

## Settlement Hierarchy

The introduction to the borough set out in a previous chapter outlines some of the issues arising from its rural nature i.e. the abundance of small villages and the difficulties in ensuring connectivity and accessibility to local services and facilities.

The Plan also imposes a requirement to define the approach to development within other towns and in the rural areas to increase their economic and social sustainability. This improvement will be achieved through measures that:

- a. support urban and rural renaissance;
- b. secure appropriate amounts of new housing, including affordable housing, local employment and other facilities; and
- c. improve accessibility, including through public transport.

Consequently, it is necessary to consider the potential of the main centres, which provide key services, to accommodate local housing, town centre uses and employment needs in a manner that is both accessible, sustainable and sympathetic to local character.

Elsewhere within the rural areas there may be less opportunity to provide new development in this manner. Nevertheless, support may be required to maintain and improve the relationships within and between settlements that add to the quality of life of those who live and work there. Matters for consideration include the:

- a. viability of agriculture and other economic activities;
- b. diversification of the economy;
- c. sustainability of local services; and
- d. provision of housing for local needs.

## Policy LP02 Settlement Hierarchy (Strategic Policy)

1. The settlement hierarchy ranks settlements according to their size, range of services/facilities and their possible capacity for growth. As such, it serves as an essential tool in helping to ensure that:
  - a. new development occurs at an appropriate scale in the most sustainable locations;
  - b. additionally, by identifying the role of settlements it offers the opportunity to support communities in maintaining and enhancing facilities serving these areas.
2. To support these aims the settlement hierarchy identifies six tiers of settlements based on their role and function in the borough. The divisions are:

### Sub-Regional Centre - King's Lynn (including West Lynn)

Sub-Regional Centre
King's Lynn, including West Lynn, which provides a significant neighbourhood level function within King's Lynn.

### Main Towns

Here the focus will be on maintaining and enhancing the roles of the towns providing essential convenience, service and/or tourist facilities.

Main Towns
Hunstanton
Downham Market

### Settlements adjacent to King's Lynn and the main towns

These are larger villages providing significant local facilities but, because of their proximity to the main towns and particularly areas with potential for urban expansion, their importance as rural service centres is very much altered.

These settlements function as separate communities with a range of facilities, but they also support the adjacent larger settlements, often through significant residential developments. These settlements benefit from public transport linkages to King's Lynn and the main towns.

Settlements adjacent to King's Lynn and the Main Towns
North Wootton
South Wootton
West Winch
Wisbech Fringe (including Walsoken)

### Growth Key Rural Services Centres (GKRSC)

The two Growth Key Rural Service Centres have been identified as they are closely related to overall Growth Strategy in close proximity to A10 / Main rail line Growth Corridor. They not only provide a range of services and facilities for the local population and wider rural areas, but have been identified as being capable of accommodating a higher level of growth than previously.

- In Watlington this is mainly due to the services and facilities present, which includes the railway station on the main line from King's Lynn to Cambridge / London King's Cross.
- At Marham the Borough Council wants to support RAF Marham, as one of the largest employers in the area, by providing further housing options for potential employees.

Growth Key Rural Service Centres
Marham
Watlington

### Key Rural Service Centres (KRSC)

Key Rural Service Centres help to sustain the wider rural community. They provide a range of services that can meet basic day-to-day needs and a level of public transport that can enable access to and from the settlement. The Borough Council will seek to maintain and enhance facilities to support this function.

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
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	

### Rural villages (RV)

Rural villages have a limited but locally important role meeting the needs of the immediate village. Sustaining the existing services is a key priority. These settlements may see some limited growth, which will help support surrounding rural areas (e.g. some small-scale infilling or affordable housing).

Rural Villages (32)		
Ashwicken	Ingoldisthorpe	Walpole Cross Keys
Burnham Overy Staithe	Old Hunstanton	Walpole Highway
Castle Rising	Runcton Holme	Walton Highway
Denver	Sedgeford	Welney
East Winch	Shouldham	Wereham
Fincham	Stowbridge	West Newton
Fritcham	Syderstone	Wiggenhall St Germans
Great Bircham/Bircham Tofts	Ten Mile Bank	Wiggenhall St Mary Magdalen
Harpley	Thornham	Wimbotsham
Hilgay	Three Holes	Wormegay
Hillington	Tilney All Saints	

### Smaller Villages and Hamlets (SVAH)

These are villages with few or no services where only very limited development will take place.

Smaller Villages and Hamlets (37)		
Barroway Drove	Holme next the Sea	South Creake
Barton Bendish	Lakesend	Stanhoe
Bawsey	Leziate	Tilney cum Islington
Blackborough End	Methwold Hythe	Titchwell
Boughton	Nordelph	Tottenhill
Brookville	North Creake	West Acre
Burnham Norton	North Runcton	West Dereham
Burnham Overy Town	Pentney	West Rudham
Burnham Thorpe	Ringstead	Whittington
Congham	Roydon	Wiggenhall St Mary the Virgin
Crimplesham	Saddlebow	Wretton
Gayton Thorpe	Salter's Lode	
Hay Green	Shouldham Thorpe	

**Unlisted hamlets and smaller groups of rural dwellings excluded from the settlement hierarchy are deemed to be within the wider countryside.**

### **General provisions relating to Policy LP02**

- Decisions on investment in services and facilities and on the location and scale of new development will be taken on the basis of the borough settlement hierarchy.
- Land allocation in each of the settlement tiers will be in accordance with the principles set out in Policy LP01 Spatial Strategy Policy - Housing Distribution. All new development in the borough should be of the highest quality design in accordance with the requirements of Policy LPXX Sustainable Development.
- In all cases set out above, development should seek to avoid conflict with the Local Plan's environmental protection; nature conservation; and conservation and enhancement of the historic environment policies and should, where necessary, introduce mitigating or compensatory measures to address harmful implications in accordance with Policy LP17 Environmental Assets.