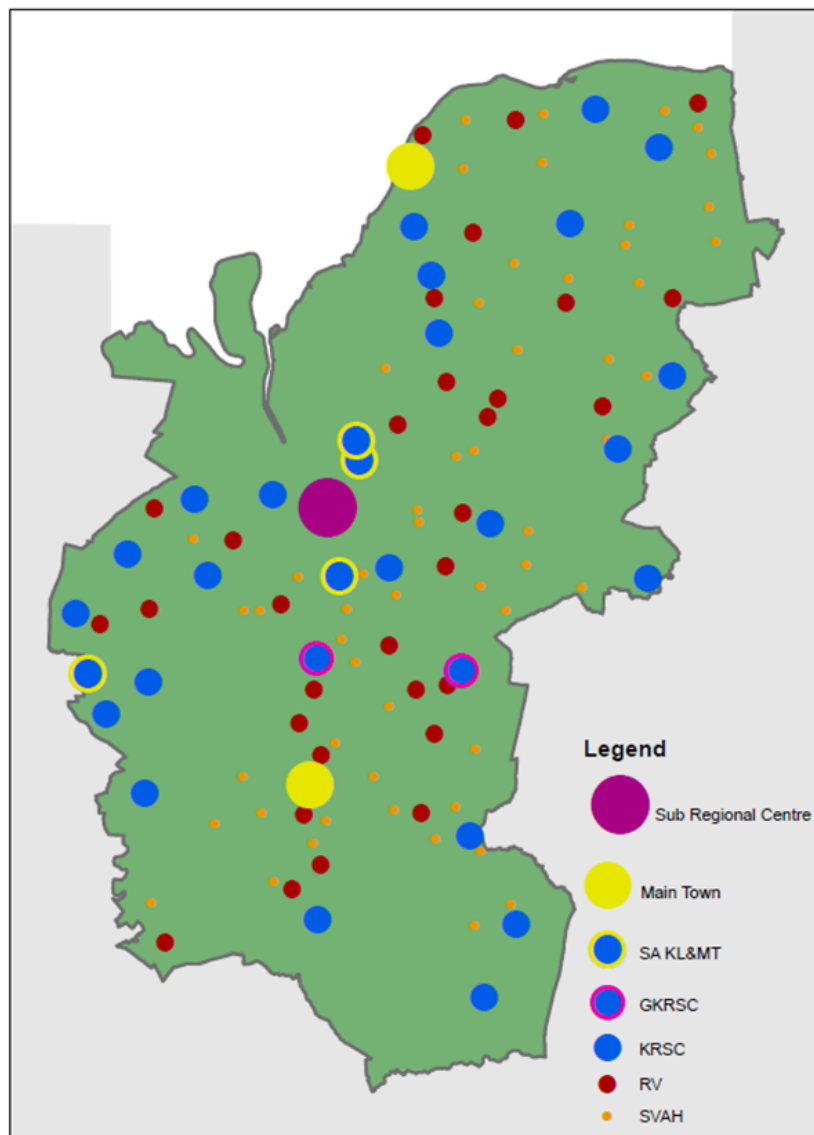


Borough Council of King's and West Norfolk Local Plan Review (2016 – 2036):

Exploring potential development boundaries for Smaller Villages and Hamlets



Exploring potential development boundaries for Smaller Villages and Hamlets

1998 Local Plan

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

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

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

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

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

SADMP 2016

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

Policy DM 2 – Development Boundaries

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

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

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

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

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

Policy DM 3 – Development in the Smaller Villages and Hamlets

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

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

Plus housing as set out following.

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

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

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

Local Plan review (2016-2036)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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