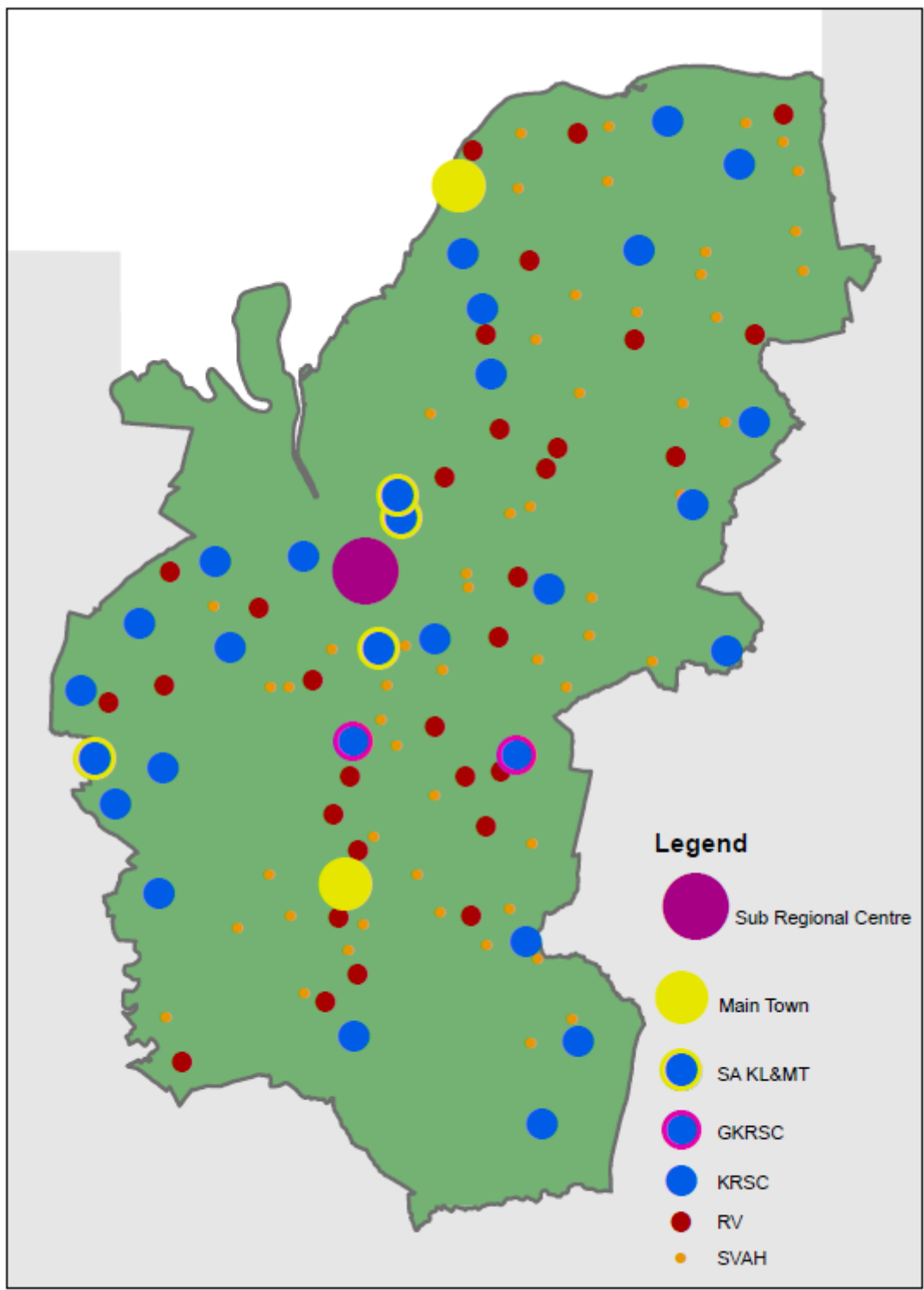


The Proposed Local Plan Review (2016 -2036) Settlement Hierarchy

- 1.1 This paper aims to capture all of the previous paper's outputs and ensuing debates surrounding the settlement hierarchy, and present the latest version of the proposed settlement hierarchy for the Local Plan review (2016 -2036). The one change to the last paper is that Walton Highway is a Rural Village (RV) and not a Smaller Village and Hamlet (SVAH), based upon political judgement in combination with scores from the study and the settlement's geographic location.
- 1.2 What follows is the settlement hierarchy in tabular format and a map to illustrate the geographic distribution of the settlements and their tier classification across the borough.
- 1.3 One remaining issue is the classification of Three Holes. Currently this is a Rural Village (Core Strategy 2011). It had been proposed to be included with Outwell and Upwell as a Joint Key Rural Service Centre (KRSC).
- 1.4 On page 5 of this paper is a map of Three Holes which displays the development boundary and site allocation, as per the Site Allocations and Development Management Policies Plan (2016), it also shows the flood risk. The flood risk displayed is Flood Zone 2, Flood Zone 3, and the Hazard Zone from the borough's Strategic Flood Risk Assessment (2009).
- 1.5 On page 6 is a map of the wider area displaying Outwell, Upwell and Three Holes. Again the development boundary and site allocations are shown, along with the Flood Risk, as per the pervious map of just Three Holes.
- 1.6 These maps show that if the settlements were to be joined as a KRSC areas of Outwell and Upwell would be sequentially preferable to the majority of Three Holes.
- 1.7 Three Holes had been proposed to be added to this KRSC as the settlements are Inter-connected, representing a continuation of linear settlements and the Development Boundary. Therefore the linkage would be logical and similar to that seen with some of the other joint settlements. Three Holes has a relatively small population of 390 (2011 census) making it one of the smaller RV's, and as the maps illustrate the development boundary covers a small area, with areas south of the Middle Level Main Drain excluded.

The Proposed Local Plan review (2016 -2036) Settlement Hierarchy			
1. Sub-Regional Centre (1)			
King's Lynn, including West Lynn			
2. Main Towns (2)			
Downham Market		Hunstanton	
3. Settlements Adjacent to King's Lynn and the Main Towns (4)			
North Wootton		West Winch	
South Wootton		Wisbech Fringe (Inc. Walsoken)	
4. Growth Key Rural Service Centres (2)			
Marham		Watlington	
5. Key Rural Service Centres (23)			
Brancaster with Brancaster Staithe/Burnham Deepdale	Feltwell with Hockwold-cum-Wilton	Stoke Ferry	
Burnham Market	Great Massingham	Southery	
Castle Acre	Grimston/Pott Row with Gayton	Terrington St Clement	
Clenchwarton	Heacham	Terrington St John with St Johns Highway/Tilney St Lawrence	
Dersingham	Methwold with Northwold	Upwell/Outwell/Three Holes	
Docking	Marshland St James/St John's Fen End with Tilney Fen End	Walpole St Peter/Walpole St Andrew/Walpole Marsh	
East Rudham	Middleton	West Walton	
Emneth	Snettisham		
6. Rural Villages (32)			
Ashwicken	Harpley	Stow Bridge	Welney
Burnham Overy Staithe	Hilgay	Syderstone	Wereham

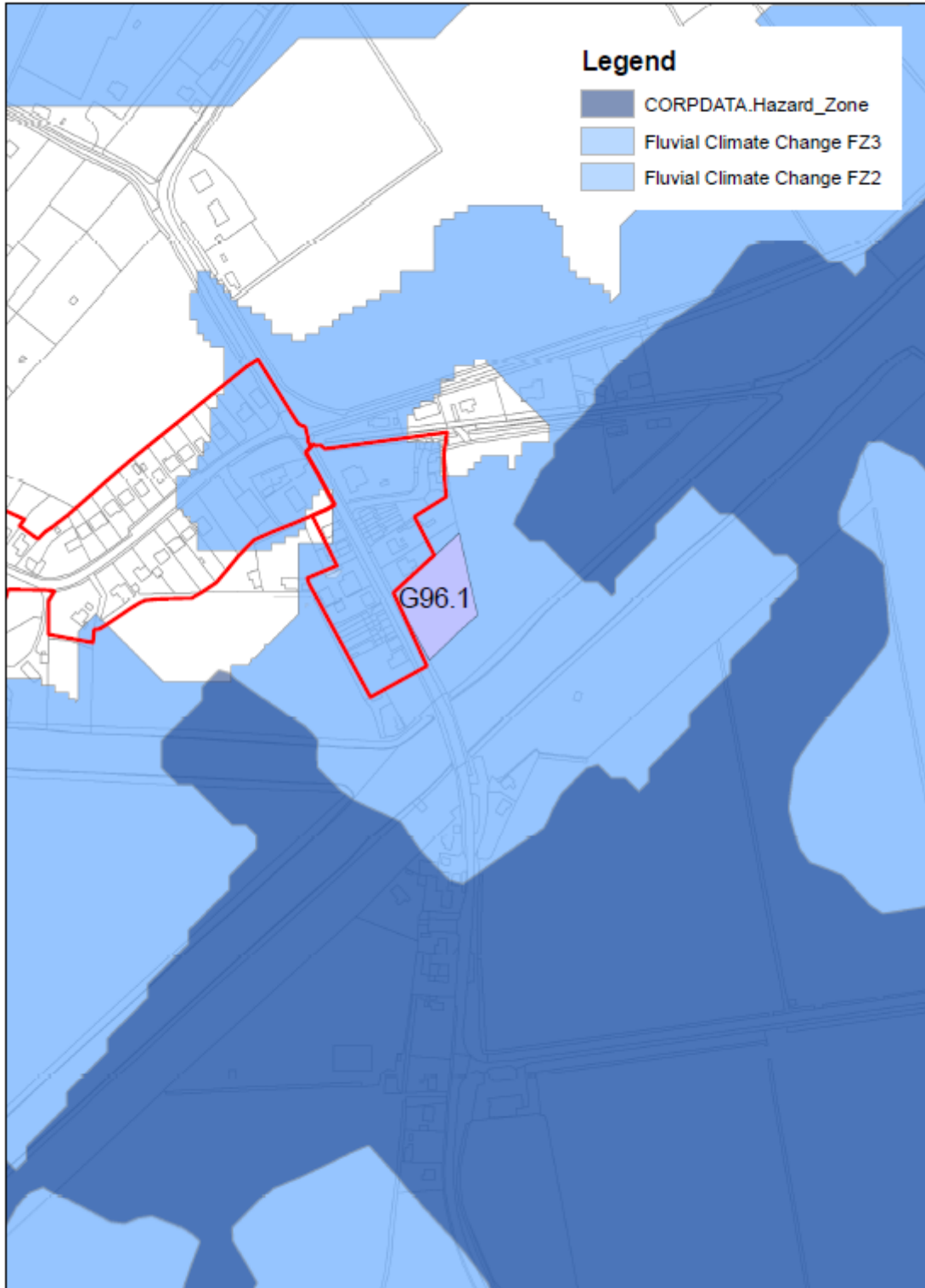
Castle Rising	Hillington	Ten Mile Bank	West Newton
Denver	Ingoldisthorpe	Thornham	Wiggenhall St Germans
East Winch	Old Hunstanton	Tilney All Saints	Wiggenhall St Mary Magdalen
Fincham	Runcton Holme	Walpole Cross Keys	Wimbotsham
Flitcham	Sedgeford	Walpole Highway	Wormegay
Great Bircham/ Bircham Tofts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



Proposed Local Plan Review (2016 - 2036) Settlement Hierarchy

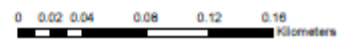
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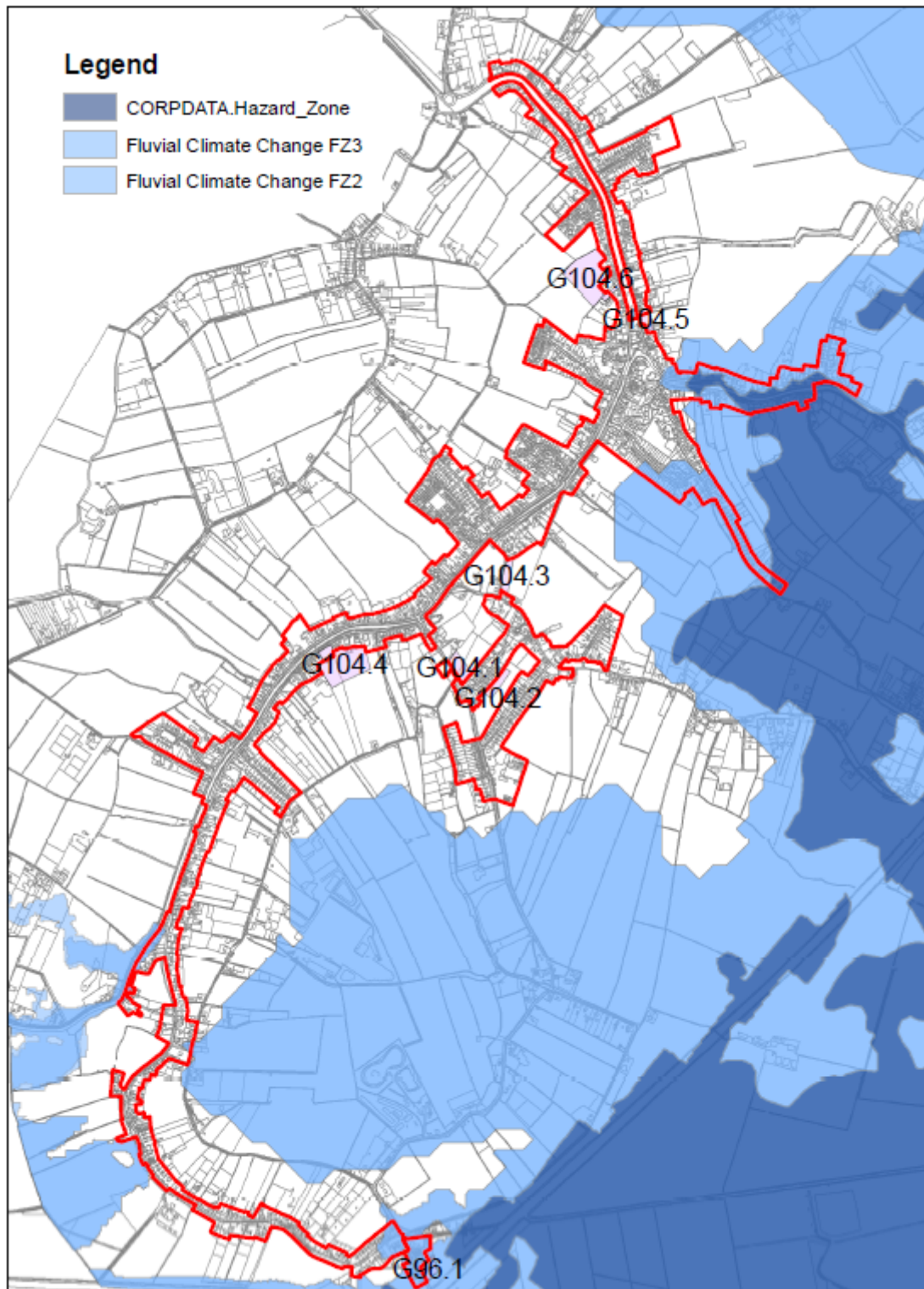
0 1.5 3 6 9 12 Kilometers



Three Holes

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Outwell, Upwell & Three Holes

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