

KING'S LYNN & WEST NORFOLK LOCAL PLAN REVIEW EXAMINATION

New Policy XX Neighbourhood Plans – Calculation for Feltwell & Hockwold cum Wilton

The Borough Council agreed to review whether the windfall calculation figures for Feltwell and Hockwold cum Wilton of 34 and 15 dwellings respectively in Table 4 of the Appendix to the new Policy on NPs is net of commitments and allocations.

This note aims to provide the clarity sought.

Feltwell & Hockwold cum Wilton Windfall Calculation Note

1. The Borough Council's proposed new Policy for Neighbourhood Plan housing requirements sets out the requirement for Feltwell and Hockwold cum Wilton of 35 and 14 dwellings respectively. This is provided as Table 4 to Action Note 13, for ease Appendix 1 of this paper also provides a table for the two settlements.
2. The two settlements, although classified by new Policy LP01 and the Settlement Hierarchy (submission Plan, Policy LP02) as a Joint Key Rural Service Centre, are treated separately for the purpose of the neighbourhood plan calculation as this is based on the individual parished areas and the two settlements are within their own separate parishes. Other settlement clusters cover more than one parish; e.g. Grimston/ Gayton; Methwold/ Northwold; Terrington St John/ Tilney St Lawrence) It is acknowledged that the respective parish councils may wish to prepare a joint neighbourhood plan (as a number have indeed have decided to) in the this case the housing requirement figure would be calculated separately and the results combined.
3. Table 4 of Action Note 13 (and Appendix 1 of this paper) is for those areas which are currently not designated neighbourhood plan areas (as of January 2023), therefore it is an indicative figure in line with the spirit paragraph 67 of the National Planning Policy Framework (NPPF July 2021) and is provided for completeness. When each, or both, parish councils decided to formally prepare a neighbourhood plan for their area the Borough Council would, if asked to do so, seek to provide a housing requirement figure in-line with the proposed new policy and its methodology, which at that time would take account of the latest housing trajectory (completions and commitments).
4. Therefore, the table does not include reference to commitments and allocations. This would be the next step. For completeness this has been provide below. Please note this is based on the figure provided within Table 4 Action Note 13 / Appendix 1 of this paper and would be a representation of if the neighbourhood plan areas were designated at the point the new policy was crafted. This shows the allocations and extant planning permissions at the start of the plan period 2020/21. The Housing requirement figure provided is for the plan period (to 2039/40).

Table 1: Feltwell and Hockwold cum Wilton Indicative neighbourhood plan housing requirement

Designated Neighbourhood Area	(a)	(b)			(c)	(d)	
	Dwellings from Allocated Sites	Dwellings from Extant Planning Permissions	Tier Windfall Requirement	Proportion of Households in Tier	Windfall Requirement	Expected Growth over the Plan Period (a) + (b) + (c)	Housing Requirement (d) – (a) – (b)
Feltwell	100	44	671	5.05%	34	178	34
Hockwold cum Wilton	5	10	671	2.22%	15	30	15

5. As a sense check, at Feltwell there has been 43 new homes completed from windfall sites in the past ten years. At Hockwold cum Wilton, over the same time period, there have been completions of 11 new homes. Please note this does not include any completions from the sites allocated by the adopted (current) Local Plan (Site Allocations and Development Management Policies Plan 2016 or those proposed to be carried forward as part of the emerging Local Plan), given that the neighbourhood plan requirements are derived from windfall calculations.
6. At this juncture, it is noted that the figures in Table 1 above were derived from the previous methodology applied in setting neighbourhood area requirements [F47]. Those figures in Appendix 1 may be subject to further adjustment (applying updated Household Nos and planned growth figures), once the trajectory for 2023-24 is finalised.

Appendix 1: Parish / Un-Parished Windfall Calculation (Feltwell and Hockwold Cum Wilton sections)

Parish Name	Tier	Household No's (as at January 2023)	% Total Planned Growth (5,489) within each tier	Tier Reference	Total No of households in each tier (parish areas)	% households within each tier	% windfall figure (4,470) for each tier	Total Windfall
Feltwell	4	1,355	15.00%	KRSC8	26,849	5.05%	671	34
Hockwold cum Wilton	4	595	15.00%	KRSC13	26,849	2.22%	671	15