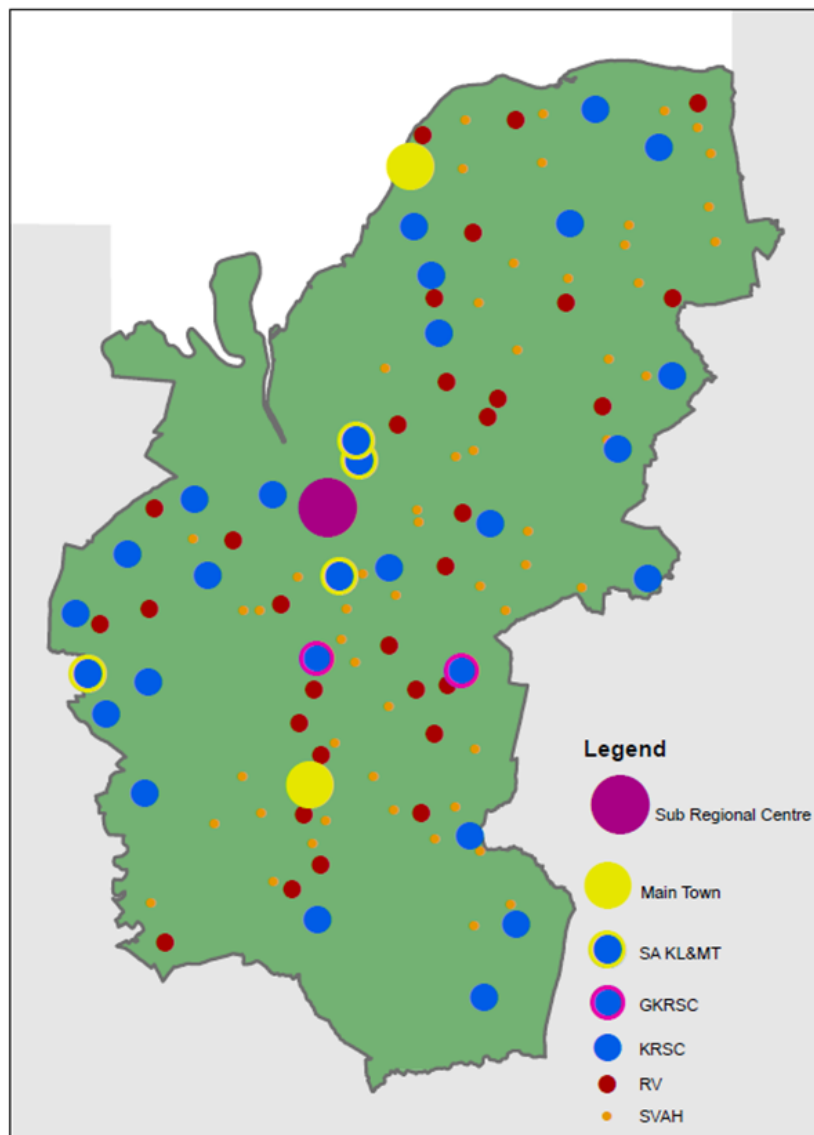


Borough Council of King's and West Norfolk Local Plan Review (2016 – 2036):

Exploring potential development boundaries for Smaller Villages & Hamlets (north of the borough) and a potential criteria based policy for development adjacent to development boundaries



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1998 Local Plan

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

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

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

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

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

SADMP 2016

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

Policy DM 2 – Development Boundaries

Development will be permitted within the development boundaries of settlements shown on the Policies Map provided it is in accordance with the other policies in the Local Plan.

The areas outside development boundaries (excepting specific allocations for development) will be treated as countryside where new development will be more restricted and will be limited to that identified as suitable in rural areas by other policies of the local plan, including

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

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

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

Policy DM 3 – Development in the Smaller Villages and Hamlets

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

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

Plus housing as set out following.

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

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

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

Local Plan review (2016-2036)

The Local Plan review is seeking to further simplify the approach and aid flexibility. It has previously been agreed by the Task Group to introduce development boundaries for Smaller Villages and Hamlets, to ensure a consistent approach across the Borough and Settlement Hierarchy.

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

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

The first step is to explore the possibility of proving a development boundary for the Smaller Villages and Hamlets. Note that under the proposed Settlement Hierarchy there are currently 54 Smaller Villages and Hamlets

Officers have assessed the Smaller Villages and Hamlets which are within broadly the northern portion of the borough and provided some draft development boundaries merely as a starting point to aid further discussions, refinement and eventually a set of proposed development boundaries. What we have done is look at updated GIS layer maps, satellite imagery, aerial photography Google Street View and local knowledge in conjunction with the 1998 Inset Maps and Built Type environments to provide a very first initial development boundary for these settlements.

We aim to present these initial development boundaries for a number of these settlements, discuss the approach and initial results and ask the Task Group to study the maps and come back to the next meeting with some thoughts for further discussion.

The Smaller Villages and Hamlets in the southern portion of the borough will be presented at a later meeting.