

Draft Local Plan review Policy: 26

Borough Council of
King's Lynn &
West Norfolk



Adopted SADMP: DM3

Policy DM 3 – Development in the Smaller Villages and Hamlets

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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.

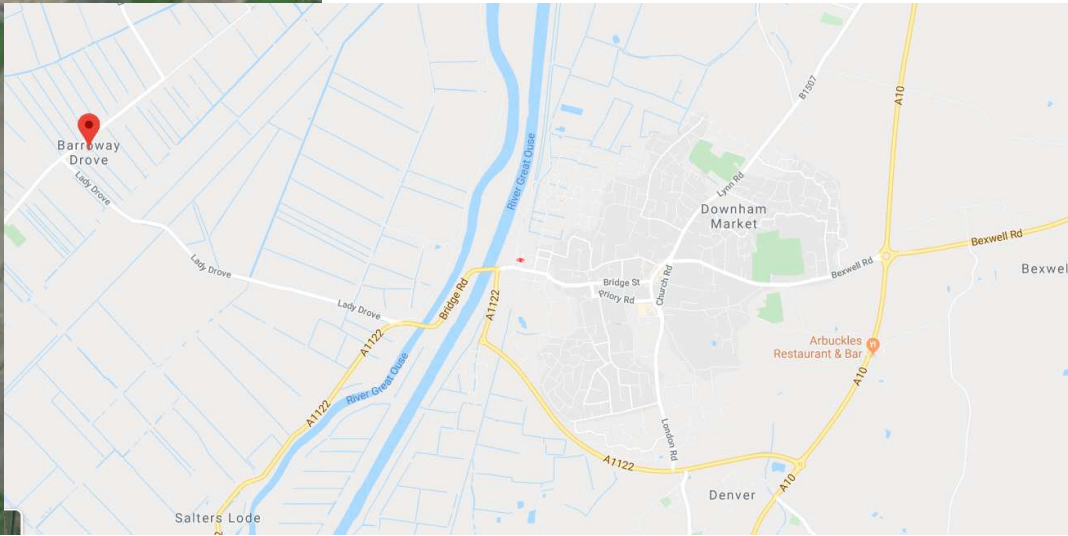


Smaller villages and hamlets ⁽⁴⁾		
Anmer	Little Massingham	West Acre
Bagthorpe with Barmer	Methwold Hythe	West Bilney

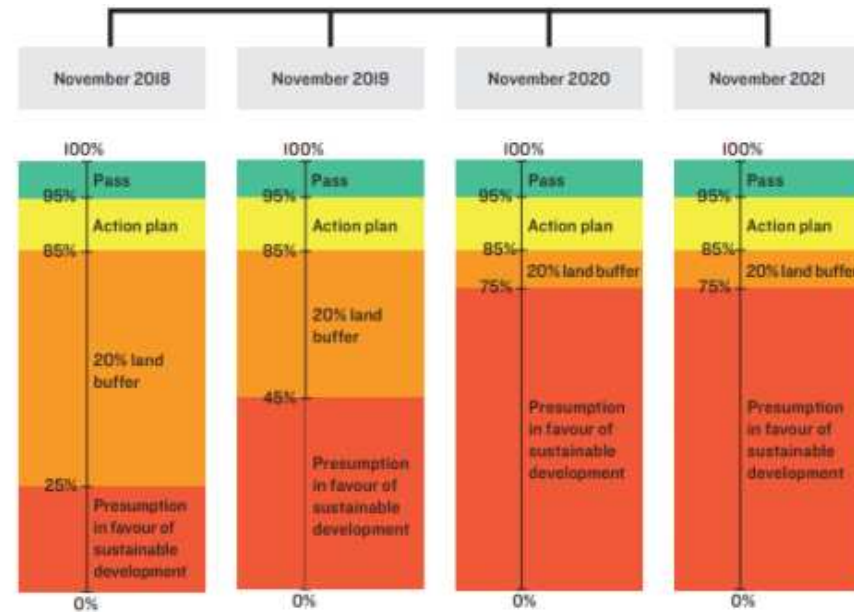
Lakesend	Tottenhill	
Leziate	Tottenhill Row	

Barroway Drove	New Houghton	West Dereham
Barton Bendish	Nordelph	West Rudham
Barwick	North Creake	Whittington
Bawsey	North Runcton	Wiggenhall St Mary the Virgin
Bircham Newton	Pentney	Wolferton
Boughton	Ringstead	Wretton
Brookville	Roydon	
Burnham Norton	Ryston	
Burnham Overy Town	Saddlebow	
Burnham Thorpe	Salter's Lode	
Choseley	Setchey	
Congham	Sherborne	
Crimplesham	Shouldham Thorpe	
East Walton	South Creake	
Fordham	Stanhoe	
Fring	Stow Bardolph	
Gayton Thorpe	Stow Bridge	
Hay Green	Tilney cum Islington	
Holme next the Sea	Titchwell	





- Local Plan
- 5 Year Housing Land Supply
- Housing Delivery Test



Source: https://lichfields.uk/media/4468/housing-delivery-test_september-2018pdf.pdf

National Planning Policy Framework

Rural housing

77. In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs. Local planning authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs, and consider whether allowing some market housing on these sites would help to facilitate this.

78. To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this

Turn Page

will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.



79. Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:
- a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;
 - b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;
 - c) the development would re-use redundant or disused buildings and enhance its immediate setting;
 - d) the development would involve the subdivision of an existing residential dwelling; or
 - e) the design is of exceptional quality, in that it:
 - is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and
 - would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.



55. To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby. Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as:
- the essential need for a rural worker to live permanently at or near their place of work in the countryside; or
 - where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets; or
 - where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting; or
 - the exceptional quality or innovative nature of the design of the dwelling. Such a design should:
 - be truly outstanding or innovative, helping to raise standards of design more generally in rural areas;
 - reflect the highest standards in architecture;
 - significantly enhance its immediate setting; and
 - be sensitive to the defining characteristics of the local area.



'Isolated Homes'

*Braintree District Council v Secretary
of State for Communities and Local
Government & Ors [2018] EWCA Civ
610*

Two Recent Appeal Decisions



The Planning Inspectorate

Appeal Decision

Site visit made on 12 August 2019

by Sarah Dyer BA BTP MRTPI MCI

an Inspector appointed by the Secretary of State

Decision date: 23 August 2019

Appeal Ref: APP/V2635/W/19/3223973

Church Pightle, Station Road, Burnham Market PE31 8HA



The Planning Inspectorate

Appeal Decision

Site visit made on 30 July 2019

by Paul Thompson DipTRP MAUD MRTPI

an Inspector appointed by the Secretary of State

Decision date: 27th September 2019

Appeal Ref: APP/V2635/W/19/3228998

The Sailings and The Breakers, Main Road, Brancaster Staithe PE31 8BP

Borough Council of
King's Lynn &
West Norfolk



5. we will meet our housing growth targets

Borough Council of King's and West Norfolk

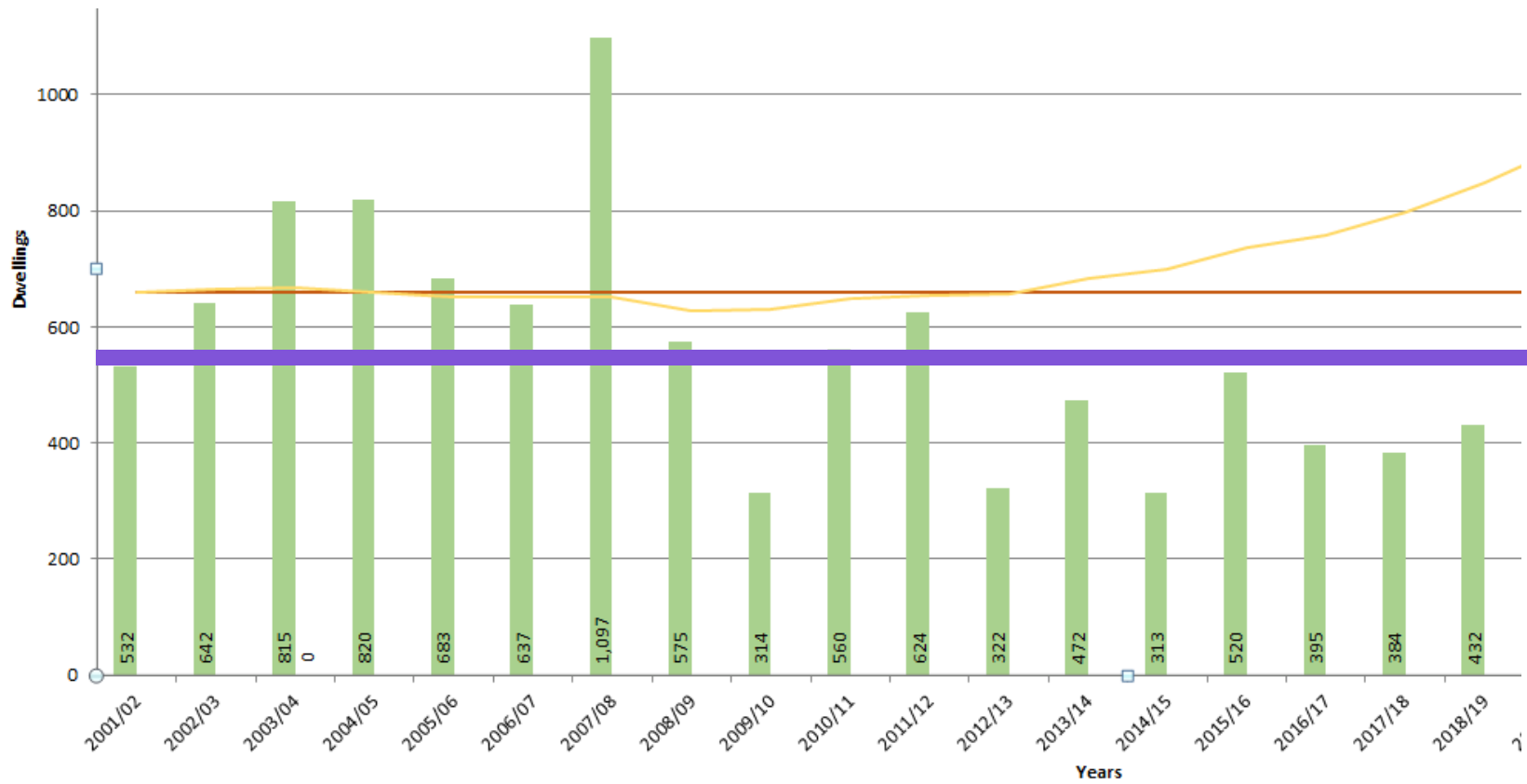
Housing Delivery Test Action Plan

- Implement the Actions set out in the Borough Council Custom and Self-Build Action Plan, including providing opportunities for and raising awareness of this method of delivery
- Take decisions according to Local Plan and NPPF to provide clarity, certainty and consistency

No.	Action	Area	Department	Time Scale
1	The Local Plan review will seek to develop a new policy which could boost the potential supply and delivery of custom and self-build opportunities on small sites. This will apply to areas outside of development boundaries but reasonably related to the settlement, be this infill or 'rounding off'.	Facilitation	Planning	Medium
2	The Local Plan review will create a policy environment which supports and encourages custom and self-build opportunities. This will provide opportunities for those wishing to build or commission the build of their own home and will also assist with the supply and the delivery of housing/	Facilitation	Planning supported by Housing	Medium

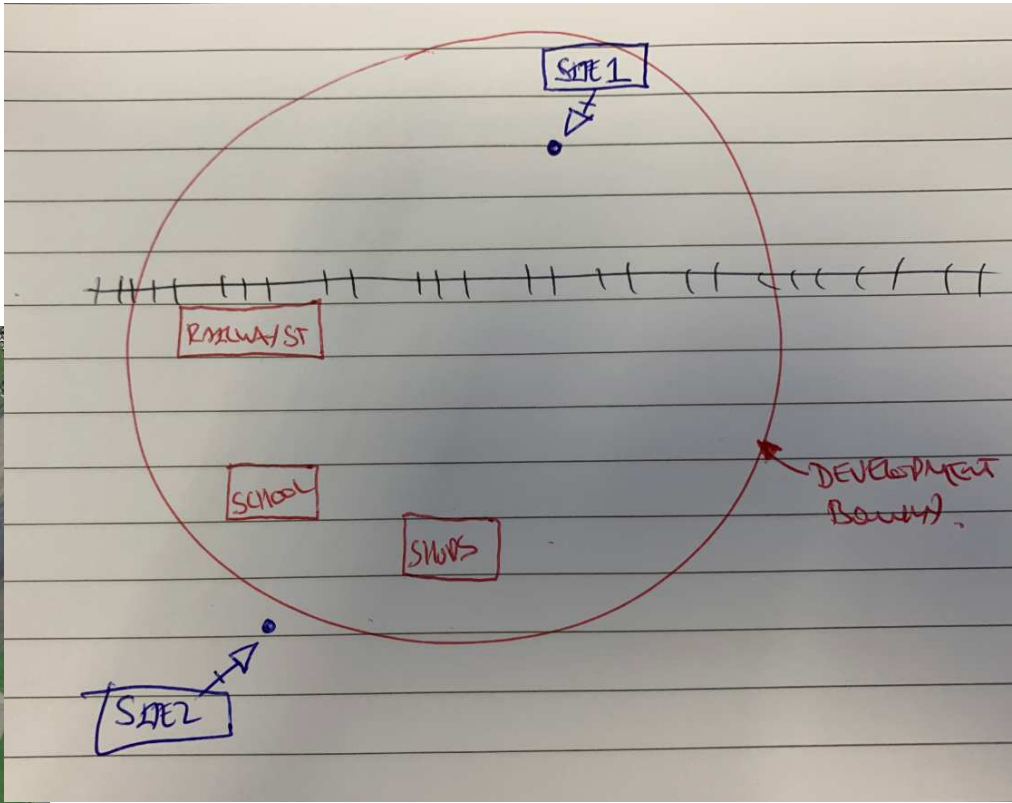
C&SB
Action Plan





Draft Local Plan Policy LP26

<https://west-norfolk.objective.co.uk/portal/lpr2019/lpr2019?pointId=s1542883815232#section-s1542883815232>



Adopted Core Strategy Diagram



Legend