a	n/a	-1	Total included with Northwold
Burnham Norton	Burnham Norton	SVH							1			1		1			1				-1	-1			-3		-1	-1	-1		69	1	-3	Burnham Market Primary School within Burnham Norton Parish
Wiggenhall St German	Wiggenhall St Peter	Countryside																							-3						n/a	n/a	-3	Total population inculded with Wiggenhall SG

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Appendix 5 – Settlement clusters (scorings) [*see below]

Parish	Settlement	Current Status (Local Plan 2021-2040)	SERVICES	Convenience retailing/ store(s) - Number	Post Office (1 = limited/ mobile service; 2 = full/ fixed)	Community Hall	School (Primary/ pre-school/ nursery +1 each; secondary +2)	Public House	Place of worship (e.g. C of E (Parish) Church)	Bus service (1 = demand responsive/ less than daily; 2 = at least daily; 3	Other shops/ stores; e.g. comparison retailing (number)	Service Station/ Garage Services	GP Surgery/ medical services (main GP = 2; dentist, pharmacy,	Library (Main library +2; community or mobile library +1)	Fast food takeaway/ café	Rail station (regular = 3; infrequent = 1)	Sports/ recreation/ leisure	Misc rural businesses (agriculture, farm diversification etc - site	Within walking (2km) or cycling (5km) distance of Main Town/ Sub-	CONSTRAINTS	Conservation Area	Scheduled Monument	Historic Parks & Gardens	Ancient Woodland	Flood Risk (EA Flood Zones 2 and 3) (FZ2 = -1; FZ3A = -2; FZ3B = -3)	Coastal change management zone	National Landscape	SSSI	European site (SAC/ SPA/ Ramsar)	HOUSEHOLD NOS	No of households (properties registered for Council Tax - as of	Households Score (<100 = 1; 101-200 = 2; 201-300 = 3; 301-400 = 4; 401-500	Overall score (Sustainability + household score)	Notes	Notes
Outwell	Outwell	KRSC		3	2	2	1	2	2	3	3	5		1	2		3	10						-2						1,055	11	48		
Upwell	Upwell	KRSC		5	2	2	1	2	2	3	4	1	2	1	1		4	10			-1			-2						1,335	11	48		
Upwell	Three Holes	RV				1				3	1	2		1			4	3						-2						n/a	n/a	13	Total population included with Upwell	
1. Outwell/ Upwell/ Three Holes cluster				**8**	**4**	**5**	**2**	**4**	**4**	**3**	**8**	**8**	**2**	**1**	**3**	**0**	**10**	**10**			**-1**	**0**	**0**	**0**	**-2**	**0**	**0**	**0**	**0**	**2,390**	**11**	**80**		**Outwell/ Upwell/ Three Holes all conjoined/ continuous built up area**
~~South Wootton~~	~~South Wootton~~	~~SAKLMT~~		~~2~~	~~2~~	~~1~~	~~3~~	~~1~~	~~2~~	~~3~~	~~5~~	~~1~~	~~3~~	~~1~~	~~3~~		~~2~~	~~8~~	~~2~~						~~-2~~		~~-1~~			~~1,855~~	~~11~~	~~47~~		
~~North Wootton~~	~~North Wootton~~	~~SAKLMT~~		~~1~~	~~2~~	~~3~~	~~2~~	~~1~~	~~1~~	~~3~~	~~3~~	~~3~~	~~2~~	~~1~~	~~1~~		~~1~~	~~10~~	~~2~~						~~-2~~		~~-1~~			~~1,015~~	~~11~~	~~44~~	~~Extensive services (e.g. primary school, GP surgery etc), but shared with nearby King's Lynn urban area. Convenience store/ post office actually sited within South Wootton~~	
~~North/ South Wootton cluster~~				**~~3~~**	**~~2~~**	**~~4~~**	**~~5~~**	**~~2~~**	**~~3~~**	**~~3~~**	**~~8~~**	**~~4~~**	**~~5~~**	**~~1~~**	**~~3~~**	**~~0~~**	**~~3~~**	**~~10~~**	**~~2~~**						**~~-2~~**		**~~-1~~**			**~~2,870~~**	**~~11~~**	**~~66~~**		**~~North and South Wootton Built up area adjoined/ key shared services (Post Office, GP Surgery)~~**
	~~West Winch~~	~~SAKLMT~~		~~2~~	~~2~~	~~2~~	~~1~~	~~1~~	~~1~~	~~3~~	~~3~~	~~1~~	~~1~~	~~1~~	~~2~~		~~3~~	~~10~~	~~2~~						~~-2~~					~~1,270~~	~~11~~	~~44~~		
~~West Winch~~	~~Setchey~~	~~Countryside~~							~~1~~	~~3~~	~~6~~	~~5~~						~~10~~							~~-3~~			~~-2~~		~~n/a~~	~~n/a~~	~~20~~		
~~North Runcton~~	~~North Runcton~~	~~SVH~~					~~1~~		~~1~~	~~2~~				~~1~~			~~2~~	~~3~~	~~1~~											~~265~~	~~3~~	~~14~~		
~~West Winch, Setchey and North Runcton cluster~~				**~~2~~**	**~~2~~**	**~~2~~**	**~~2~~**	**~~1~~**	**~~3~~**	**~~8~~**	**~~9~~**	**~~6~~**	**~~1~~**	**~~1~~**	**~~2~~**	**~~0~~**	**~~5~~**	**~~10~~**	**~~2~~**						**~~-3~~**			**~~-2~~**		**~~1,535~~**	**~~11~~**	**~~62~~**		**~~Joint Neighbourhood Plan covering all three settlements (common factor is managing impact/ implications of West Winch Growth Area)~~**
Marham	Marham	KRSC				2	2		2	2	1	3	2	1	2		1	10				-2								1,081	11	37		
Marham	[Upper (RAF) Marham]	KRSC		2	2		3	1		2	2	2	1	1	3		1	3												n/a	n/a	23	Total included with overall Marham figure	
2. Marham/ Upper (RAF) Marham				**2**	**2**	**2**	**5**	**1**	**2**	**2**	**3**	**5**	**3**	**1**	**5**	**0**	**2**	**10**				**-2**								**1,081**	**11**	**54**		**Single parish, with shared services; e.g. Post Office, Pub**
Grimston	Grimston	KRSC		1	2				1	3	4		2	1			1	10				-2			-2						959	10	31		
Grimston	Pott Row	KRSC		1		1	3	1	1	3	3	1		1			1	8							-2			-3	-1	n/a	n/a	18	Total population included with Grimston	
Roydon	Roydon	SVH						1	1	3	1		1	1				7										-1	-1	154	2	15	Three Horseshoes pub counted as Pott Row	
Congham	Congham	SVH						2	1					1			1	4				-1		-2	-1					121	2	7	Low Road, Grimston - counted with Grimston for service survey	
3. Grimston, Pott Row, Roydon & Congham cluster				**2**	**2**	**1**	**3**	**4**	**4**	**3**	**8**	**1**	**3**	**1**	**0**	**0**	**3**	**10**	**0**		**0**	**-3**	**0**	**-2**	**-2**	**0**	**0**	**-4**	**-1**	**1,234**	**11**	**44**		**Three Parishes with conjoined built-up area. Reflected in joint Neighbourhood Plan.**
Terrington St John	St John's Highway/ Terrington St John	KRSC		1			1	2	1	3	1	1	3	1	1		3	10							-2					408	5	31	St John's Highway/ Terrington St John are a single entity, so have been dealt with as one	
Tilney St Lawrence	Tilney St Lawrence	KRSC			2	1	2	1	1	2	2	1		1			2	8				-1			-2					744	8	28		
4. St John's Highway/ Terrington St John/ Tilney St Lawrence cluster				**1**	**2**	**1**	**3**	**3**	**2**	**3**	**3**	**2**	**3**	**1**	**1**	**0**	**5**	**10**	**0**		**0**	**-1**	**0**	**0**	**-2**	**0**	**0**	**0**	**0**	**1,152**	**11**	**48**		**Conjoined built-up areas. Some shared services; e.g. Village Hall, GP Surgery.**

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West Walton	West Walton	KRSC		1		1	4	1	1	3	1	1		1			1	7	1						-2						808	9	30		
West Walton	Walton Highway	KRSC		1		1		2		3	6	1			3		1	10	1						-2						n/a	n/a	27	Total population included with West Walton	
5. West Walton/ Walton Highway				**2**	**0**	**2**	**4**	**3**	**1**	**3**	**7**	**2**	**0**	**1**	**3**	**0**	**2**	**10**	**1**		**0**	**0**	**0**	**0**	**-2**	**0**	**0**	**0**	**0**	**808**	**9**	**48**		**Single parish, with shared services; e.g. church, schools**
Wiggenhall St Germans	Wiggenhall St Germans	RV		1	2	1	1	1	2	2	2			1			1	10							-3			-1		626	7	27		
	Wiggenhall St Mary the Virgin	SVH							1	2							1								-2			-1		n/a	n/a	1	Total population inculded with Wiggenhall SG	
6. Wiggenhall St Germans Parish cluster				**1**	**2**	**1**	**1**	**1**	**3**	**2**	**2**	**0**	**0**	**1**	**0**	**0**	**2**	**10**	**0**		**0**	**0**	**0**	**0**	**-3**	**0**	**0**	**-1**	**0**	**626**	**7**	**29**		**Single parish, with three distinctive built-up parts**
Brancaster	Brancaster Staithe/ Burnham Deepdale	KRSC		1		1		3	1	3	2	1		1	3		5	7				-1			-3		-1	-1	-1	n/a	4	25	Total population score split between Brancaster and Brancaster Staithe/ Burnham Deepdale	
Brancaster	Brancaster	KRSC		1	2	2	1	1	1	3		1		1			2	4			-1	-1			-3		-1	-1	-1	785	4	15	Main miscellaneous business uses - holiday lets	
7. Brancaster/ Brancaster Staithe/ Burnham Deepdale				**2**	**2**	**3**	**1**	**4**	**2**	**3**	**2**	**2**	**0**	**1**	**3**	**0**	**7**	**10**	**0**		**-1**	**-2**	**0**	**0**	**-3**	**0**	**-1**	**-1**	**-1**	**785**	**8**	**41**		**Single parish and accompanying Neighbourhood Plan, constituting three main settlements (two conjoined)**
South Creake	South Creake	RV				1			1	2	3				1			8	10			-1	-2			-3					349	4	24		
North Creake	North Creake	RV			1			1	1	1	1						1	5				-1	-1		-3					224	3	8		
8. North Creake/ South Creake cluster				**0**	**1**	**1**	**0**	**1**	**2**	**2**	**4**	**0**	**0**	**1**	**0**	**0**	**9**	**10**	**0**		**-2**	**-3**	**0**	**-1**	**-3**	**0**	**0**	**0**	**0**	**573**	**6**	**28**		**Adjacent parishes with main core of villages in close proximity. Several key services shared between villages - Post Office, village hall, pub, mobile library.**
East Rudham	East Rudham	RV			1	1	1	1	1	3	1				1			1	4			-1									298	3	17		
West Rudham	West Rudham	SVH						1	1	3								1	3							-2					120	2	9		
9. East Rudham/ West Rudham cluster				**0**	**1**	**1**	**1**	**2**	**2**	**3**	**1**	**0**	**0**	**1**	**0**	**0**	**2**	**7**	**0**		**-1**	**0**	**0**	**0**	**-2**	**0**	**0**	**0**	**0**	**418**	**5**	**23**		**Conjoined villages, with key services (mostly based in East Rudham) serving both - primary school, Post Office, community hall**
Hillington	Hillington	RV		1				1	1	2		2		1	2		1	3				-1								149	2	15		
Flitcham with Appleton	Flitcham	RV				1	1		1	2				1			1	2			-1	-1			-2					98	1	6		
10. Hillington/ Flitcham cluster				**1**	**0**	**1**	**1**	**1**	**2**	**2**	**0**	**2**	**0**	**1**	**2**	**0**	**2**	**5**	**0**		**-1**	**-2**	**0**	**0**	**-2**	**0**	**0**	**0**	**0**	**247**	**3**	**18**		**Closely related villages with at least 3 shared services (convenience retailing, village hall, school)**
Leziate	Ashwicken	SVH					1		1	3				1				6	1			-1								n/a	n/a	11	Total included with Leziate	
Leziate	Leziate	SVH										1		1				3										-1		267	3	7		
11. Leziate/ Ashwicken (parish cluster)				**0**	**0**	**0**	**1**	**0**	**1**	**3**	**0**	**1**	**0**	**1**	**0**	**0**	**0**	**9**	**1**		**0**	**-1**	**0**	**0**	**0**	**0**	**0**	**-2**	**0**	**267**	**3**	**17**		**Single parish with shared services - school, church, garage**
Burnham Market	Burnham Market	KRSC		6	2	1	1	6	3	3	10	1	3	1	3		3	10			-1	-2					-1			692	7	56	Burnham Market Primary School within Burnham Norton Parish	
Burnham Overy	Burnham Overy Staithe	SVH				1		1		3					1		3	2			-1				-3		-1	-1	-1	243	3	7		Single Parish cluster includes Burnham Overy Town
Burnham Thorpe	Burnham Thorpe	SVH				1		2	1	1							1	3			-1				-3		-1			102	2	6		
12. Burnham Market/ Burnham Overy Staithe/ Burnham Thorpe cluster				**6**	**2**	**3**	**1**	**9**	**4**	**3**	**10**	**1**	**3**	**1**	**4**	**0**	**7**	**10**	**0**		**-3**	**-2**	**0**	**0**	**-3**	**0**	**-1**	**-1**	**-1**	**1,037**	**11**	**64**		

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Feltwell	Feltwell	KRSC		2	2	4	5	1	2	2	3	2	1	1	2		6	6			-1	-1							-1	-1		1,356	11	48		
Hockwold cum Wilton	Hockwold cum Wilton	KRSC		1	2	2	1	1	1	2		1		1		1	5	10			-1	-1			-3			-1	-1		599	6	27		
13. Feltwell with Hockwold cum Wilton cluster				**3**	**4**	**6**	**6**	**2**	**3**	**2**	**3**	**3**	**1**	**1**	**2**	**1**	**10**	**10**			**-1**	**-1**	**0**	**0**	**-3**	**0**	**0**	**-2**	**-1**	**1,955**	**11**	**60**		**Village cluster reassessed from current Local Plan joint settlement designation. Both physically separate, but situated at the southernmost part of the Borough and by Breckland SSSI/ European site. Joint services/ facilities include single school academy (Iceni), with campuses in both villages.**
Methwold	Brookville	SVH								2								5							-3					n/a	n/a	4	Total included with Methwold	Rural outlier (Methwold Parish)
Methwold	Methwold	KRSC		1	2	1	4	1	1	2	3	1		1			2	10			-1				-2					798	8	34		
Methwold	Methwold Hythe	SVH						1		2								1							-3					n/a	n/a	1	Total included with Methwold	Rural outlier (Methwold Parish)
Northwold and Whittington	Northwold	KRSC				2	2		1	2	2			1	2		2	7			-1				-3					573	6	23		Cluster with Little London (rural outlier)
14. Methwold parish and Northwold cluster				**1**	**2**	**3**	**6**	**2**	**2**	**2**	**5**	**1**	**0**	**1**	**2**	**0**	**4**	**10**	**0**		**-2**	**0**	**0**	**0**	**-3**	**0**	**0**	**0**	**0**	**1,371**	**11**	**47**		**Methwold Parish contains two outlying built-up areas (Brookville/ Methwold Hythe). Both are clearly defined built-up areas, but have limited services/ facilities (Pub, Methwold Hythe; several small businesses (Brookville). Given that the three settlements represent a coherent unit (Parish), it is appropriate to consider them as a single cluster. Northwold has historically had connections with Methwold and it is considered appropriate for these to be retained.**
Stoke Ferry	Stoke Ferry	KRSC			1	2	4	1	1	2	2	1	1	1	2		1	5			-1				-3					540	6	26		
Boughton	Boughton	SVH							1		1		2	1			2	3			-1			-2				-1		114	2	8		
Northwold and Whittington	Whittington	RV		1					1	2		2					3	1							-3					n/a	n/a	7	Total included with Northwold	
Wretton	Wretton	SVH							1	1				1				4							-3			-1		187	2	5		
15. Stoke Ferry, Broughton, Whittington and Wretton cluster				**1**	**1**	**2**	**4**	**1**	**4**	**2**	**3**	**3**	**3**	**1**	**2**	**0**	**6**	**10**	**0**		**-2**	**0**	**0**	**-2**	**-3**	**0**	**0**	**-2**	**0**	**841**	**9**	**43**		**Four villages, closely related to one another. Previously considered as a settlement cluster, but not taken forward into Local Plan. Several shared services and facilities, including GP Surgery (Boughton); convenience retailing (Whittington); school and pub (Stoke Ferry).**

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gham	KRSC		2		3	1	2	2	3	8	4	3	2	4		3	10			-1	-1	-1		-2	-1	-1	-1	-1		2,438	11	49	Doddeshill (rural outlier) - counted with main village	
:ham	KRSC		2	1	3	1	2	1	3	10	1	3	1	3		2	10			-1	-1			-2		-1	-1			1,620	11	48	Does not include Snettisham Beach	
:sthorpe	RV			1	1	1		2	3							1	7							-2						422	5	19		
			4	2	7	3	4	5	3	10	5	6	2	7	0	6	10			-2	-2	-1	0	-2	-1	-1	-2	-1		4,480	11	73		Three villages situated in close proximity to one another, enclosed by a common (A149) bypass. Include shared services; e.g. Post Office, convenience retailing, pubs and a single bus service. The three villages are constrained in a number of locations, but clustering could enable them to accommodate some growth, as a means of ensuring retention of local services/ facilities.
Walpole St Andrew/ Walpole St Peter	KRSC				1	1	1	2	1	1	2		1	2		2	8							-2						820	9	29		Walpole includes three distinctive elements, but functionally these form a single entity. Walpole Marsh to be removed from settlement hierarchy (to become rural outlier/ countryside), on basis of scoring.
:ton	KRSC		2	2	1	2	2	1	3	1	1	1	1			2	6	1			-1									686	7	32		
ıorough End	SVH									3			1				5													n/a	n/a	8	Total included with Middleton	
			2	2	1	2	2	1	3	4	1	1	1	0	0	2	10	1		0	-1	0	0	0	0	0	-1	0		686	7	38		Two distinctive settlements, but single parish cluster. Blackborough End in close proximity to key services; e.g. primary school, village hall
Great Bircham/ Bircham Tofts	RV		1	1	1		1	1	2			1	1	1		1	5			-1	-5									260	3	13	Parish also hosts part of National Construction College/ CITB site	
land St James	RV				1	1		1		2	1		1			2	10								-2					621	7	24	Includes St Johns Fen End and Tilney Fen End	Cluster of three conjoined settlements, with St John Fen End and Tilney Fen End situated in separate parishes
Tilney All Saints/ Tilney High End	RV				1	1	1	1	2	1	1		1			1	4								-2					268	3	15		Single Parish cluster
Gayton	KRSC		2	2	1	1	1	1	3	1	1	2	1	2		3	7				-3		-2	-2						768	8	29	Significant range of services/ facilities, but offset by significant constraints - scheduled monuments; EA Flood Zone 3a	
Gayton Thorpe	SVH							1					1			2	1				-3			-2						n/a	n/a	0	Total population included with Gayton	
n/ Gayton Thorpe	KRSC		2	2	1	1	1	2	3	1	1	2	1	2		5	8				-3		-2	-2						768	8	33		Single Parish cluster

* Settlement clusters were identified at North/ South Wootton and West Winch/ Setchey/ North Runcton. These are part of the King's Lynn area, but are shown here (as ~~strikethrough~~), for completeness.

Appendix 6 – Proposed 2-tier rural settlement hierarchy [* see below]

Settlement and/ or cluster name	Overall score	Potential status in settlement hierarchy	
Outwell/ Upwell/ Three Holes cluster	80	Large/ Principal/ Service village cluster	
Dersingham, Snettisham and Ingoldisthorpe cluster	73	Large/ Principal/ Service village cluster	
~~North/ South Wootton cluster~~	~~66~~	~~Large/ Principal/ Service village cluster~~	~~KL area~~
Burnham Market/ Burnham Overy Staithe/ Burnham Thorpe cluster	64	Large/ Principal/ Service village cluster	
~~West Winch, Setchey and North Runcton cluster~~	~~62~~	~~Large/ Principal/ Service village cluster~~	~~KL area~~
Feltwell with Hockwold cum Wilton cluster	60	Large/ Principal/ Service village cluster	
~~Heacham~~	~~57~~	~~Large/ Principal/ Service village~~	~~Hunstanton area~~
Terrington St Clement	55	Large/ Principal/ Service village	
Marham/ Upper (RAF) Marham	54	Large/ Principal/ Service village cluster	
~~Emneth~~	~~52~~	~~Large/ Principal/ Service village~~	~~WF area~~
St John's Highway/ Terrington St John/ Tilney St Lawrence cluster	48	Large/ Principal/ Service village cluster	
West Walton/ Walton Highway cluster	48	Large/ Principal/ Service village cluster	
Methwold parish and Northwold cluster	47	Large/ Principal/ Service village cluster	
Grimston, Pott Row, Roydon & Congham cluster	44	Large/ Principal/ Service village cluster	
Clenchwarton	43	Large/ Principal/ Service village	
Stoke Ferry, Broughton, Whittington and Wretton cluster	43	Large/ Principal/ Service village cluster	
Brancaster/ Brancaster Staithe/ Burnham Deepdale	41	Large/ Principal/ Service village cluster	
~~Walsoken~~	~~40~~	~~Large/ Principal/ Service village~~	~~WF area~~
Watlington	40	Large/ Principal/ Service village	
Middleton/ Blackborough End (parish cluster)	38	Large/ Principal/ Service village cluster	
Great Massingham	33	Large/ Principal/ Service village	

Settlement and/ or cluster name	Overall score	Potential status in settlement hierarchy	
Gayton/ Gayton Thorpe (parish cluster)	33	Large/ Principal/ Service village cluster	
~~Denver~~	~~31~~	~~Large/ Principal/ Service village~~	~~DM area~~
Docking	31	Large/ Principal/ Service village	
~~West Lynn~~	~~31~~	~~Large/ Principal/ Service village~~	~~KL area~~
Southery	30	Large/ Principal/ Service village	
Wiggenhall St Germans Parish cluster	29	Other/ Smaller village	
Stow Bridge	29	Other/ Smaller village	
Walpole St Andrew/ Walpole St Peter (Walpole parish)	29	Other/ Smaller village	
North Creake/ South Creake cluster	28	Other/ Smaller village	
Marshland St James/ St John's Fen End with Tilney Fen End cluster	24	Other/ Smaller village	
Pentney	24	Other/ Smaller village	
East Rudham/ West Rudham cluster	23	Other/ Smaller village	
Runcton Holme	23	Other/ Smaller village	
~~Wimbotsham~~	~~23~~	~~Other/ Smaller village~~	~~DM area~~
Shouldham	22	Other/ Smaller village	
Castle Acre	21	Other/ Smaller village	
Syderstone	21	Other/ Smaller village	
Thornham	19	Other/ Smaller village	
Hilgay	18	Other/ Smaller village	
Walpole Highway	18	Other/ Smaller village	
Leziate/ Ashwicken (parish cluster)	18	Other/ Smaller village	
Hillington/ Flitcham cluster	18	Other/ Smaller village	
East Winch	17	Other/ Smaller village	
Wiggenhall St Mary Magdalen	17	Other/ Smaller village	
~~Old Hunstanton~~	~~16~~	~~Other/ Smaller village~~	~~Hunstanton area~~
Wereham	16	Other/ Smaller village	
Crimplesham	15	Other/ Smaller village	
Tilney All Saints/ Tilney High End (parish cluster)	15	Other/ Smaller village	
Walpole Cross Keys	15	Other/ Smaller village	

Settlement and/ or cluster name	Overall score	Potential status in settlement hierarchy	
Fincham	14	Other/ Smaller village	
Harpley	14	Other/ Smaller village	
Holme Next The Sea	14	Other/ Smaller village	
Nordelph	14	Other/ Smaller village	
West Newton	14	Other/ Smaller village	
Sedgeford	14	Other/ Smaller village	
Welney	14	Other/ Smaller village	
Great Bircham/ Bircham Tofts (Bircham parish cluster)	13	Other/ Smaller village	
Castle Rising	13	Other/ Smaller village	
~~Bawsey~~	~~12~~	~~Countryside~~	~~No defined settlement - two groups of houses, including around 9-10 detached dwellings off private road (Chilver House Lane). Scoring due to dispersed services/ facilities along Grimston Rd.~~
Stanhoe	12	Other/ Smaller village	
Tottenhill	12	Other/ Smaller village	
Wormegay	12	Other/ Smaller village	
~~Little Massingham~~	~~11~~	~~Countryside~~	~~Approach to defining new boundary has identified dispersed built form, with one cluster of >10 dwellings around Middle Farm. This, however, is some distance from most local services and facilities (Station Road). Therefore, there is no clearly defined settlement/ main built up area.~~
Ringstead	11	Other/ Smaller village	
Barroway Drove	11	Other/ Smaller village	
West Dereham	11	Other/ Smaller village	
Hay Green	10	Other/ Smaller village	
Bircham Newton (CITB)	10	Other/ Smaller village	Need to define new boundary
~~Ryston~~	~~9~~	~~Countryside~~	~~No defined settlement - isolated farm buildings only, related to Ryston Hall~~

Settlement and/ or cluster name	Overall score	Potential status in settlement hierarchy	
Stow Bardolph	9	Other/ Smaller village	Need to define new boundary
Barton Bendish	8	Other/ Smaller village	
Shouldham Thorpe	8	Other/ Smaller village	
Ten Mile Bank	7	Other/ Smaller village	
West Acre	7	Other/ Smaller village	
Salters Lode	6	Other/ Smaller village	
~~Barwick (Great/ Little)~~	~~5~~	~~Countryside~~	~~No defined settlement - isolated farm buildings only, plus some housing forming part of CITB Bircham Newton built-up area~~
Wolferton	5	Other/ Smaller village	Need to define new boundary
Lakes End	5	Other/ Smaller village	
Saddlebow	5	Other/ Smaller village	

* Settlements that are part of Tier 1 or Tier 2 areas, or have achieved the desired scoring (5 or more), but which are not proposed for inclusion within the settlement hierarchy, are shown as ~~strikethrough~~, for completeness.

Appendix 7: Strategic Environmental Assessment for defining a settlement hierarchy

The 5 potential growth options will need to be systematically assessed through the sustainability framework, defined by the Local Plan 2026-2044 SEA Scoping Report (July 2026). This consists of 20 SEA objectives, against which each option will need to be objectively assessed. The 5 options are scored against the 20 SEA objectives, as follows:

- Highly positive (++, or plus 2);
- Positive (+, or plus 1);
- Neutral/ unknown/ conditional (0, zero);
- Negative (-, or minus 1);
- Highly negative (--, or minus 2).

The 20 SEA objectives (sustainability framework; as set out in the SEA Scoping Report and may be amended as part of the SEA process) are as follows:

1. Minimise the irreversible loss of undeveloped Greenfield land, agricultural (Best Most Versatile Grade 1-3) land and productive agricultural holdings.
2. Limit water consumption to levels supportable by natural processes and storage systems.
3. Maintain, restore and enhance the natural environment and sites designated for biological and geological interest.
4. Maintain and enhance the range, functionality and connectivity of characteristic habitats and species.
5. Avoid damage to protected sites and historic buildings.
6. Maintain and enhance the diversity and distinctiveness of landscape and townscape character.
7. Create places, spaces and buildings that work well, wear well and look good.
8. Reduce pollution and GHG emissions that affects the quality of land, air, water or soils in the Borough including: noise, light, vibrations. Mitigate GHG emissions by moving towards sustainable transport systems and reducing the reliance on fossil fuel-based vehicles.
9. Minimise waste production, reduce the use of non-renewable energy sources and support the recycling of waste products.
10. Minimise vulnerability and provide resilience and adaptation to climate change, taking account of flood risk and coastal change.
11. New development should be designed to be better adapted to climate change and flood risk
12. Maintain and enhance human health.
13. Reduce and prevent crime and reduce the fear of crime.
14. Improve the quantity and quality of Green Infrastructure, publicly accessible open space, Public Rights of Way and access.
15. Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities).

16. Redress inequalities related to age, gender, disability, race, faith, location and income.
17. Ensure all groups have access to decent, appropriate and affordable housing.
18. Encourage and enable the active involvement of local people in community activities.
19. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.
20. Improve the efficiency, competitiveness and adaptability of the local economy.

Settlement hierarchy: identification of reasonable alternatives

The settlement hierarchy provides a key mechanism by which the Local Plan spatial strategy is defined, in practice. Three main options are identified:

1. Continuation of current 6-tier settlement hierarchy from Local Plan 2021-2040;
2. Develop a simplified (4-tier) settlement hierarchy; or
3. No settlement hierarchy.

These three options are also supported by a review of the methodology for defining the settlement hierarchy. Further information about these is set out below.

Option 1: continuation of current 6-tier settlement hierarchy

The current Local Plan 2021-2040 settlement hierarchy was informed by current services and facilities, together with functional relationships between settlements. The methodology utilized is set out in Topic Paper Spatial Strategy and Settlement Hierarchy (including Neighbourhood Housing requirements) (September 2023), with settlements scored according to the availability of defined key services (bus service, primary school and convenience stores), and overall scores for the availability of other services (e.g. pub, community hall, post office).

Clustering of settlements by service is also recognised, where local services may serve clusters or settlement groups. This option was assessed for the Local Plan 2021-2040 Sustainability Appraisal, which concluded: "*Whilst a small number of settlements have moved either up or down the tiers of the hierarchy, overall, the thrust of policy remains the same as the policy within the [2011] Core Strategy*" (Local Plan Review Sustainability Appraisal (including SEA) report (2020)).

Option 2: develop a simplified (4-tier) settlement hierarchy

A criticism of the current Local Plan settlement hierarchy is that it has been defined solely in terms of services and facilities. As the availability of these regularly changes (e.g. shop or pub closures, business failures etc), the supporting evidence may tend to become outdated relatively quickly. An alternative methodology/ scoring system has been developed, which covers the following:

- Services and facilities;
- Functional relationships between clusters of settlements;
- Environmental constraints; and
- Settlement size (i.e. number of properties registered for Council Tax).

This allows the overall sustainability of individual settlements and/ or functional clusters to be understood. Given that this gives weighting to environmental constraints and existing settlement size, it is more stable than the Option 1 approach and provides an improved overall scoring, in terms of SEA objectives.

Option 3: no settlement hierarchy

If a settlement hierarchy is not included, this equates to treating all named settlements equally. The quantum of growth would effectively be dictated by the existing settlement size (i.e. number of properties registered for Council Tax). This approach scores less favourably than options 1 and 2, as this would not support some SEA objectives in the most positive way; e.g. No 7 (Create places, spaces and buildings that work well, wear well and look good); whereby options 1 and 2 secure a positive scoring, but the absence of a settlement hierarchy entails a negative score.

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	TOTAL	Outcome
Option 1; Continuation of current Local Plan 2021-2040 6-tier settlement hierarchy (Policy LP01);	-	+	+	+/-	+	+	+	++	+	0	0	+/-	++	+	+	++	+	+	0	+	16	Likely positive effect (+16) - assessed for Local Plan 2021-2040

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	TOTAL	Outcome
Option 2: Review current Local Plan settlement hierarchy and replace by simplified (4-tier) hierarchy	-	+	+	+/-	+	++	+	++	+	+	+	+/-	++	+	+	++	+	+	0	+	19	Likely positive effect (+19) - improvement on current Local Plan, due to simplified communication and revisions to methodology to give greater account to environmental constraints
Option 3: No settlement hierarchy (all settlements treated equally)	--	+	+	+/-	+	+	-	0	0	0	0	+/-	+	+	0	+	+	+	0	0	6	Likely positive effect (+6) - assessed for Local Plan 2021-2040

Conclusions

A settlement hierarchy is an important mechanism, by which the overall Local Plan spatial strategy can be applied in terms of each locality (i.e. Parish and/ or settlement). Option 2 scores better than option 1, in terms of SEA objectives 6, 10 and 11, relating to landscape character and climate change (10 and 11), respectively. This increased scoring reflects the addition of environmental constraints as an indicator of overall sustainability.

Option 2 is therefore the proposed approach to the settlement hierarchy, both in terms of delivering a simplified approach and taking into account environmental constraints (recognising the status of this assessment as part of a Strategic Environmental Assessment) as an important measure of sustainability.

POLICY REVIEW AND DEVELOPMENT PANEL REPORT

REPORT TO:	***Local Plan Task Group***		
DATE:	19 November 2026		
TITLE:	Next Local Plan 2026-2044: Settlement Boundary Review		
TYPE OF REPORT:	*Local Plan: Planning Policy development*		
PORTFOLIO(S):	Planning and Licensing		
REPORT AUTHOR:	Principal Planner (Planning Policy)		
OPEN/EXEMPT	Open	WILL BE SUBJECT TO A FUTURE CABINET REPORT:	~~*Yes/*~~***No***

REPORT SUMMARY/COVER PAGE

PURPOSE OF REPORT/SUMMARY:

The Settlement Boundary Review Document sets out the proposed methodology for a comprehensive review of settlement boundaries as part of the next Local Plan 2026-2044 (previously referred to as “development boundaries”). The document explains that current settlement boundaries were largely inherited from earlier plans and have only been updated on an ad-hoc basis through neighbourhood plans, completed allocations and windfall developments.

The document comprises a settlement-by-settlement schedule of recommended boundary amendments across the borough. These changes mainly involve bringing existing housing, recently completed developments, Local Plan allocations under construction, community facilities, churches and logically related built development within settlement boundaries, while removing areas of countryside, woodland, agricultural land, playing fields and other open spaces that do not form part of the built-up area.

KEY ISSUES:

To create a more consistent approach, the review proposes a set of 7 criteria for defining settlement boundaries, including the inclusion of existing dwellings, developed plots, committed developments and certain non-residential sites, while generally excluding agricultural land, large open spaces, sports fields and undeveloped countryside.

As part of preparation of the current Local Plan (March 2025) there was not a comprehensive review of the settlement boundaries. Instead, a more ad-hoc approach was taken. It is considered appropriate to carry out a comprehensive review as part of the emerging Local Plan

In addition to reviewing the current Local Plan 2021-2040 settlement boundaries the paper also identifies settlements requiring new boundaries, including Bircham Newton (CITB), Clenchwarton (outlying built-up areas), Stow Bardolph and Wolferton. Certain small villages and hamlets, such as Bawsey, Burnham Norton and Titchwell are proposed to have their boundaries removed following their proposed exclusion from the Local Plan Settlement Hierarchy.

The overall aim is to produce a clear set of settlement boundaries that accurately reflect the current extent of settlements and provide a consistent basis for future development management decisions.

OPTIONS CONSIDERED:

The Local Plan 2021-2040 Inspectors' Report determined that the policy framework in the plan (as submitted) is restrictive towards residential development outside settlement

boundaries. It was therefore required, during the Local Plan examination (2022-2025), to develop a new windfall development policy (LP02), to allow for windfall sites at larger settlements. Alongside this, a partial review of boundary changes was undertaken during the examination to ensure a consistency of approach in including buildings which are located within the built-up envelope of villages (paras 72-74). However, this did not cover all settlements, so a more comprehensive and systematic review of boundaries is therefore necessary for the next Local Plan.

The National Planning Policy Framework (2026) (policies S2-S5) requires that the Local Plan should define settlements within the development plan area and their boundaries (S2(1)(a)), typically by using linear settlement boundaries, defined on the Policies Map.

The expectation of the new NPPF is that settlement boundaries should be defined through the development plan (Local Plan and/ or Neighbourhood Plans). Noting that there are some inconsistencies in how current settlement boundaries (as defined by the Local Plan 2021-2040) have been drawn, there isn't any other appropriate option, other than to define a standard method for, and carrying out, a comprehensive review of current settlement boundaries for the next Local Plan.

RECOMMENDATIONS:

Members of the Local Plan Task Group are asked to agree the following:

1. **The methodology for determining settlement boundaries, including the 7 criteria (a-g), set out in the Settlement Boundary Review paper (appended to this report);**
2. **Proposed Changes to Existing Settlement Boundaries (Settlement Boundary paper Table 1, appended to this report).**

REASONS FOR RECOMMENDATIONS:

The settlement boundary review is being undertaken to inform the draft Local Plan 2026-2044. It will be published as part of the consultation on the proposed Local Plan content and evidence; currently scheduled in the Local Plan Timetable to take place during May/ June 2027.

The Local Plan Task Group is reminded that all interested parties will have the opportunity to comment upon the Settlement Boundary Review paper (including proposed settlement boundaries) during the consultation on the proposed Local Plan content and evidence (known as the Regulation 23 consultation) during May/ June 2027.

Borough Council of
King's Lynn &
West Norfolk

Local Plan 2026-2044

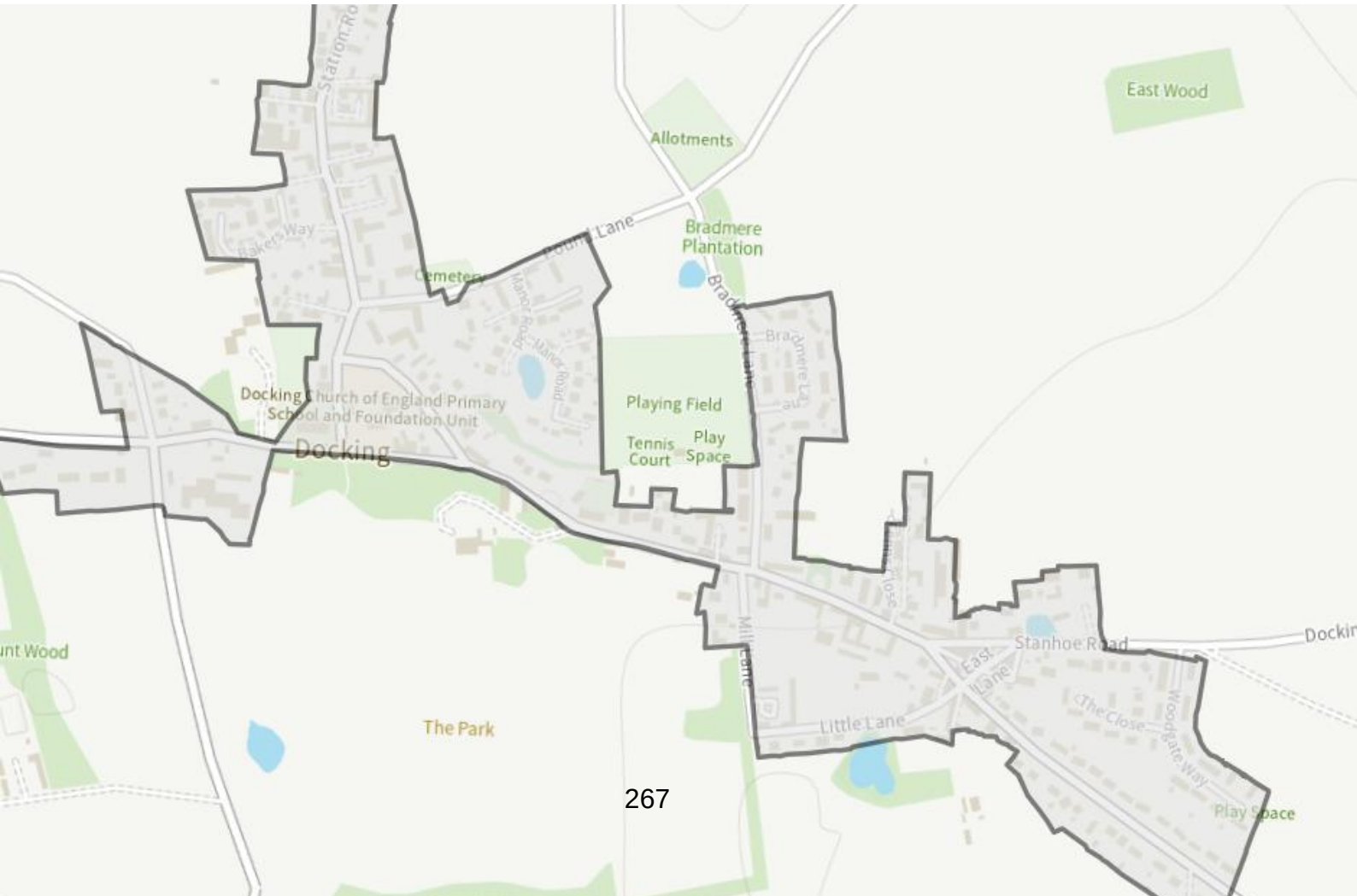
Settlement Boundary Review

November 2026

Settlement Boundary Review

Background

1. The next Local Plan 2026-2044 will require a review of settlement boundaries. These are included in the current Local Plan 2021-2040; but for the main part were rolled forward from its predecessor (2016 Site Allocations and Development Management Policies Plan). Settlement boundaries are referred to as "development boundaries" in the adopted Local Plan, but the revised terminology will be utilised from hereon to accord with the 2026 National Planning Policy Framework (NPPF), Policy S3.
2. In some cases, boundaries were amended through the Local Plan 2021-2040 process, for one or more of the following reasons:
    - Implementation/ delivery of allocations from the Site Allocations and Development Management Policies (SADMP) Plan;
    - Settlement boundary reviews through Neighbourhood Plans; e.g. Castle Acre, Gayton, Terrington St John; or
    - Significant windfall developments beyond 2016 SADMP settlement boundaries, identified through various Local Plan consultations.



3. This approach was piecemeal and did not represent a comprehensive settlement boundary review. The new Local Plan 2026-2044 provides an opportunity to undertake a comprehensive review of settlement boundaries. This paper explains the methodology for undertaking a boundary review.

Identification of Settlements Requiring a Settlement Boundary Review

4. Settlement boundaries are tied to the settlement hierarchy. The latter identifies named settlements, for which settlement boundaries are defined. The process has identified a small number of settlements that are not listed in the Local Plan 2021-2040 settlement hierarchy (Policy LP01) but do, nevertheless require definition of a new boundary. Such settlements are:

    - Bircham Newton (CITB);
    - Clenchwarton (outlying built-up areas beyond main village);
    - Little Massingham;
    - Stow Bardolph;
    - Wolferton.

5. Little Massingham has an overly dispersed built form, such that it is not possible to define a meaningful settlement boundary. This has therefore been excluded from the settlement hierarchy. Therefore, new boundaries are needed for Bircham Newton (adjacent to CITB), the outlying parts of Clenchwarton, Stow Bardolph and Wolferton.

6. Beyond these villages for which a new boundary is needed, settlements with defined boundaries (except for the smallest villages/ hamlets; e.g. Bawsey, Titchwell; which are proposed for removal from the settlement hierarchy) will need to have their current settlement boundaries assessed/ reviewed.

Standards/ Criteria for Defining New Settlement Boundaries

7. A series of standards are needed, to ensure consistency in setting new settlement boundaries. These should be applied for different land use typologies at the periphery of settlements:

    a) Dwellings and domestic curtilages (gardens) are included, unless these demonstrably have potential to expand the built-up area of settlements through “backland” development;

    b) Potential development plots (vacant brownfield or greenfield sites) are included, where these are surrounded by built development on at least two sides (if brownfield) or three sides (if greenfield);

    c) Extant planning permissions (if under construction) are included;

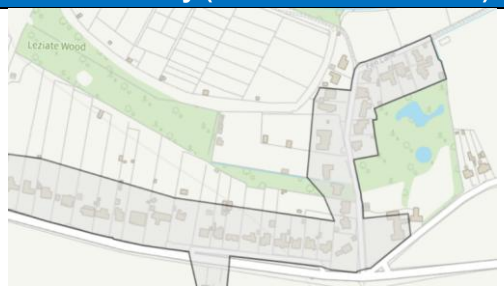
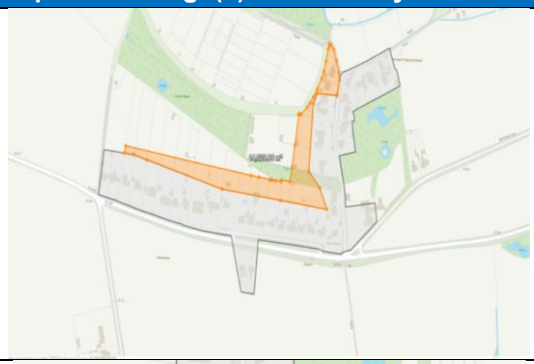
d) Non-residential (commercial, employment or community-use) land is included where this is surrounded by built development on at least two sides;

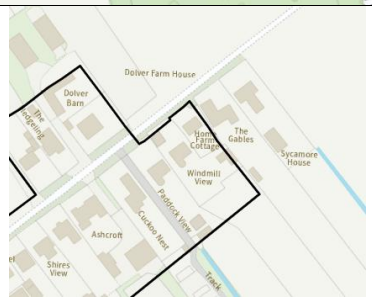
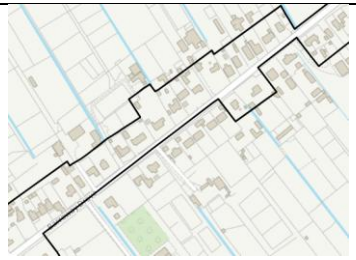
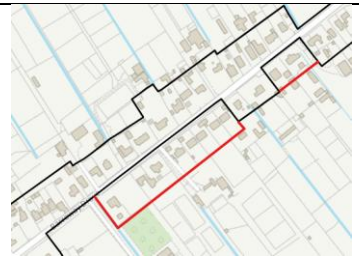
e) Operational agricultural land and buildings are excluded, unless surrounded by built development on all sides;

f) Sports, school playing fields, recreational and/ or public open space (both formal and informal) is excluded (including ancillary buildings such as changing rooms or pavilions), unless surrounded by built development on all sides

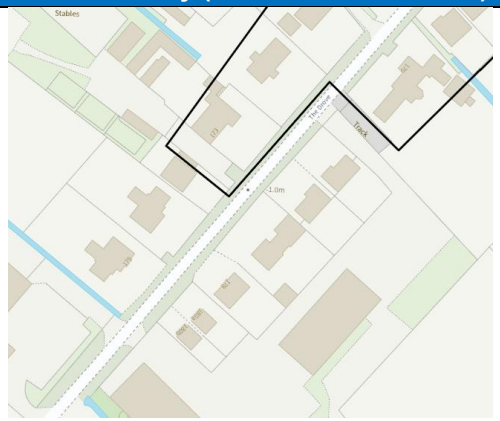
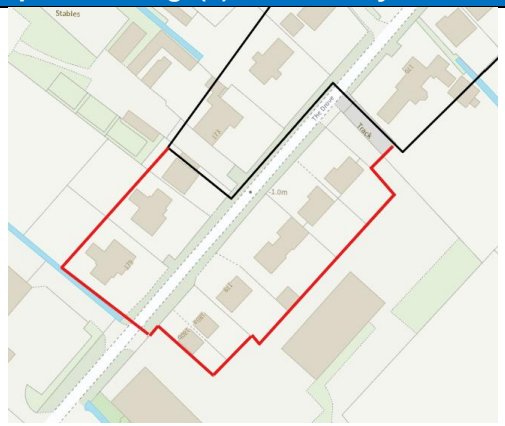
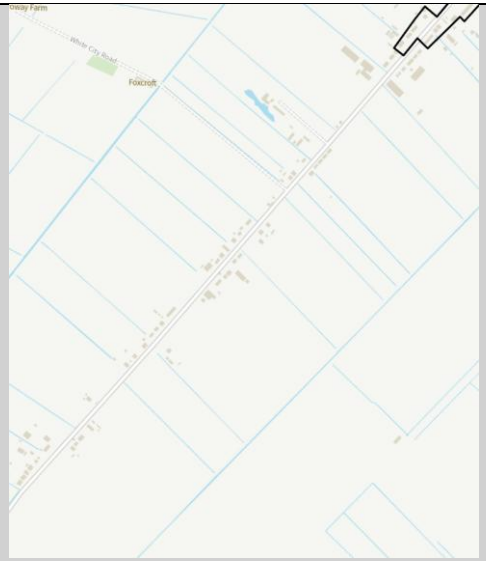
g) Outlying groups of 15 or more dwellings that are clearly separated from the main built-up area should be designated as separate built-up areas, by defining a settlement boundary.

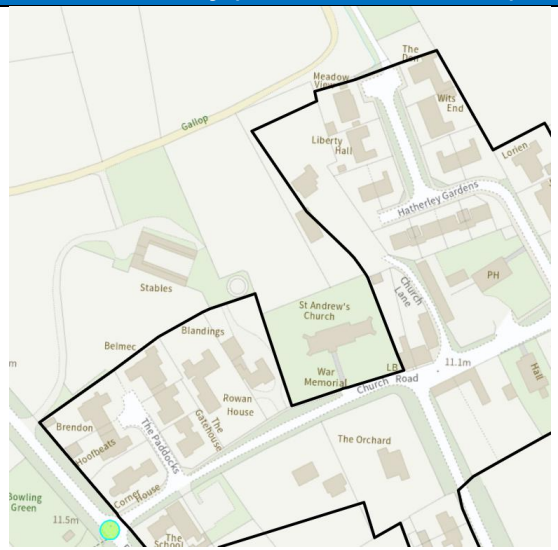
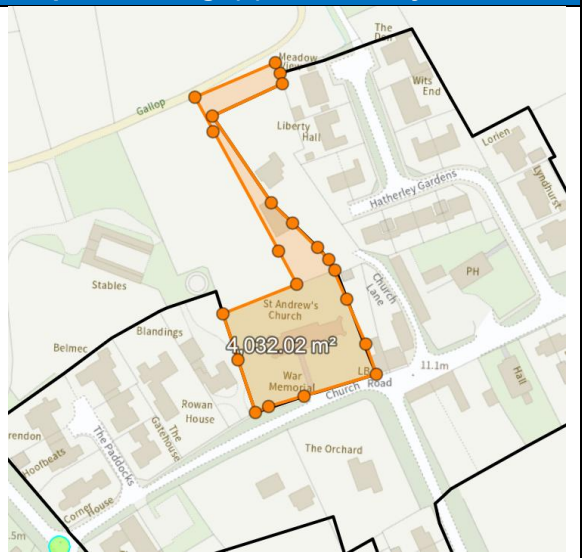
Table 1: Proposed Changes to Existing Settlement Boundaries

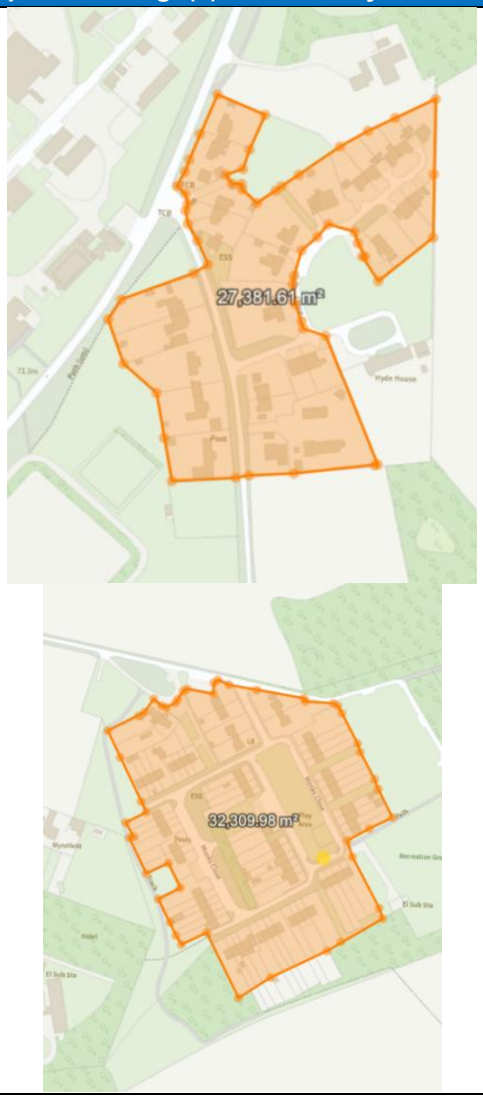
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Ashwicken	Existing properties along Fen Lane and the B1145.	To include the remining existing properties along the B1145 and Fen Lane in the boundary		
Ashwicken	1 Well Hall Lane	To include 1 Well Hall Lane in the boundary.		

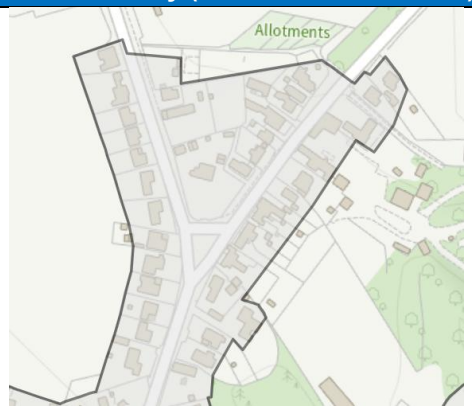
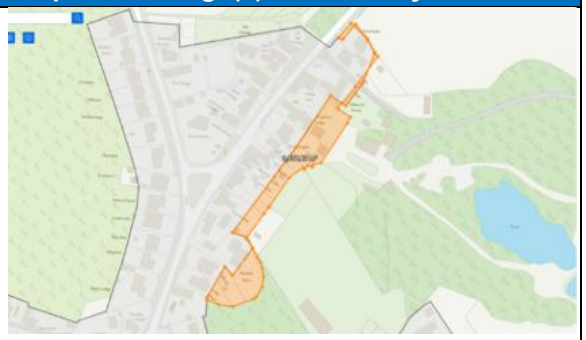
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Ashwicken	Existing properties along the western side of East Winch Road	To include the existing properties along East Winch Road into the boundary.		
Barroway Drove	South-East of Cuckoo Road	To include new homes which have been built since the last review of the boundaries		
Barroway Drove	South-East of The Drove	To include new homes which have been built since the last review of the boundaries		

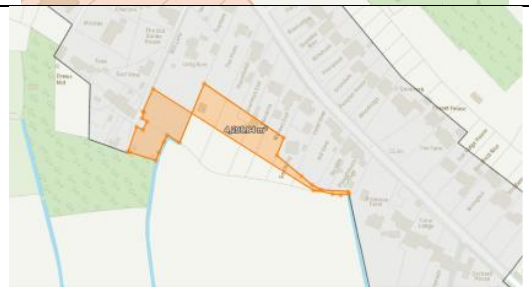
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Barroway Drove	North-East of The Drove	To include new homes which have been built since the last review of the boundaries		
Barroway Drove	South-East of The Drove	To include new homes which have been built since the last review of the boundaries		

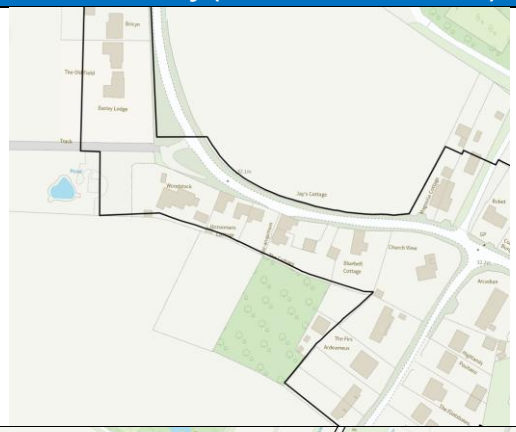
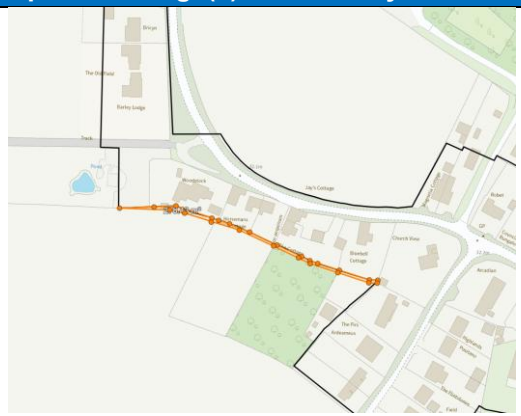
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Barroway Drove	North-East & South-East of The Drove	To include new homes which have been built since the last review of the boundaries		
Barroway Drove	South-West of Barroway Drove			There are some liner pockets of development which are some distance from the settlement and the boundary, although these could technically meet the rule for inclusion as the number in totality is 15 or more, these are not suggested for inclusion as in this case it could lead to further development in areas considered to be less sustainable

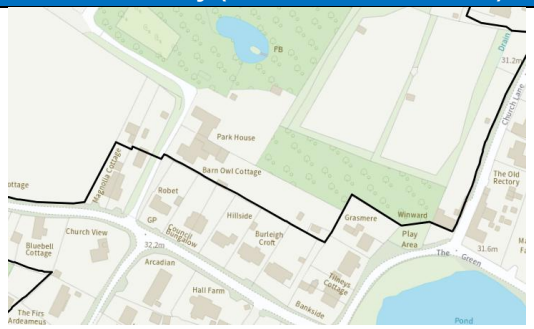
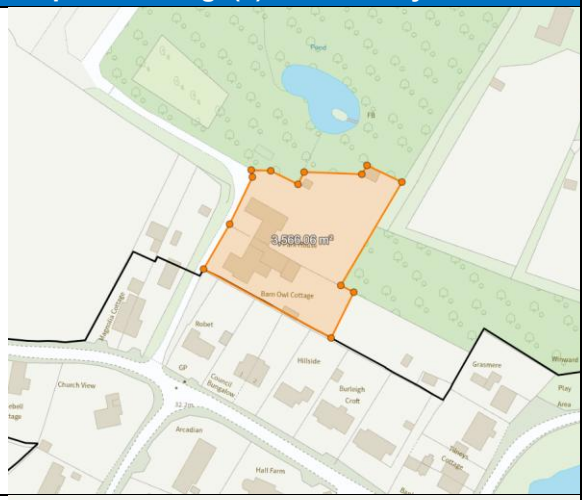
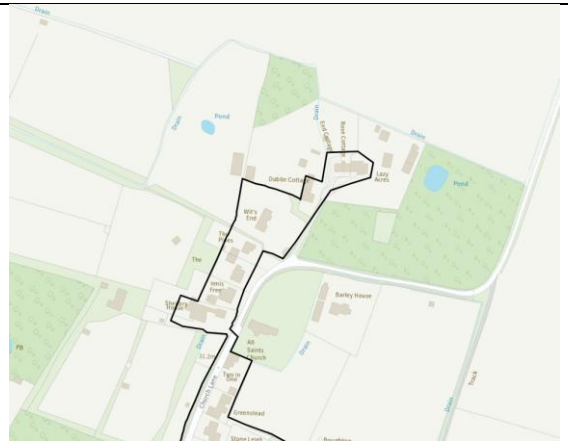
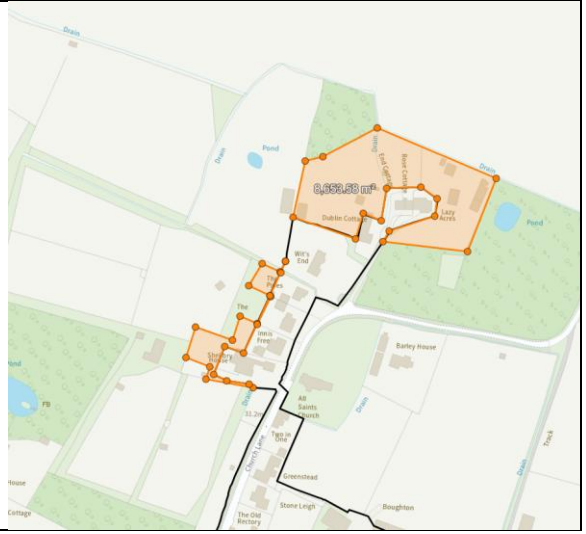
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Barton Bendish	St Andrew's Church/ 29 Church Road	Include Church and dwelling/ curtilage, which clearly form part of built form within settlement boundary. Aligning boundary with physical features on the ground.		
Bawsey	Bawsey removed from settlement hierarchy	Deletion of settlement boundary, as now countryside	Remove settlement boundary	

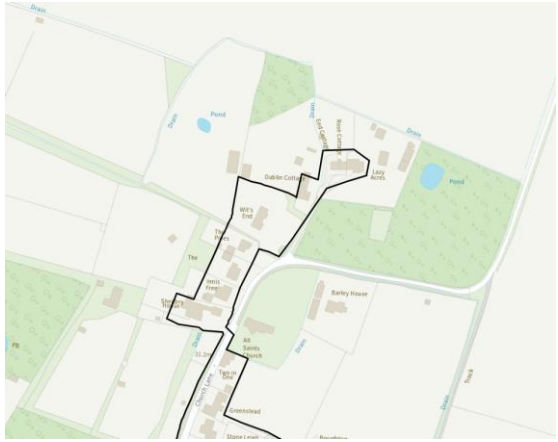
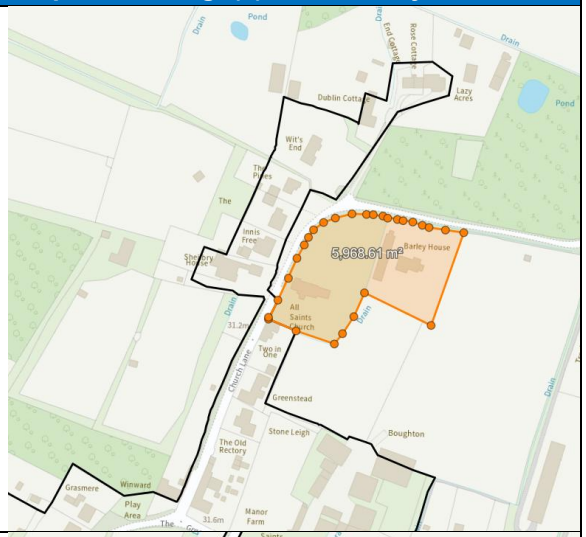
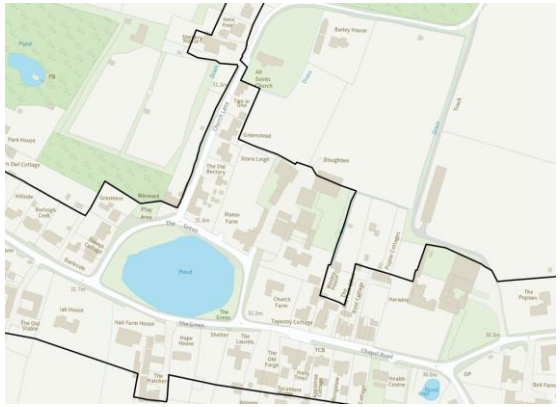
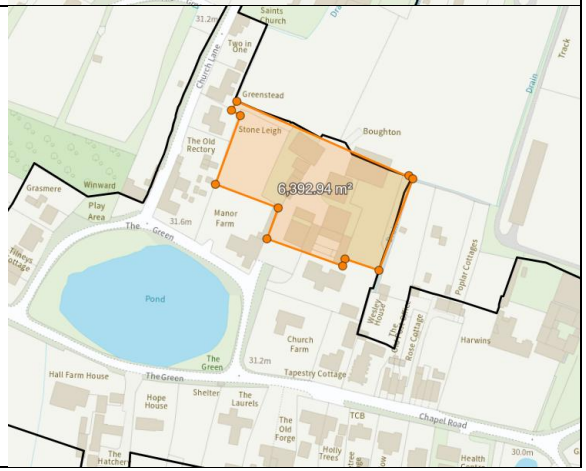
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Bircham Newton (CITB)	To include a new settlement boundary around the existing properties of the village.			

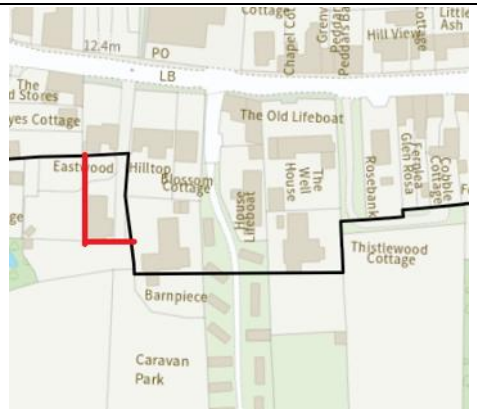
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Blackborough End	Existing properties and buildings to the rear of dwellings on East Winch Road	To include the existing properties and buildings to the rear of dwellings on East Winch Road in the boundary.		
Blackborough End	Existing properties and buildings at Bishops Close	To include existing properties and buildings at Bishops Close in the boundary.		

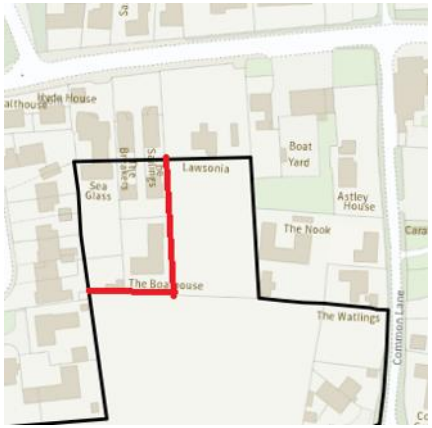
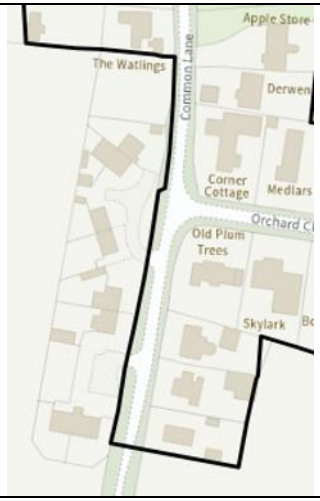
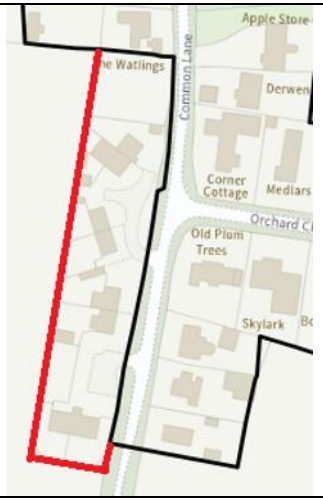
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Blackborough End	Cherry Hinton House	To include the rest of Cherry Hinton House in the boundary.		
Blackborough End	Existing properties along Wormegay Road	To include the existing properties and buildings along Wormegay Road.		

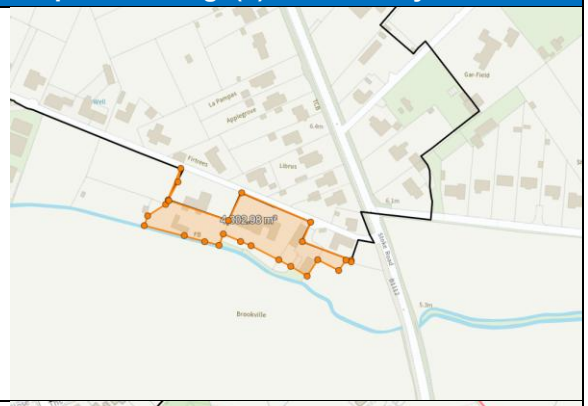
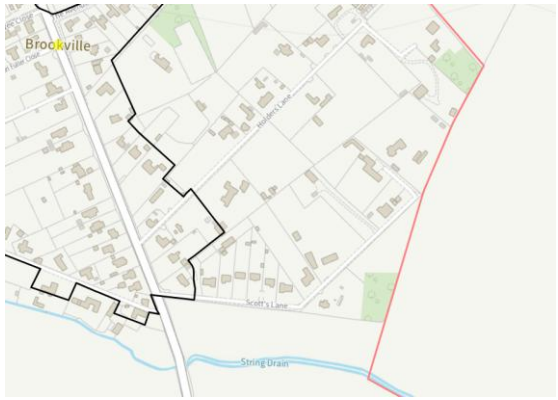
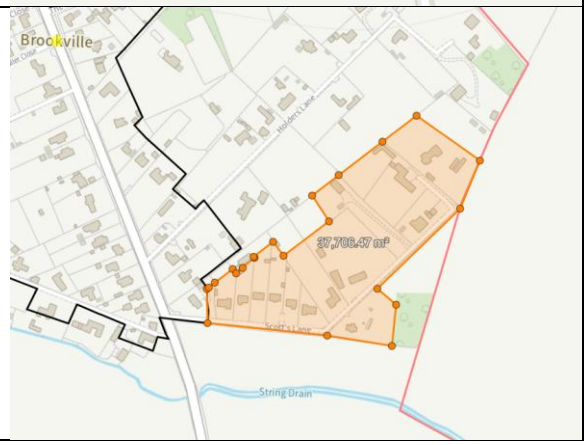
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Boughton		Minor correction to improve alignment with property boundaries.		
Boughton		Minor correction to improve alignment with property boundaries.		

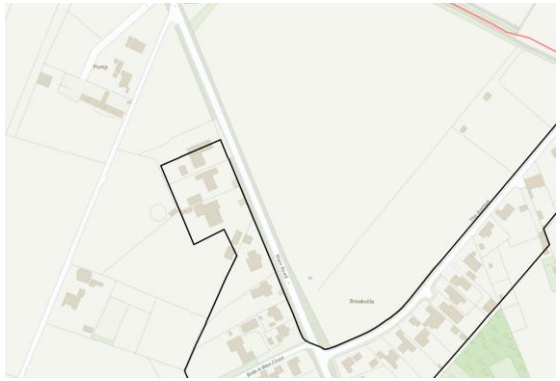
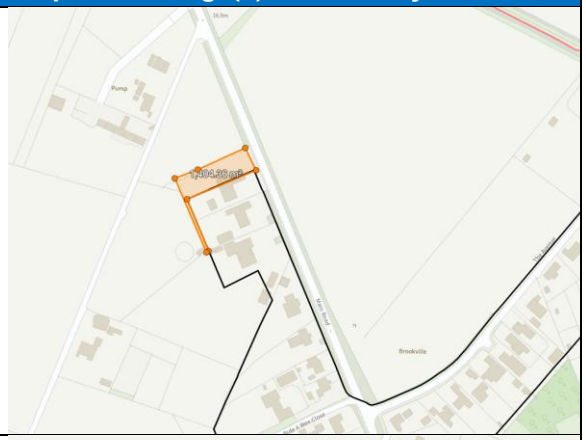
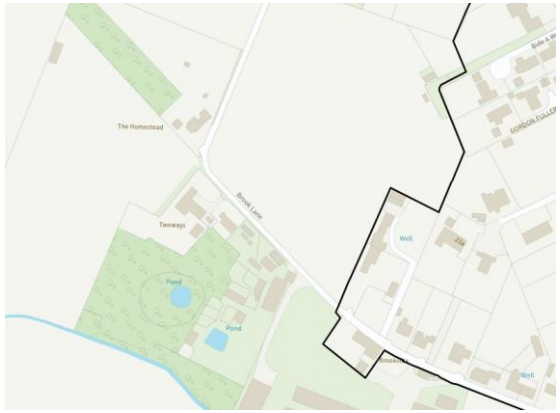
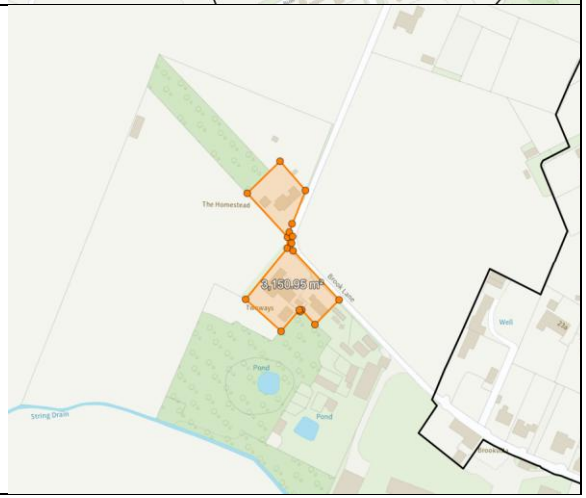
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Boughton		Boundary amended to include existing residential properties.		
Boughton		Boundary amended to include existing residential properties.		

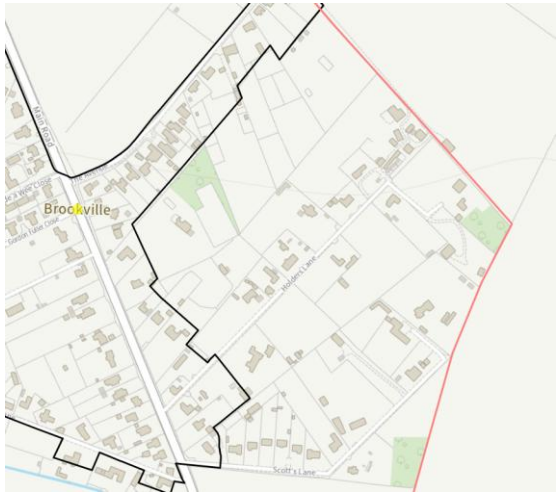
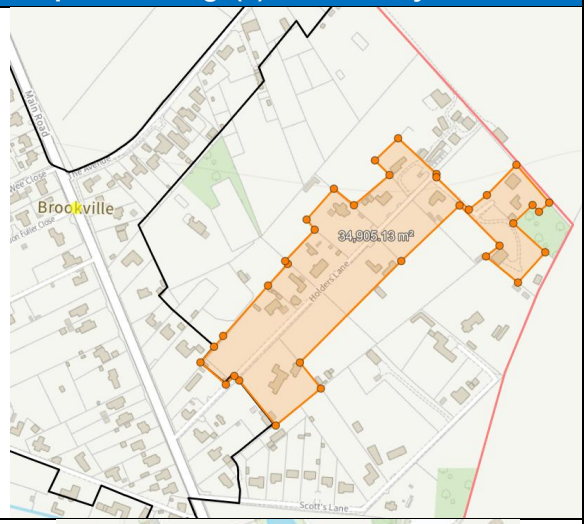
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Boughton		Boundary amended to include existing residential properties.		
Boughton		Boundary refined to exclude operational farm buildings.		

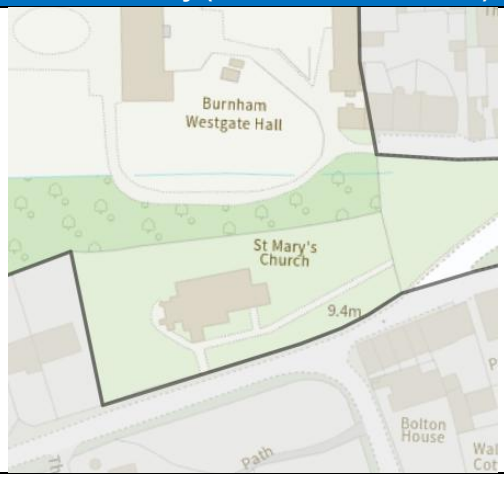
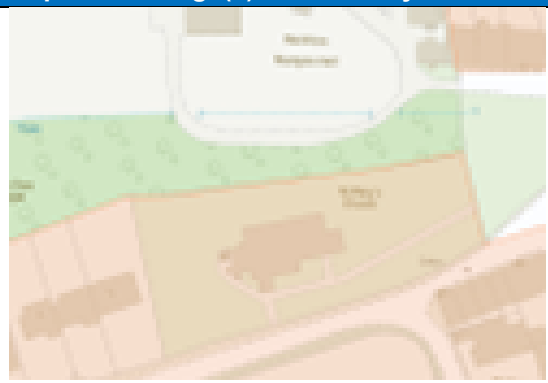
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Boughton		Boundary amended to include existing residential properties.		
Brancaster	South of A149, to the south (rear) of Eastwood	To include the existing dwelling.		

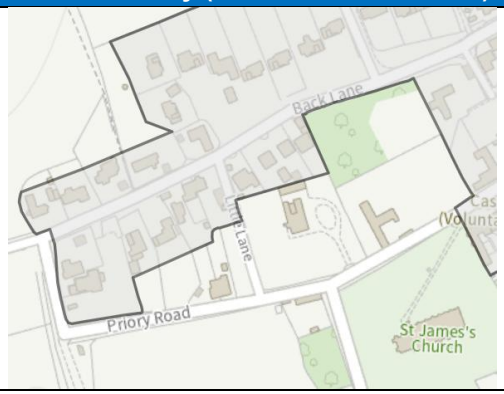
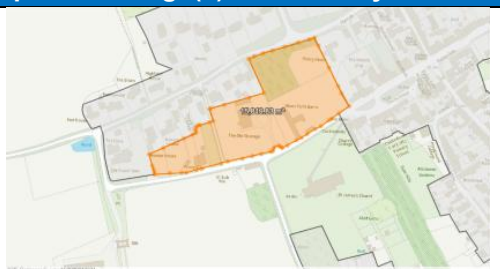
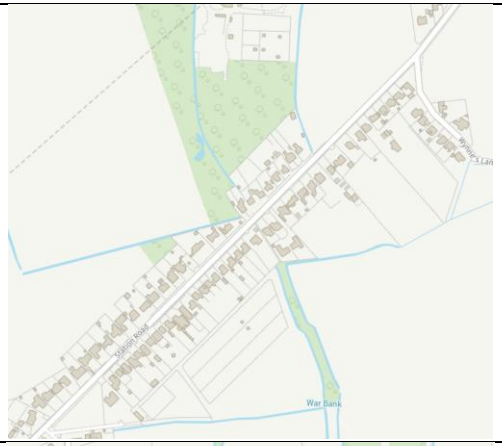
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Brancaster Staithe/ Burnham Deepdale	South of A149, to include The Boathouse	To include the existing dwellings.		
Brancaster Staithe/ Burnham Deepdale	Land to the west of Common Road.	To include the existing dwellings.		

Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Brookville	Brook Lane	To include the existing dwellings.		
Brookville	Scott`s Lane	To include the existing dwellings.		

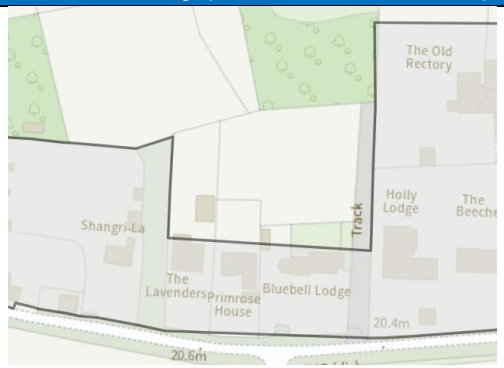
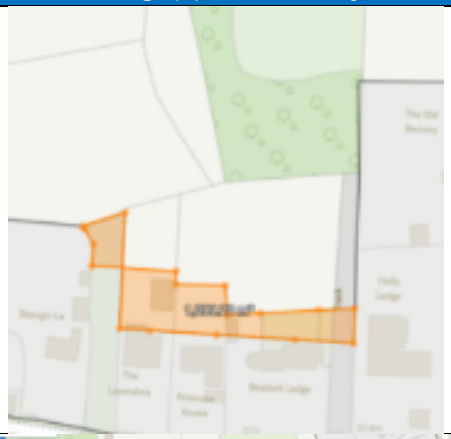
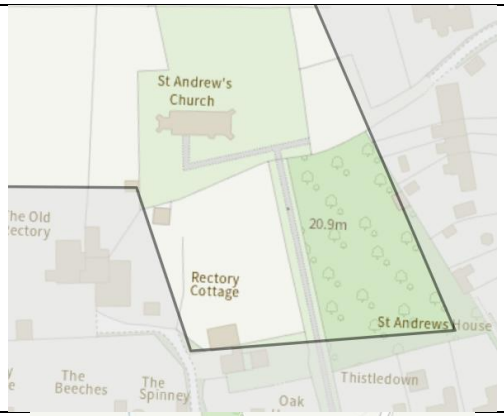
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Brookville	No 49C on Main Road	Boundary amended to include residential dwelling and curtilage		
Brookville		Should we? To include the existing dwellings.		

Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Brookville	Holders Lane	To include the existing dwellings.		
Burham Market	The Plot, Corner Lodge, The Court House, Barn Cott, Granary Cottage, Arnolds, The Boat House.	To include these dwellings into the boundary.		

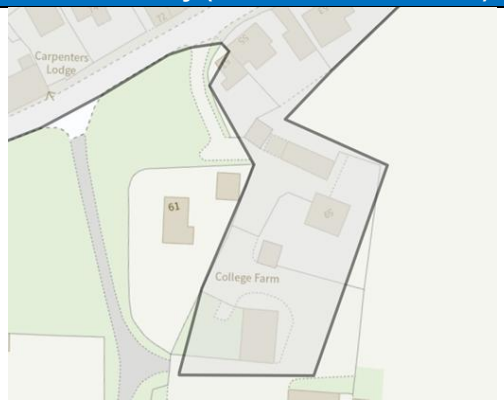
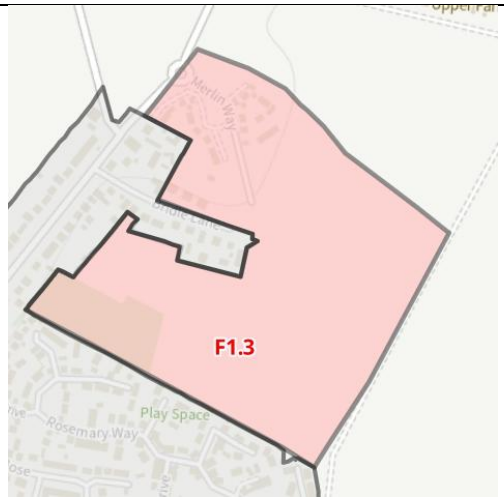
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Burnham Market	St Mary's Church, Church Walk	To include the Church and grounds into the boundary.		
Burnham Norton	Burnham Norton removed from settlement hierarchy	Deletion of settlement boundary, as now countryside	Remove settlement boundary	
Burnham Overy Staithe	No Change	No change	No Change	
Burnham Overy Town	Remove settlement Boundary	Remove settlement Boundary	Remove settlement Boundary	
Burnham Thorpe	No Change	No Change	No Change	

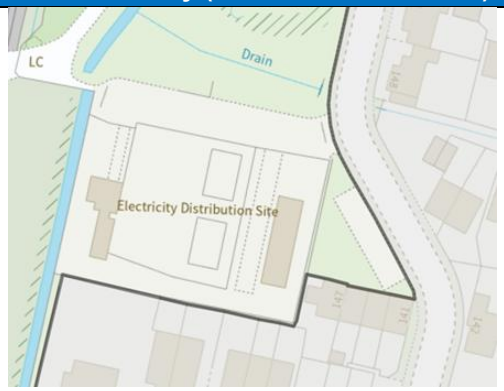
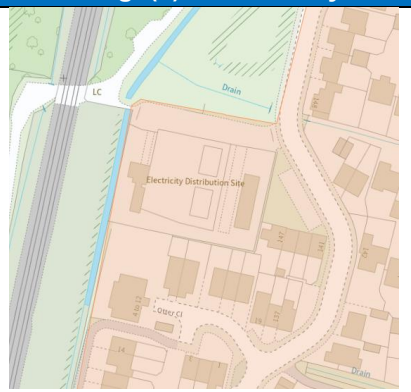
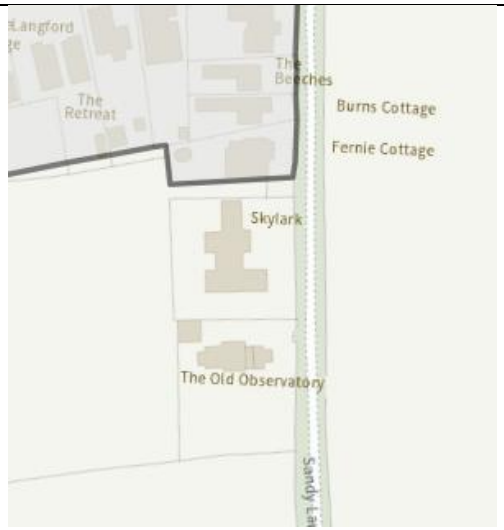
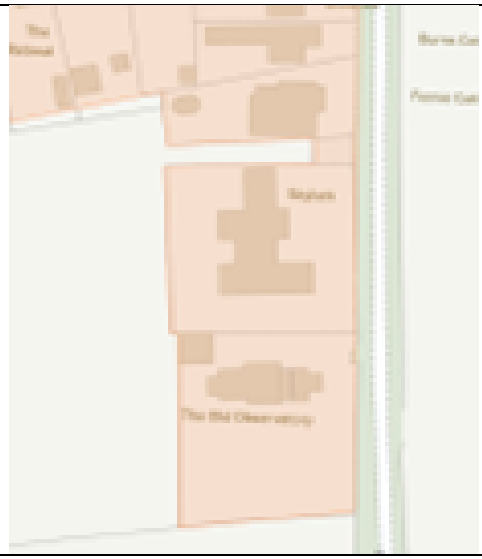
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Castle Acre				
Castle Rising			No change	No change
Clenchwarton	Existing Properties along Station Road	To include a new settlement boundary along the existing properties and buildings on Station Road.		
Clenchwarton	Existing properties and buildings along Main Road (Western Entrance)	To include the existing properties and buildings along Main Road (Western Entrance) into the boundary.		

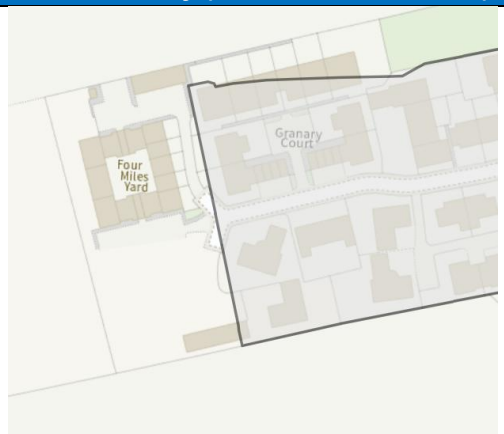
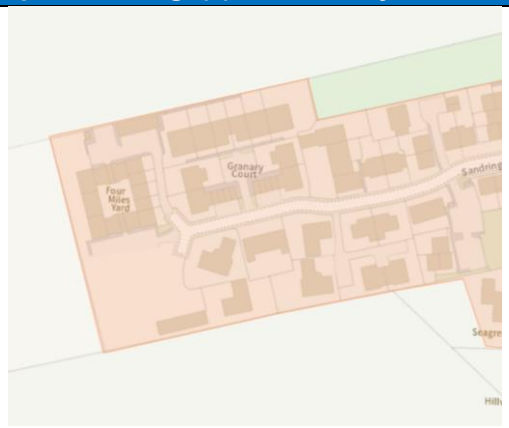
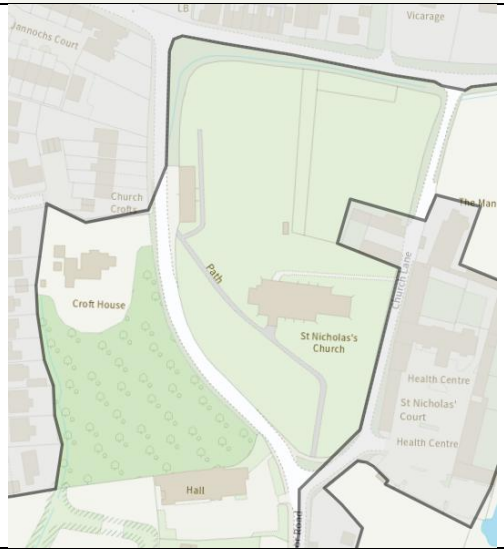
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Clenchwarton	Ferry Road/ Margaretta Close and Benedict Close	To include a new boundary at Ferry Road/ Margaretta Close and Benedict Close		
Clenchwarton	Coronation Road/ Jubilee Bank Road	To include a new boundary at Coronation Road/ Jubilee Bank Road		

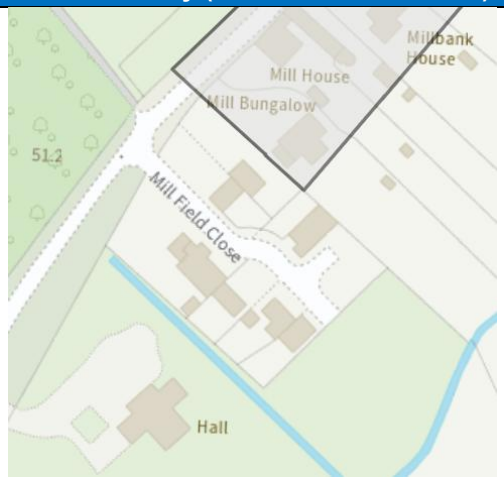
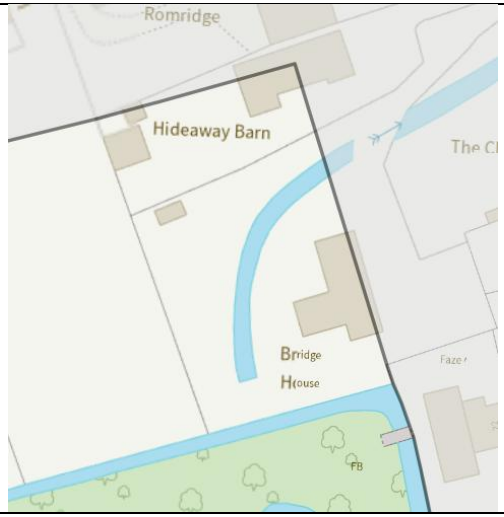
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Congham	Land between Shangri-La and The Lavenders/ rear curtilages (The Lavenders, Primrose House, Bluebell Lodge), St Andrew's Lane	To include Land between Shangri-La and The Lavenders/ rear curtilages (The Lavenders, Primrose House, Bluebell Lodge), St Andrew's Lane in the boundary.		
Congham	The Old Rectory, Rectory Cottage, Thistledown - St Andrew's House, St Andrew's Lane/ 17-22 Church Hill	To include the Old Rectory, Rectory Cottage, Thistledown - St Andrew's House, St Andrew's Lane/ 17-22 Church Hill in the boundary.		
Congham	Congham Manor, St Andrew's Lane	Remove clusters of former Manor houses/ rural workers cottages around Congham Manor		

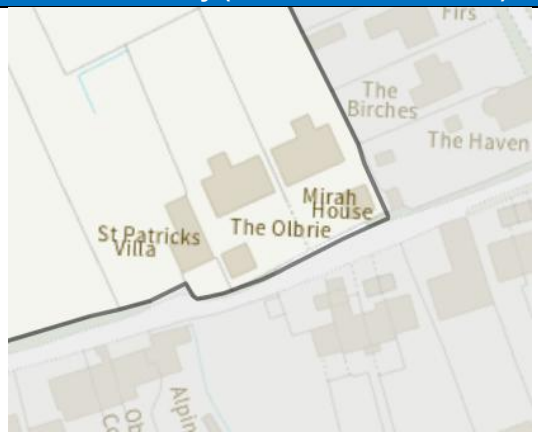
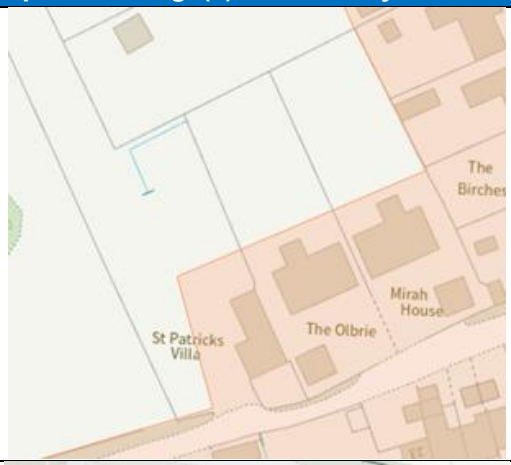
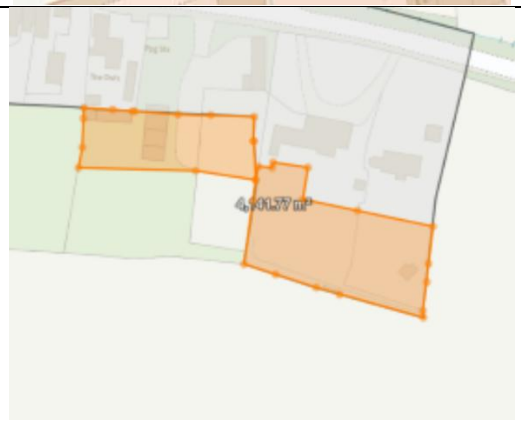
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Crimplesham	No change	No change		
Denver		Numbers 47, 49, & 51 Whin Common Road should be included within the settlement boundary. Any further dwellings on eth remainder of the road (similar to other locations in Denver) shouldn't be included as this could lead to expansion of the built up area through the development of back-land/gardens.		

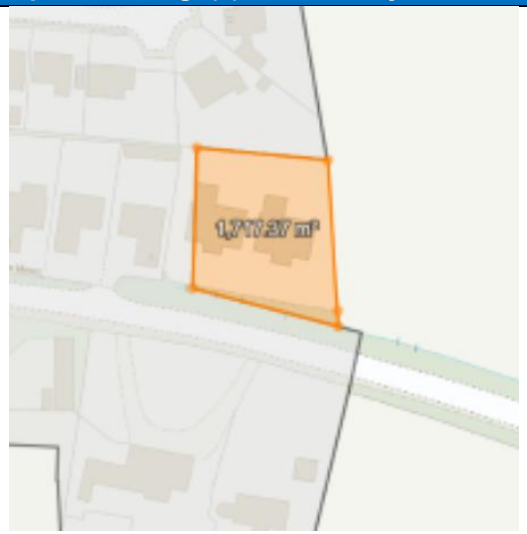
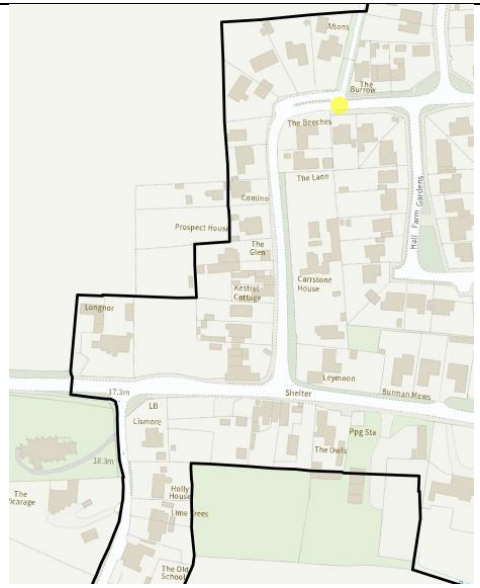
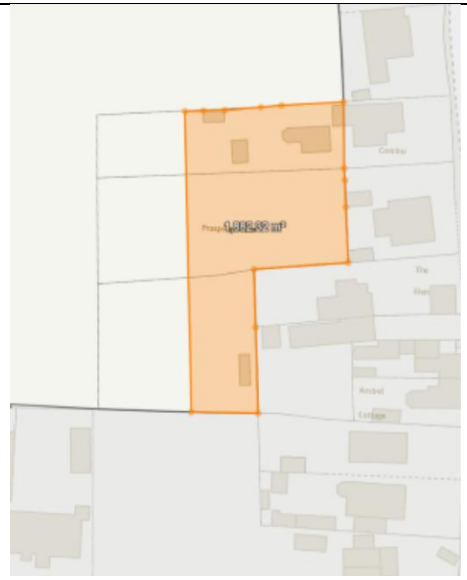
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Denver		The development should be tidied up around number 57 Sluice Road. Also, Number 61 should be included.		
Downham Market		Inclusion of Local Plan site Allocation F1.3 This is because it is under construction and will likley be completed in due course. This is being delivered in two phases and the proposal is to include both for completeness and consistency.		

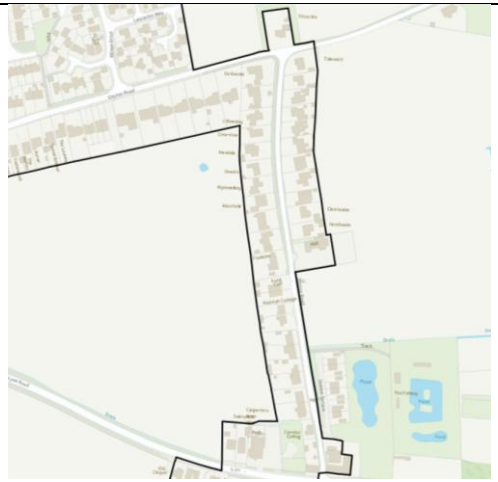
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
		Inclusion of the Electricity Distribution Site which sites along Bennett Street/Grimshoe Road. The site is broadly bordered by the settlement boundary on two sides and is a brownfield/industrial site.		
Docking	Skylark, The Observatory, Sandy Lane	To include these buildings into the boundary		

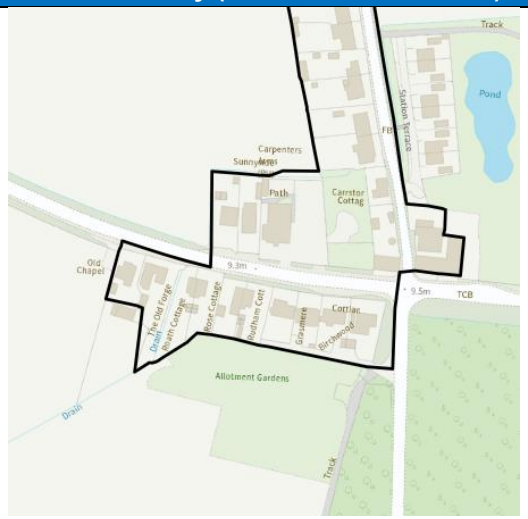
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
	Four Miles Yard, Sandringham Avenue	To include Four Miles Yard into the boundary.		
Dersingham	Croft House and St Nicholas's Church	To include Croft House and St Nicholas's Church into the boundary.		

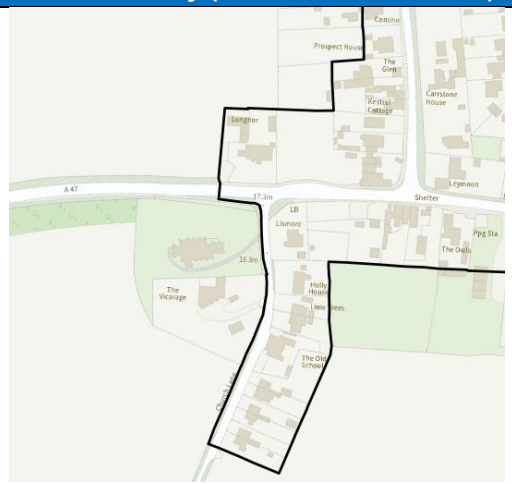
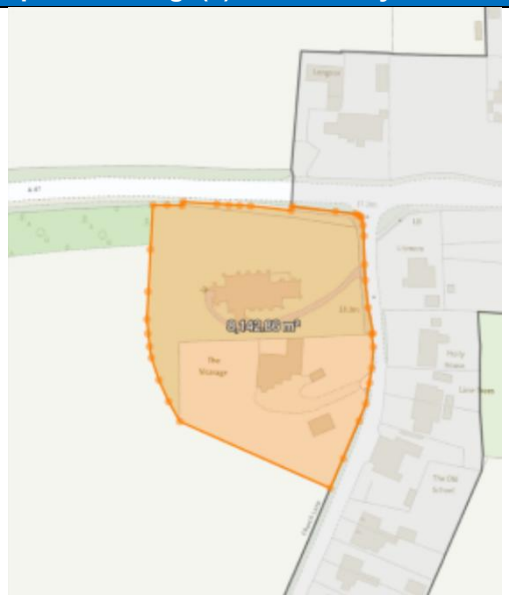
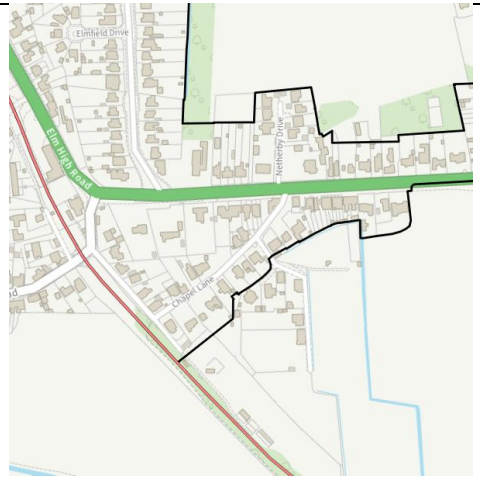
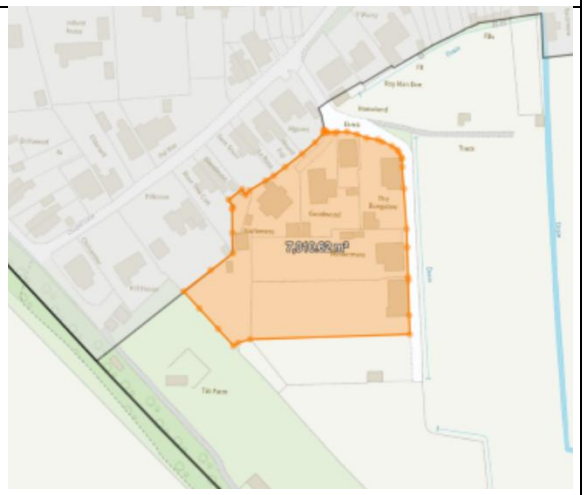
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
East Rudham	Dwellings and buildings at Mill Field Close	To include the dwellings and buildings at Mill Field Close into the boundary.		
	Hideaway Barn and Bridge House off Station Road	To include Hideaway Barn and Bridge House into the boundary.		

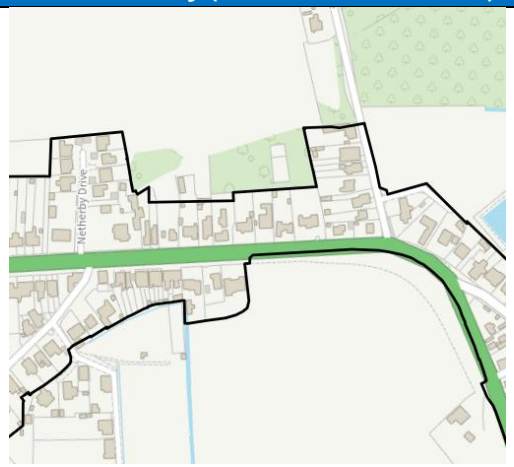
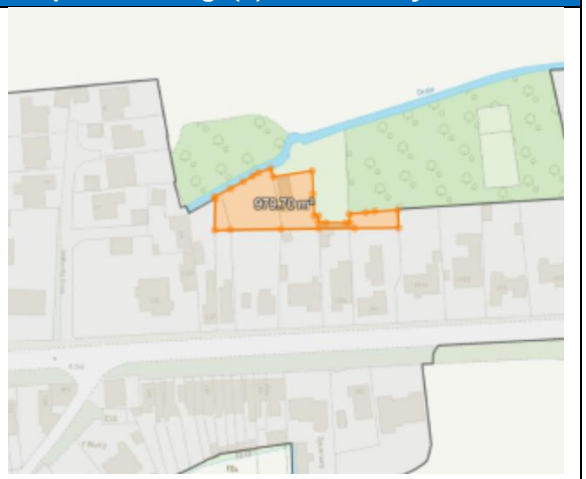
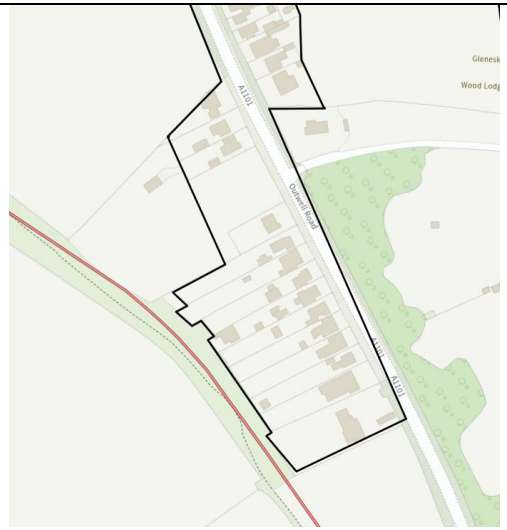
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
	St Patrick's Villa, The olbrie and Mirah House, Back Lane	To include St Patrick's Villa, The olbrie and Mirah House into the boundary.		
East Winch	South of The Owls/ Newcha, A47 Lynn Road	To **include** outbuildings south of The Owls, but **exclude** land south of Newcha, currently within boundary		

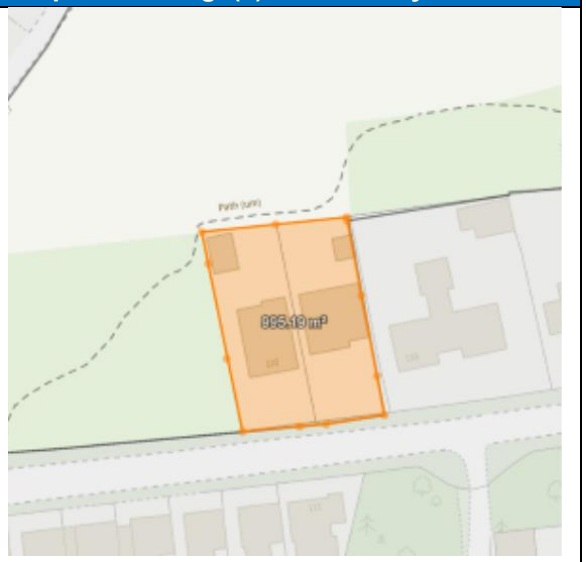
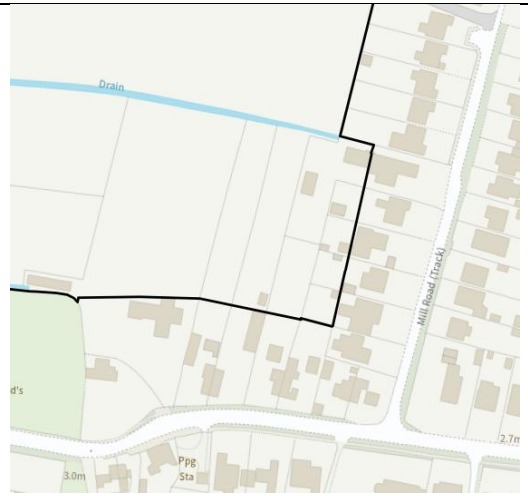
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
East Winch	New dwellings, north of A47 Lynn Road	Include two new dwellings, north of A47 Lynn Road, within existing built form of village		
East Winch	Longnor – Comino, north of A47 Lynn Road/ east of Gayton Road	Inclusion of domestic outbuildings within settlement boundary (developed on two sides – south and east)		

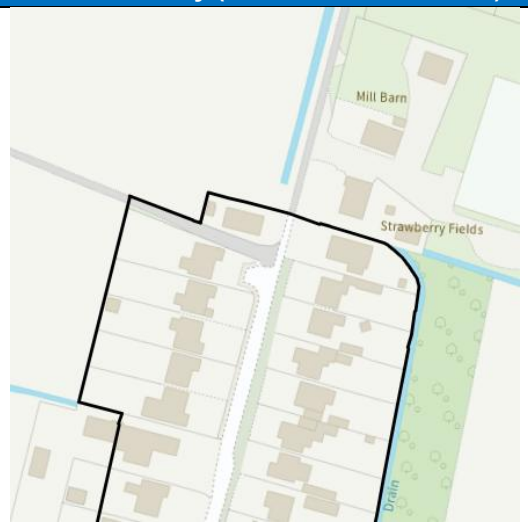
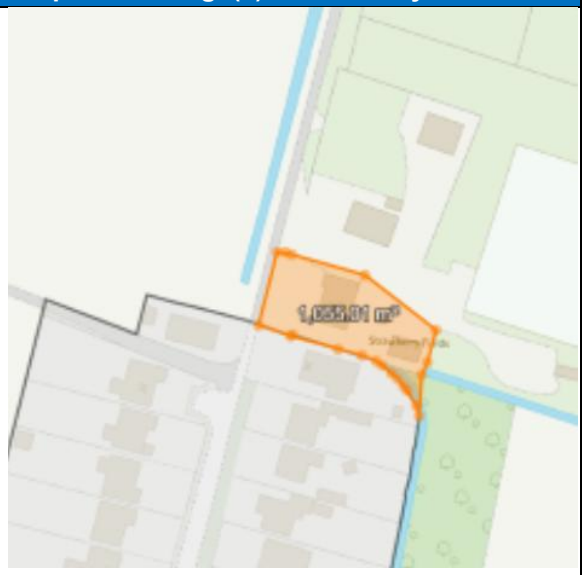
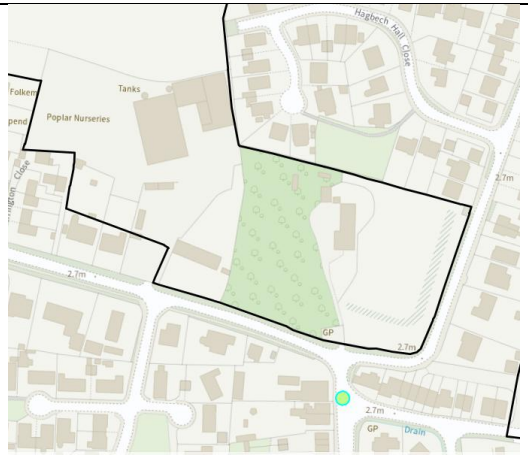
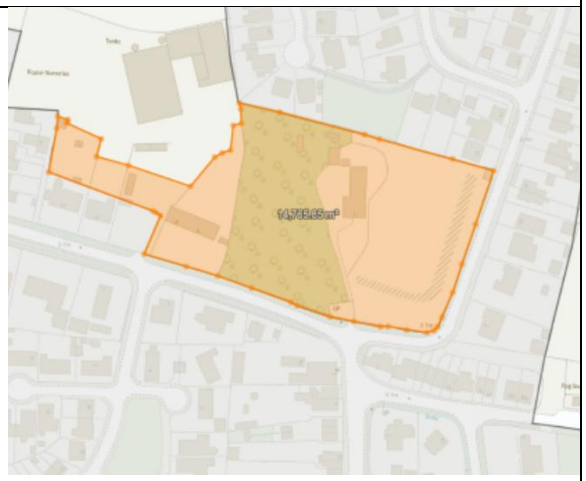
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
East Winch	Three Ways/ Tideswell, Gayton Road	Exclude property Three Ways, as this is outside/ separated from main built-up area by Gayton Road (agricultural land on 3 sides)		
East Winch	Station Terrace/ property north of A47 Lynn Road/ east of Station Road	Row of properties (Station Terrace) constructed to east of Station Road; should be included as within settlement boundary, as part of built-up area. Also, domestic curtilage to east of Lynn Road property.		

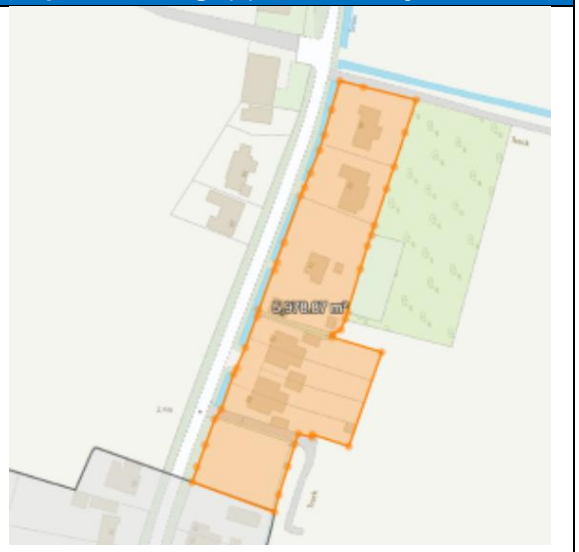
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
East Winch	The Old Forge/ Old Chapel, A47 Lynn Road	Include outbuildings to rear (south) of the Old Chapel, which fall within existing built-form		

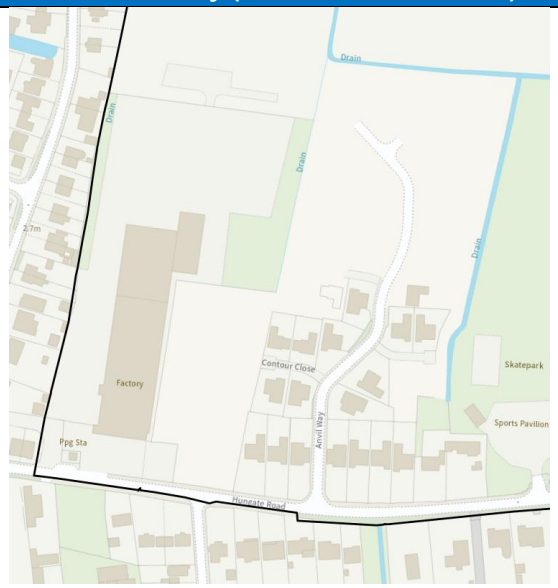
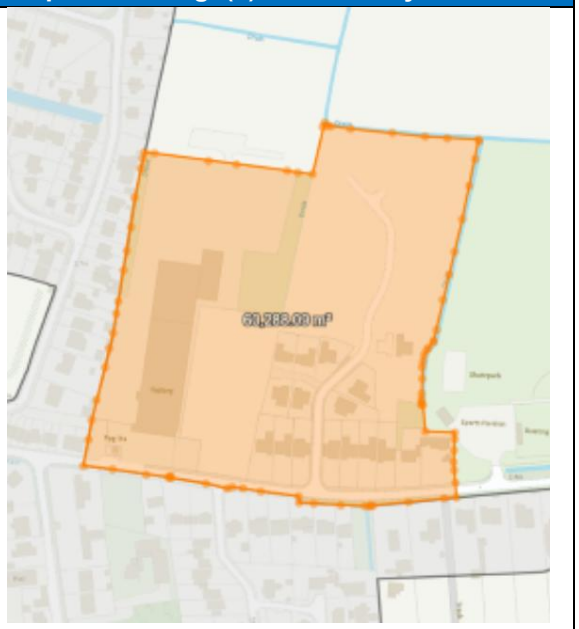
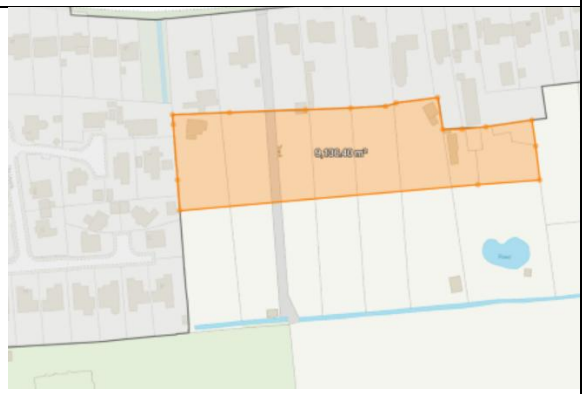
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
East Winch	All Saints Church/ The Vicarage, Church Lane	Inclusion of All Saints Church/ adjacent Vicarage, as surrounded by built development on two sides		
Emneth	Properties south-east of Chapel Lane (rear of Hillcrest - Algores)	Include of group of dwellings, which clearly form part of built form within settlement boundary		

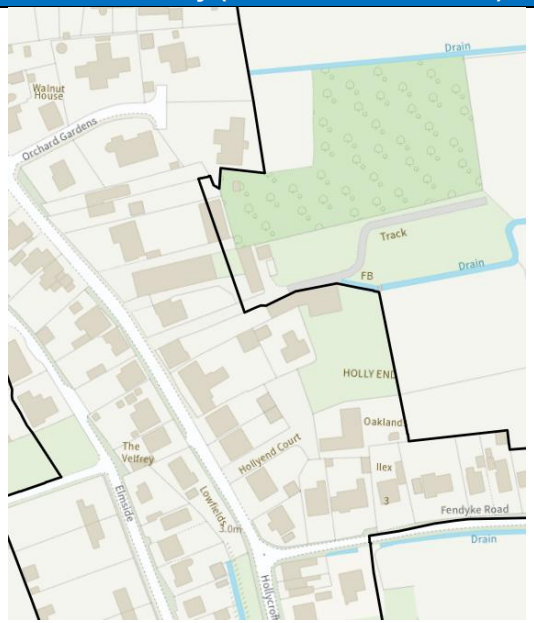
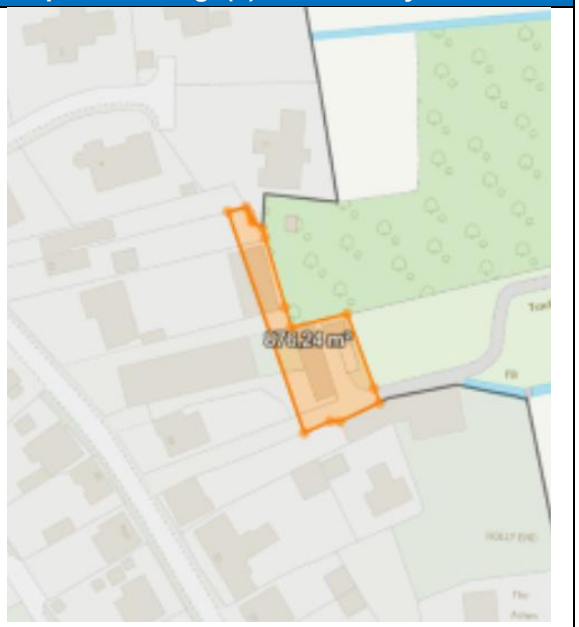
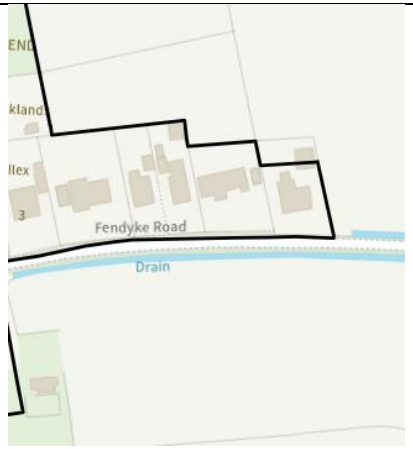
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Emneth	Rear (north) of 137-141 Chapel Lane	Include domestic outbuildings/ curtilages to rear (north) of 137-141 Chapel Lane, which fall within existing built-form		
Emneth	38-62 Outwell Road/ 49 Outwell Road	Inclusion of detached property (49 Outwell Road) within development boundary, and tidying this up to better reflect physical features on the ground (Outwell Road)		

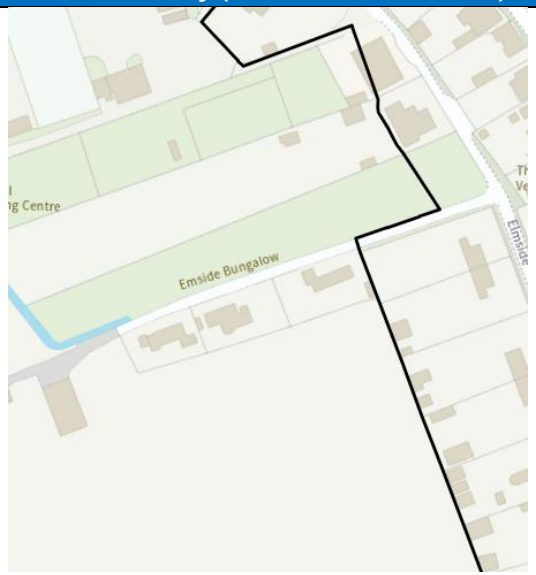
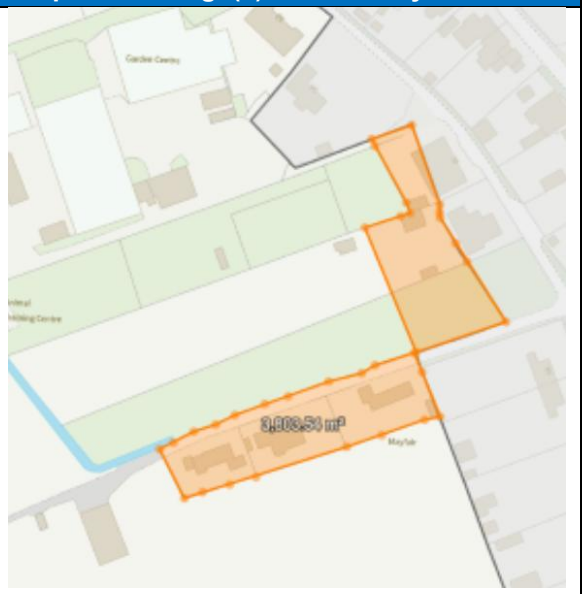
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Emneth	120-122 Church Road	Include two new dwellings, north of Church Road, within existing built form of village		
Emneth	48-62 Church Street/ 3-11 Mill Road (rear property curtilages)	Inclusion of domestic outbuildings/ curtilages which form part of built form, within settlement boundary		

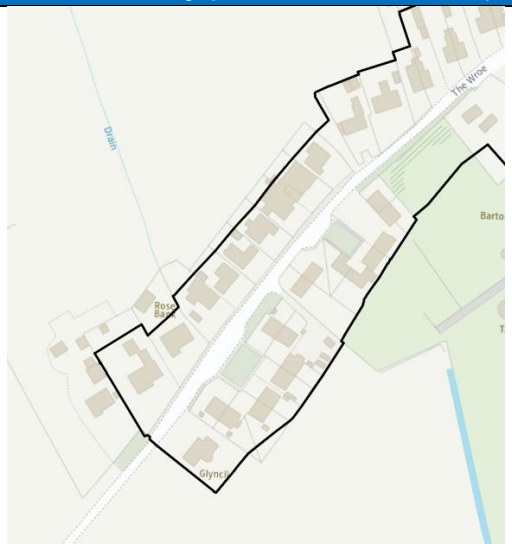
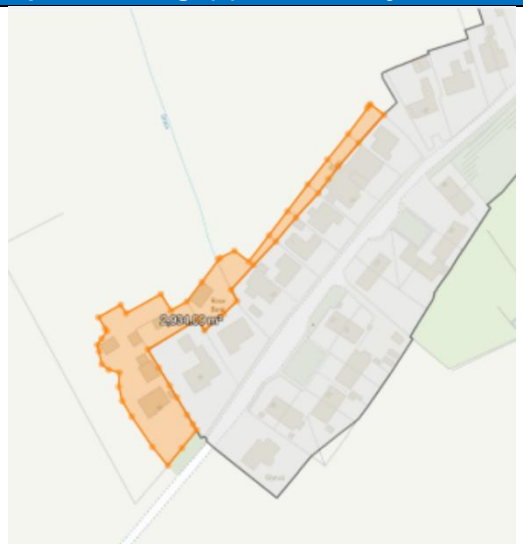
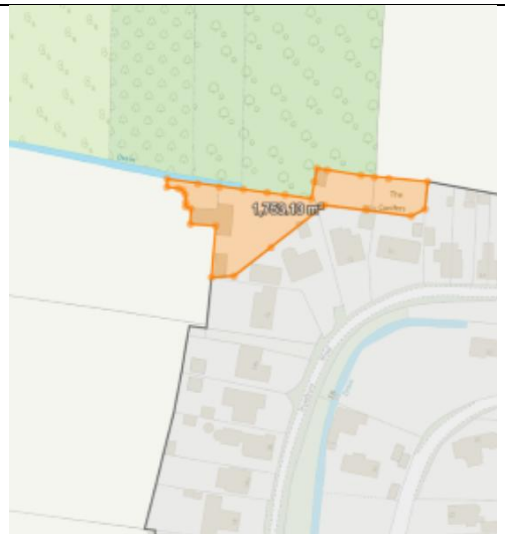
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Emneth	Strawberry Fields, Mill Road	Include dwelling that forms part of existing built form		
Emneth	2-14 Church Road	Include dwellings/ domestic properties that fall within existing built form (enclosed by Poplar Nurseries)		

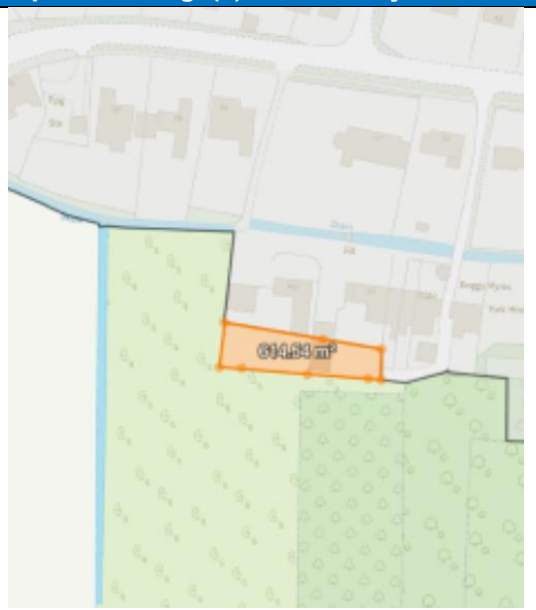
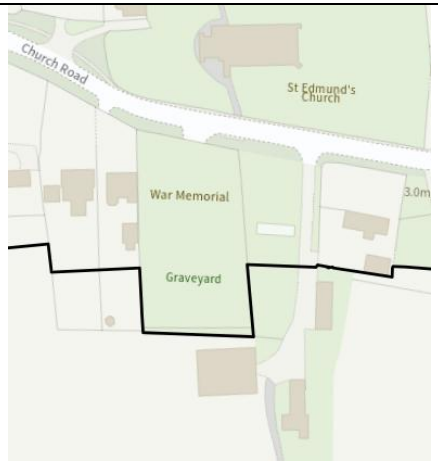
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Emneth	60-80/ 97-101 Lady's Drove	Row of dwellings to east of Lady's Drove should be included as within settlement boundary, being suburban in character		

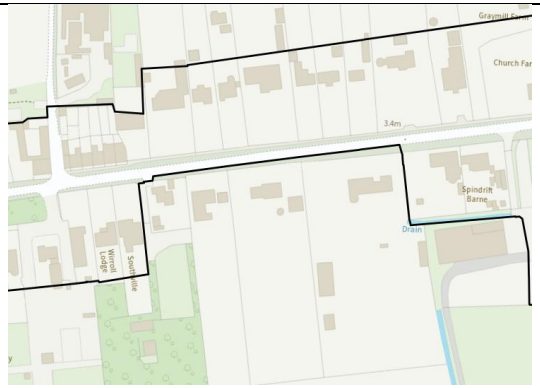
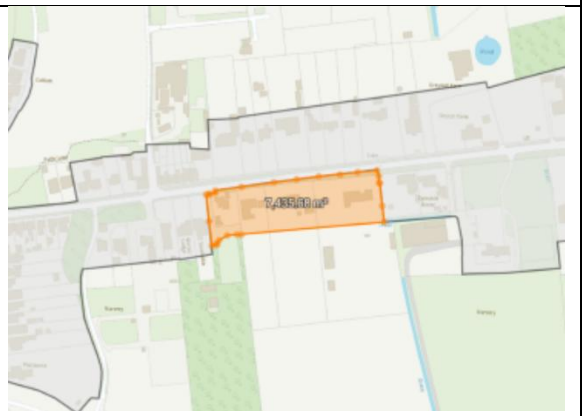
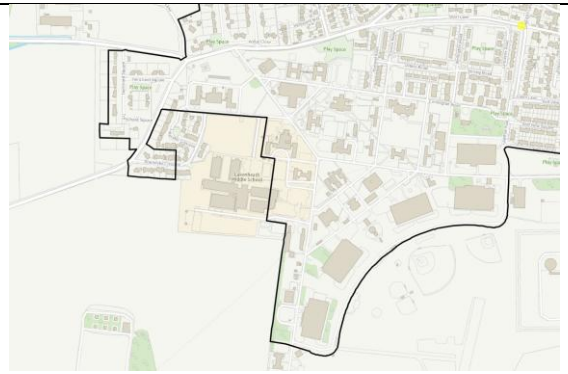
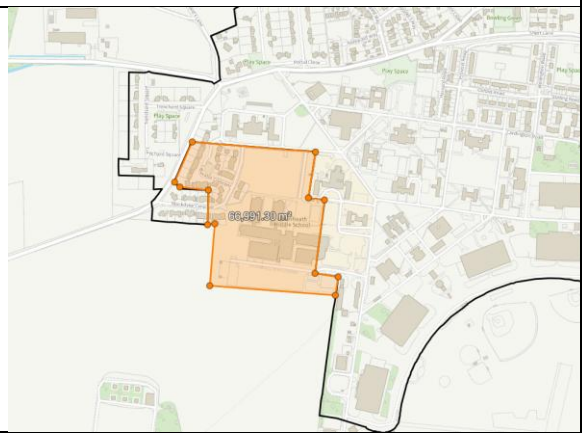
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Emneth	21-29 Hungate Road (including Cousins Factory)/ Anvil Way development	Committed site, with construction at an advanced stage and adjacent Cousins Factory premises. All form part of existing built form		
Emneth	Rear (south) of 26-44 Hungate Road	Inclusion of domestic outbuildings/ curtilages which form part of built form, within settlement boundary		

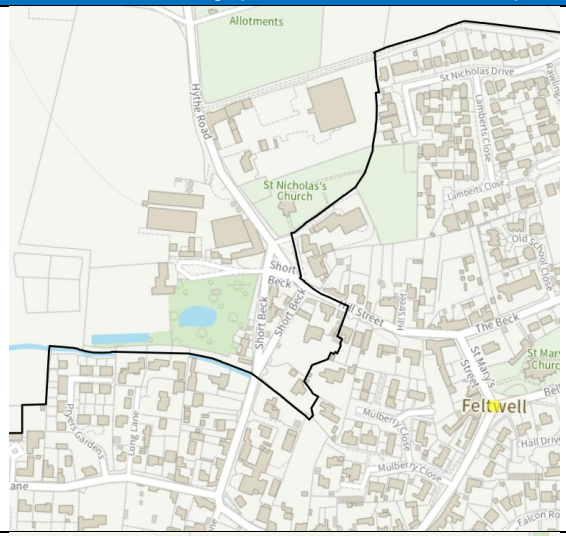
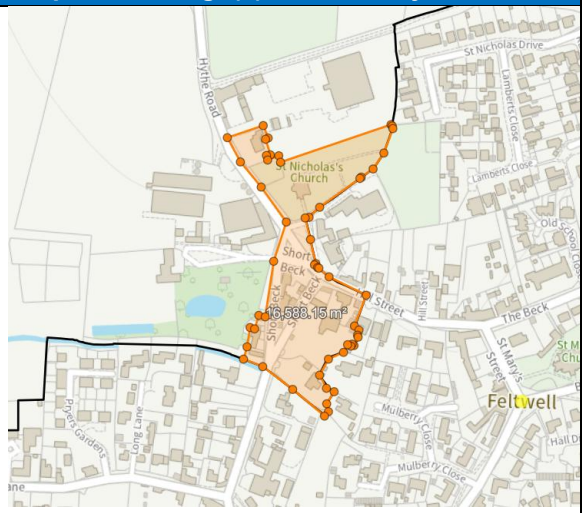
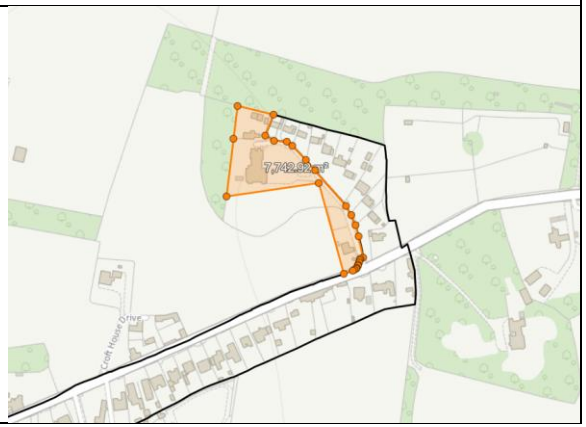
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Emneth	Rear (east) of 43-49 Hollycroft Road	Inclusion of domestic outbuildings/ curtilages which form part of built form, within settlement boundary		
Emneth	15 Fendyke Road	Inclusion of domestic outbuilding at 15 Fendyke Road, which form part of built form, within settlement boundary		

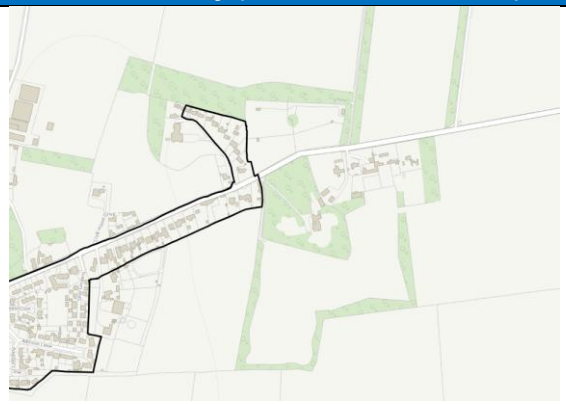
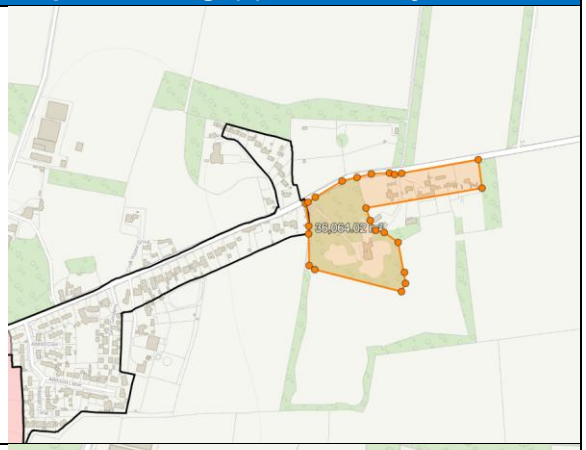
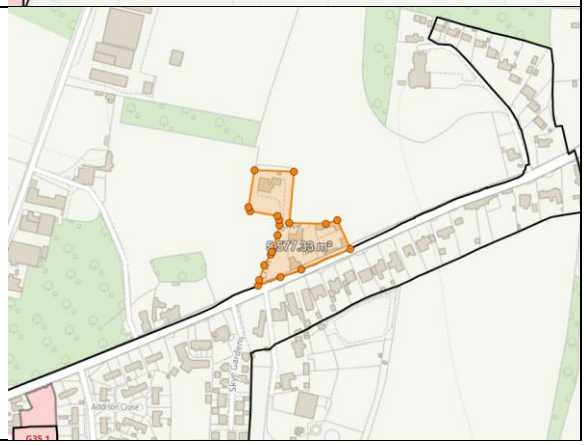
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Emneth	Rear (west) of 62-66 Elmside/ Elmside Bungalows	Row of bungalows and domestic outbuildings to west of Elmside should be included as within settlement boundary, being suburban in character		
Emneth	52 Elmside	Include dwelling/ curtilage that forms part of existing built form		

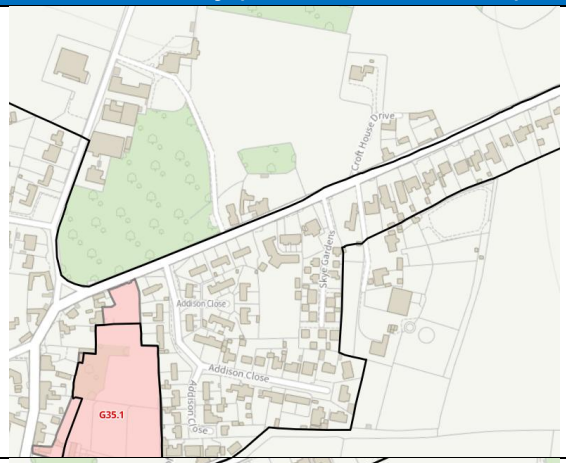
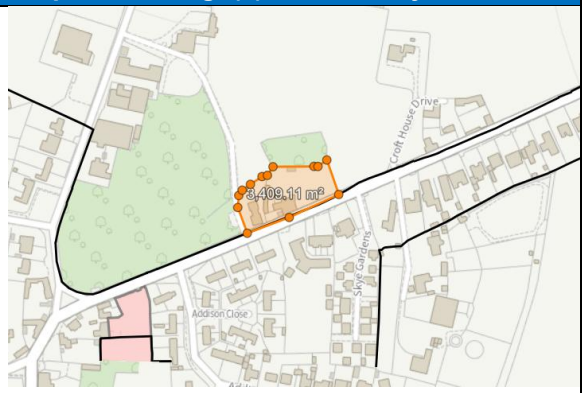
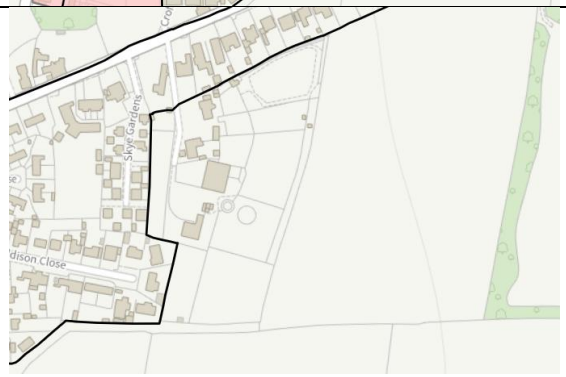
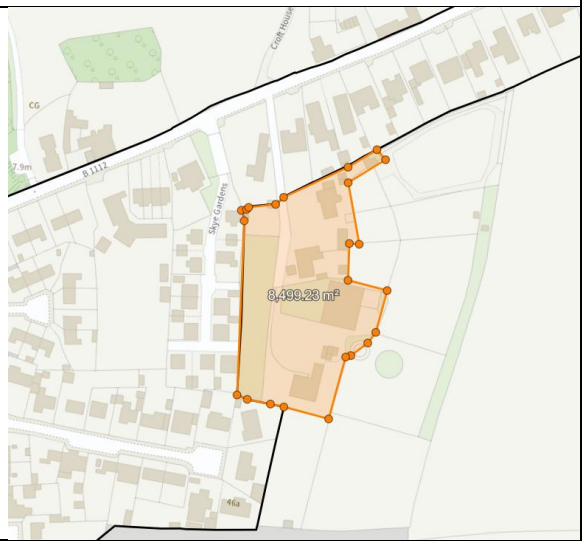
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Emneth	68-84 The Roe (rear garden curtilages)	Row of bungalows and domestic outbuildings to north of The Wroe should be included as within settlement boundary, as forming part of existing built form		
Emneth	30-34 Hawthorn Road (rear garden curtilages)	Inclusion of domestic outbuildings/ curtilages which form part of built form, within settlement boundary		

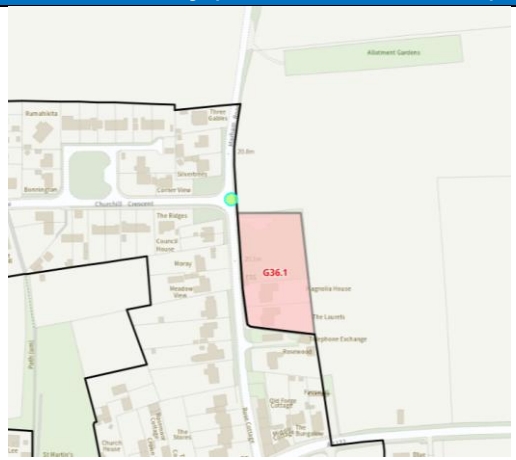
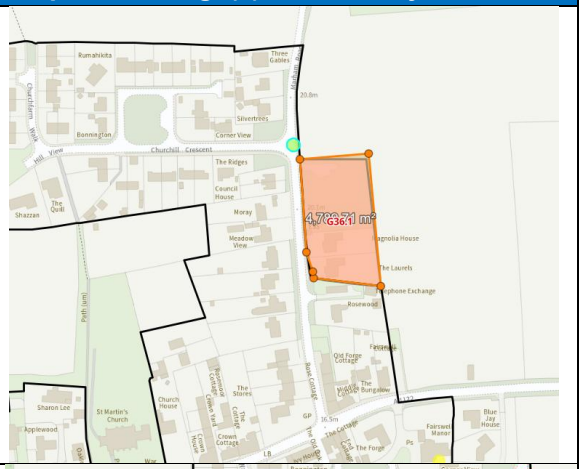
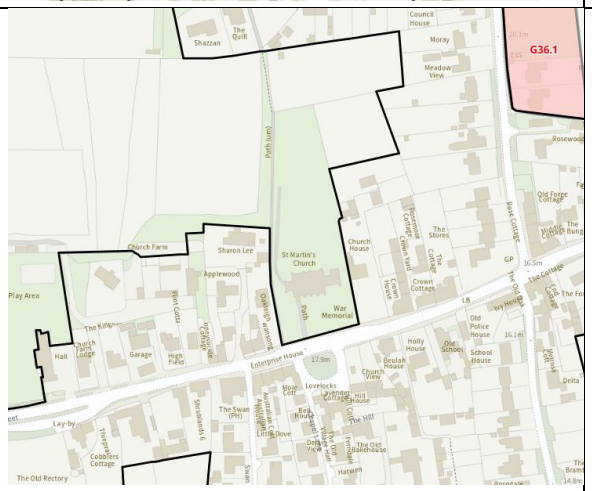
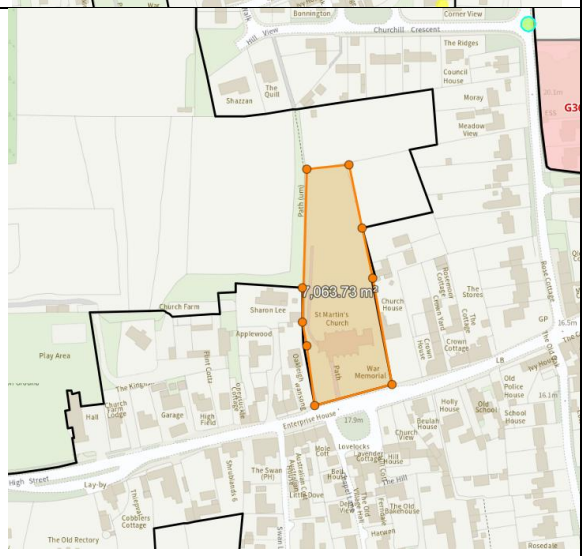
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Emneth	39/ 39a Church Road	Inclusion of domestic outbuildings/ curtilages which form part of built form, within settlement boundary		
Emneth	St Edmund's Church/ Graveyard, land west of 57, Church Road	St Edmund's Church/ churchyard form part of existing built form. However, graveyard is a separate greenfield curtilage opening up into countryside to the south, so should be **removed/ excluded** from		

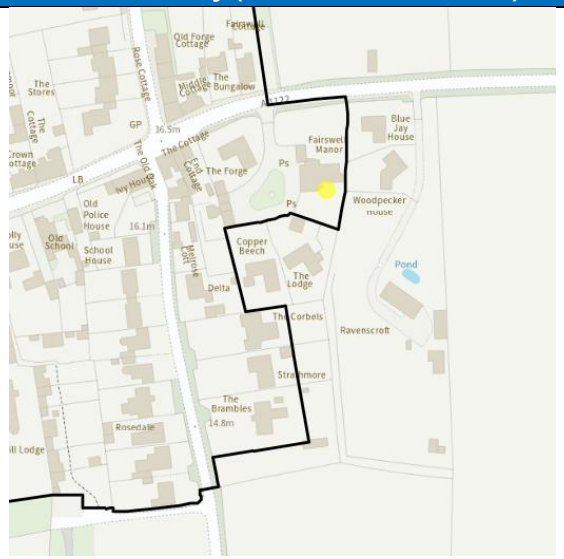
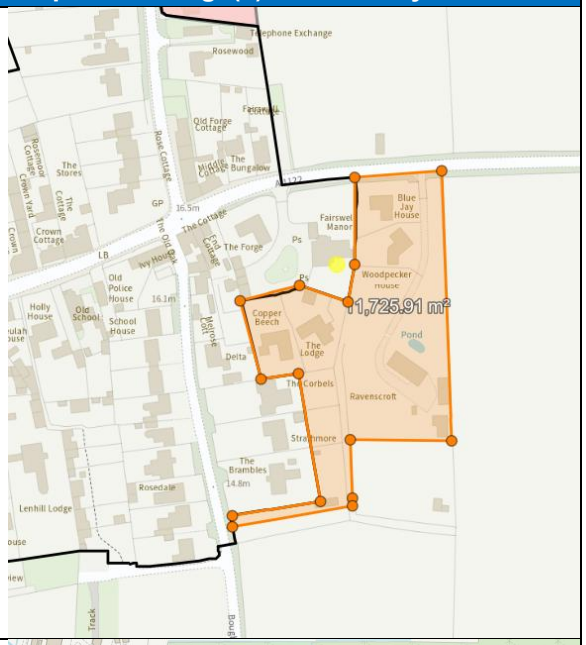
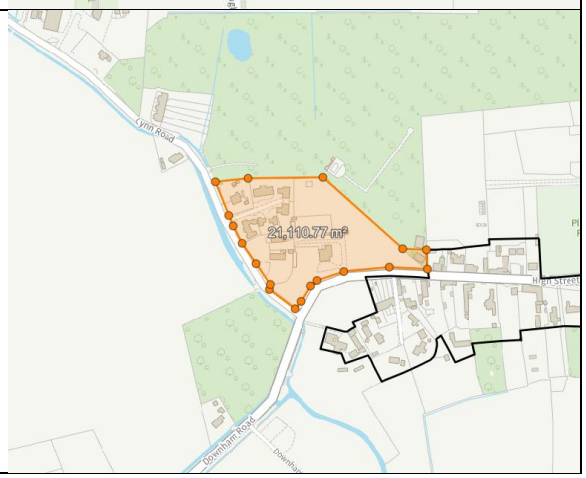
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
		settlement boundary		
Emneth	91-101 Church Road	Row of dwellings south of Church Road should be included as within settlement boundary, as forming part of existing built form (surrounded by built development on 3 sides)		
Feltwell	Blackdyke Crescent extension, Liberator Crescent, and Lakeneath Middle School	Boundary amended to include existing school and recently completed residential development.		

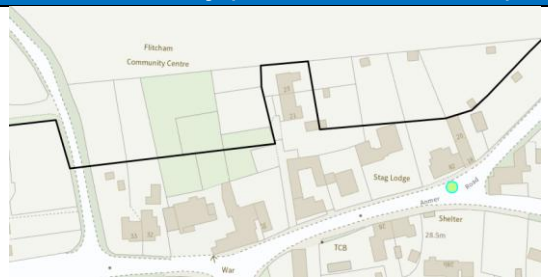
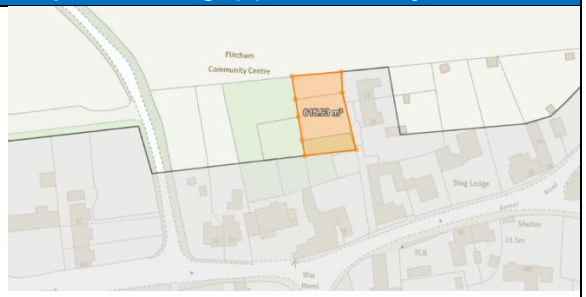
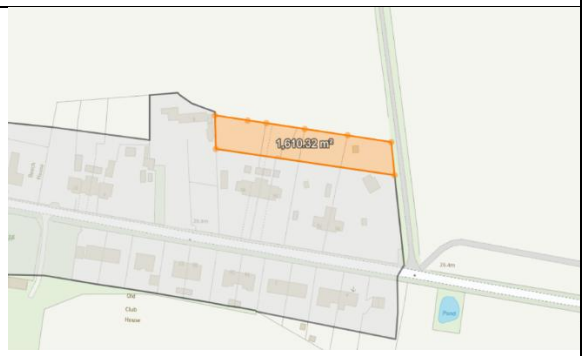
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Feltwell	St Nicholas Church, dwellings off Glebe Farm, and dwelling on short beck street	Included existing built development that is physically related to the settlement.		
Feltwell	Gardeners Cottage, East Hall and East Hall bungalows	Included existing built development that is physically related to the settlement.		

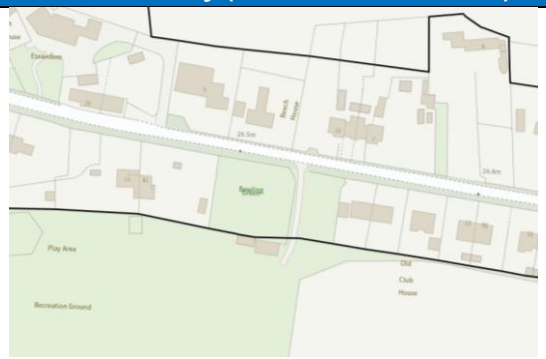
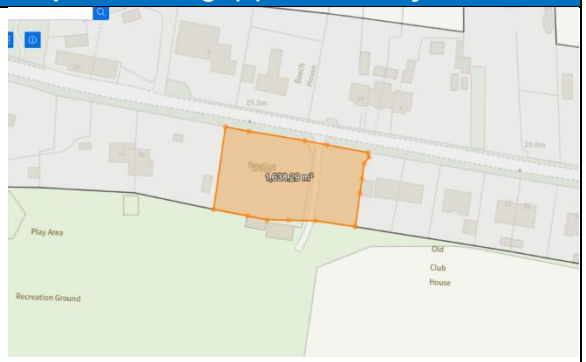
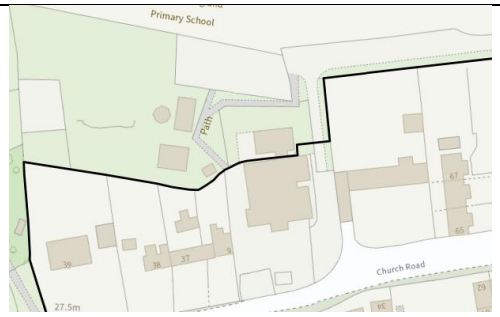
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Feltwell	Old Rectory and Dwellings to East off Lodge Road	Included existing built development that is physically related to the settlement.		
Feltwell	Croft House and converted barns	Included existing built development that is physically related to the settlement.		

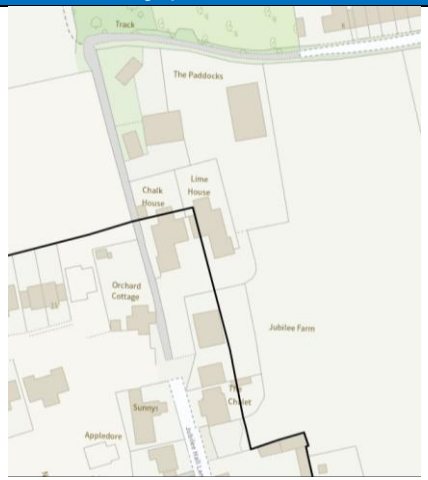
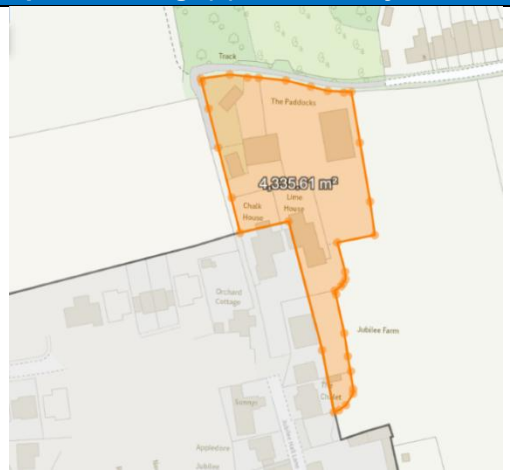
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Feltwell	7-9 Lodge Road	Included existing built development that is physically related to the settlement.		
Feltwell	46, 46a and 48 Lodge Road	Included existing built development that is physically related to the settlement.		

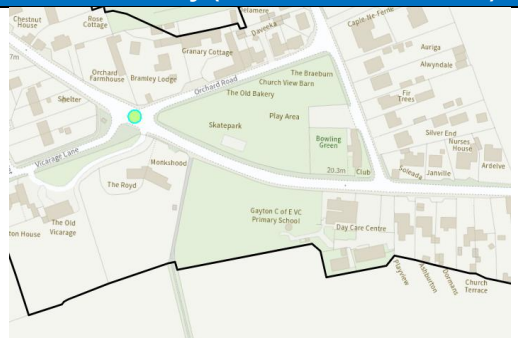
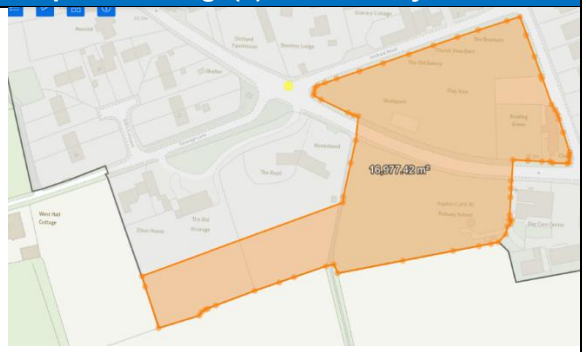
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Fincham	Marham Road (G36.1) Allocation	Inclusion of allocated site in the development boundary		
Fincham	St Martin`s Church, High Street	Included the church within the development boundary to reflect its integral role within the village and relationship to the surrounding built-up area.		

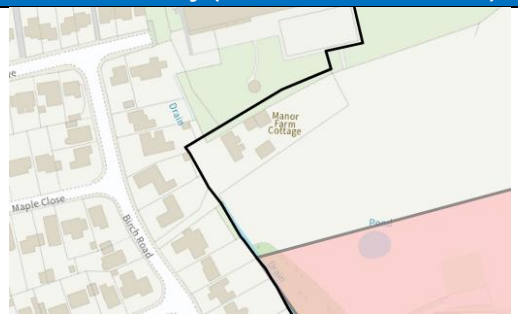
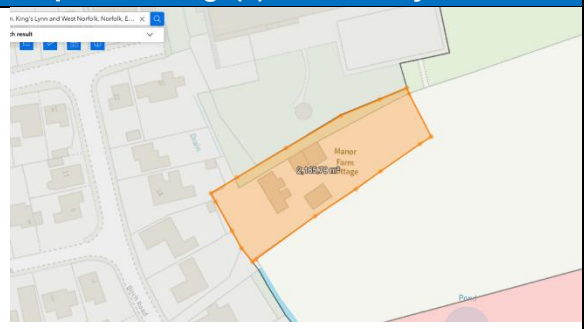
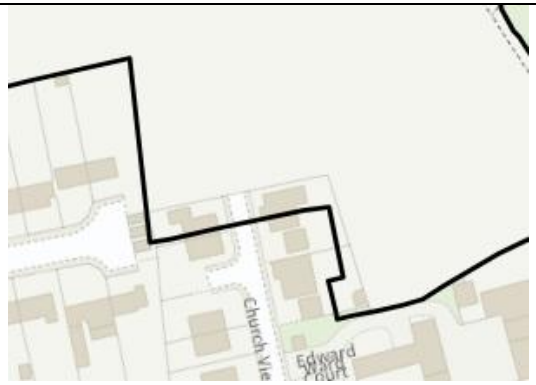
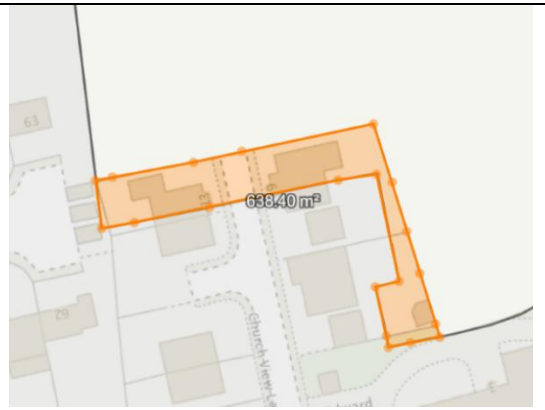
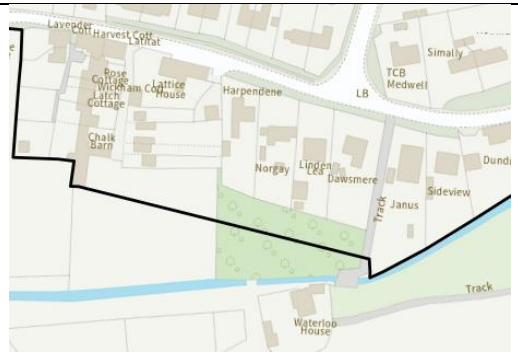
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Fincham	Dwellings behind Fairswell Manor to include Blue Jay House, Woodpecker House, Ravencroft, The Lodge and Coopper Beech	Included existing built development that is physically related to the settlement.		
Fincham	Lynn Road – Talbot Manor and dwellings	Included recently completed development that is physically integrated with the existing settlement pattern		

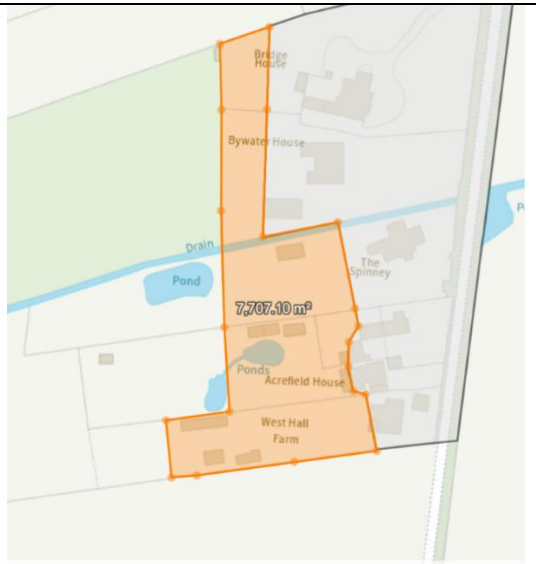
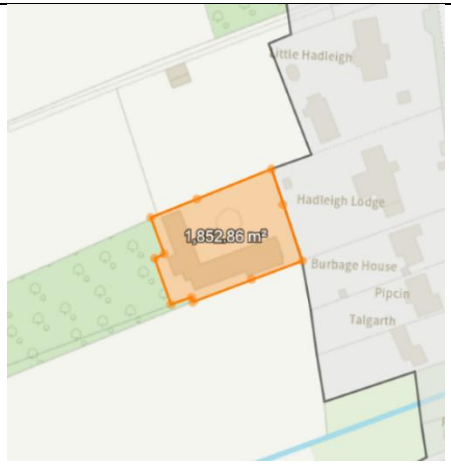
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Flitcham	20-33 Anmer Road (north), including Flitcham Community Centre	Community centre site and curtilage included within boundary, as forming part of existing built form		
Flitcham	18/20, 21/23 Anmer Road; Stag Lodge; 82 Abbey Road; 27 Anmer Road	Inclusion of domestic outbuildings (rear/ north of Stag Lodge/ Anmer Road), but **exclusion** of extensive greenfield site north of 18/20 Anmer Road		
Flitcham	7-10/ 51-58 Abbey Road (north)	Inclusion of domestic outbuildings/ curtilages which form part of built form, within settlement boundary		

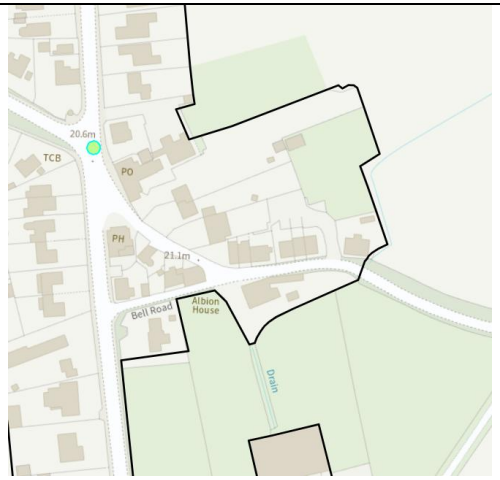
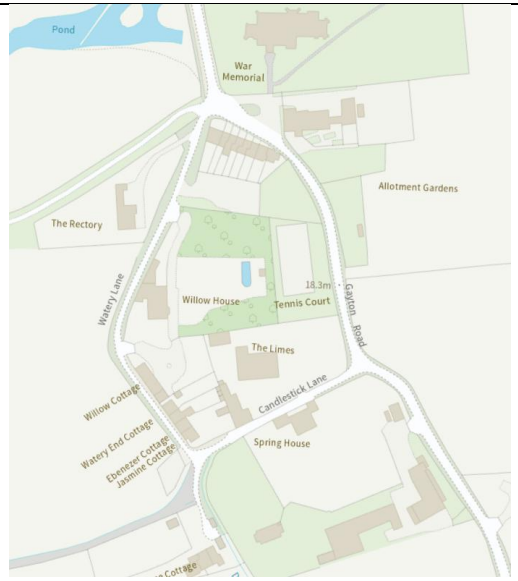
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Flitcham	Bowling Green/ Land east of Recreation Ground access road, Abbey Road	Bowling Green/ playing field form separate greenfield curtilage opening up into countryside to the south, so should be **removed/ excluded** from settlement boundary		
Flitcham	Land rear (south) of Flitcham House/ west of Anmer Road & south of Church Road (34-43)	Inclusion of domestic outbuildings/ curtilages which form part of built form, within settlement boundary		
Flitcham	Flitcham C of E Primary School, Church Road (rear buildings)	Inclusion of school buildings and hardstanding parts of curtilage within settlement boundary, which form part of the built form		

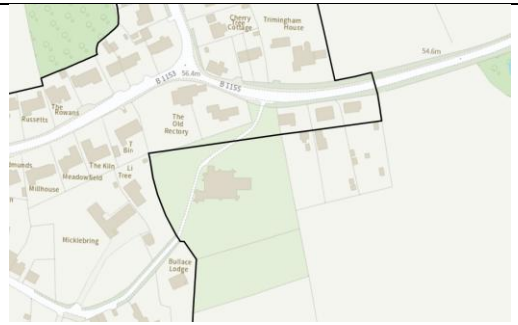
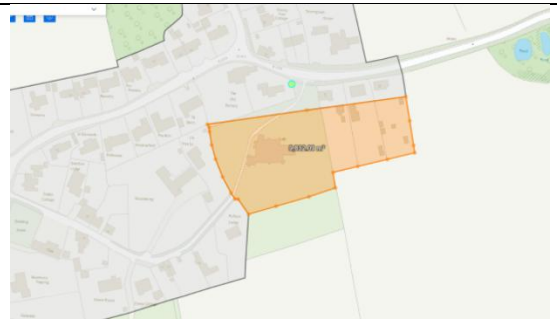
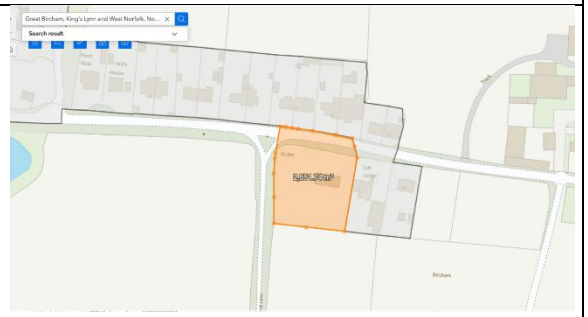
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Gayton	East of Jubilee Hall Lane (north of J E Howard Butchers)	Include of group of dwellings, which clearly form part of built form within settlement boundary		
Gayton	Gayton United FC Playing Pitch/ Bramley Lodge/ Granary Lodge, Orchard Road	**Include** domestic outbuildings/ curtilages which form part of built form, but **remove** part of playing field (south-west corner)		

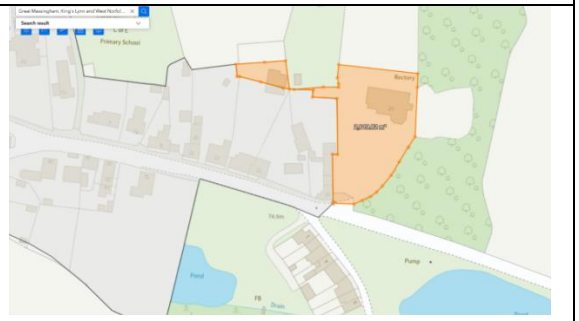
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Gayton	Gayton Social Club (11 Lime Kiln Road)/ Gayton Village Playground (Orchard Road/ Lynn Road)/ former school playing field and Monkshood (Lynn Road/ The Old Vicarage (Vicarage Lane)	Remove key open space/ extensive greenfield garden curtilages from settlement boundary, as this forms part of "green wedge", which includes Local Green Spaces 5 and 8 (designated through Neighbourhood Plan)		
Gayton	"Rampant Horse" (Draper Gardens development)	Include recent Draper Gardens development within settlement boundary		

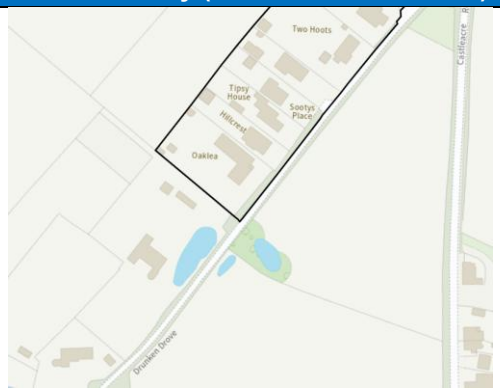
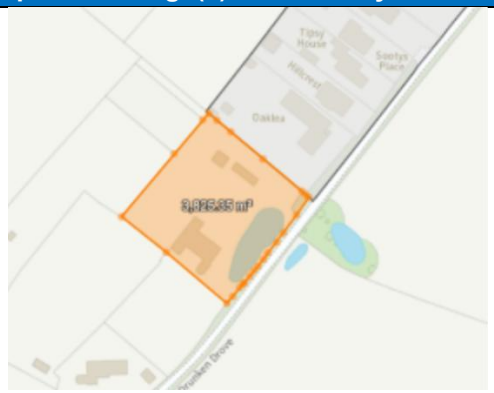
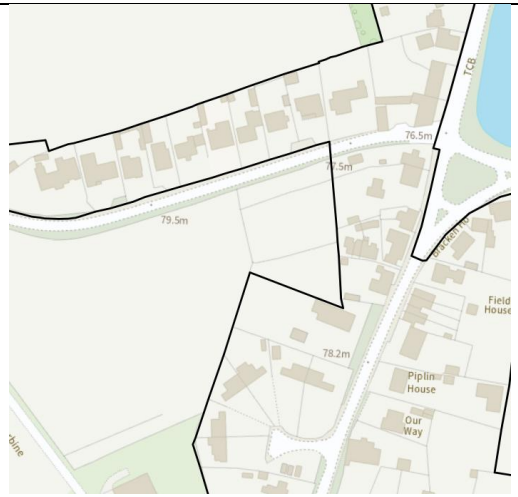
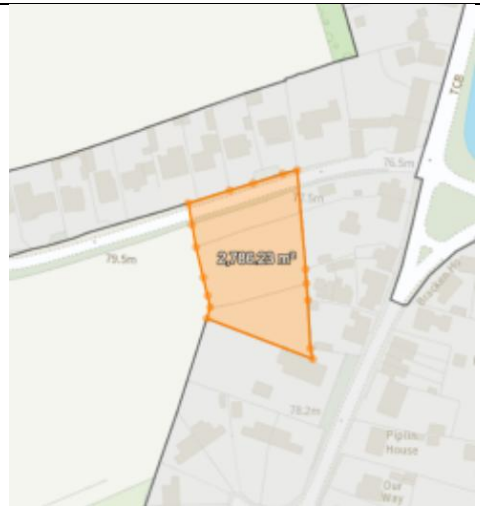
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Gayton	Manor Farm Cottage, Birch Road	Include Manor Farm Cottage/ curtilage, as this is surrounded by built development on two sides		
Gayton	13, 4-6 Church View Lane	Inclusion of domestic outbuildings/ curtilages which form part of built form, within settlement boundary		
Gayton	Janus - Chalk Barn, Back Street	Remove woodland/ greenfield from settlement boundary, as this is separate to domestic curtilages		

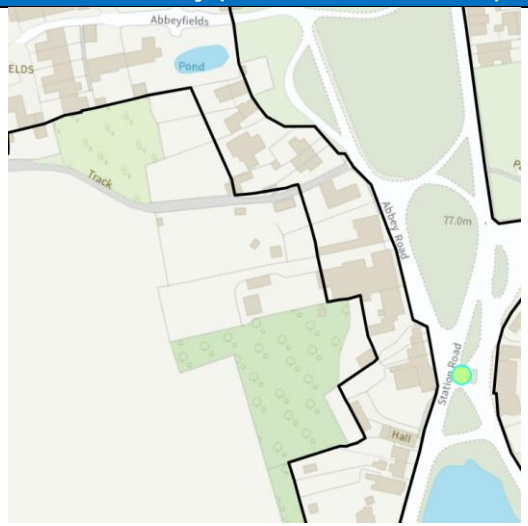
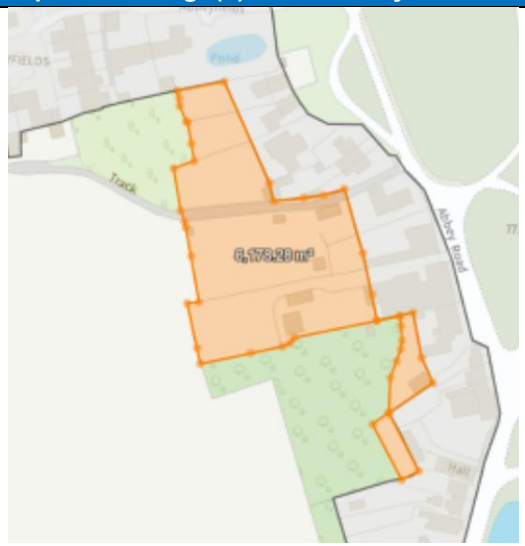
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Gayton	Bridge House, Bywater House, The Spinney, Acrefield House, West Hall Farm; Winch Road	Inclusion of domestic outbuildings/ curtilages which form part of built form, within settlement boundary		
Gayton	Hadleigh Lodge, Winch Road	Include dwelling, which clearly form part of built form within settlement boundary		

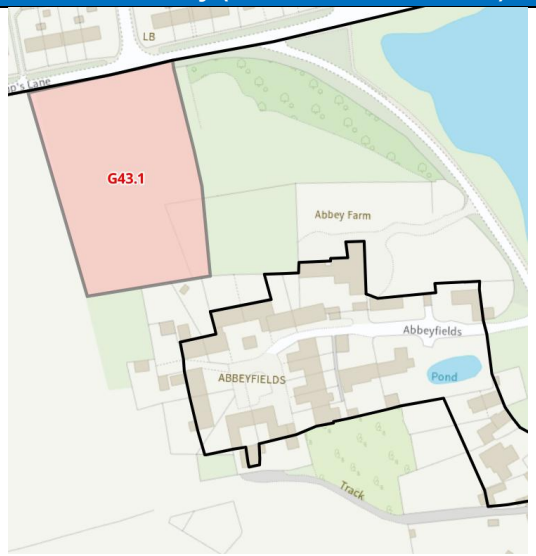
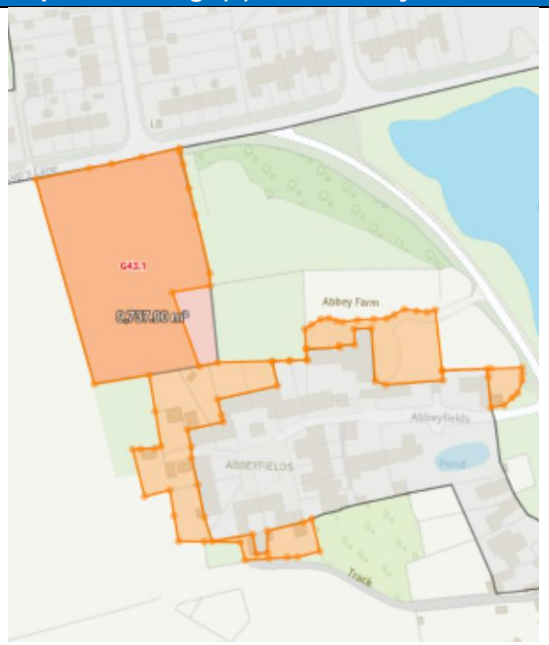
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Grimston	Land rear (east) of Post Office/ rear (north) of 23-25 Massingham Road	Greenfield/ wooded area to rear of Post Office is clearly separated from existing built form, so should be removed		
Grimston	Outlying built-up area south of St Botolph's Church (Watery Lane/ Candlestick Lane)	Separate cluster of dwellings, south of church. Sufficiently extensive built-up area/ cluster of dwellings; such that a settlement boundary is justified/ appropriate.		

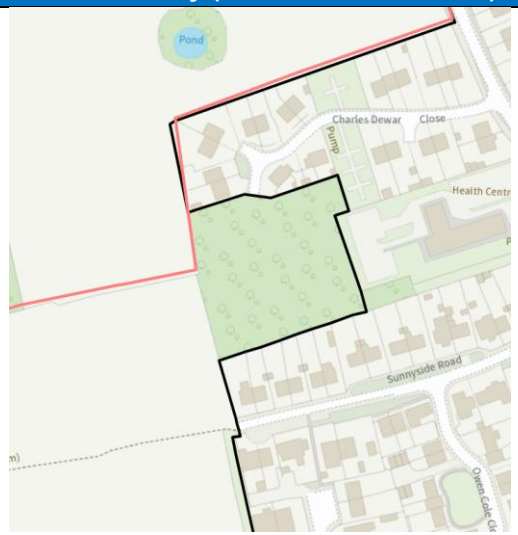
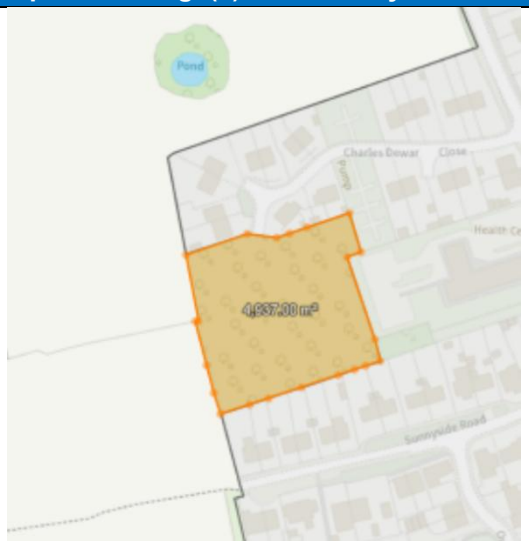
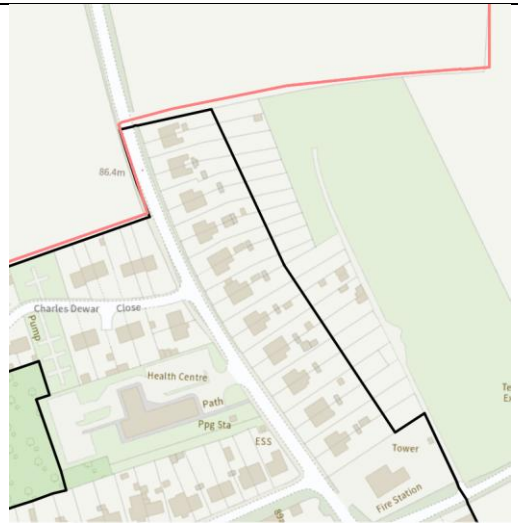
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Grimston	Land rear (east) of Jane's Cottage/ Church Cottage (north of St Botolph's Church), 61 Gayton Road	Include dwelling/ curtilage, which clearly form part of built form within settlement boundary		
Great Bircham/ Bircham Tofts	St Mary's Church/ 84-86 Stanhoe Road	Inclusion of domestic outbuildings/ curtilages and St Mary's Church, which form part of built form, within settlement boundary		
Great Bircham/ Bircham Tofts	Main built-up area of Bircham Tofts, Stanhoe Road	Include dwelling/ curtilage within settlement boundary, as surrounded by built development on two sides		

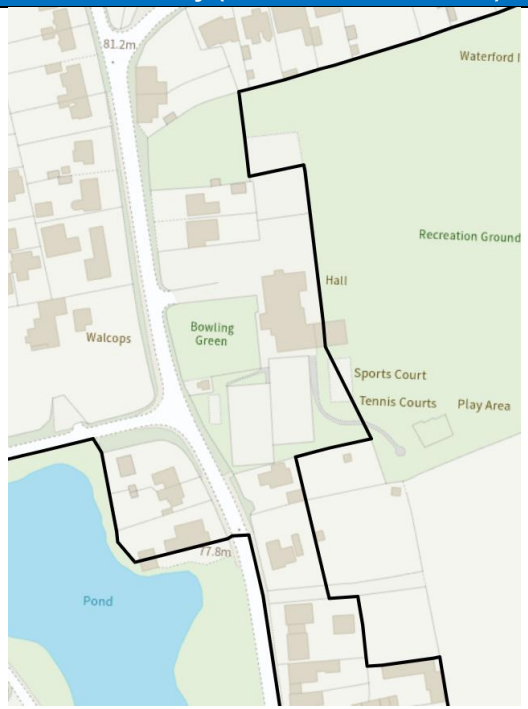
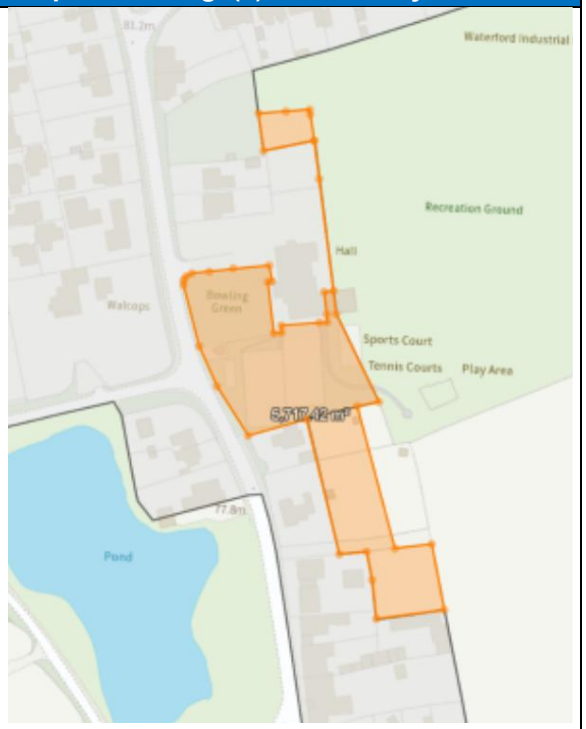
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Great Massingham	19-27 Weasenham Road/ 1-9 Sandy Lane	Include dwellings/ domestic curtilages, which clearly form part of built form within settlement boundary. Aligning boundary with physical features on the ground.		
Great Massingham	12, 14-24 Weasenham Road	**Remove** extensive greenfield area from settlement boundary, as this is rural in character and does not form part of existing built form		

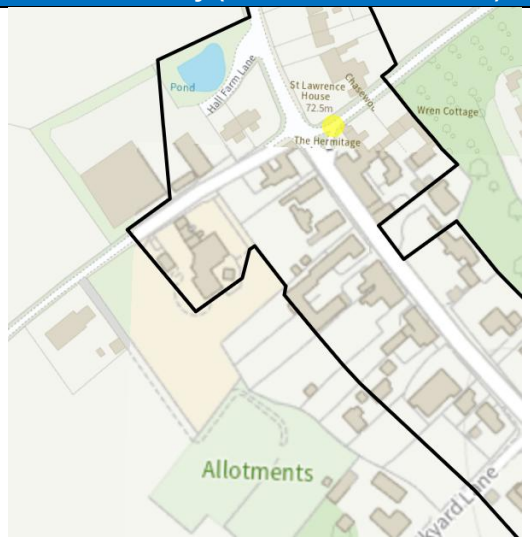
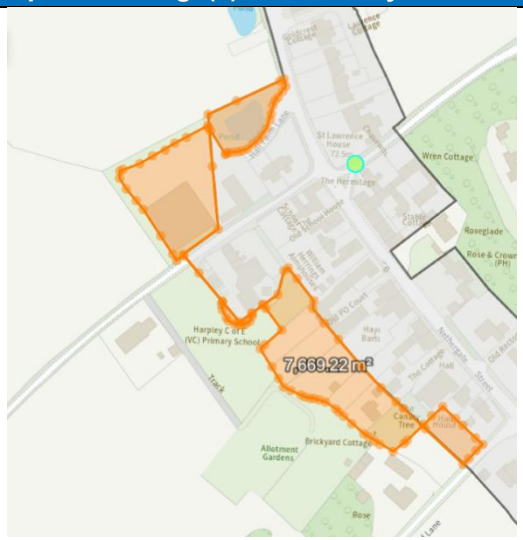
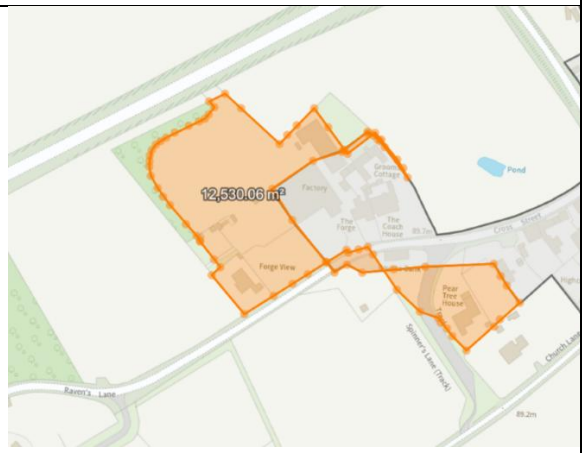
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Great Massingham	Property south west of Oaklea, Drunken Drove	Include dwelling/ curtilage, which form part of built form within settlement boundary		
Great Massingham	Rear (west) of 2-18 Castleacre Road	Domestic curtilages, surrounded on 3 sides by built development. Therefore, should be included within settlement boundary.		

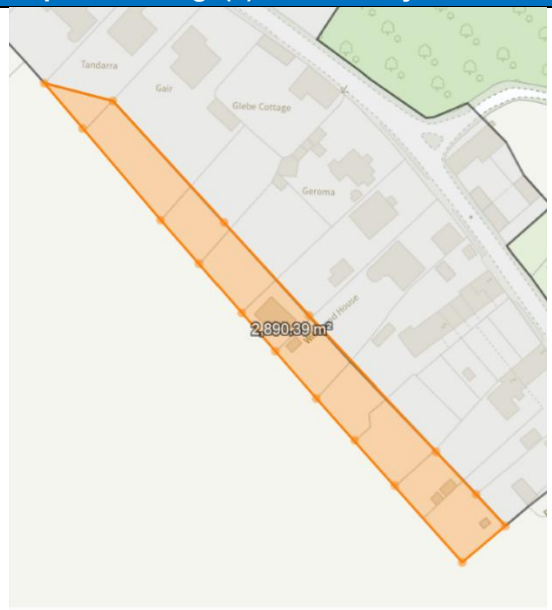
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Great Massingham	Village Hall (19 Station Road)/ 1-31 Abbey Road (rear curtilages)	Include dwellings/ domestic curtilages, which clearly form part of built form within settlement boundary. Aligning boundary with physical features on the ground.		

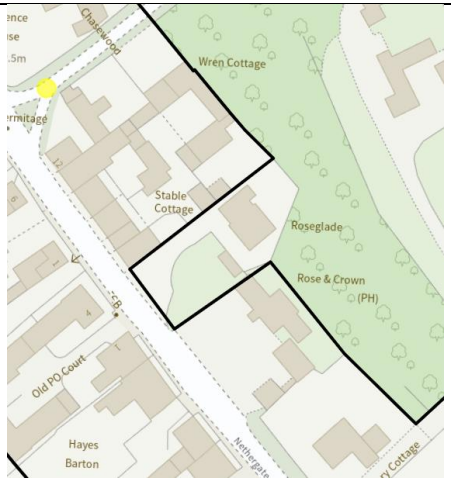
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Great Massingham	Abbeyfields/ Land south of Walcup's Lane (G43.1)	Include dwellings/ domestic curtilages, which clearly form part of built form within settlement boundary. Aligning boundary with physical features on the ground. Also include site allocation G43.1, for which construction has started.		
Great Massingham	Dwellings/ domestic properties, Mad Dog Lane/ Walcup's Lane; 53-72 Summerfields Estate	Include dwellings/ domestic curtilages, which clearly form part of built form within settlement boundary. Aligning boundary with physical features on the ground.		

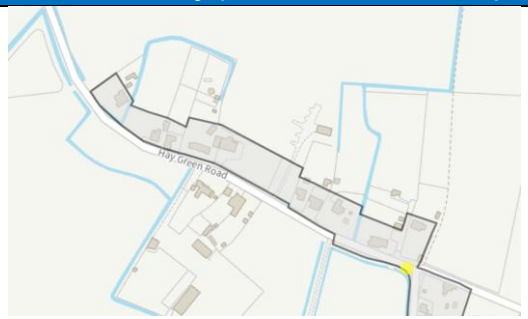
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Great Massingham	Land to rear (west) of Great Massingham Surgery/ south of Charles Dewar Close	Inclusion of self-contained infill plot surrounded by built development on 3 sides		
Great Massingham	84-126 Station Road (rear garden curtilages)	Include dwellings/ domestic curtilages, which clearly form part of built form within settlement boundary. Aligning boundary with physical features on the ground.		

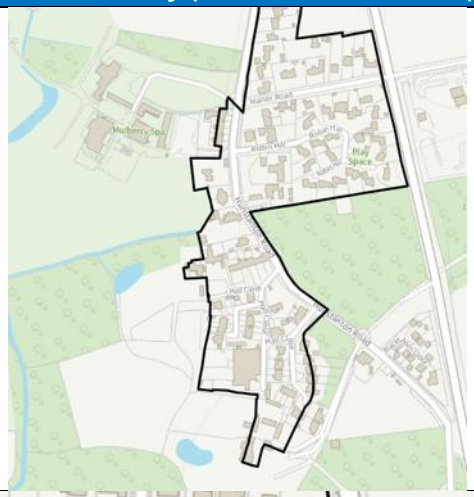
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Great Massingham	Village Hall and Recreation Ground, Station Road/ 46a-c, 48-52 Station Road	**Inclusion** of village hall car parking and domestic curtilages to south of village hall within settlement boundary. **Exclusion** of bowling green, parts of playing field/ sports facilities from boundary.		
Harpley	Hillcrest, Back Street/ 5-11 Rudham Road	Include dwellings/ domestic curtilages, which clearly form part of built form within settlement boundary. Aligning boundary with physical features on the ground.		

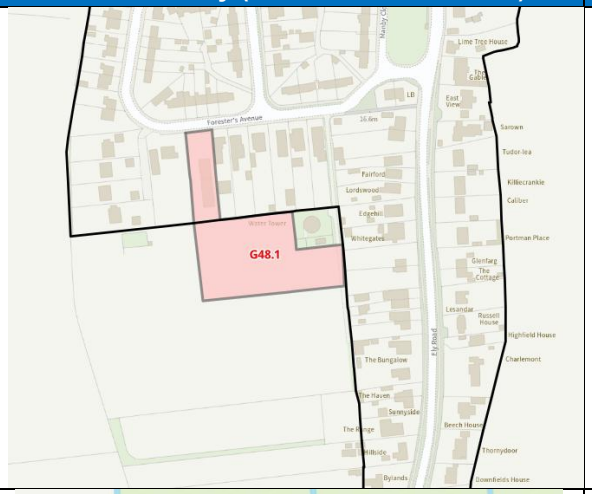
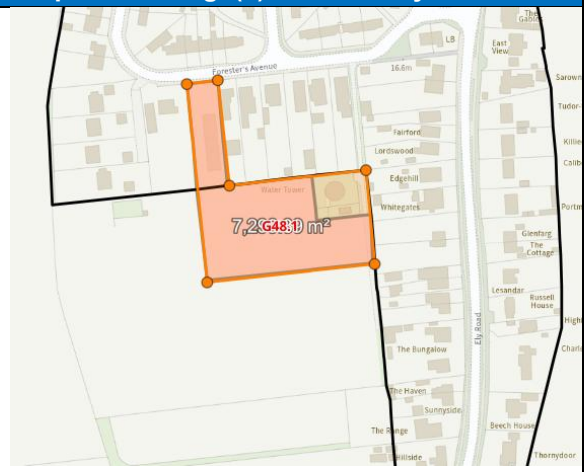
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Harpley	Hall Farm Yard/ Harpley C of E Primary School/ properties south-west of Nethergate Street	**Include** dwellings/ domestic curtilages and existing buildings, which clearly form part of built form within settlement boundary. **Exclude** greenfield land/ pond that are separate to domestic curtilages.		
Harpley	Pear Tree House/ Ravens Bank/ Grooms Cottage/ CTM Engineering/ Forge View, Cross Street/ Raven's Lane	Include dwellings/ domestic curtilages and industrial premises/ brownfield land, which clearly form part of built form within settlement boundary. Aligning boundary with physical features on the ground.		

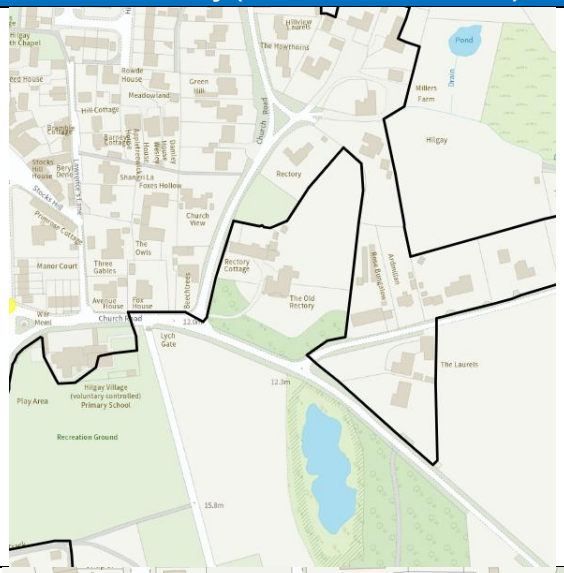
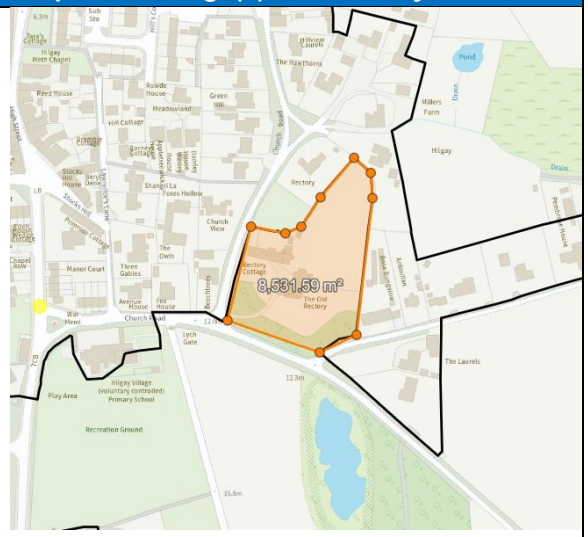
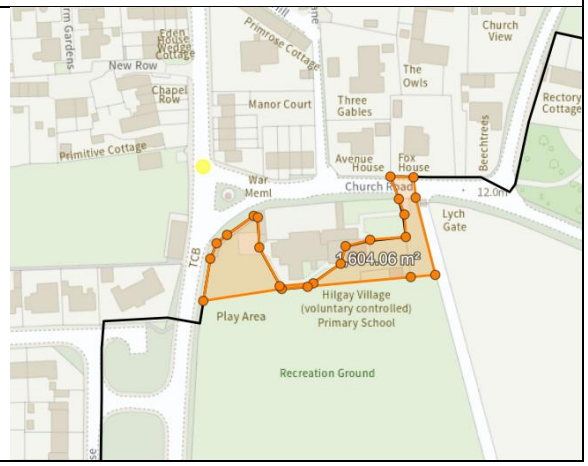
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Harpley	Tandarra - April Cottage/ Rose Cottage, Nethergate Street	Include dwellings/ domestic curtilages, which clearly form part of built form within settlement boundary. Aligning boundary with physical features on the ground.		
Harpley	Lower Farm House/ 11-16 Back Street	Include dwellings (converted from former agricultural buildings), which clearly form part of built form within settlement boundary.		

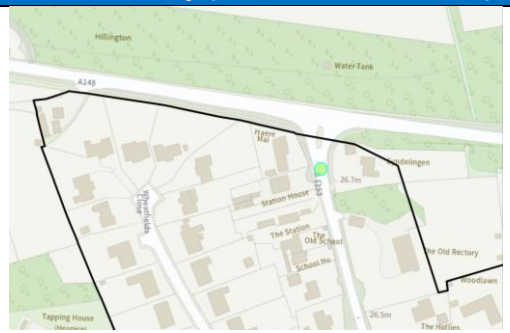
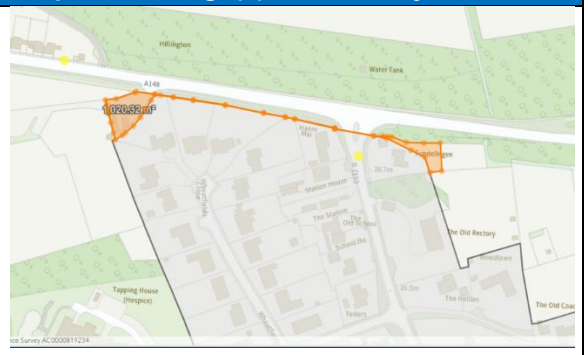
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Harpley	Rowan House - Wych Hill, Back Street	Include dwellings/ domestic curtilages, which clearly form part of built form within settlement boundary. Aligning boundary with physical features on the ground.		
Harpley	Roseglade, Nethergate Street	Include dwelling/ curtilage, which form part of built form within settlement boundary		

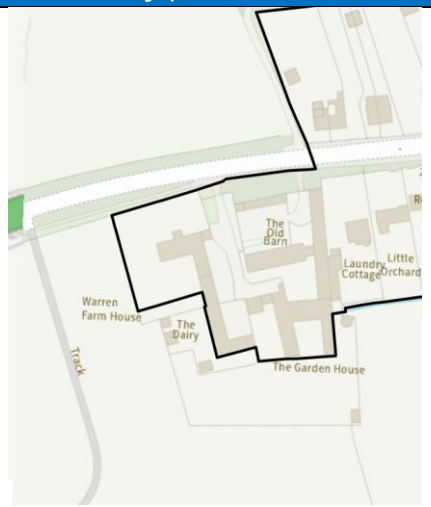
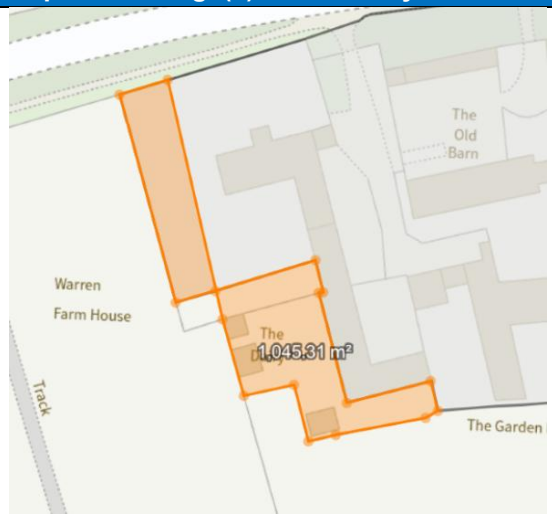
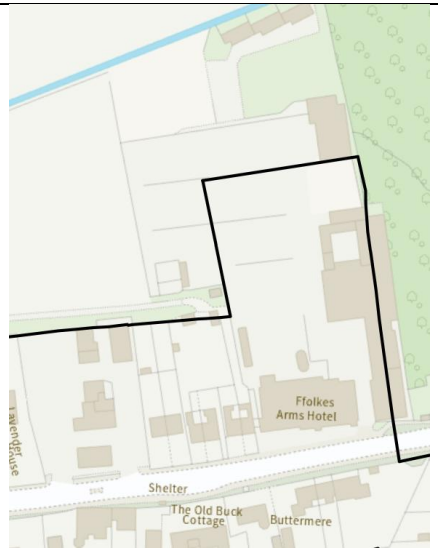
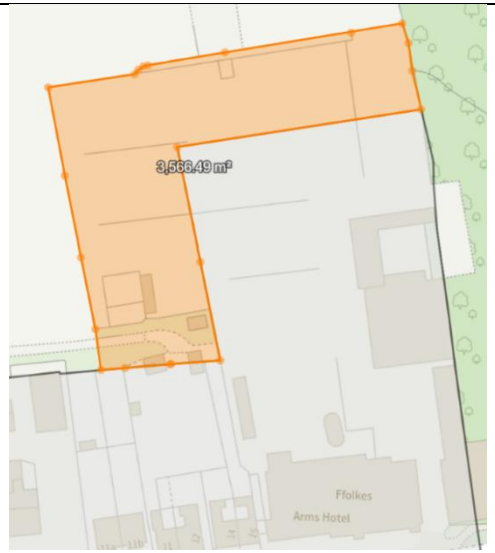
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Hay Green	Properties to the west of Hay Green Road, Hay Green	Exclude the buildings to west of Hay Green Road from the boundary due to these being very low density and having large undeveloped gaps in the streetscene		
Hay Green	Land to the east of Clenchwarton Road	To include the newly developed part of the land within the settlement boundary		

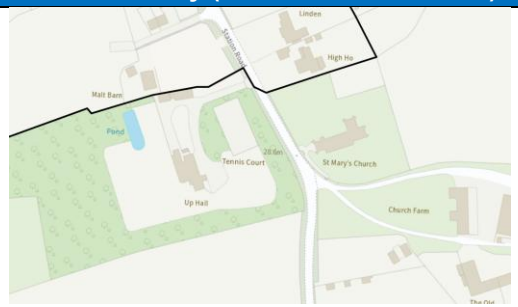
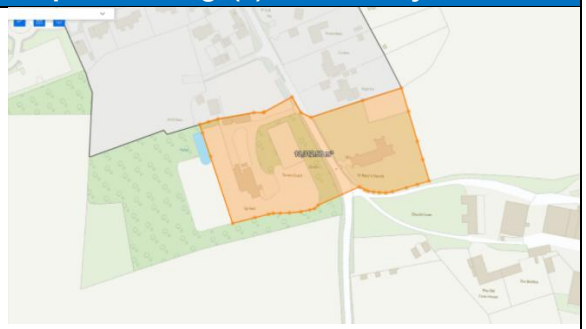
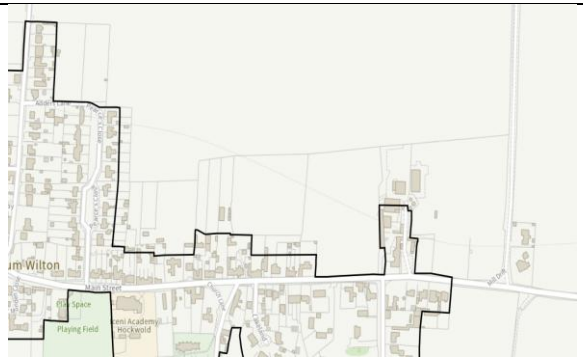
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Heacham	North of the village, alongside Hunstanton Road.	To include the remaining existing properties.		
Heacham	Lynn Road	To include LIDL site and two dwellings to rear.		

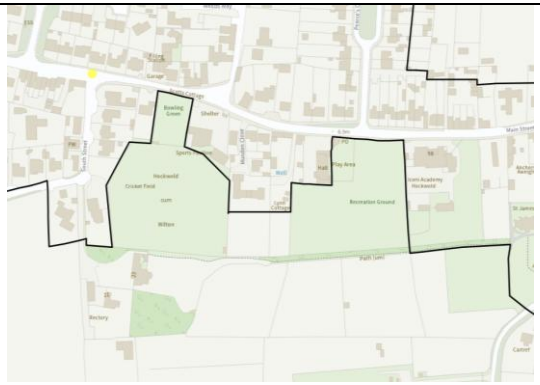
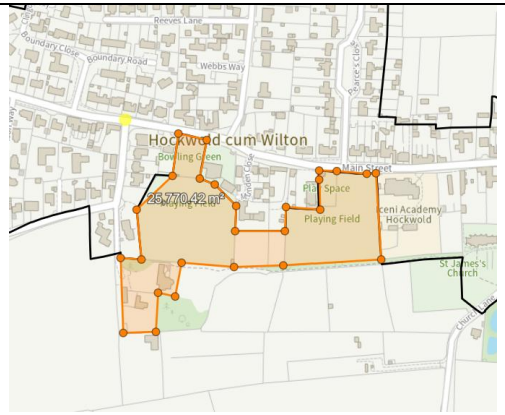
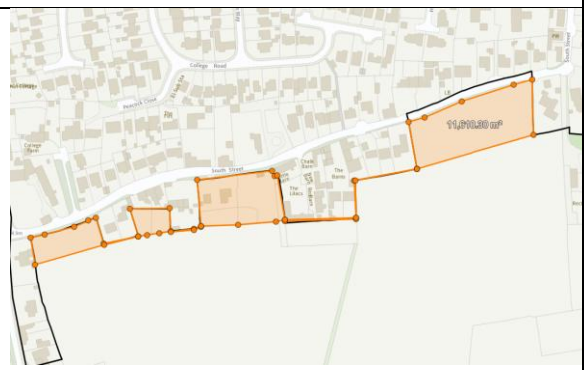
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Hilgay	Forester`s Avenue	**Inclusion of allocated site (G48.1)**		
Hilgay	East End	Included existing residential curtilages and adjacent new dwellings that together form part of the established settlement		

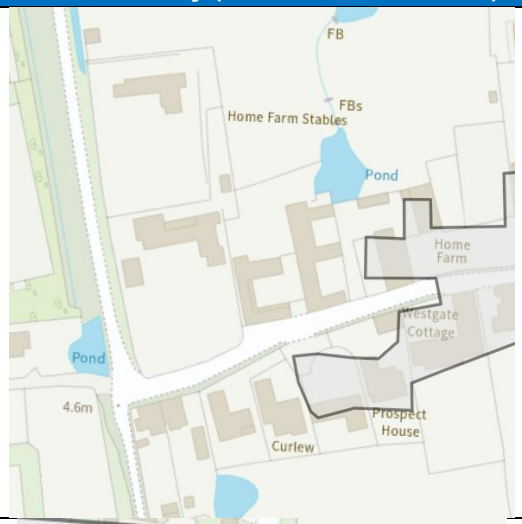
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Hilgay	The Rectory and Rectory Cottage	Included The Old Rectory and associated residential curtilages to reflect the extent of the existing built form		
Hilgay	Hilgay Primary School	Amended the development boundary to create a more logical settlement edge.		

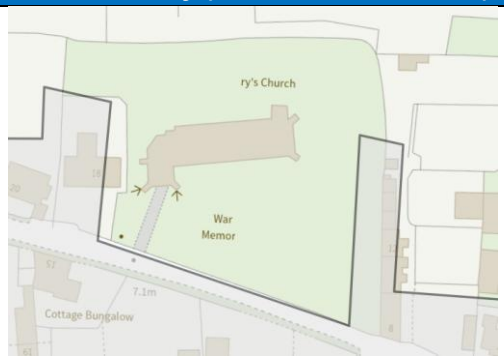
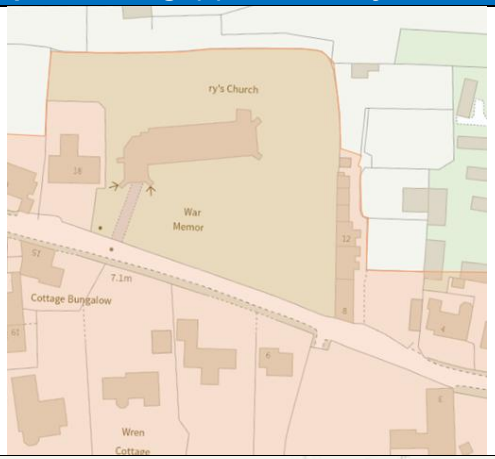
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Hillington	Properties fronting onto A148 - Eyndelingen, Station Road/ Sheds to north-west of 3 Wheatfields Close	**Include** domestic curtilage (Eyndelingen), which clearly form part of built form within settlement boundary. **Exclude** agricultural buildings/ land that is separate to domestic curtilages.		
Hillington	Land south of 14 and 15 Pasture Close/ Tapping House and former Highways Depot, Station Road	Include Topping House and former Local Plan (SADMP) allocation (commitment) within boundary.		

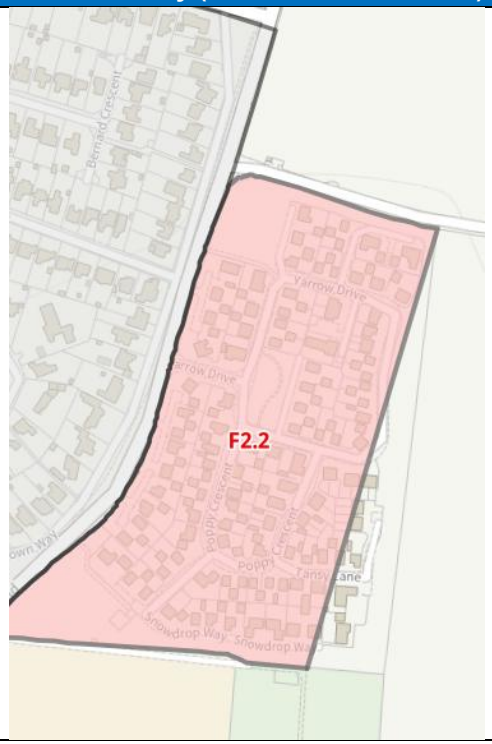
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Hillington	The Garden House/ Warren Farm House/ The Dairy, Lynn Road (A148)	**Include** dwellings/ domestic curtilages and existing buildings, which clearly form part of built form within settlement boundary. **Exclude** greenfield land to west of Warren Farm House.		
Hillington	Ffolkes Hotel Car Park, north of Lynn Road (A148)	Include hotel car parking (brownfield land), which clearly form part of built form within settlement boundary. Aligning boundary with physical features on the ground.		

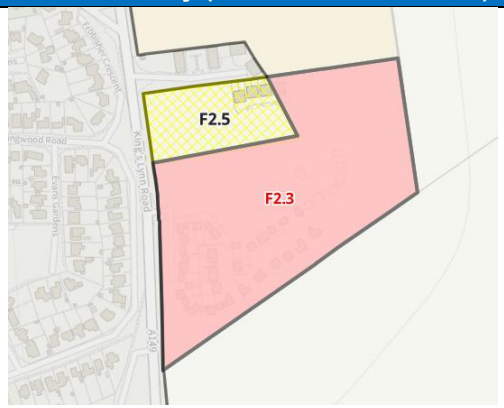
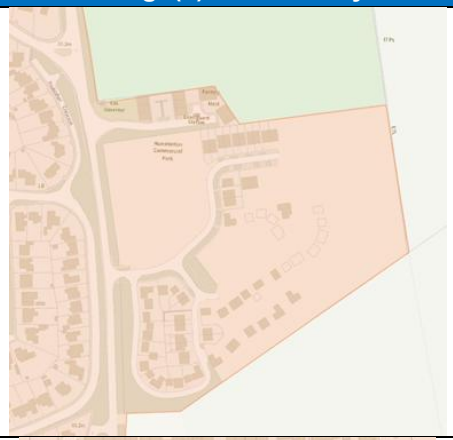
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Hillington	Up Hill/ St Mary's Church, Station Road	Include St Mary's Church and dwelling/ curtilage, which clearly form part of built form within settlement boundary. Aligning boundary with physical features on the ground.		
Hockwold	Pearce`s Close, 133 Main street, 169 a Main Street, vacant land W of Wilton Farm and excluded farm building N of 193 Main Street	Included residential garden land associated with properties on Pearce`s Close, new dwellings off Main Street and vacant land west of Wilton Farm; excluded farm buildings from Wilton Farm, retaining only the dwellings and their curtilages within the development boundary.		

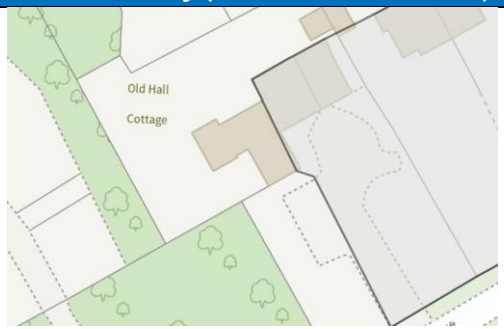
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Hockwold	Bowl Green, Recreational Ground, Cricket Field. No 21 and 23 (Rectory)	Included the recreation ground as an important community facility serving the settlement which is surrounded by development on at least 2 sides. Included No 21 and No 23 (Rectory) to development boundaries as it forms part of settlement.		
Hockwold	Parcels of land to S of South Street	Inclusion of dwellings currently outside the development boundary and inclusion of vacant greenfield land surrounded by built development on at least three sides		

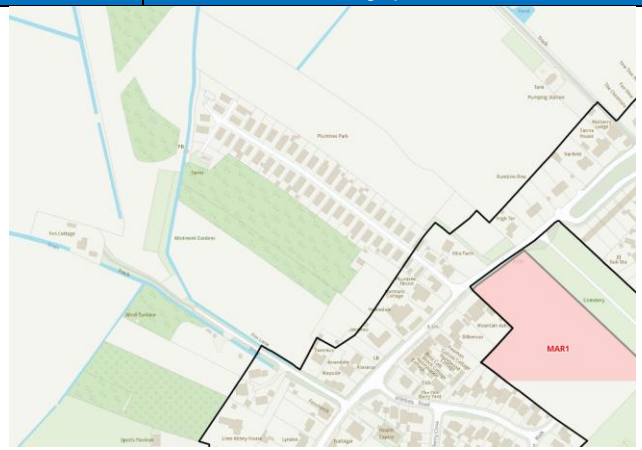
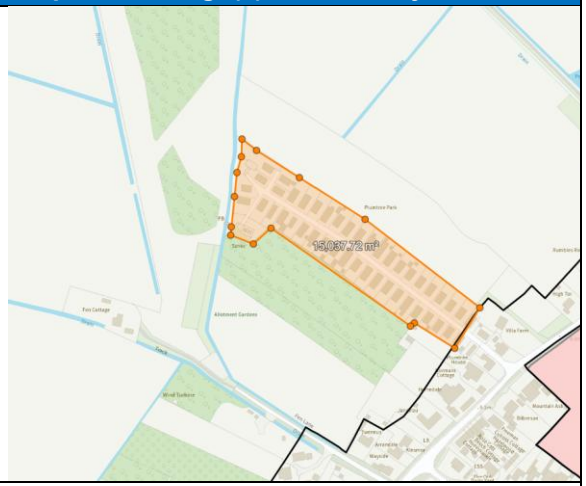
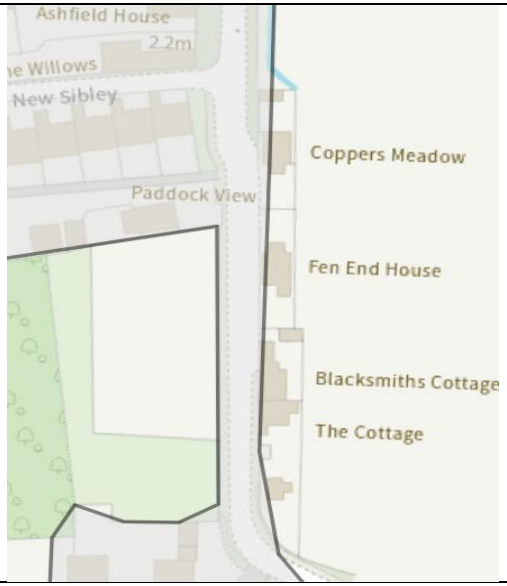
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Holme Next the Sea	Dwellings and buildings along Westgate and Beach Road	To include the rest of the existing development along Westgate and Beach Road into the boundary.		
	Existing development along Eastgate and Westgate	To include the remaining development along Eastgate and Westgate into the boundary.		

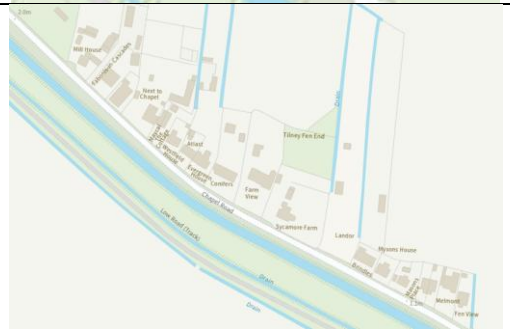
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
	St Mary's Church Westgate	To include St Mary's Church into the boundary.		
	Village Hall, Westgate	To include the rest of the hall building within the boundary.		

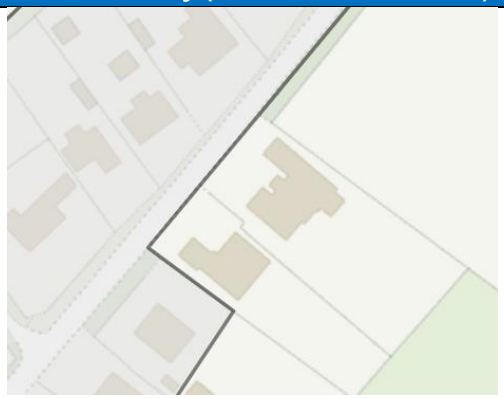
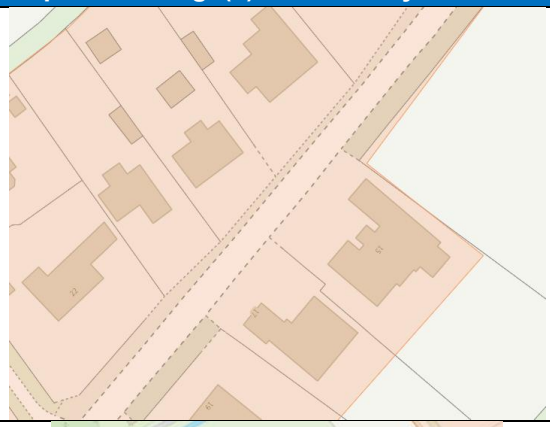
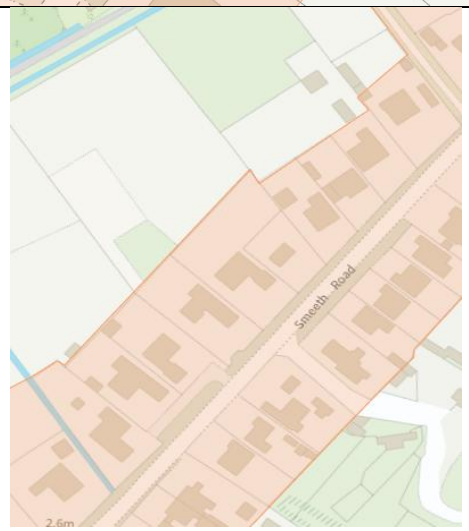
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Hunstanton	Allocation F2.2	To include allocation F2.2 into the boundary now it has been developed.		

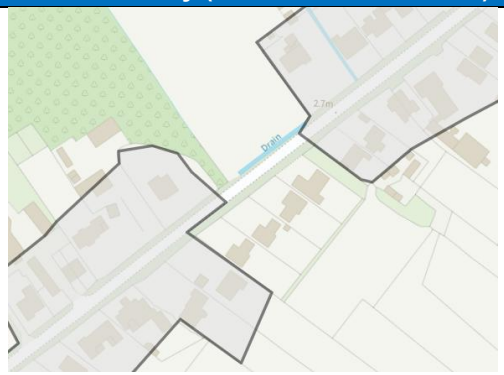
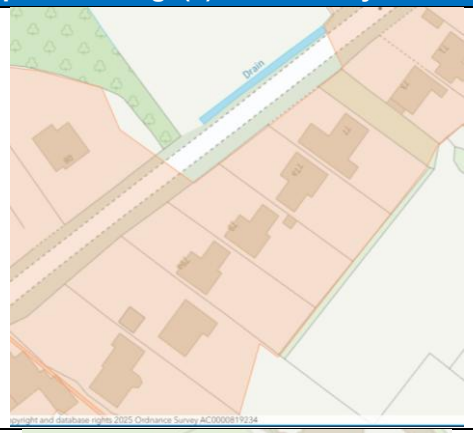
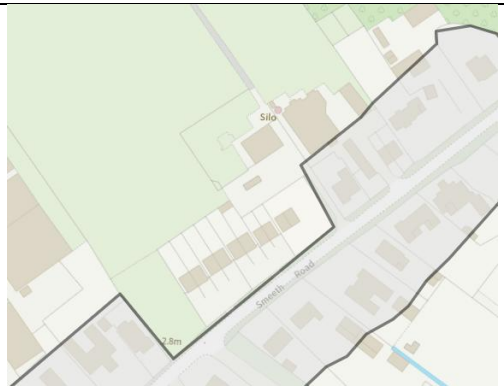
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
	Allocation F2.3 and F2.5, King's Lynn Road	To include allocations F2.5 and F2.3 into the boundary.		
Ingoldsthorpe	Land at Davy Field	To include the newly developed area at Davy Field into the boundary.		

Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
	Old Hall Cottage, The Drift	To include the rest of the buildings at Old Hall Cottage into the boundary.		
King's Lynn				
King's Lynn				
King's Lynn				
King's Lynn				
Lake's End			No change	No change
Leziate			No Change	No Change

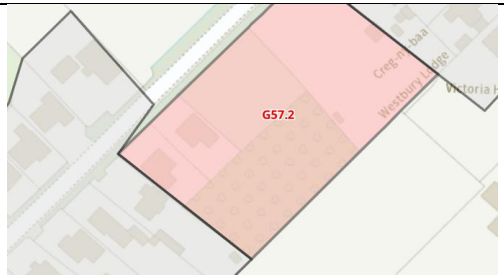
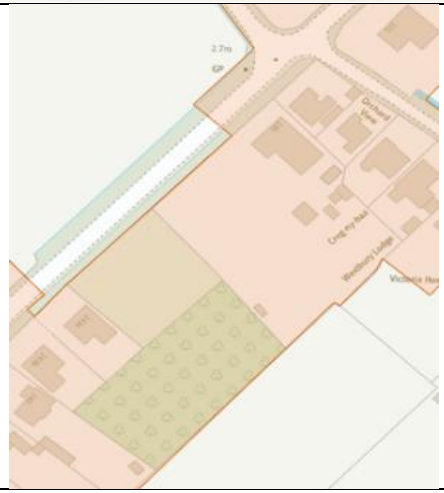
Settlement	Address/ location		Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Marham	The Street, Plumtree Caravan Park	Included residential development at the Plumtree Park			
Upper (RAF) Marham	No Changes		No Changes	No Changes	No Changes
Marshland St James	Coppers Meadow, Fen End House, Blacksmith Cottage, The Cottage, School Road		To include the rest of the buildings at Coppers Meadow, Fen End House, Blacksmith Cottage, The Cottage into the boundary.		

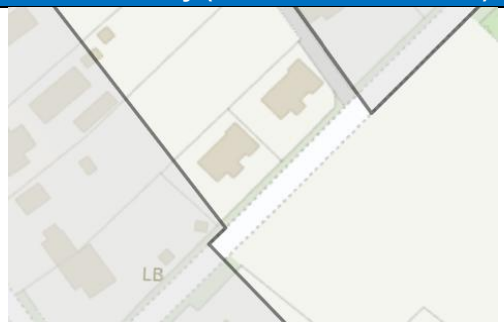
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
	Olive Tree House, Chestnut View and The Blossoms, Chapel Road	To include Olive Tree House, Chestnut View and The Blossoms into the boundary.		
	Existing development along Chapel Road	To include the linear development along Chapel Road in the boundary		

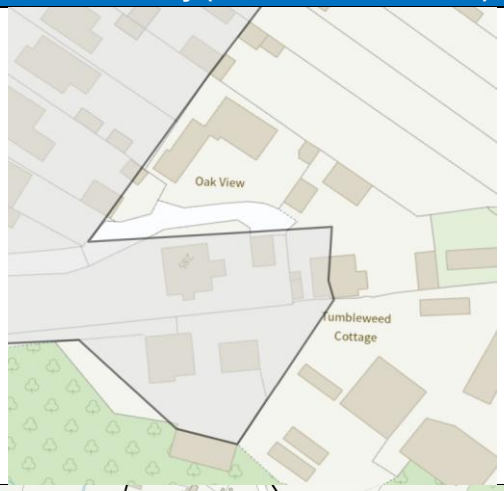
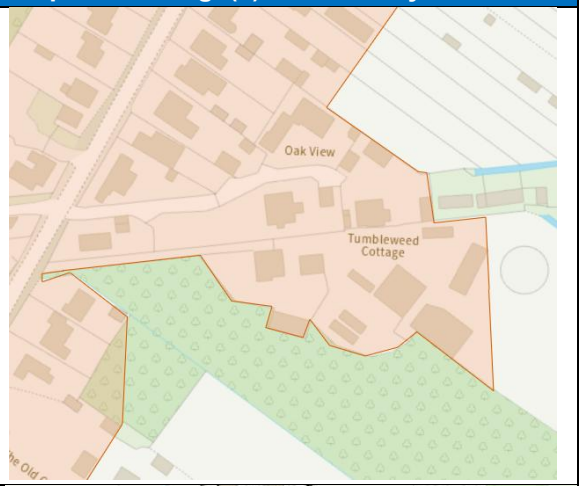
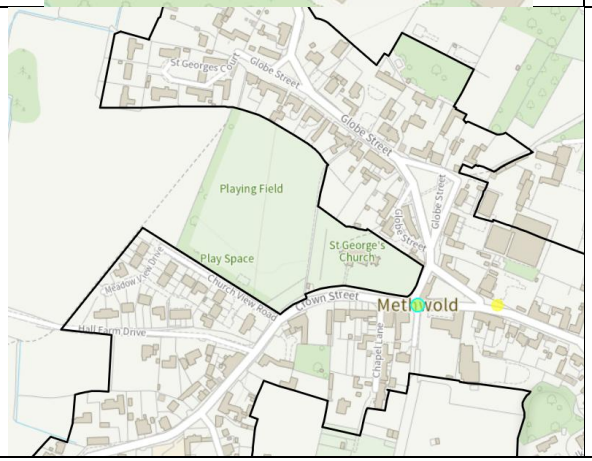
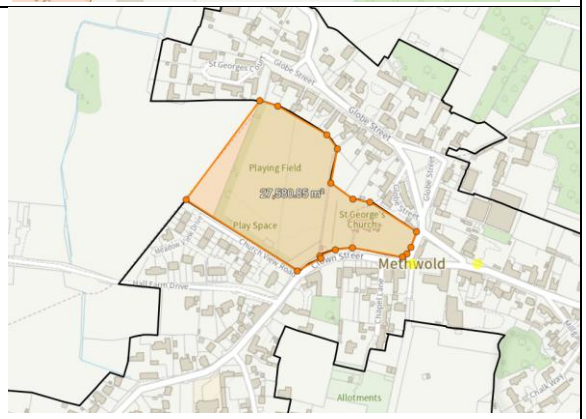
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
	15 and 17 Smeeth Road	To include 15 and 17 Smeeth Road in the boundary.		
	26-44 Smeeth Road	To include 26-44 Smeeth Road in the boundary.		

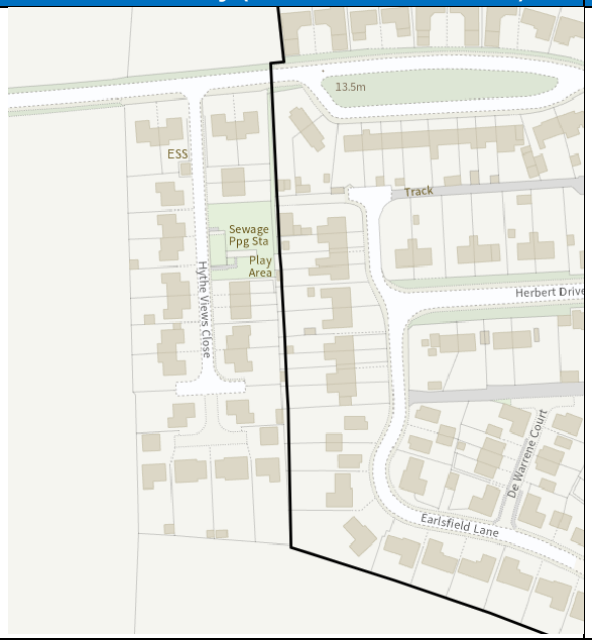
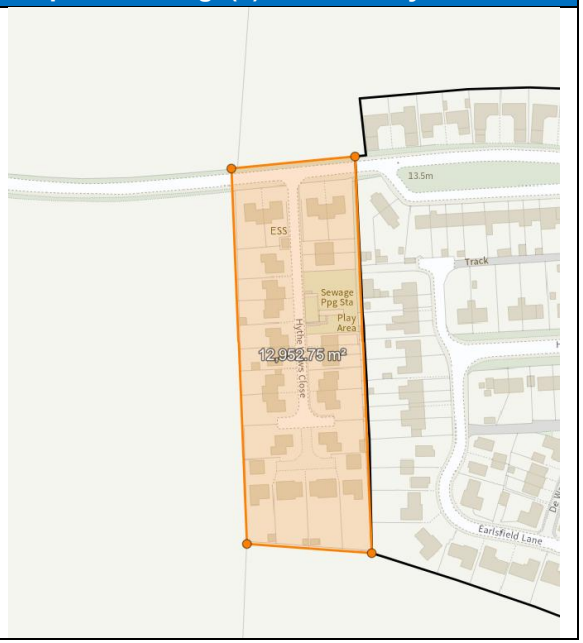
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
	77-79a Smeeth Road	To include 77-79a Smeeth Road in the settlement boundary.		
	92d – 96d Smeeth Road	To include 92d – 96d Smeeth Road into the boundary.		

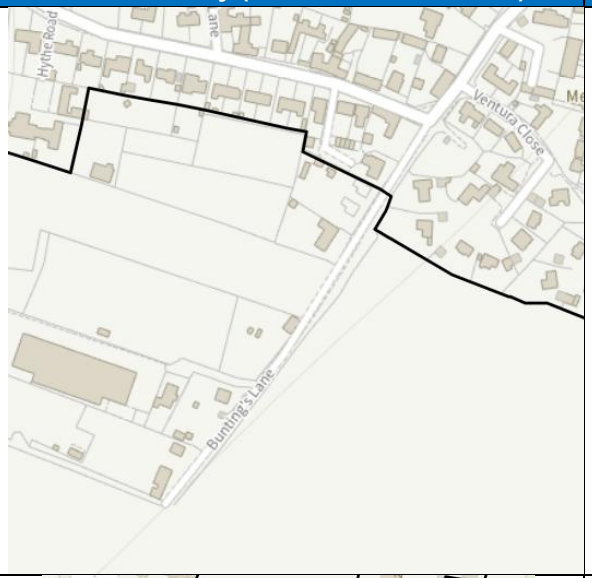
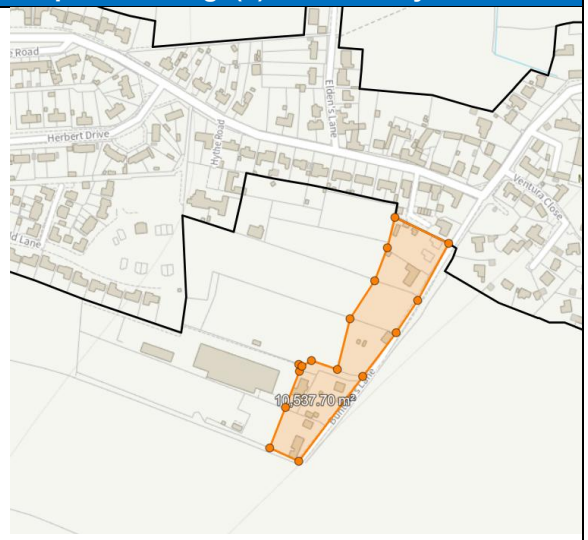
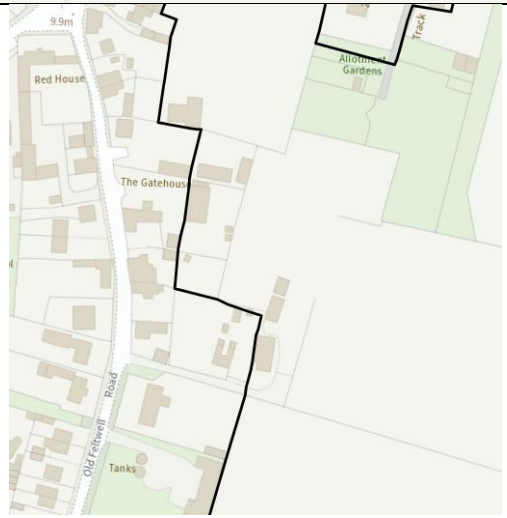
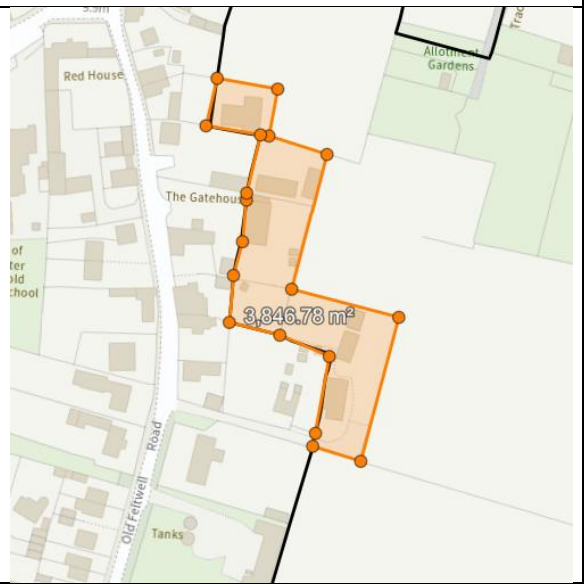
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
	Development along Bonnetts Lane	To extend the boundary to include the rest of the development on Bonnetts Lane.		
	181-193 Smeeth Road	To include 181-193 Smeeth Road into the boundary.		

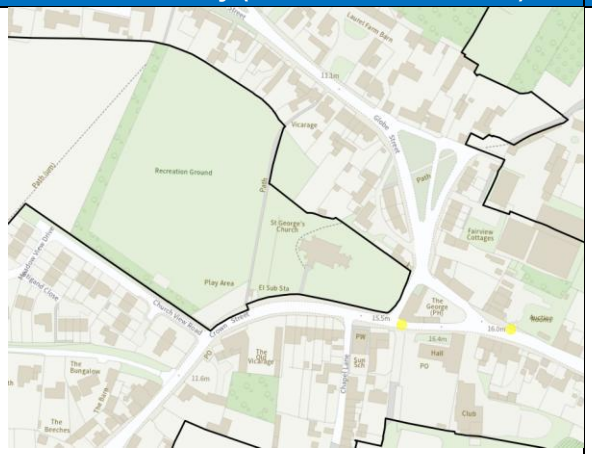
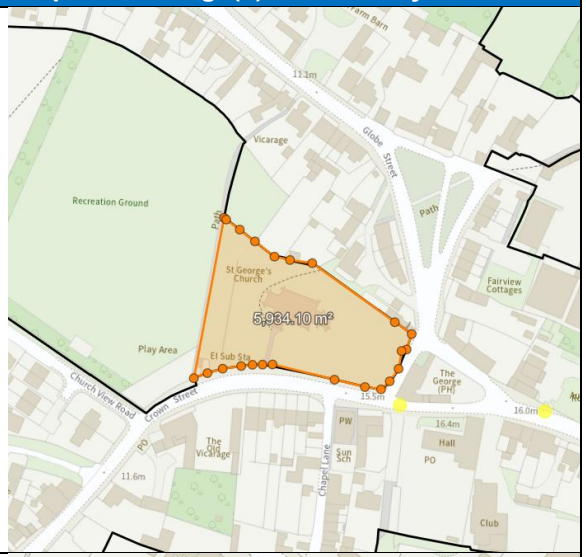
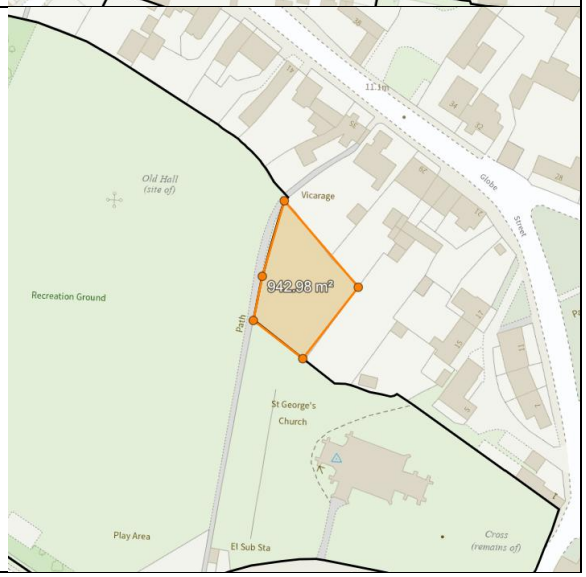
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
	21-43 School Road	To include 21-43 School Road into the boundary.		
	Allocation G57.2 Smeeth Lane	To include allocation G57.2 Smeeth Road into the boundary.		

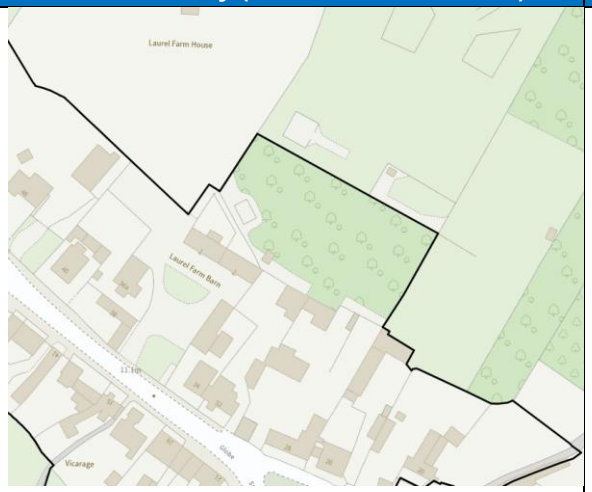
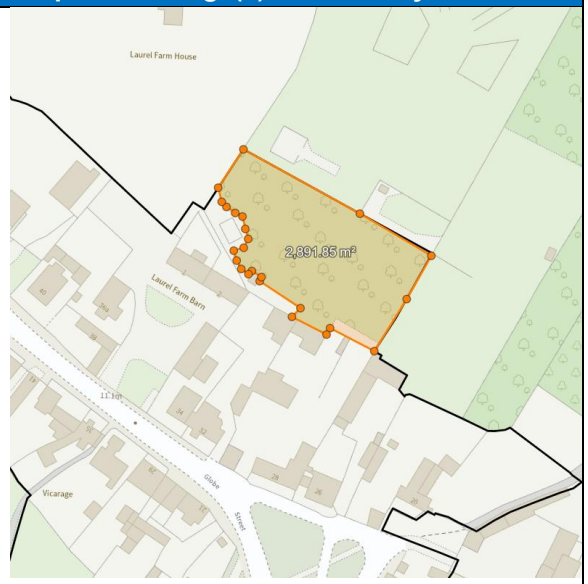
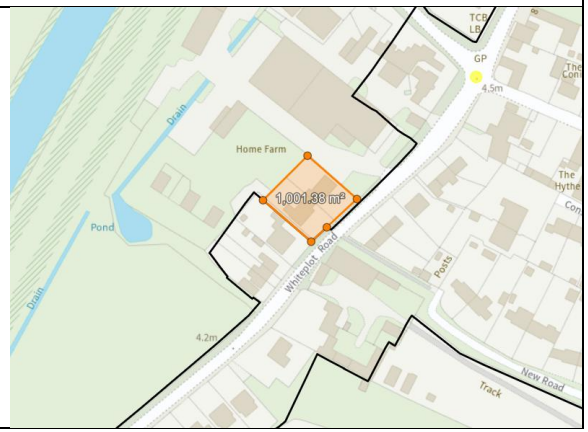
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
	128 and 130 Smeeth Road	To include 128 and 130 Smeeth Road into the boundary.		
	339 Smeeth Road	To include 339 Smeet Road into the boundary.		

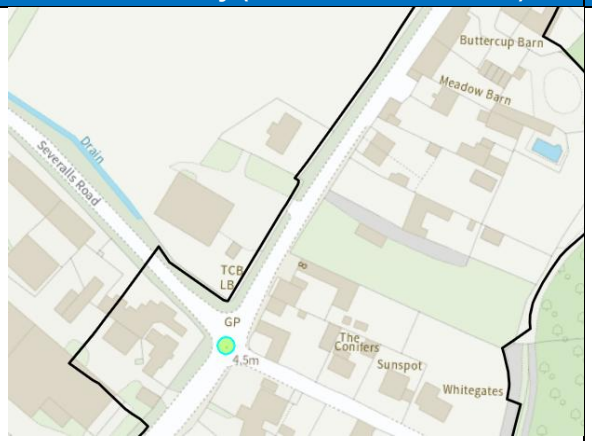
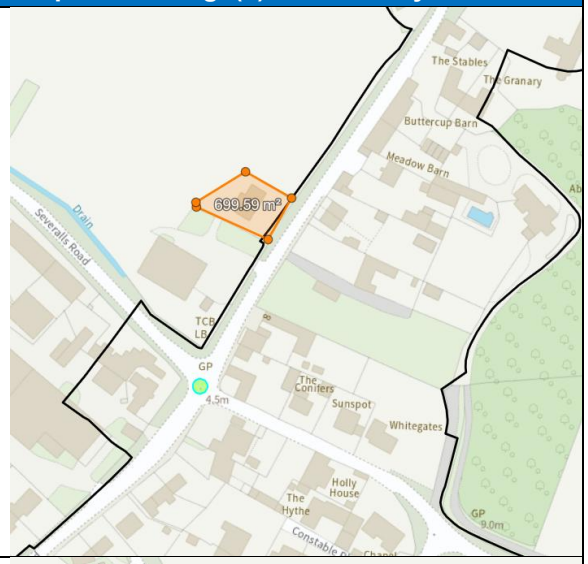
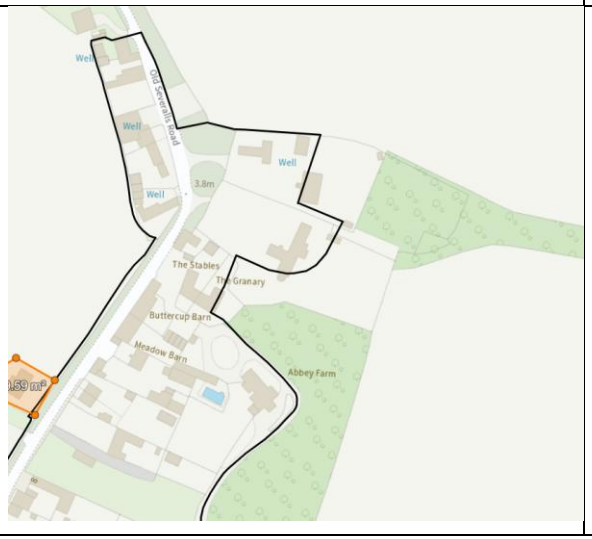
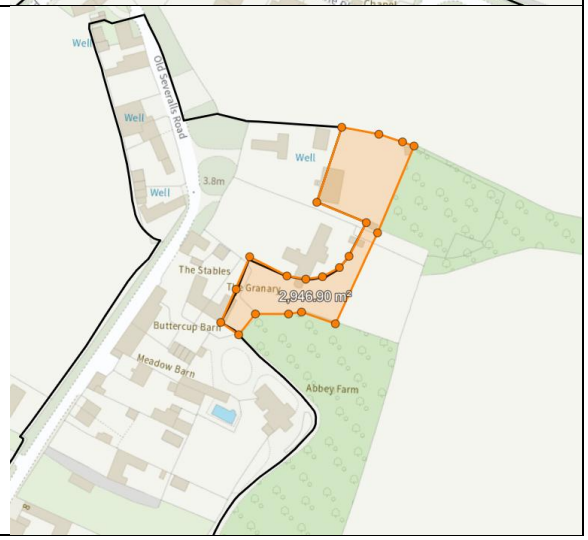
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
	Oak View and Tumbleweed Cottage Smeeth Road	To include Oak View and Tumbleweed Cottage into the boundary.		
Methwold	St George`s Church and Playing Field	Inclusion of church and Playing field as it's surrounded by development on at least 2 sides and forms a logical village continuation?		

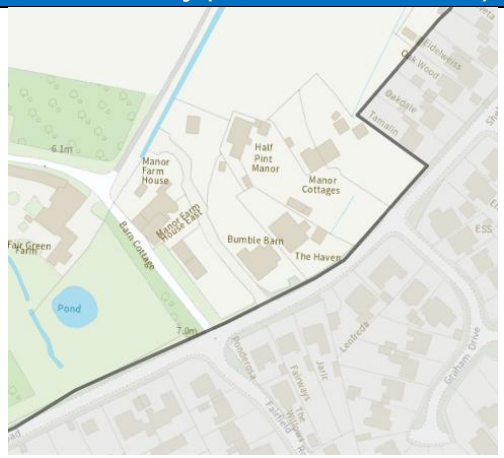
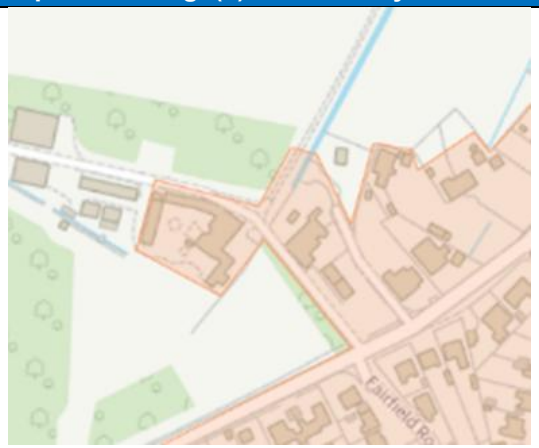
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Methwold		Included new residential development		

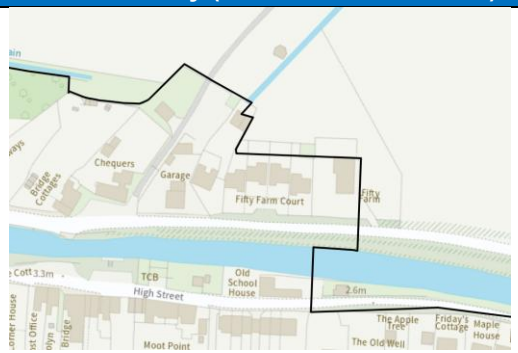
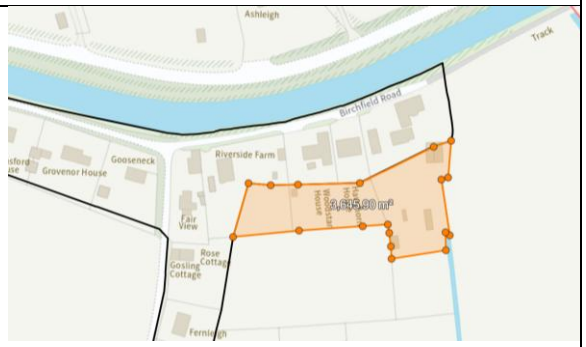
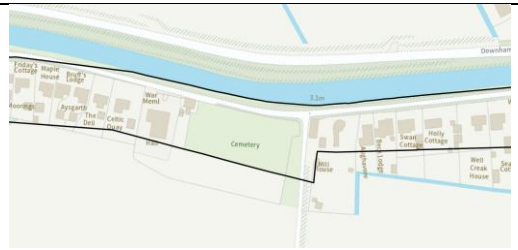
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Methwold	Buntings Lane	Included new residential dwellings within the boundary		
Methwold	Old Feltwell Road	Included new dwellings and outbuildings in the development boundary which form part of settlement		

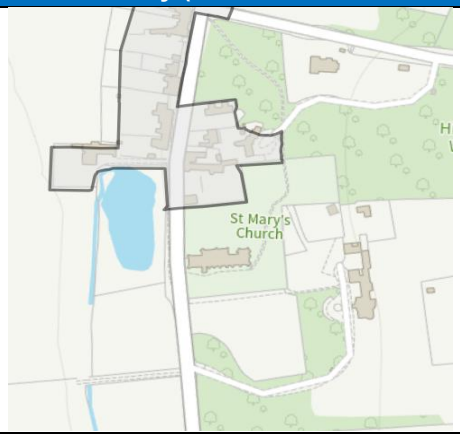
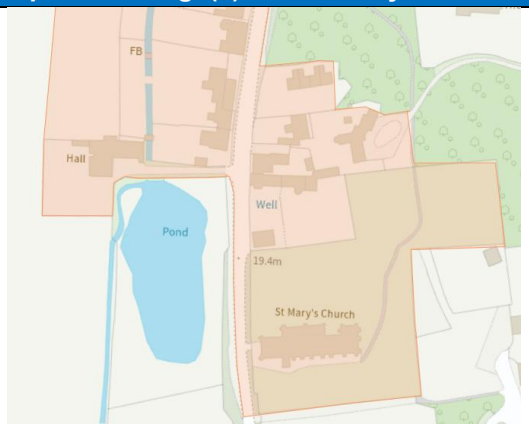
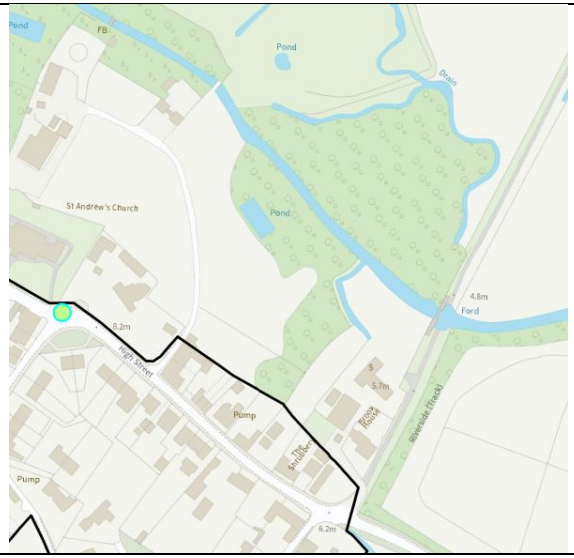
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Methwold	St George`s Church	Inclusion of a church in development boundary as it is surrounded by development on 3 sides		
Methwold		Set back the development boundary to exclude the green to S of Vicarage		

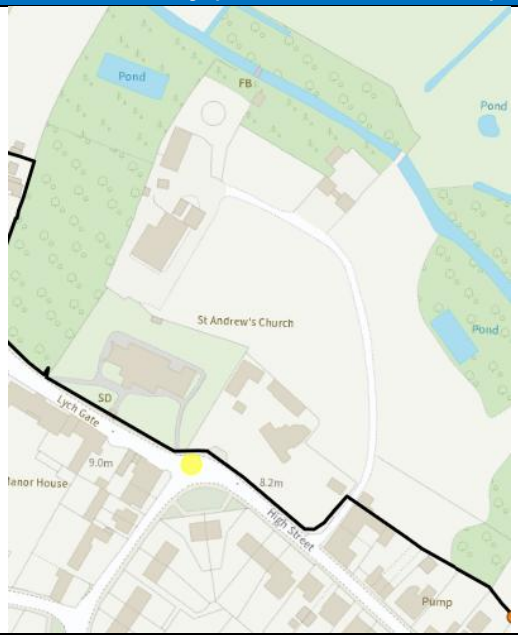
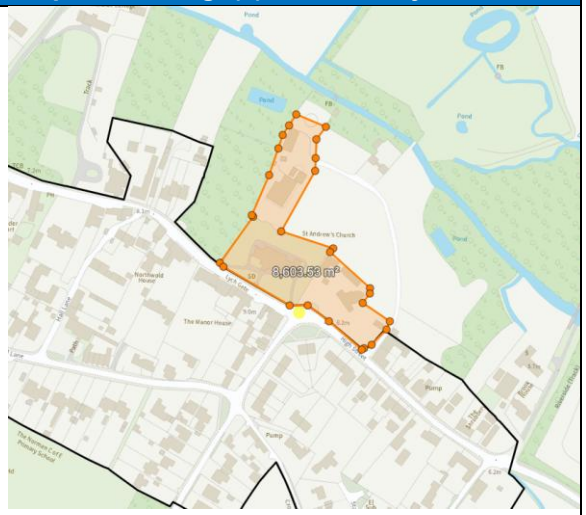
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
		To exclude the green from development boundary . The land does not form part of the built-up area of the settlement and is more closely related to the adjoining open countryside.		
Methwold Hythe	10 and 12 Whiteplot Road	Included new residential dwellings		

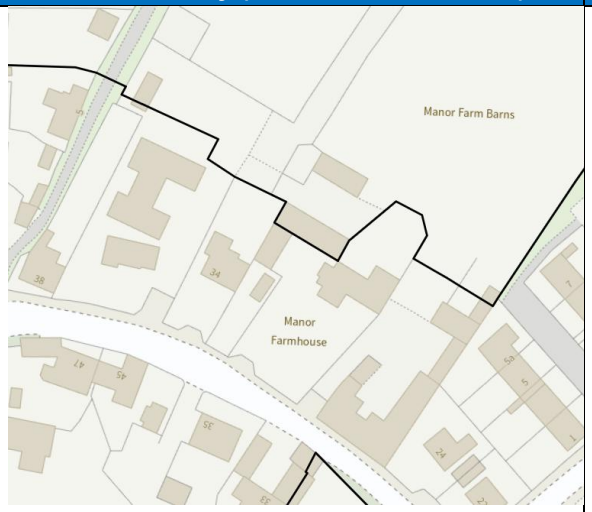
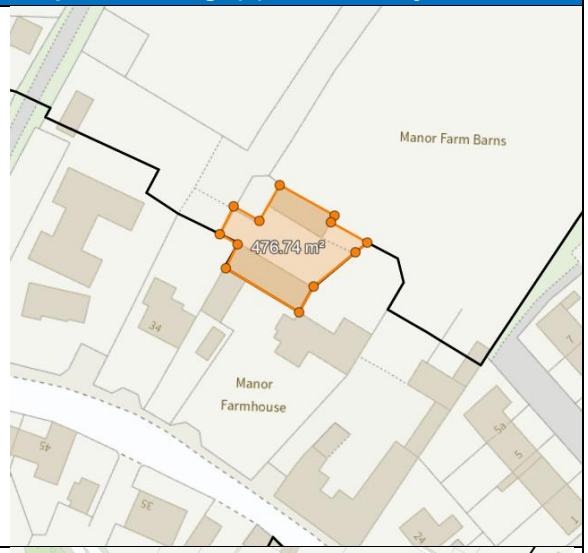
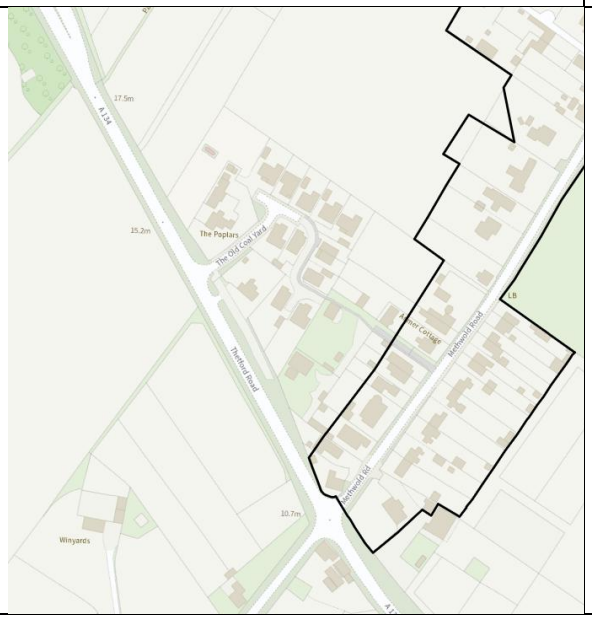
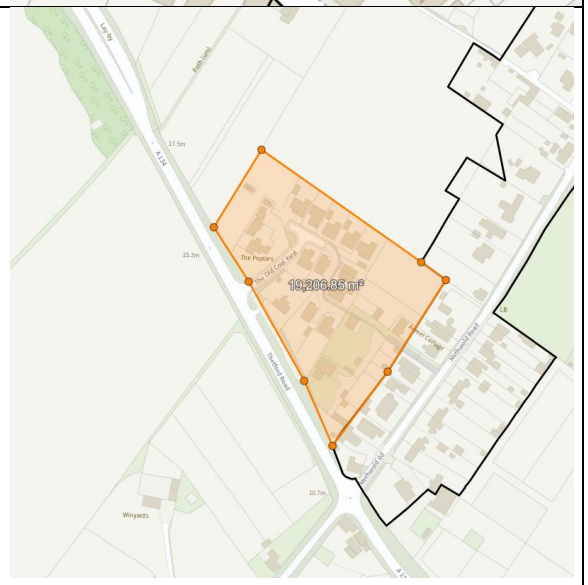
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Methwold Hythe		Inclusion of an existing dwelling that forms part of a built form of settlement		
Methwold Hythe	No 32, The Granary, and No 38 on Old Severalls Road	Extended boundary for the Granary, No 32 and No 38 to include the garden and outbuildings.		

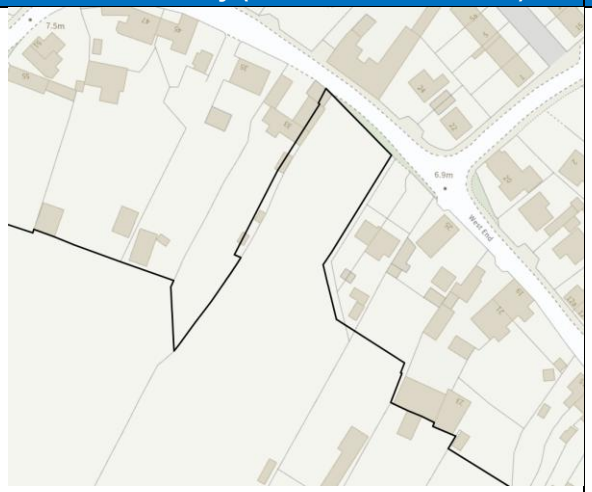
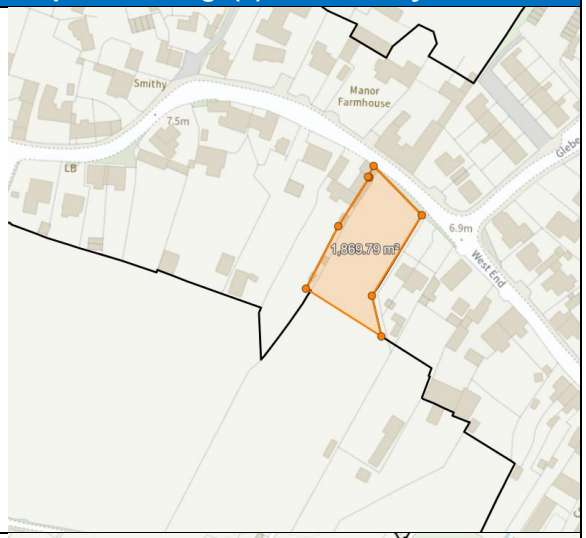
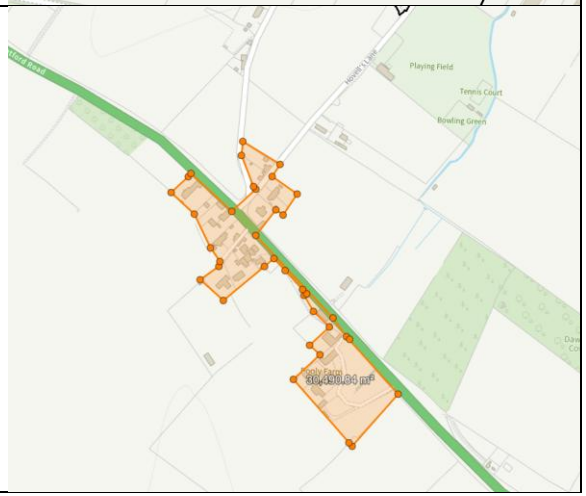
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Middleton	Existing development to the north of Hill Road	To include the existing development to the north of Hill Road in the boundary.		
Nordelph	Wooded area, north of Threeways/ east of Ophelia, Outwell Road	Exclusion of wooded/ greenfield area from settlement boundary		

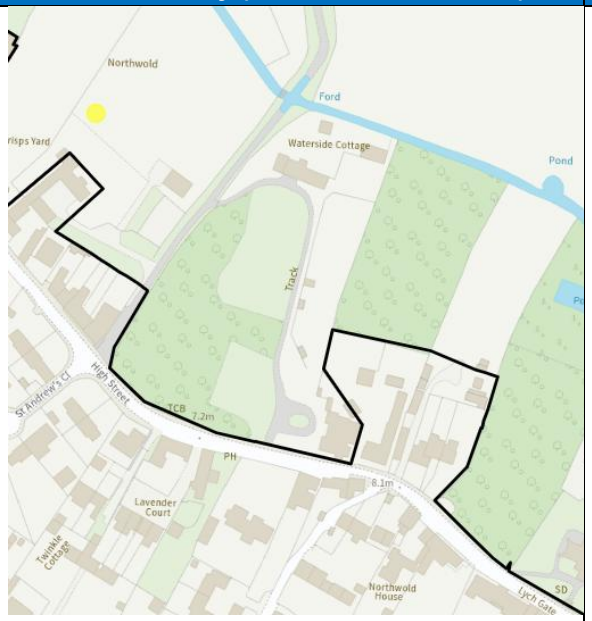
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Nordelph	North of Fifty Farm Court/ Fifty Farm, Downham Road	Inclusion of domestic outbuildings/ curtilages within settlement boundary		
Nordelph	South of Hawthorn House/ Woodstan House, Birchfield Road	Inclusion of domestic outbuildings/ curtilages within settlement boundary		
Nordelph	Well Creak House – Mill House, Birchfield Road; Cemetery/ Village Hall - Aysgarth, High Street	Inclusion of domestic outbuildings/ curtilages within settlement boundary. Exclusion of cemetery, which forms a green wedge, separating built-up parts of village.		

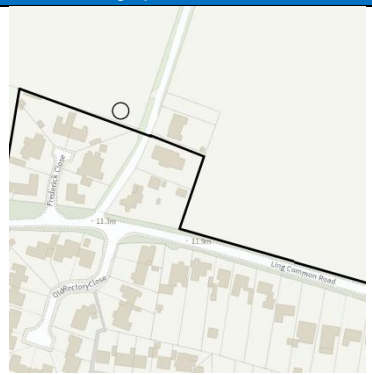
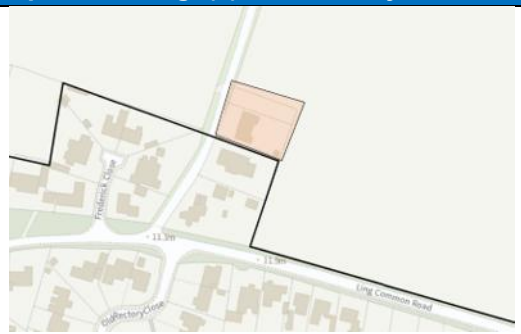
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
North Creake	St Mary's Church, Church Street	To include St Mary's Church and grounds into the boundary.		
North Runcton	No change	No change	No change	No change
Northwold	No5 and Brook House, High Street	Inclusion of Brook House and No 5		

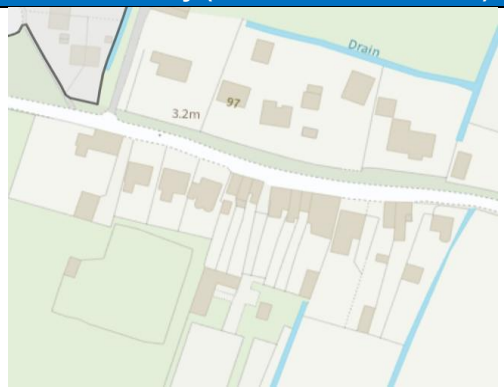
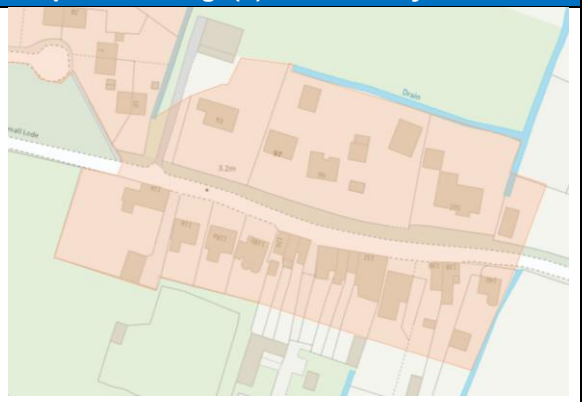
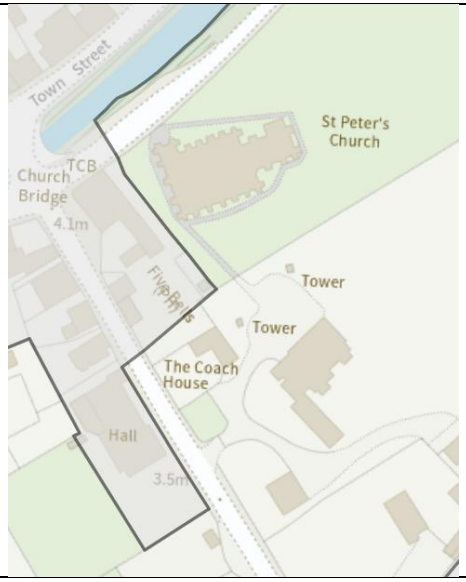
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Northwold	St Adrew Church, No 61 and outbuildings, No 63 and outbuildings	Inclusion of St Andrew's Church, Nos. 61 and 63, and their associated curtilages within the development boundary as they form part of the established built form of the settlement.		

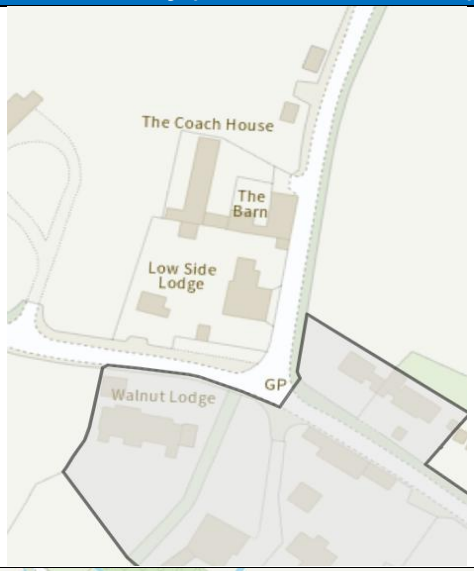
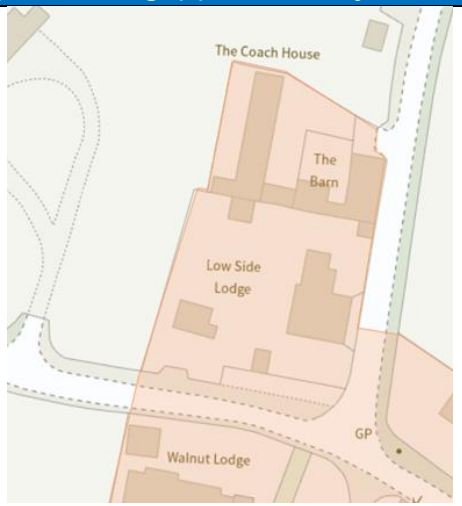
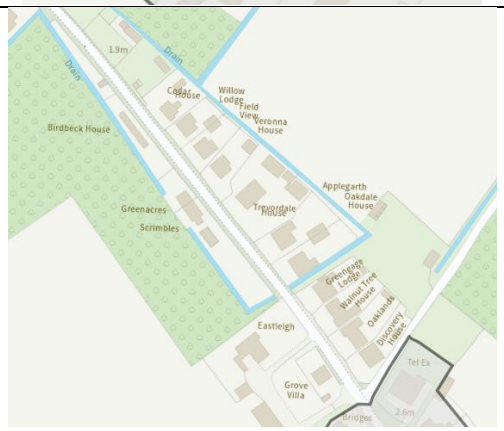
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Northwold	Manor Farmhouse	Inclusion of manor Farmhouse barn and outbuilding		
Northwold	The Old Coal Yard	Inclusion of new residential development		

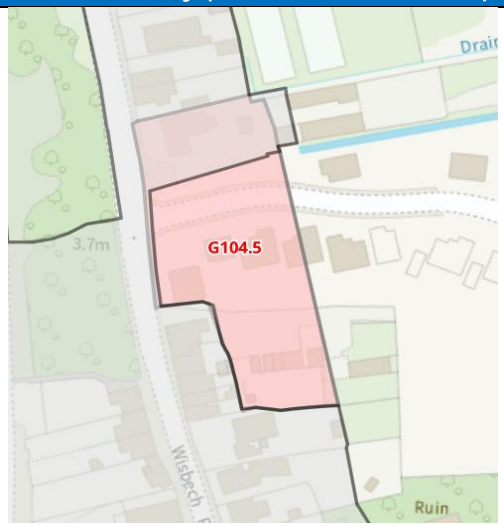
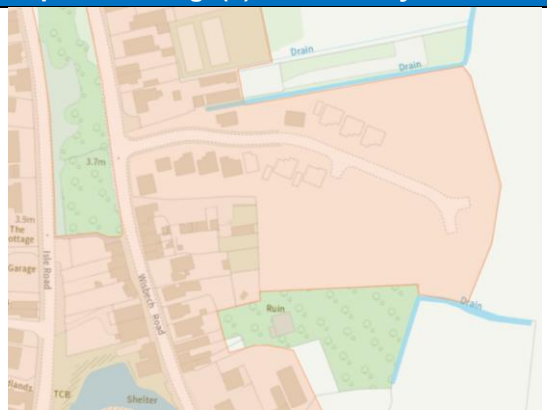
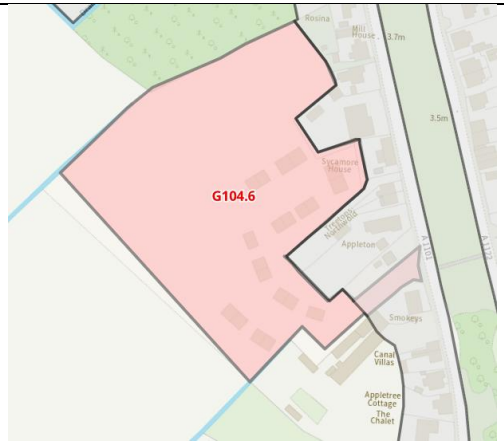
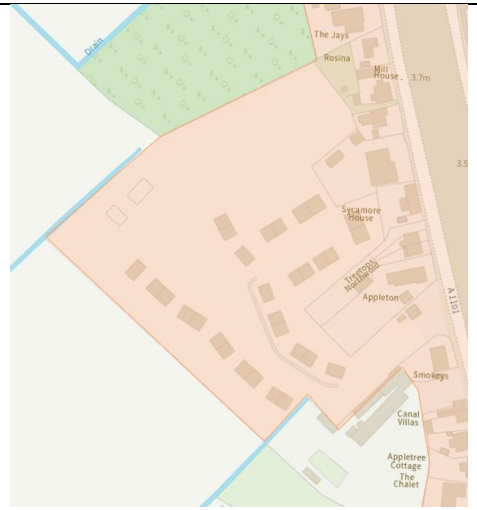
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Northwold	West End	Inclusion of a greenfield land in development boundary as it is surrounded by development on 3 sides		
Northwold	Thetford Road	Inclusion of existing dwellings along Thetford Road		

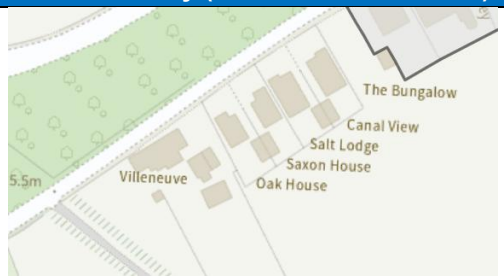
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Northwold	Waterside Cottage on Common Drove, No 41 High Street	Inclusion of Waterside Cottage on Common Drove, No 41 High Street		
North Wootton	East of Ling common	Amend to Exclude green area from development boundary		

Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
North Wootton	Little haven off of Ling Common road	Include development in boundary area		
Old Hunstanton	No change	No change	No change	No change

Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Outwell/ Upwell	Dwellings along small Lode, adjacent to the Council Bungalows	To include the existing dwellings along part of Small Lode into the boundary.		
Outwell/ Upwell	St Peter's Church, the Coach House and the Tower, along New Road	To include St Peter's Church, the Coach House and the Tower into the boundary.		

Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
	The Coach House, Low Side Lodge, The Barn along Small Lode.	To include the Coach House, Low Side Lodge, The Barn into the boundary.		
	dwellings and buildings along Puis Drove	To include the dwellings and buildings along Puis Drove into the boundary.		

Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
	Allocation G104.5	To include allocation G104.5 into the boundary		
	Allocation G104.6	To include allocation G104.6 into the boundary.		

Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
	The Bungalow, Canal View, Salt Lodge, Saxon House, Oak House ad Villenune	To include these dwellings into the boundary.		
	377-385 opposite Canal View	To include 37-385 into the boundary.		

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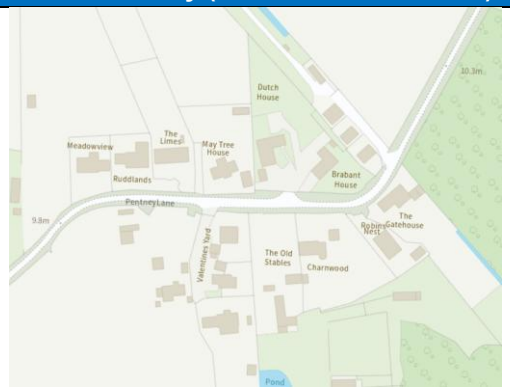
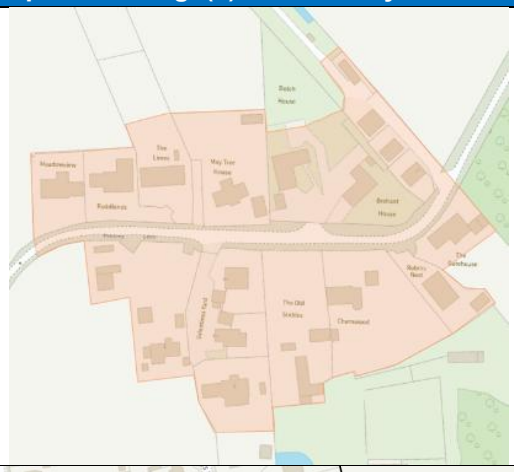
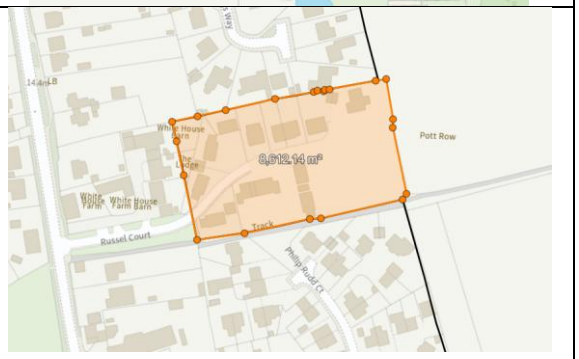
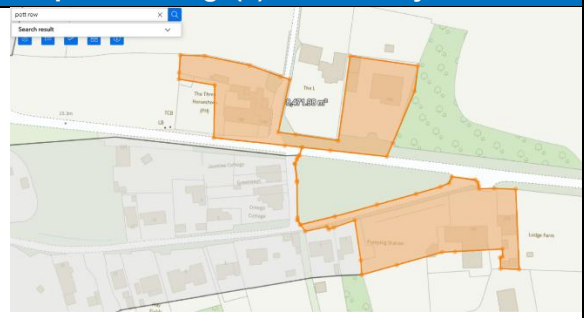
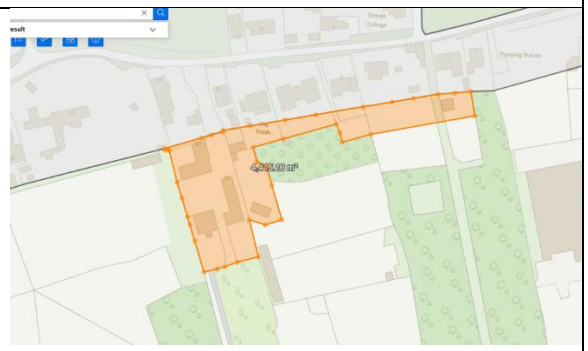
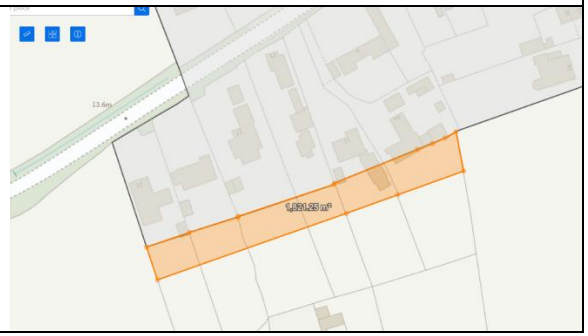
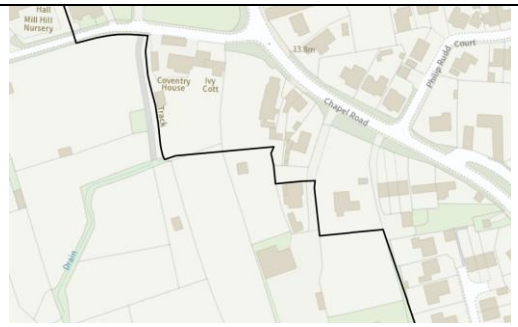
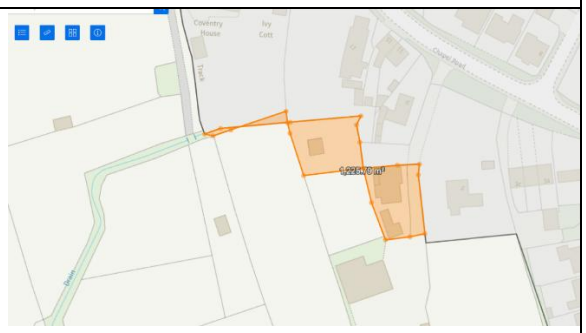
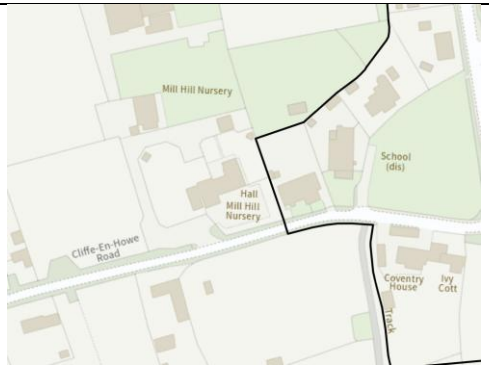
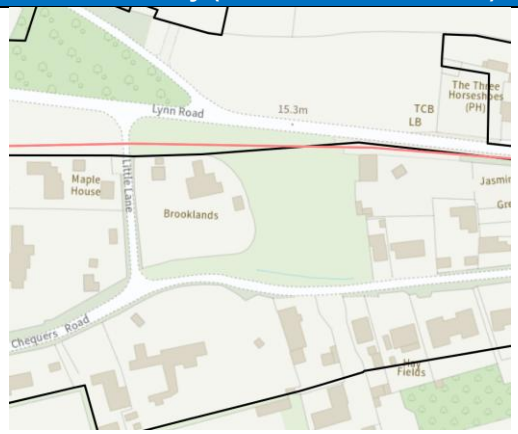
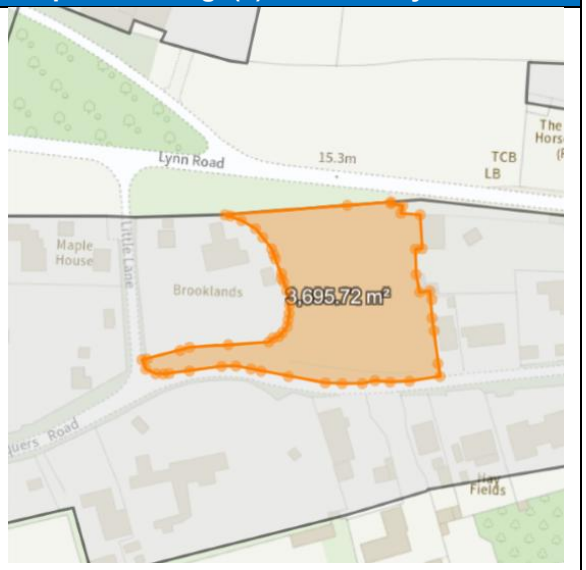
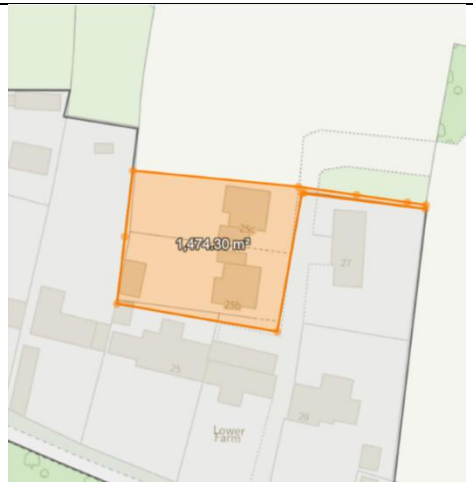
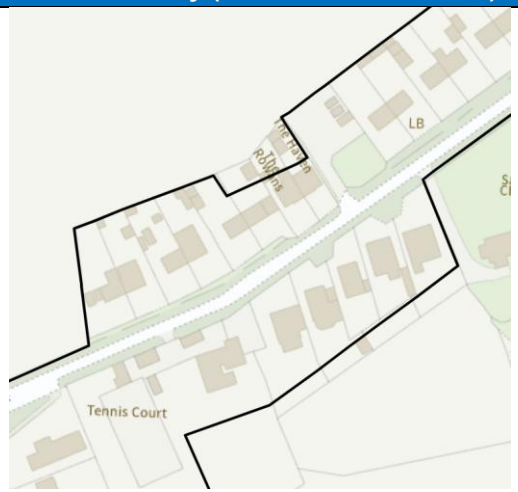
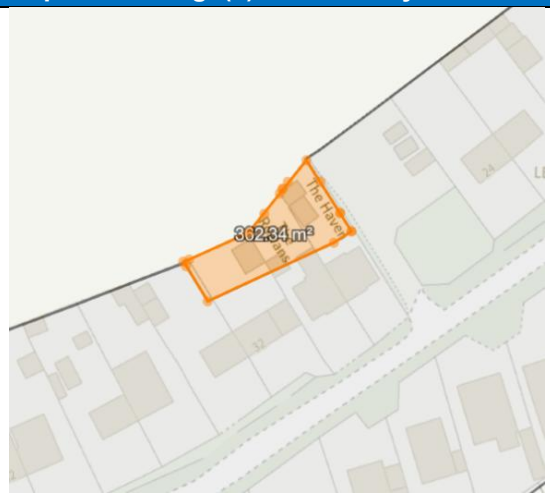
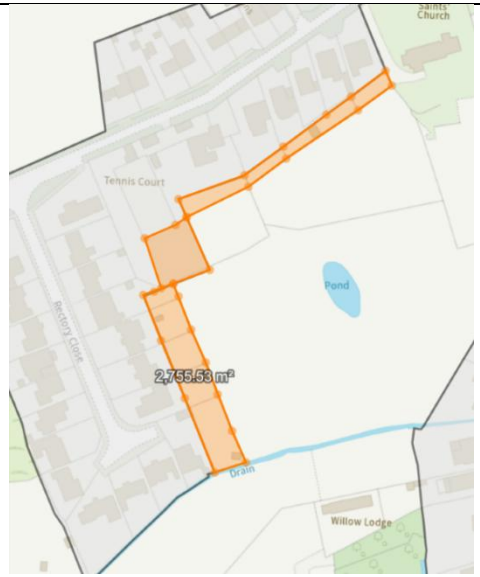
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Pentney	A cluster of buildings and dwellings to the east of Pentney.	To include the cluster of existing development and buildings to the east of Pentney in the boundary.		
Pott Row/ Roydon	Russell Court development, west of Chapel Row	Include recent Russell Court development within settlement boundary		

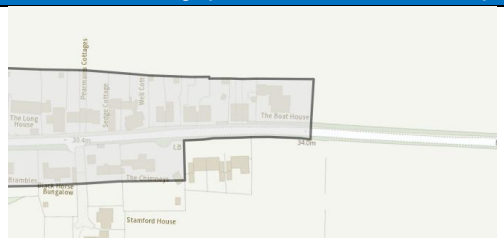
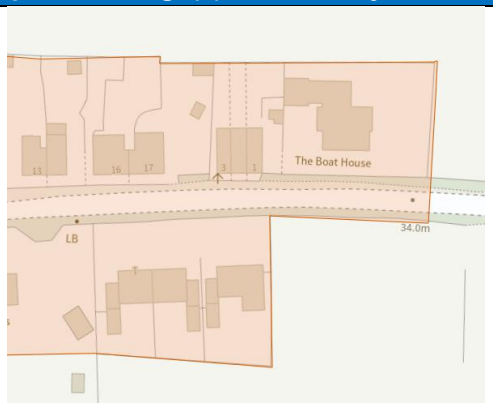
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Pott Row/ Roydon	The Three Horseshoes, Lynn Road/ properties east of Broadgate Lane	Three Horshoes pub and nearby buildings excluded from settlement boundary, as being of dispersed built form and separated from main built-up area (Pott Row) by significant open spaces.		
Pott Row/ Roydon	Rear (south) of 3-13b Chequers Road	Include group of dwellings, which clearly form part of built form within settlement boundary		
Pott Row/ Roydon	9a-21 Leziate Drove	Include domestic curtilages/ outbuildings, which clearly form part of built form within settlement boundary.		

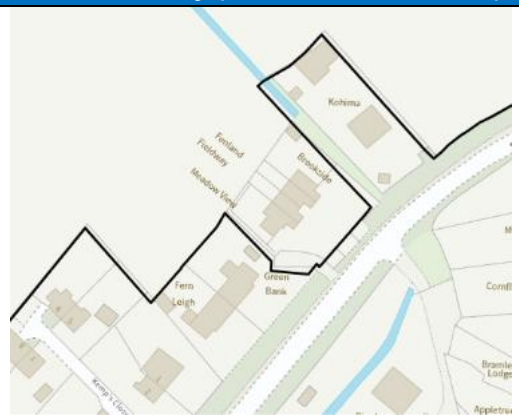
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Pott Row/ Roydon	9-17 Chapel Road, Ivy Cottage/ Coventry House, Cliffe-En-Howe Road	Include domestic curtilages/ outbuildings, which clearly form part of built form within settlement boundary. Amend boundary to reflect physical features on the ground (Coventry House/ Ivy Cottage)		
Pott Row/ Roydon	Mill Hill Nursery, Cliffe-En-Howe Road	Include Nursery/ adjacent dwellings, which clearly form part of built form within settlement boundary		

Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Pott Row/ Roydon	Chequers Green, Land east of Brooklands, Chequers Road	Exclude Chequers Green from settlement boundary, as this forms important open space, separating built-up areas and countryside to the north		
Pott Row/ Roydon	25b/ 25c, Low Road, Roydon	Include two new dwellings, off Low Road, within existing built form of village		

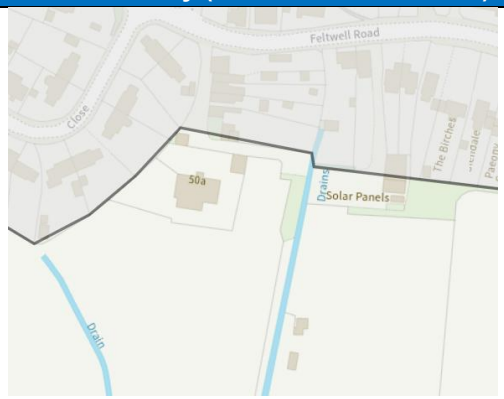
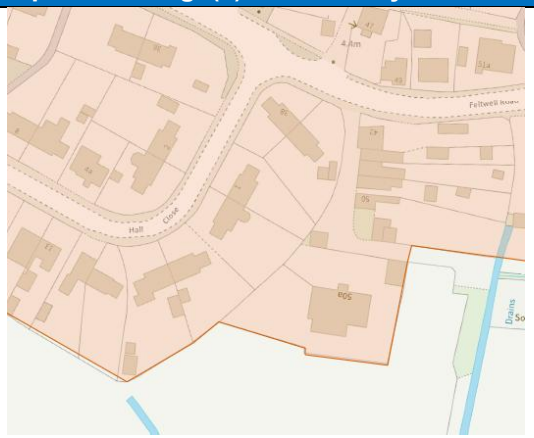
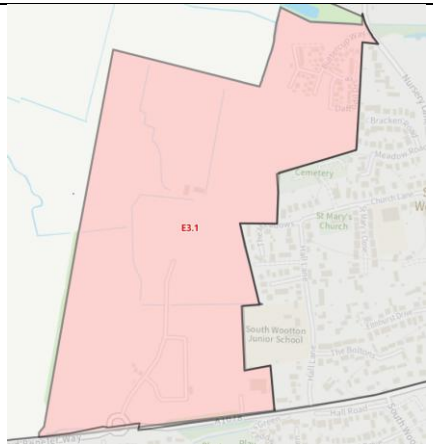
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Pott Row/ Roydon	28-32 Church Road, Roydon	Include domestic curtilages/ outbuildings, which clearly form part of built form within settlement boundary.		
Pott Row/ Roydon	21-33 Church Lane/ 7-15 Rectory Close, Roydon	**Include** domestic curtilages/ outbuildings, which clearly form part of built form within settlement boundary. **Exclude** parcel of land south of tennis court, which appears separate to adjacent domestic curtilages.		

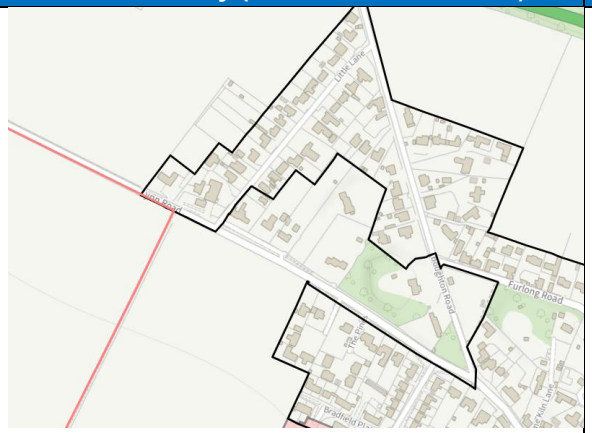
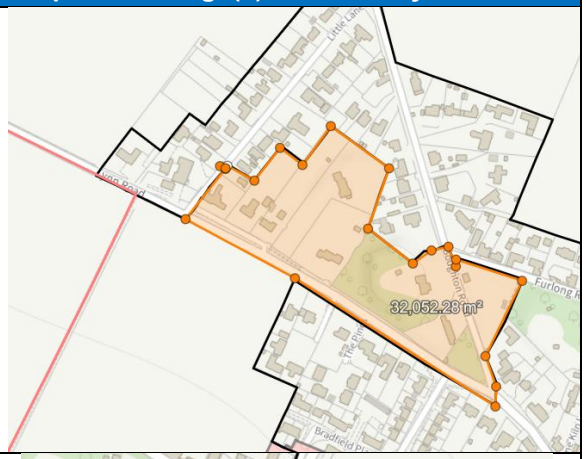
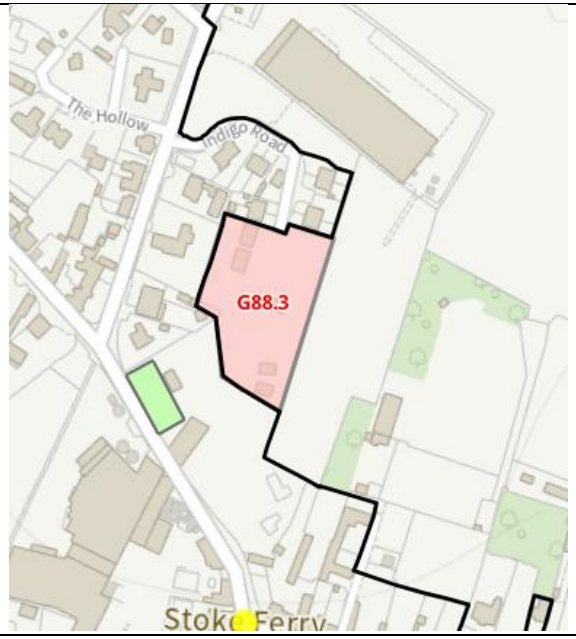
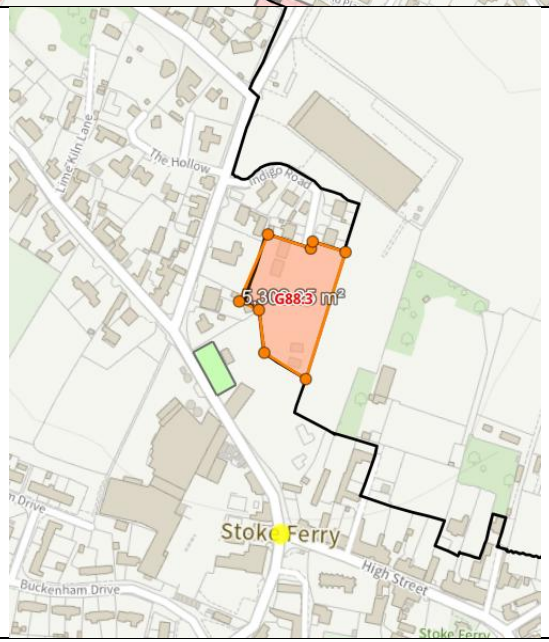
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Ringstead	Glebe Farm Cottage, Glebe Farm, Little Barn Docking Road	To include Glebe Farm Cottage, Glebe Farm, Little Barn off Docking Road into the boundary.		
Ringstead	The Rectory and St Andrew's Church	To include the Rectory and St Andrew's Church into the boundary.		

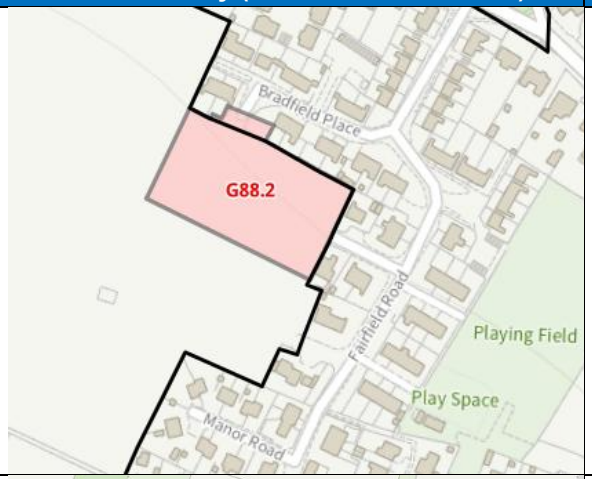
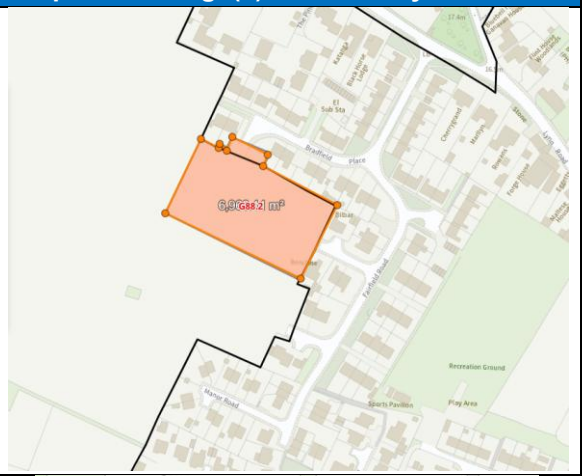
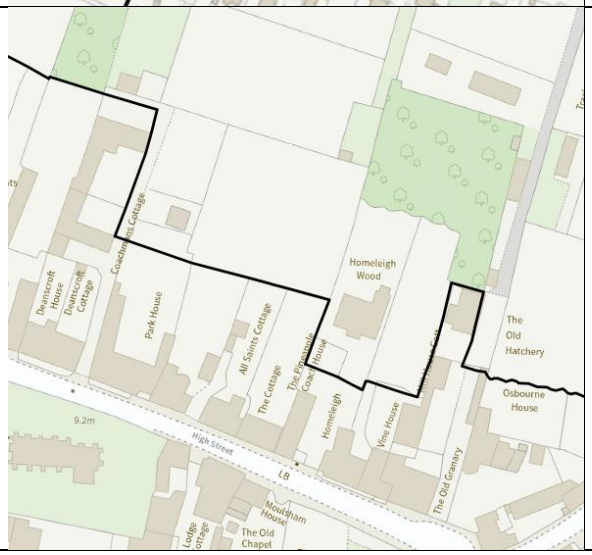
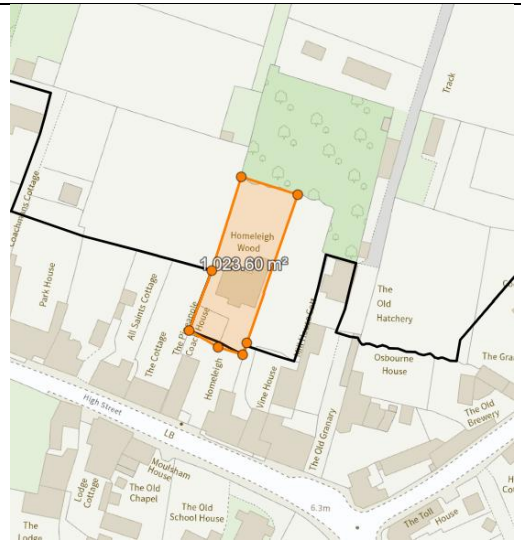
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Ringstead	1-4 Docking Road	To include 1-4 Docking Road into the boundary		
Runcton Holme	South-East of Runcton Holme			No Change(s) Suggested. However, there is an area of development which is at a distance from the settlement and the boundary, which contains 12 dwellings and so is just below the 15 or more methodology. Therefore, this has not been proposed for inclusion. We would welcome views on this.
Saddlebow	No changes	No changes	No changes	No changes

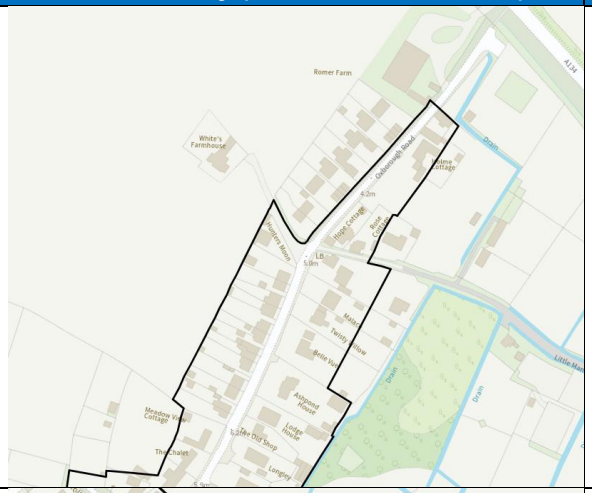
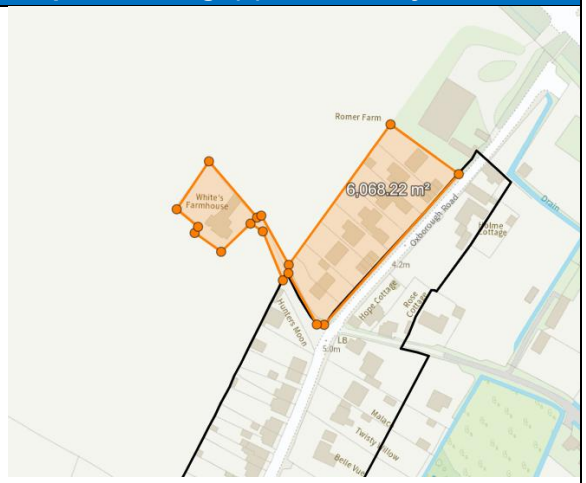
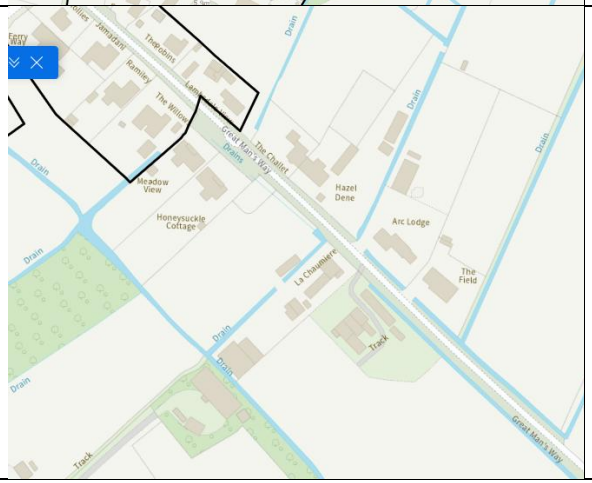
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Salters Lode	North-West of A1122	To include new homes which have been built since the last review of the boundaries		
Shouldham				No Change(s) Suggested
Shouldham Thorpe				No Change(s) Suggested
Sedgeford	St Mary's Church	Include St Mary's Church and Grounds into the boundary.		

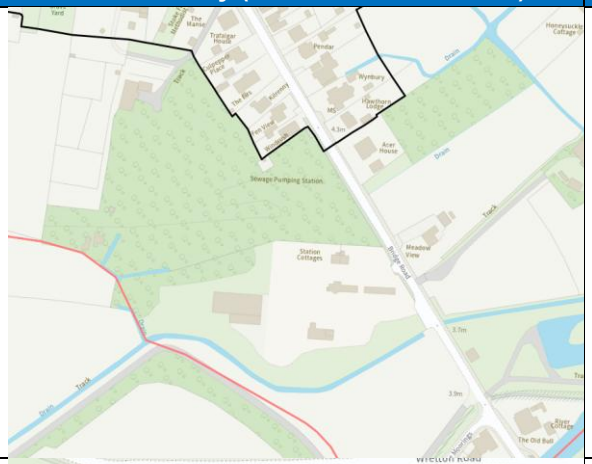
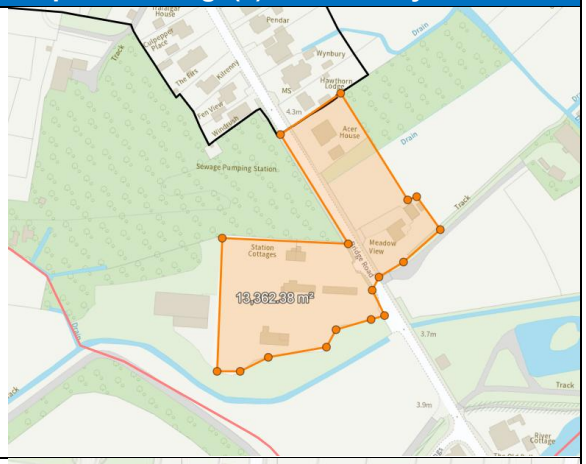
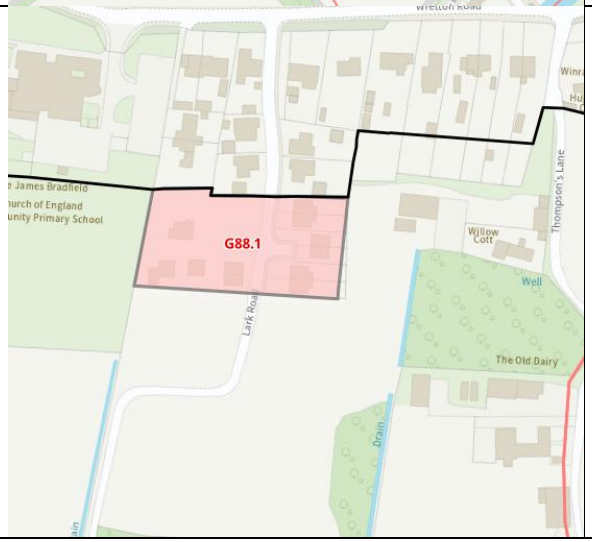
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Snettisham	Allotments and Hall, Church Road	To include the allotments and Hall into the boundary.		
Stanhoe	All Saints Church, Church Lane	To include All Saints Church into the boundary		

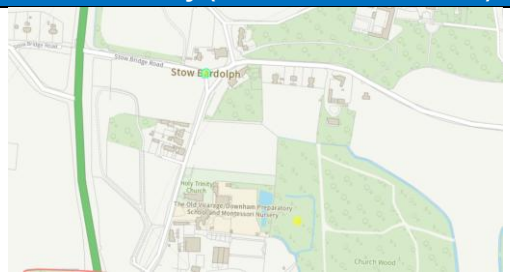
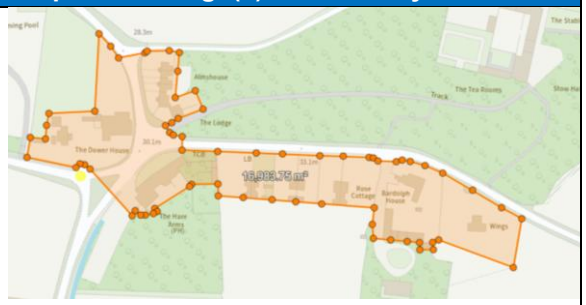
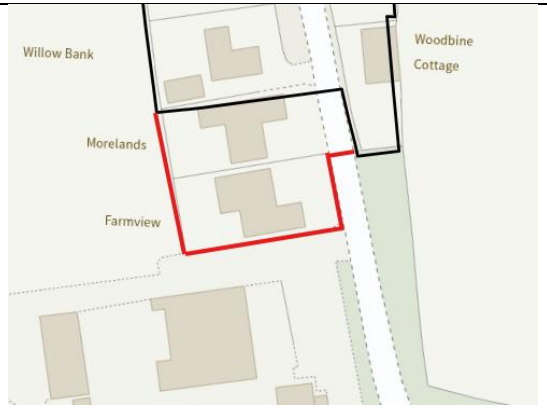
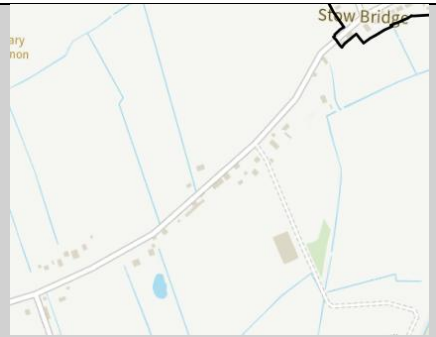
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Southery	50a Feltwell Road	To include 50a into the boundary.		
South Creake	No Change	No Change	No Change	
South Wootton	Allocation E1	To include allocation E1 into the boundary		

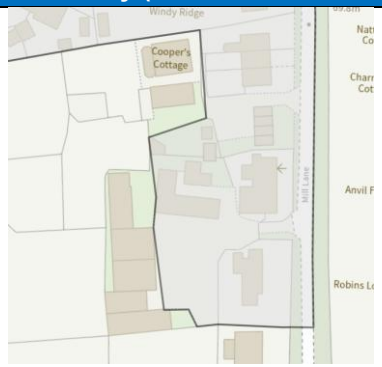
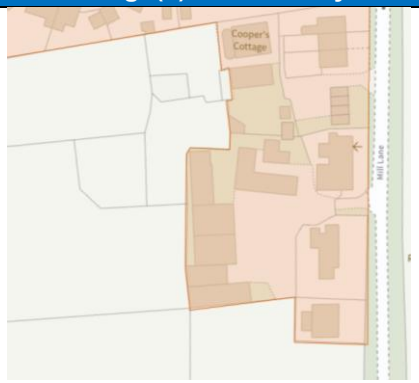
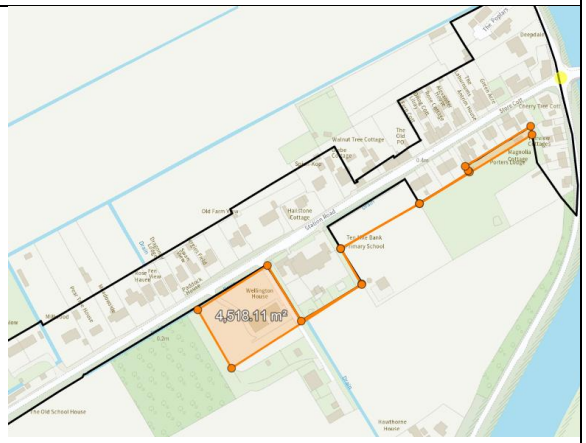
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Stoke Ferry	Lynn Road and Boughton Road	To include dwellings off Boughton roaad and Lynn Road as it already forms part of built form		
Stoke Ferry	Indigo Road	Include allocation ref G88.3		

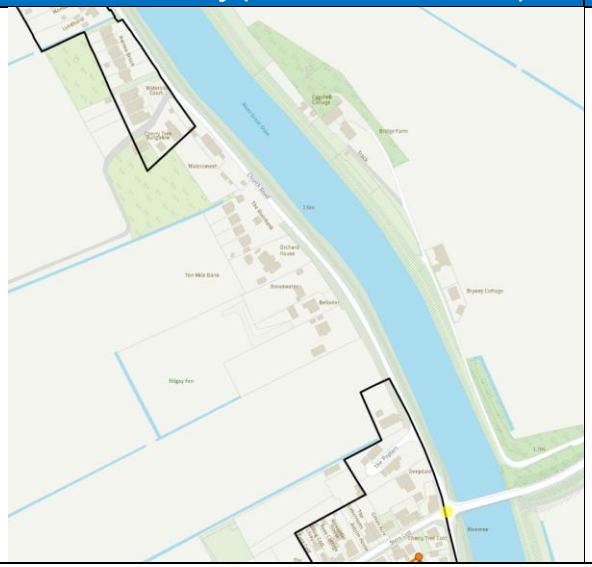
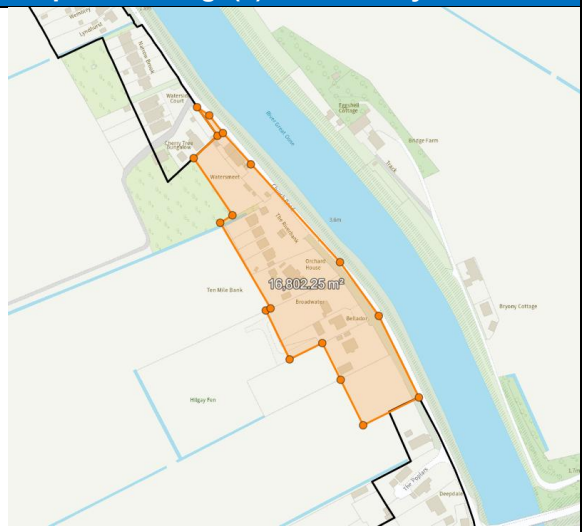
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Stoke Ferry	Bradfield Place	To include allocation ref G88.2		
Stoke Ferry	Homeleigh Wood	To include Homeleigh Wood in developemnt boundary		

Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Stoke Ferry	White`s Farmhouse and new development off Oxborough Road			
Stoke Ferry	Great Man`s Way	Inclusion of Meadow View, Honeysuckle Cottage, La Chaumiere, The Field, Arc Lodge, Hazel Dene and The Challet in development boundaries as they form part of built form		

Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Stoke Ferry	Bridge Road	Inclusion of new deveopment - Station Cottages, Meadow View and Acer House in development boundary as form part of built form		
Stoke Ferry	G88.1, Lark Road	Inclusion of allocated site G88.1 in development boundary		

Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Stow Bardolph	To include a new settlement boundary around the existing properties of the village.			
Stow Bridge	West of the Causeway	To include new homes which have been built since the last review of the boundaries		
Stow Bridge				There are some liner pockets of development which are some distance from the settlement and the boundary, although these could technically meet the rule for inclusion as the number in totality is 15 or more, these are not suggested for inclusion as in this case it could lead to further development in areas considered to be less sustainable. However, we would welcome views on the approach here.

Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Syderstone	Cooper's Cottage and nearby buildings, Mill Lane	To include Cooper's Cottage and nearby buildings into the boundary		
Ten Mile Bank	Station Road, Land E of Primary School, Wellington House	Extended the boundary for existing dwelling on Station Road to include rear land, included land between dwelling and Primary school with infill potential and included Wellington House, reflecting the existing settlement pattern and creating a more logical settlement edge		

Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Ten Mile Bank	Church Road	Included new residential development that now forms part of the built-up area with vacant land for potential infill		

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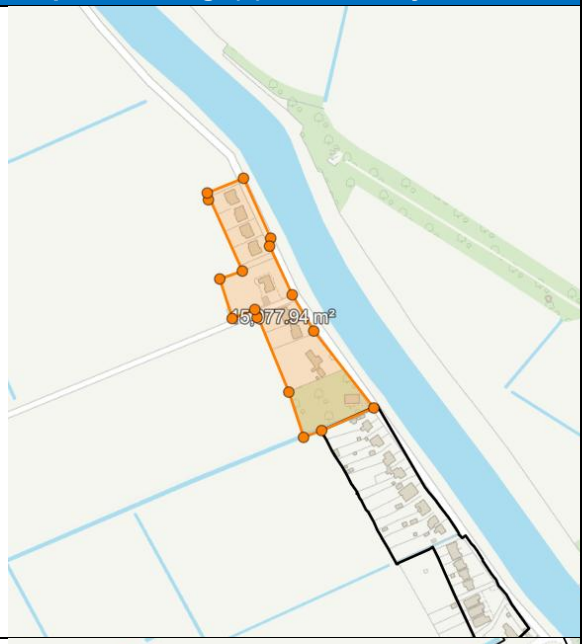
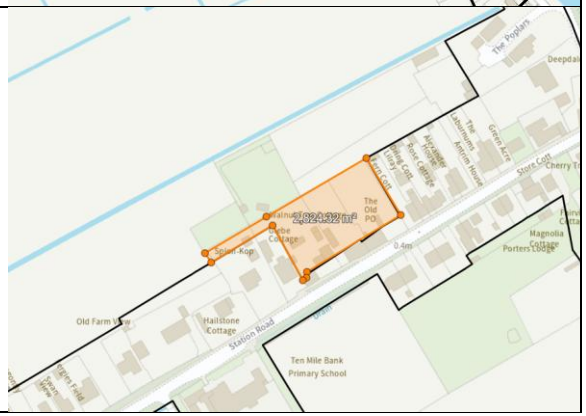
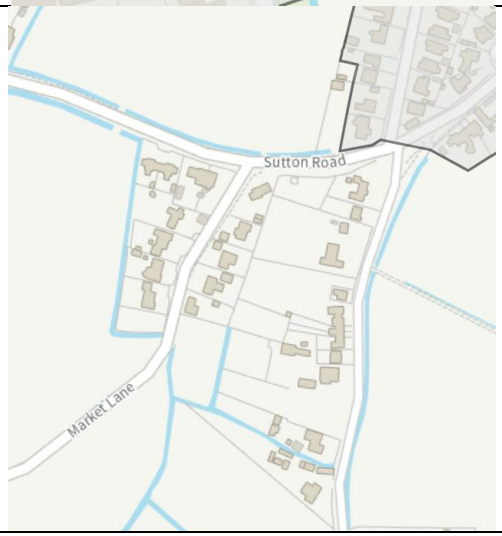
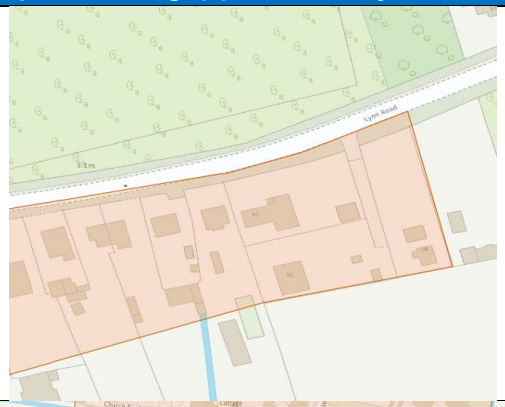
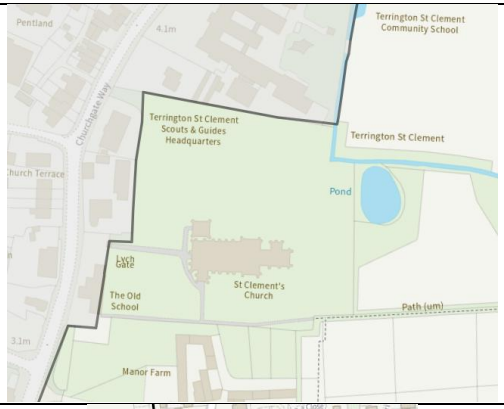
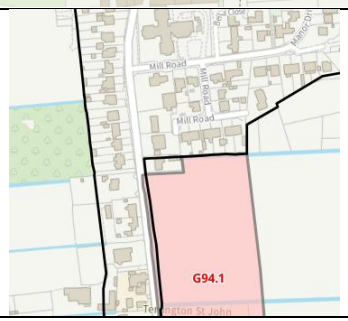
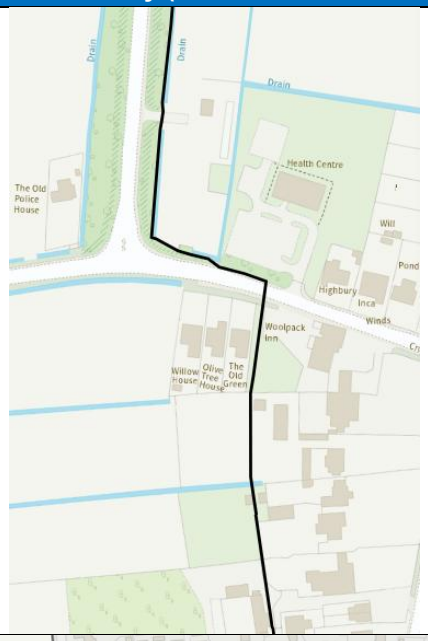
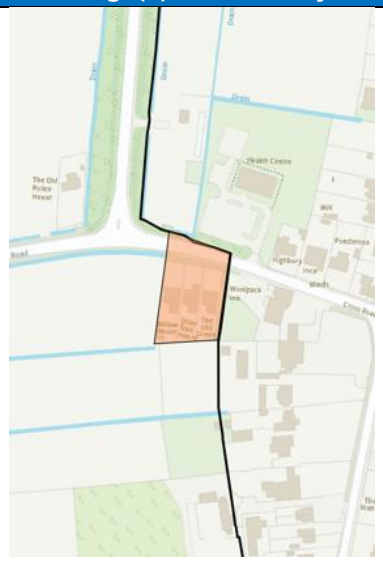
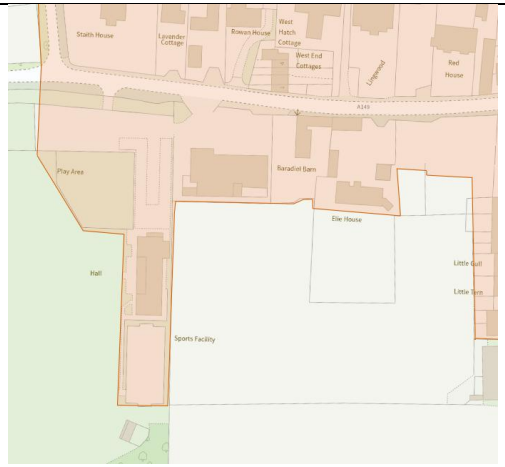
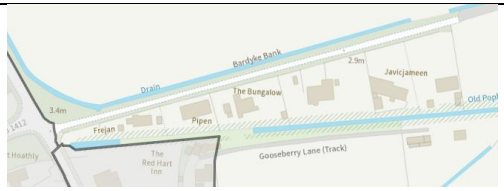
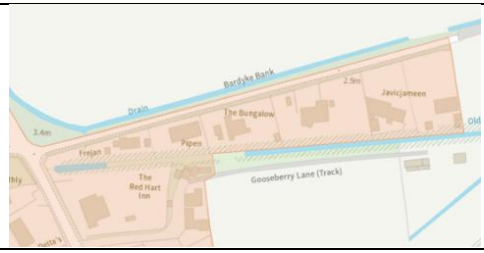
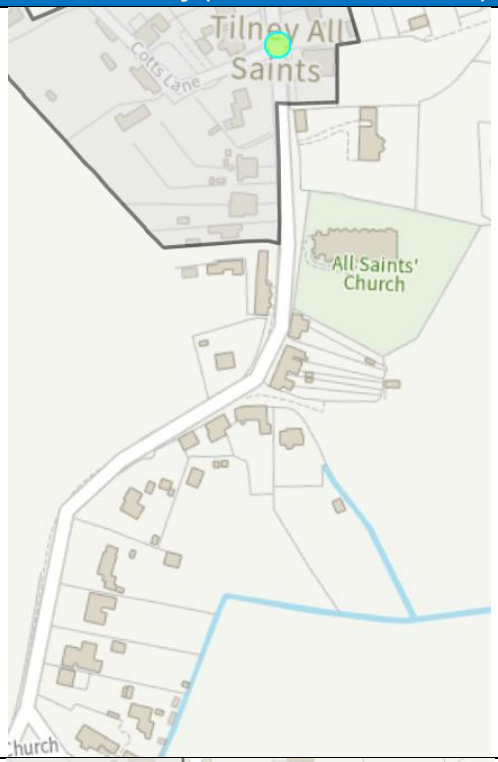
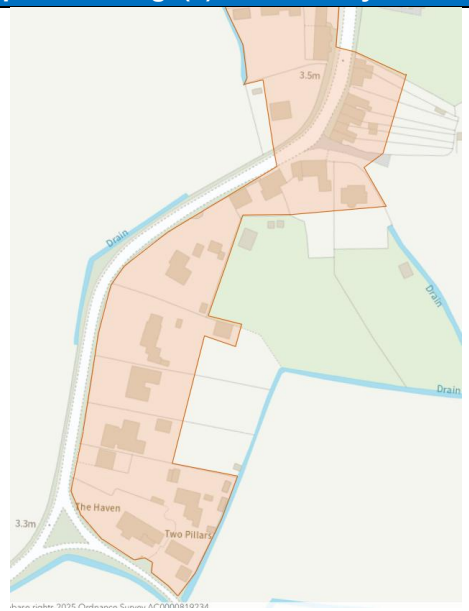
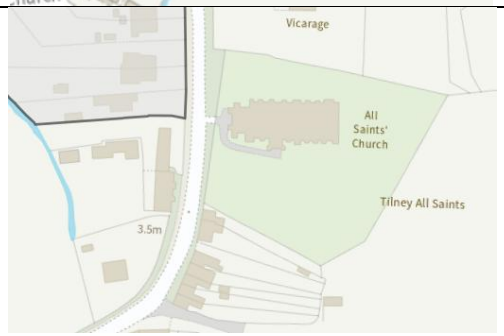
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Ten Mile Bank	Church Road	Included established residential development to reflect the current extent of the built form.		
Ten Mile Bank	Walnut Tree Cottage, Old Post Office	Extended the boundary for existing dwellings on Station Road to include rear land and form more logical village edge		

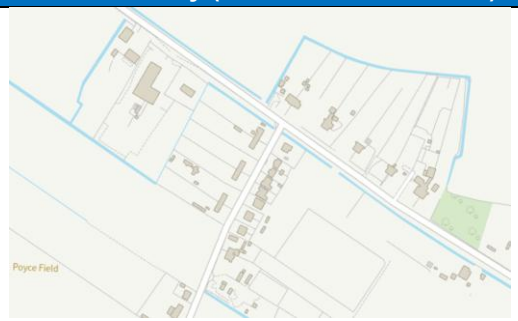
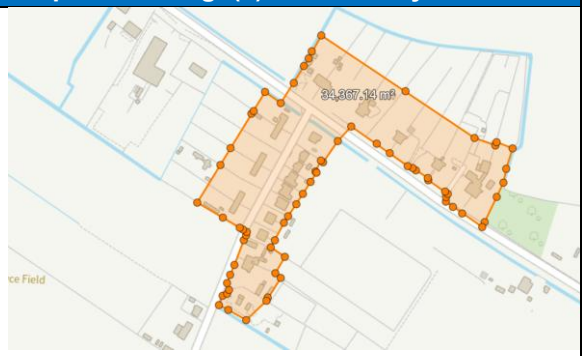
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Terrington St Clement	100a and 100b Marsh Road	To include the rest of 100a and all of 100b into the boundary.		
Terrington St Clement	All development along part of Sutton Road and Market Lane	To include the existing and new dwellings along part of Sutton Lane and Market Lane to the south of the settlement.		

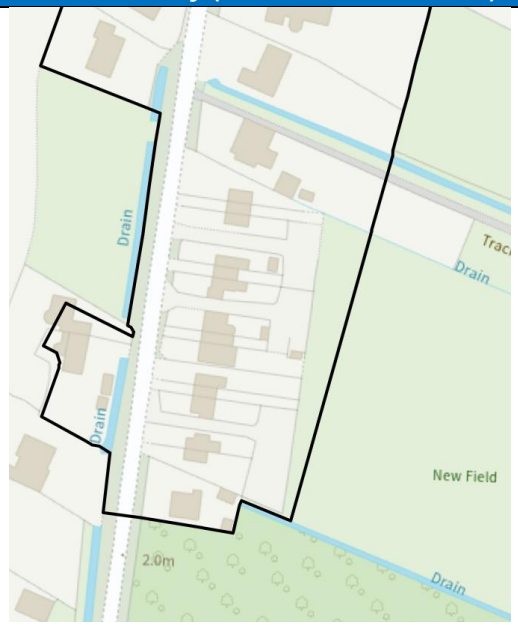
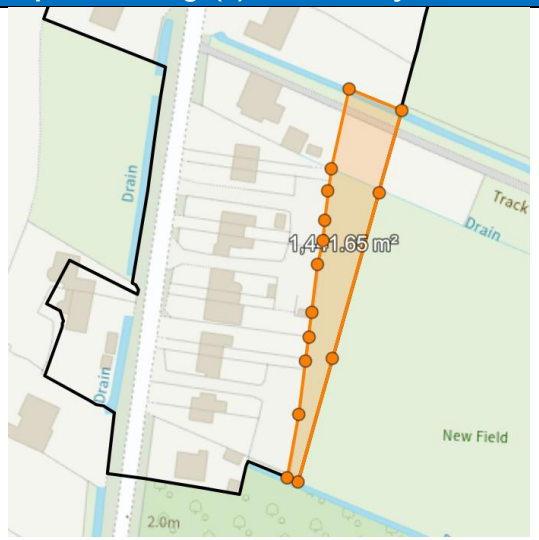
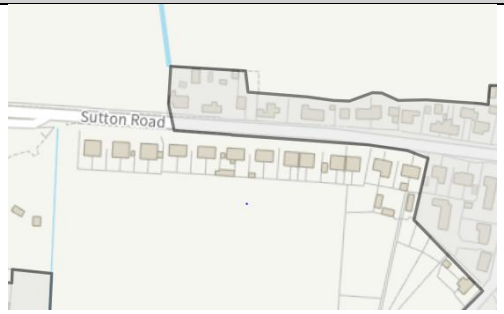
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Terrington St Clement	74,76,80 Lynn Road	To include the rest of 74 and all of 76 and 80 Lynn Road in the boundary.		
Terrington St Clement	St Clement's Church and grounds	To include St Clement's Church and grounds into the boundary.		
Terrington St John/ St John Highway	63 school road, Terrington st john	Amend to include 63 school road in boundary area		

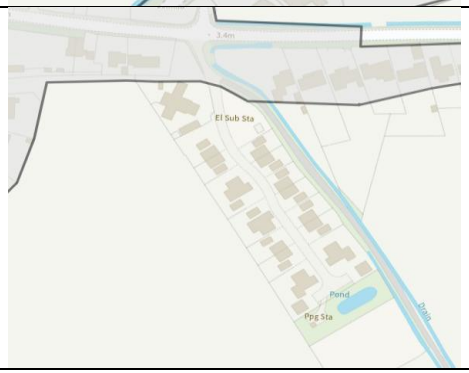
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Terrington St John/ St John Highway	Willow house, The old green, Olive tree house, main road, Terrington st john	Amend to include in development boundary area		
Thornham	Baradiel Barn and Sports facility on A149 and existing buildings on Rigstead Road	To include Baradiel Barn and Sports facility on A149 and existing buildings on Rigstead Road in the boundary.		

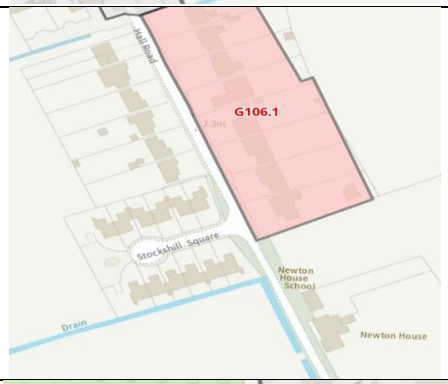
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Three Holes	The Cluster of dwellings to the South of Middle Level Main Drain	To include the cluster of buildings and dwellings to the South of Middle Level Main drain within the boundary.		
Three Holes	Dwellings and buildings along Bardyke Bank	To include the dwellings and buildings along Bardyke Bank in the settlement boundary.		

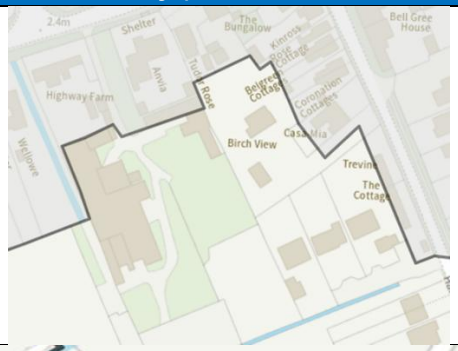
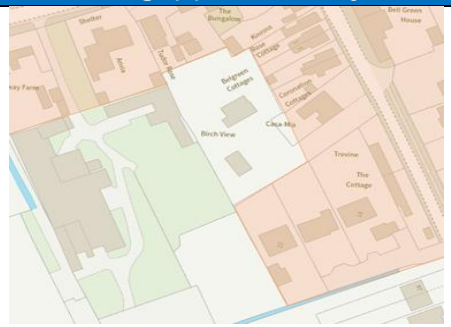
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Tilney All Saints	Existing buildings and dwellings to the south of Church Road.	To include existing buildings and dwellings along the southern part of Church Road that are currently outside the boundary		
Tilney All Saints	All Saints Church	Including church and church grounds into boundary		

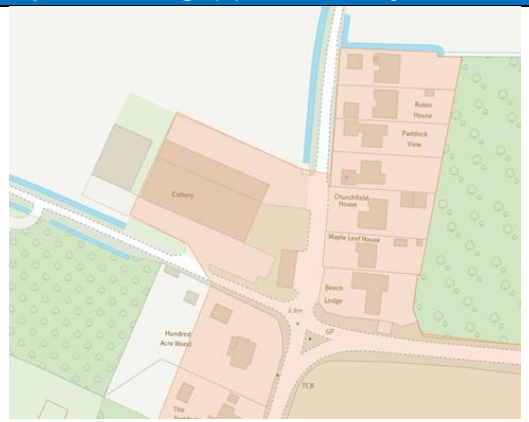
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Tilney St Lawrence	87-105 Magdalen Road; 1-23/ 2-12 Spice Chase	To include a new boundary around built-up cluster of properties to east of main built-up area (Magdalen Road/ Spice Chase)		
Tilney St Lawrence	Wooded area, north of 44/ 46 Westfields	Exclusion of wooded/ greenfield area from settlement boundary		
Tilney St Lawrence	68-74 School Road	Include domestic curtilages/ outbuildings within settlement boundary		

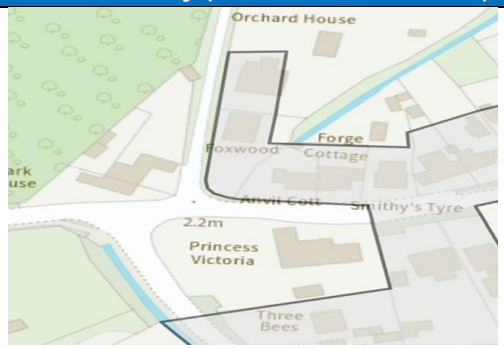
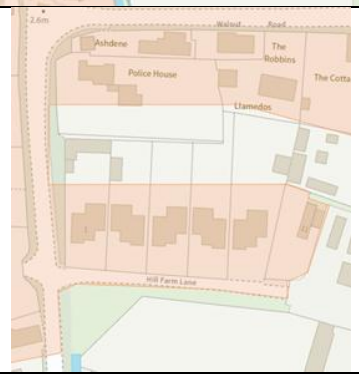
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Tilney St Lawrence	Rear of 65-75b School Road	Exclusion of land beyond domestic curtilages from settlement boundary		
Titchwell	Titchwell removed from settlement hierarchy	Deletion of settlement boundary, as now countryside	Remove settlement boundary	Titchwell removed from settlement hierarchy
Tottenhill				No Change(s) Suggested
Walpole Cross Keys	45-67 Sutton Road	To include the linear stretch of housing into the boundary on Sutton Road.		

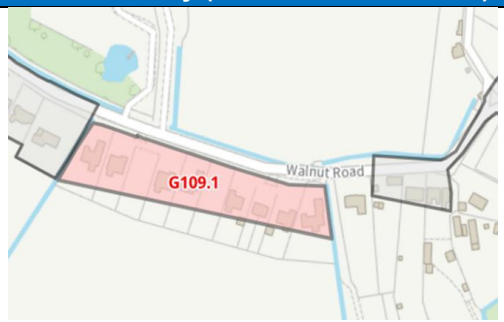
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Walpole Cross Keys	14 Station Road	to include number 14 station road into the boundary now it is completed.		
Walpole Cross Keys	1-17 Allium Way	to include a new development of homes in the boundary		

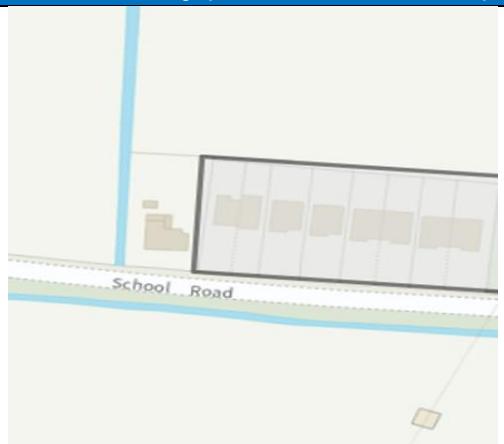
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Walpole Highway	Dwelling to the end of Main Road, Walpole Highway	to include the existing dwellings to the end of Main Road in the boundary		
Walpole Highway	Allocation G106.1 Hall Road and dwellings at Stockhill Square	to include allocation G106.1 and dwellings at Stockhill Square in the boundary		
Walpole Highway	Ashmore Lodge, the Bungalow, Lynn Road	to include Ashmore Lodge and the Bungalow into the boundary.		

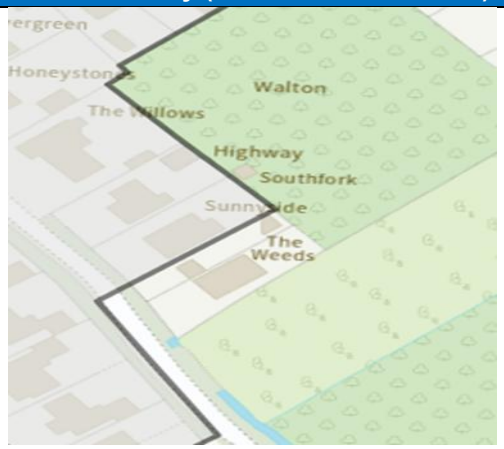
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Walpole Highway	18-22 Hall Lane, Walpole Highway	to include 18-22 Hall Lane into the boundary		
Walpole Marsh	Clay Cottage, the Marsh, Walpole Marsh	to include Clay Cottage in the boundary.		

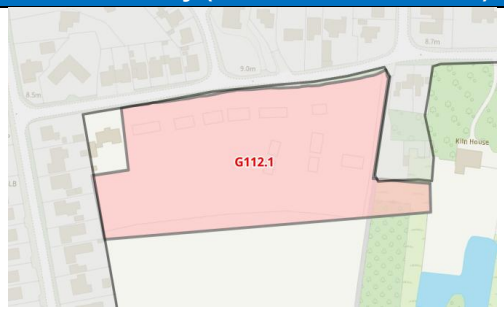
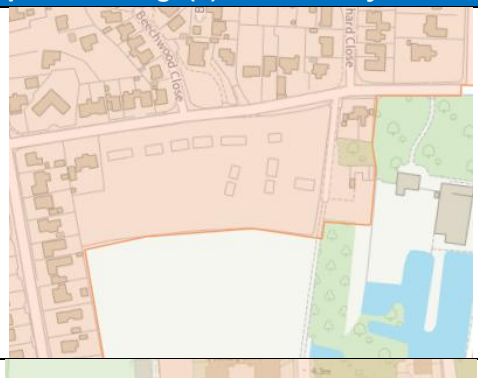
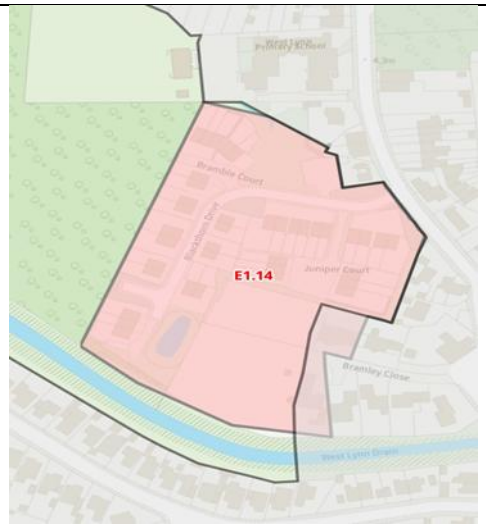
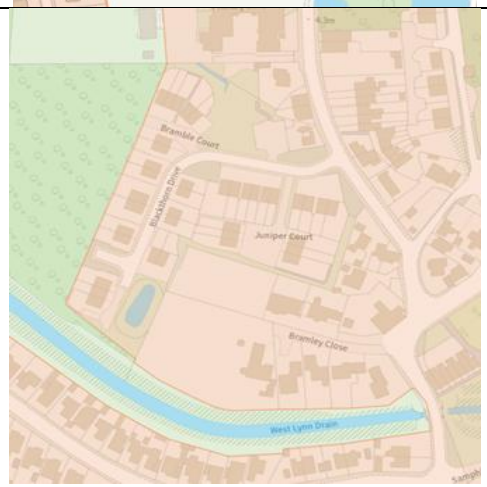
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Walpole St Peter	6-12 and the cattery, Eastlands Bank	to include the dwellings and cattery into the boundary		
Walpole St Peter	Church and existing dwellings into the boundary	to include the church and existing dwellings into the boundary		

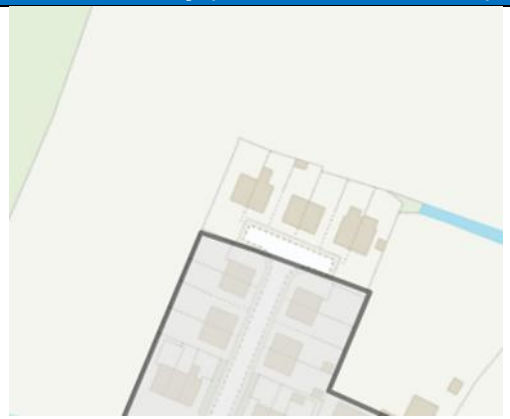
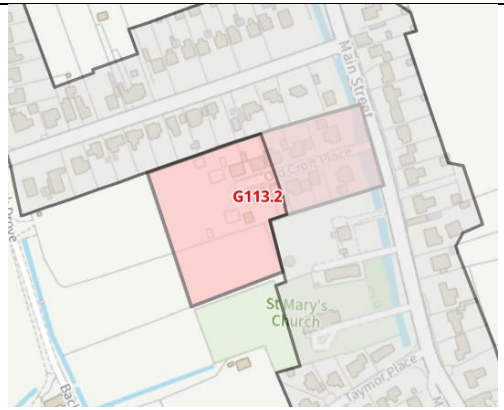
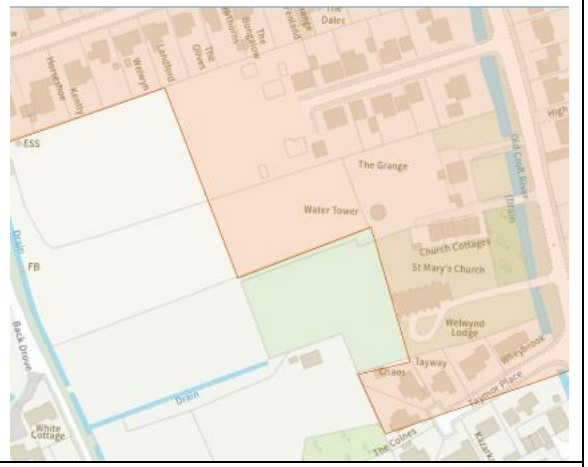
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Walpole St Peter	Broadmeadows, Park House, Princess Victoria, Orchard House and the Elms	to include existing buildings and dwellings in the boundary		
Walpole St Peter	All houses along Piecroft Lane	to include these swellings in the boundary		
Walpole St Peter	1-11 Hill Farm Lane, Walpole St Peter	to include all the dwellings along Hill Farm Lane in the boundary.		

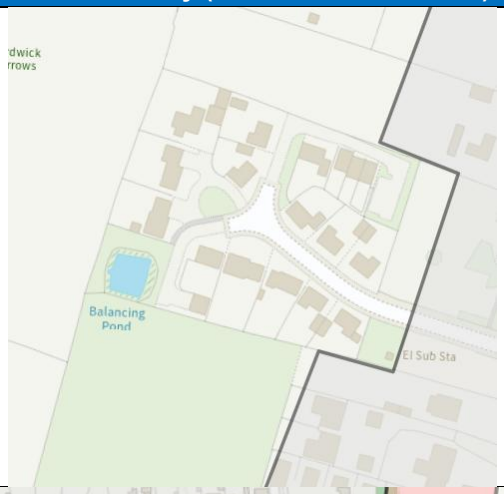
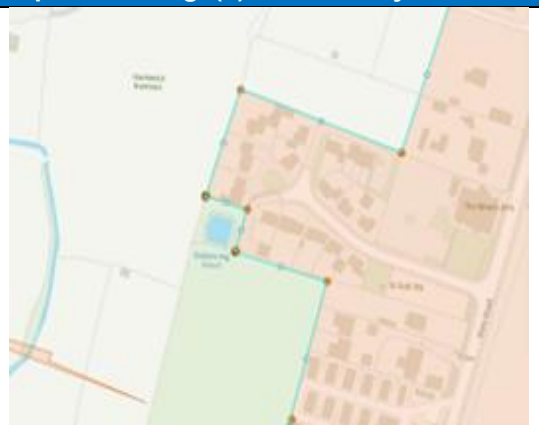
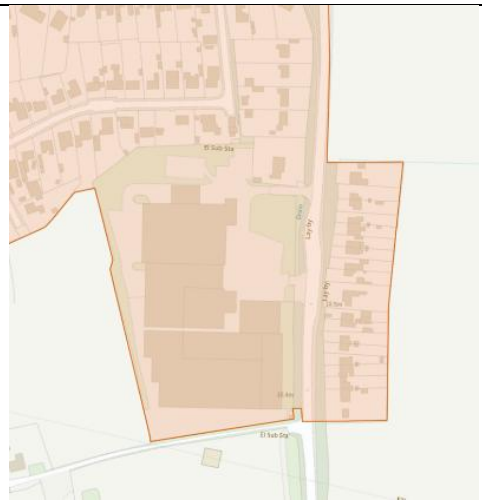
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Walpole St Peter	Allocation G109.1 and Oak Mead House, Walpole St Peter	to include allocation G109.1 and the adjacent dwelling into the boundary		
Walpole St Peter	Casa Blanco, Mill road, Walpole St Peter	to include Casa Blanco in the boundary		
Walsoken	No Change	No Change	No Change	

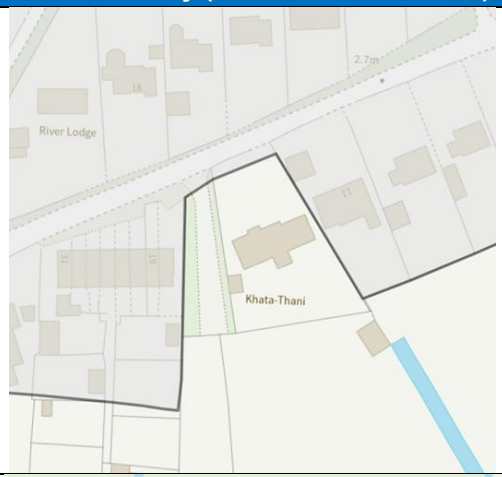
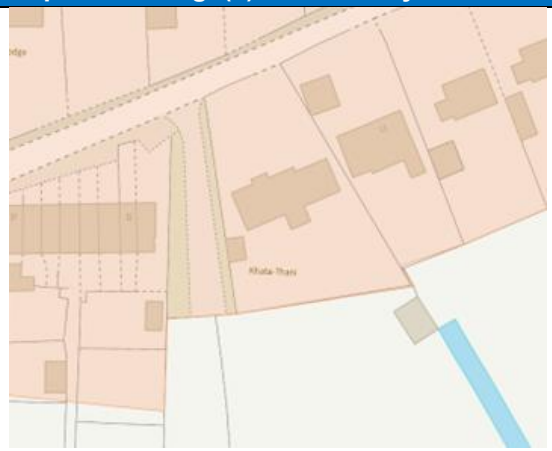
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Walton Highway	Land off School Road.	To include the single bungalow development within the boundary		
Walton Highway	Land of Lynn Road	To include the single bungalow development within the boundary		

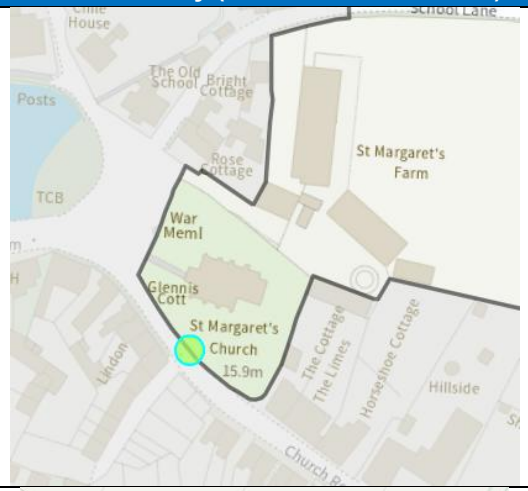
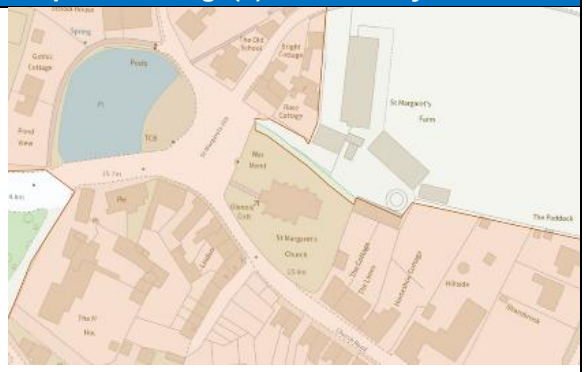
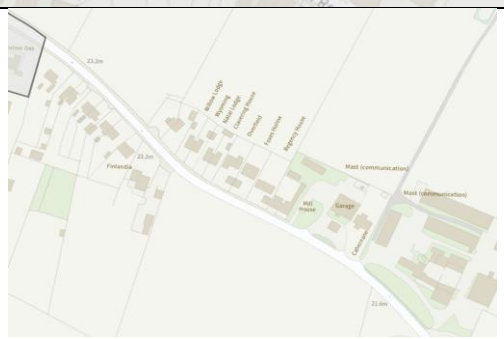
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Walton Highway	The Weeds, Common Road	to include the new dwelling into the boundary.		
Walton Highway	40 and 41 , St Paul's Road North	To include the rest of the dwellings into the boundary		

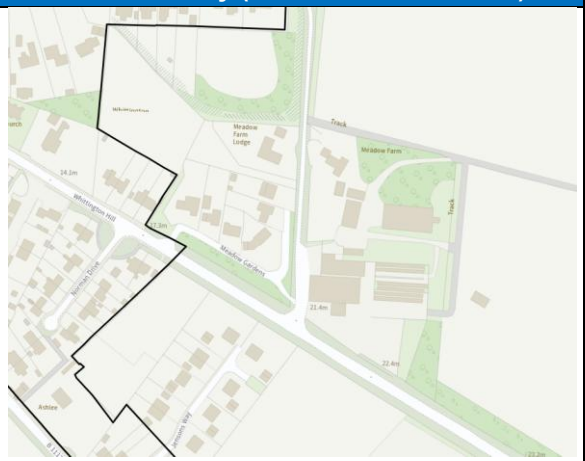
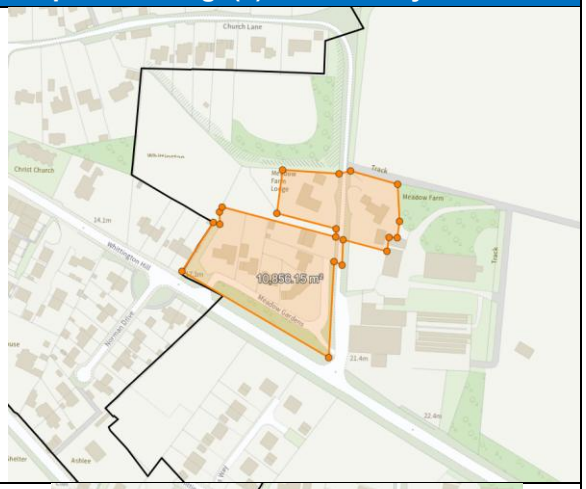
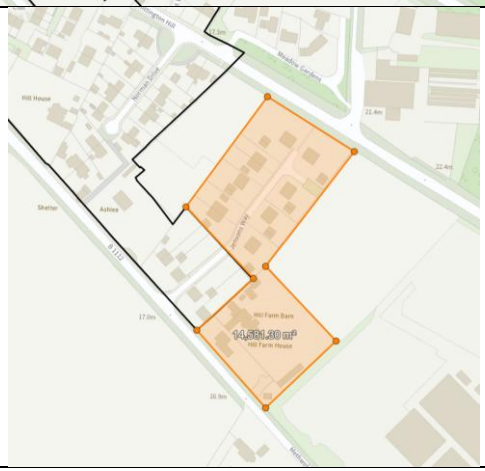
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Watlington	G112.1 allocation Thieves Bridge Road	to include allocation G112.1 in the boundary		
West Lynn	Site E1.14 Blackthorne Drive, West Lynn	To include the recently built out allocation E1.14 in to the boundary.		

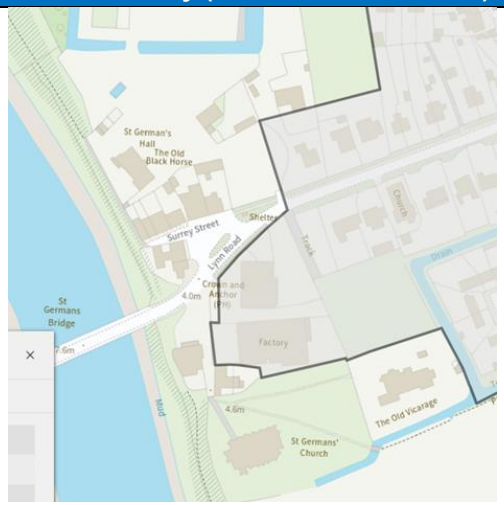
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
West Lynn	17-22 Willow tree close, West Lynn	To include the newly developed part of the land within the settlement boundary		
Welney	Allocation G113.2	To include allocation G113.2 into the boundary no it is under construction.		
West Acre	No Change	No Change	No Change	No Change
West Newton	No Change	No Change	No Change	No Change
West Rudham	No Change	No Change	No Change	No Change

Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
West Winch	Lemual Burt Way	To include the new development at Lemual Burt Way into the boundary.		
	Existing commercial development on the A10 to the south of West Winch	To include Existing commercial development on the A10 to the south of West Winch Into the boundary.		
West Dereham			No change	No Change

Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
West Walton	Khata Thani, River road	To include the building within the continuous settlement boundary		
Wereham	West Walton Community Primary School	To include the rest of the school buildings within the boundary		

Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Wereham	St Margaret's Church	To include St Margaret's Church and grounds into the boundary.		
Wereham	Existing development along Lynn Road to the west of the village.	To include the existing development along Lynn Road to the west of the village in to the boundary.		

Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Whittington	Medow Gardens, Meadow Farm and Meadow Farm Lodge	To include Medow Gardens, Meadow Farm and Meadow Farm Lodge in development boundary as it forms built form of settlement		
Whitington	Jensons Way, Hill Farm Barn, Hill Farm House	Inclusion of new development within a boundary as it forms a built form of a settlement		

Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Wiggenhall St German	Development around Surrey Street and Lynn Road.	to include all the buildings around Surrey Street, the Church and other residential dwellings on Lynn Road in the boundary.		
Wiggenhall St German	The Old Vicarage	Include Old Vicarage and the surrounding grounds into boundary		

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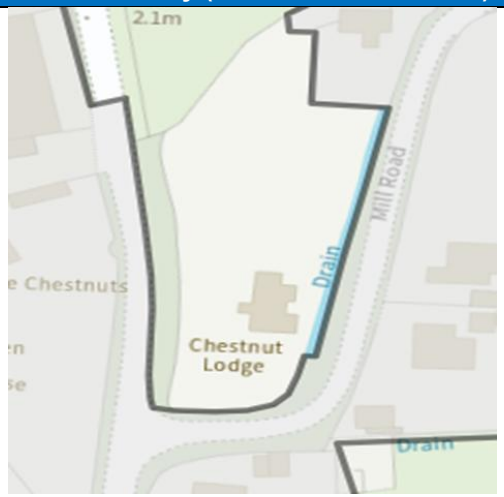
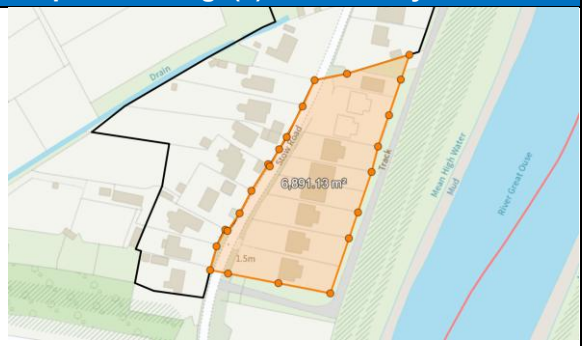
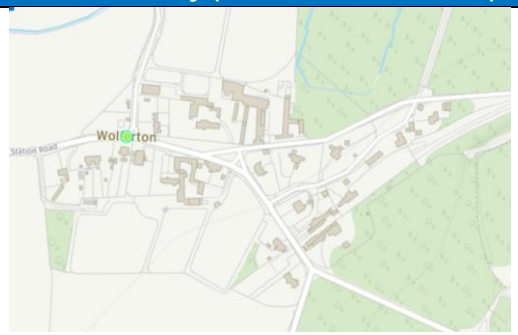
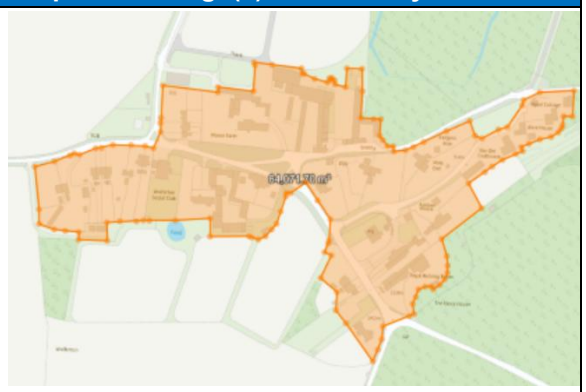
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Wiggenhall St German	Chestnut Lodge, Mill Road, Wiggenhall St German's	to include Chestnut Lodge in the boundary.		
Wiggenhall St Mary Magdalen	St Mary Magdalen Church/ The Cock PH, Church Road	Include hardstanding/ pub curtilage and St Mary Magdalen Church/ churchyard within settlement boundary		

Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Wiggenhall St Mary Magdalen	87-91c Stow Road	Inclusion of recently constructed homes within settlement boundary		
Wiggenhall St Mary Magdalen	6-18 Stow Road	Include domestic curtilages/ outbuildings, which clearly form part of built form within settlement boundary.		
Wiggenhall St Mary the Virgin	33-49 Common Road	Include domestic curtilages/ outbuildings, which clearly form part of built form within settlement boundary. Amend boundary to better align to		

Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
		physical features.		
Wiggenhall St Mary the Virgin	5-15 Sluice Road	Include domestic curtilages/ outbuildings, which clearly form part of built form within settlement boundary.		
Wimbotsham		Include the Church, its associated grounds, the property to the east of the church and the barn conversion/house(s) to the south. However, exclude the wooded area and larger property further to eth south.		

Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Wolferton	To include a new settlement boundary around the existing properties of the village.			
Wormegay	The Keep, Field View, The Meadows, Castle Road	To include The Keep, Field View, The Meadows, Castle Road not the boundary		

Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Wretton	Development along Low Road	To include existing buildings and dwellings along Low Road into the boundary.	