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Debbie Gates
Executive Director

**Central and
Community Services**

21 June 2013

Dear Councillor

**Preferred Options for a Detailed Policies and Sites Plan Document
Upwell and Outwell**

Please be advised that unfortunately the section of the above document relating to Upwell and Outwell was omitted from the version which was sent out to you yesterday. Please therefore accept sincere apologies for the error. A copy is now attached for your information.

Yours sincerely

Wendy Vincent
Democratic Services Officer

Encs

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DX 57825 KING'S LYNN

Chief Executive – Ray Harding Deputy Chief Executive – David Thomason

- 7.1 Anmer (SVAH)
- 7.2 Ashwicken (RV)
- 7.3 Bagthorpe with Barmer (SVAH)
- 7.4 Barmer - See Bagthorpe
- 7.5 Barroway Drove (SVAH)
- 7.6 Barton Bendish (SVAH)
- 7.7 Barwick (SVAH)
- 7.8 Bawsey (SVAH)
- 7.9 Bircham Newton (SVAH)
- 7.10 Bircham Tofts - See Great Bircham
- 7.11 Boughton (SVAH)
- 7.12 Brancaster / Brancaster Staithe / Burnham Deepdale (KRSC)
- 7.13 Brancaster Staithe - See Brancaster
- 7.14 Brookville (SVAH)
- 7.15 Burnham Deepdale - See Brancaster
- 7.16 Burnham Market (KRSC)
- 7.17 Burnham Norton (SVAH)
- 7.18 Burnham Overy Staithe (RV)
- 7.19 Burnham Overy Town (SVAH)
- 7.20 Burnham Thorpe (SVAH)
- 7.21 Castle Acre (KRSC)
- 7.22 Castle Rising (RV)
- 7.23 Choseley (SVAH)
- 7.24 Clenchwarton (KRSC)
- 7.25 Congham (SVAH)

- 7.26 Crimplesham (SVAH)
- 7.27 Denver (RV)
- 7.28 Dersingham (KRSC)
- 7.29 Docking (KRSC)
- 7.30 East Rudham (KRSC)
- 7.31 East Walton (SVAH)
- 7.32 East Winch (RV)
- 7.33 Feltwell & Hockwold cum Wilton (KRSC)
- 7.34 Fincham (RV)
- 7.35 Flitcham (RV)
- 7.36 Fordham (SVAH)
- 7.37 Fring (SVAH)
- 7.38 Gayton Thorpe (SVAH)
- 7.39 Gayton, Grimston and Pott Row (KRSC)
- 7.40 Great Bircham / Bircham Tofts (RV)
- 7.41 Great Massingham (KRSC)
- 7.42 Grimston & Pott Row - See Gayton
- 7.43 Harpley (RV)
- 7.44 Hay Green (SVAH)
- 7.45 Heacham (KRSC)
- 7.46 Hilgay (RV)
- 7.47 Hillington (RV)
- 7.48 Hockwold - See Feltwell
- 7.49 Holme next the Sea - (SVAH)
- 7.50 Ingoldisthorpe (RV)

7.51 Lakesend (SVAH)

7.52 Leziate (SVAH)

7.53 Little Massingham (SVAH)

7.54 Marham (KRSC)

7.55 Marshland St. James / St. John's Fen End / Tilney Fen End (RV)

7.56 Methwold Hythe (SVAH)

7.57 Methwold & Northwold (KRSC)

7.58 Middleton (RV)

7.59 New Houghton (SVAH)

7.60 Nordelph (SVAH)

7.61 North Creake (SVAH)

7.62 North Runcton (SVAH)

7.63 Old Hunstanton (RV)

7.64 Outwell - See Upwell

7.65 Pentney (SVAH)

7.66 Ringstead (SVAH)

7.67 Roydon (SVAH)

7.68 Runcton Holme (RV)

7.69 Ryston (SVAH)

7.70 Saddlebow (SVAH)

7.71 Saint Johns Fen End - see Marshland Saint James

7.72 Saint John Highway - See Terrington Saint John

7.73 Salters Lode (SVAH)

7.74 Sedgford (RV)

7.75 Setchey (SVAH)

- 7.76 Shernborne (SVAH)
- 7.77 Shouldham (RV)
- 7.78 Shouldham Thorpe (SVAH)
- 7.79 Snettisham (KRSC)
- 7.80 South Creake (SVAH)
- 7.81 Southery (RV)
- 7.82 Stanhoe (SVAH)
- 7.83 Stoke Ferry (KRSC)
- 7.84 Stow Bardolph (SVAH)
- 7.85 Stow Bridge (SVAH)
- 7.86 Syderstone (RV)
- 7.87 Ten Mile Bank (RV)
- 7.88 Terrington St. Clement (KRSC)
- 7.89 Terrington St. John, St. John's Highway & Tilney St. Lawrence (KRSC)
- 7.90 Thornham (RV)
- 7.91 Three Holes (RV)
- 7.92 Tilney All Saints (RV)
- 7.93 Tilney cum Islington (SVAH)
- 7.94 Tilney Saint Lawrence - See Saint John Highway
- 7.95 Titchwell (SVAH)
- 7.96 Tottenhill (SVAH)
- 7.97 Tottenhill Row (SVAH)
- 7.98 Upwell with Outwell (KRSC)

Upwell and Outwell

Key Rural Service Centre

Description

7.98.1 Upwell and Outwell are situated towards the south west of the Borough. Upwell has a long linear settlement pattern either side of the old course of the River Nene. The village of Outwell similar has a similar form set alongside the Well Creek, and the path of the former Wisbech Canal.

The villages are 7 and 5 miles, respectively, to the southwest of Wisbech. The Parish of Upwell has a population of 2,750 (including the settlements of Three Holes and Lakes End) and the Parish of Outwell has 2,083⁰. Collectively these villages have a good range of facilities which include a GP surgery, school, shops, pub, good public transport and employment uses.

7.98.2 In Upwell the form of the village follows the River Nene (old course) and for much of the length is only a single plot in depth. The range of attractive vistas provided as the river twists into a gentle arc and the historic buildings which line in work to produce an attractive setting, resulting in the area running either side of the river being a designated Conservation Area. The settlement has also grown to the southeast along New Road and Small Lode.

7.98.3 Outwell's waterside development is distinctive and differs from the more rural parts of the settlement. The main part of the village is situated between the two watercourses, but then extends out from this. In the north the character is dictated by the open green area, the filled in course of the Wisbech Canal.

7.98.4 In both settlements the older buildings were largely constructed using red and yellow bricks for walls with Norfolk clay pantiles or Welsh slate on roofs.

7.98.5 The Landscape Character Assessment⁰ highlights that the village is situated in the southern extend of the 'Settled Inlands Fens.' The practically merged villages, within a backdrop of arable farmland and plantations, dominate this very flat, low-lying landscape with its vast open skies. Both Upwell and Outwell encompass two roads on either side of a watercourse (the old course of the River Nene) with the buildings lining the roads. The presence of several small bridges giving access to the houses contributes to the distinctive nature of the area. Settlement pattern further consists of several isolated farmsteads with associated farm buildings, dotted linearly along the rural roads.

Strategic Background

7.98.6 Upwell and Outwell were grouped together in the Core Strategy to form a Key Rural Service Centre. Collectively the villages are considered to have a good range of services and community facilities to serve the community. The Council's preferred distribution of development between Key Rural Service Centres on a population pro-rata approach (see Distribution of Development Chapter) would indicate 64 additional dwellings for Upwell and Outwell. The Council has split the figure between 5 sites in Upwell and Outwell and marginally increased the level of the new housing to 65 in order to optimise the development potential of the sites and to increase contributions to affordable housing. Norfolk County Council has stated that its local primary school (one of two in the settlement) could accommodate for a small level of growth however there is some scope to expand the site if necessary.

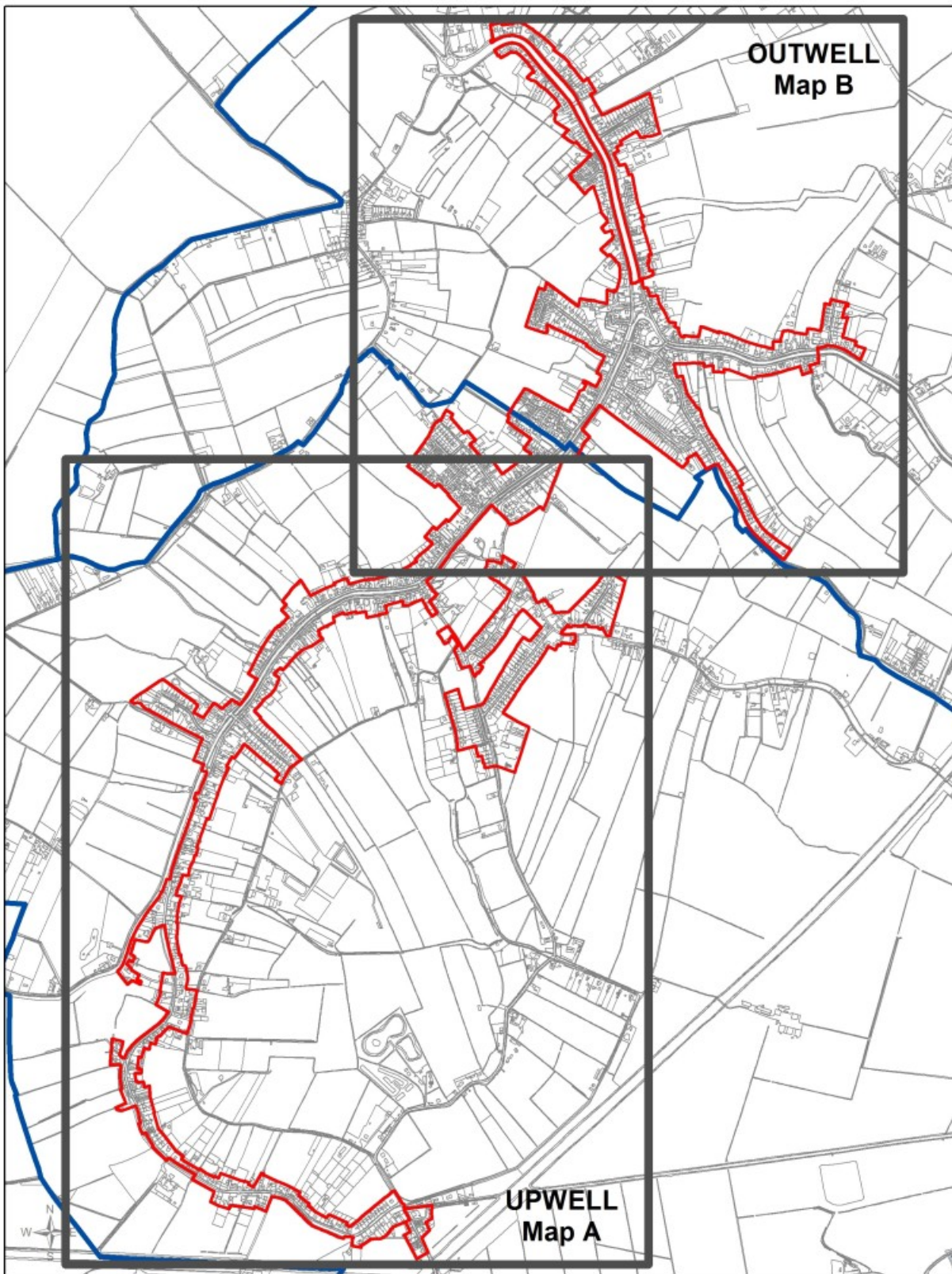
7.98.7 Part of the village of Upwell is designated a Conservation Area, and a number of potential sites are located within or adjoining it. English Heritage have indicated that it may be possible to develop some of these sites in keeping with the surrounding area however further assessment is necessary on a site specific basis.

7.98.8 West Walton Waste Water Treatment Works serves both Upwell and Outwell. Anglian Water may seek upgrades to the treatment works depending on the specific site and level of housing and a new flow consent would be required. With regards to foul sewage network, upgrades to the networks may be required depending on the specific site and level of housing. Otherwise, developers would need to fund or part fund upgrades to the network. Development towards the southern area of Outwell is within a cordon sanitaire for a sewage treatment works. This indicates there may be an amenity issue relating to odour for new residents if developing this part of the village. Some specific constraints have been identified in relation to the presence of water mains and sewerage connections but these issues have been considered in relation to individual sites. The Environment Agency has not raised any concern regarding flood risk to any of the potential sites.

7.98.9 Fifteen sites were originally identified as options for housing in Upwell and Outwell. During consultation new sites were brought forward and these have been assessed and compared in the Sustainability Appraisal.

Response from Consultation

7.98.10 Upwell Parish Council showed support for small scale frontage development throughout the settlement, with their preferred site being part of Site 1089. They also commented on other sites showing preference for development smaller sites which are located close to the village school. Outwell Parish Council raised concerns over the restrictive approach towards flood risk in the settlement. They have shown support for Site 387, 395 & 932 and made comments regarding the other sites put forward. Four comments from the public were received which all objected to development on Site 358 & 527 due to the size of site and concerns over access to the site. Further supporting information was received from agents and landowners to promote their proposals.



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0 0.05 0.1 0.2 0.3 0.4 Miles

Upwell and Outwell



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Upwell (A)

Site Allocations

Draft Policy UPW1 Land north/ west of Townley Close

Land north-west of Townley Close amounting to 1 hectare, as identified on the Policies Map, is allocated for residential development of 15 dwellings. Development will be subject to compliance with all of the following:

1. Submission of details relating to the sewer that crosses the site together with mitigation (easement/ diversion) to the satisfaction of Anglian Water
2. Submission of details relating to the water mains that crosses the site to the satisfaction of Anglian Water
3. Careful design is required to ensure no adverse impact on the Conservation Area close by, and to strengthen local distinctiveness.
4. Subject to safe access and improvements to the footway being achieved to the satisfaction of the Highways Authority
5. Provision of affordable housing in line with the current standards.

Site Description and Justification

7.98.11 The allocated site (part of submitted site Ref. Nos. 249 & 524) is located in the heart of the village and within close proximity of the Conservation Area. The site scored relatively highly in terms of its close proximity to the majority of village services. The Council considers the site is suitable to accommodate 15 of the 65 residential units sought in the settlement at a density consistent with that of the surrounding area.

7.98.12 The site is currently categorised as high quality grade 1 agricultural land, bounded by hedgerows and trees. The site located close to grade II listed building Welle Manor Hall. The Council considers due to the density of the development and proximity to services it is appropriate to develop on this agricultural land. Development on this site will form an extension towards the north-west of Townley Close. Norfolk County Council, as local highways authority, considers the site acceptable providing safe access can be achieved onto the A1101 and enhancements are made to the local footway.

7.98.13 The majority of the views into the site are available from New Road (A1101), Townley Close and adjacent properties on Lister's Road. The site is already surrounded on all sides by development so there are no real long distance views looking back at the site from the footpath network in the countryside.

7.98.14 The following site constraint must be resolved prior to development. A water main(s) and sewers cross the site and therefore easement / diversion may be required in consultation with Anglian Water.

7.98.15 The Borough Council considers that a modest development, if designed with sensitivity, could avoid harm to the adjacent Conservation Area, and strengthen the historic character of the surrounding area.

7.98.16 Whilst the level on this housing proposed on this site is larger than the Parish Council wishes, the Council consider the wider benefit to the community is justification for the number of dwellings on this site.

Draft Policy UPW2 Land south/ east of Townley Close

Land south/ east of Townley Close amounting to 0.3 hectares, as identified on the Policies Map, is allocated for residential development of 5 dwellings. Development will be subject to compliance with all of the following:

1. Submission of details relating to overcoming the major constraints with regards to the foul sewerage network to the satisfaction of Anglian Water.
2. Subject to safe access and improvements to the footway being achieved to the satisfaction of the Highways Authority.
3. Provision of affordable housing in line with the current standards.

Site Description and Justification

7.98.17 The allocated site (part of submitted sites Ref. Nos. 358 & 527) is located within the heart of the village, in close proximity of the majority of its services but outside of the Conservation Area. The Council considers the site is suitable to accommodate 5 of the 65 residential units sought in the settlement at a density consistent with that of the surrounding area. This scale of development is supported by the Parish Council.

7.98.18 The site is currently categorised as high quality grade 1 agricultural land, bounded by trees. The Council considers due to the density of the development and proximity to services it is appropriate to develop on this agricultural land. The site would form an extension to the south/ east of Townley Close. Norfolk County Council as Highways Authority considers the site acceptable providing safe access can be achieved onto the A1101 and enhancements are made to the local footway.

7.98.19 The majority of the views in to the sites are available from New Road (A1101) and Townley Close and adjacent properties on Lister's Road. The site is already surrounded on all sides by development so there are no real opportunities for long distance views looking back at the site from the footpath network in the countryside.

7.98.20 There is one constraint which must be resolved prior to development in that the foul sewerage network has reached capacity and therefore agreements with Anglian Water must be made prior to development.

Draft Policy UPW3 Land at Low Side

Land at Low Side amounting to 0.3 hectares, as identified on the Policies Map, is allocated for residential development of 5 dwellings. Development will be subject to compliance with all of the following.

1. Submission of details relating to the sewer that crosses the site together with mitigation (easement/ diversion) to the satisfaction of Anglian Water
2. Provision of affordable housing in line with the current standards.

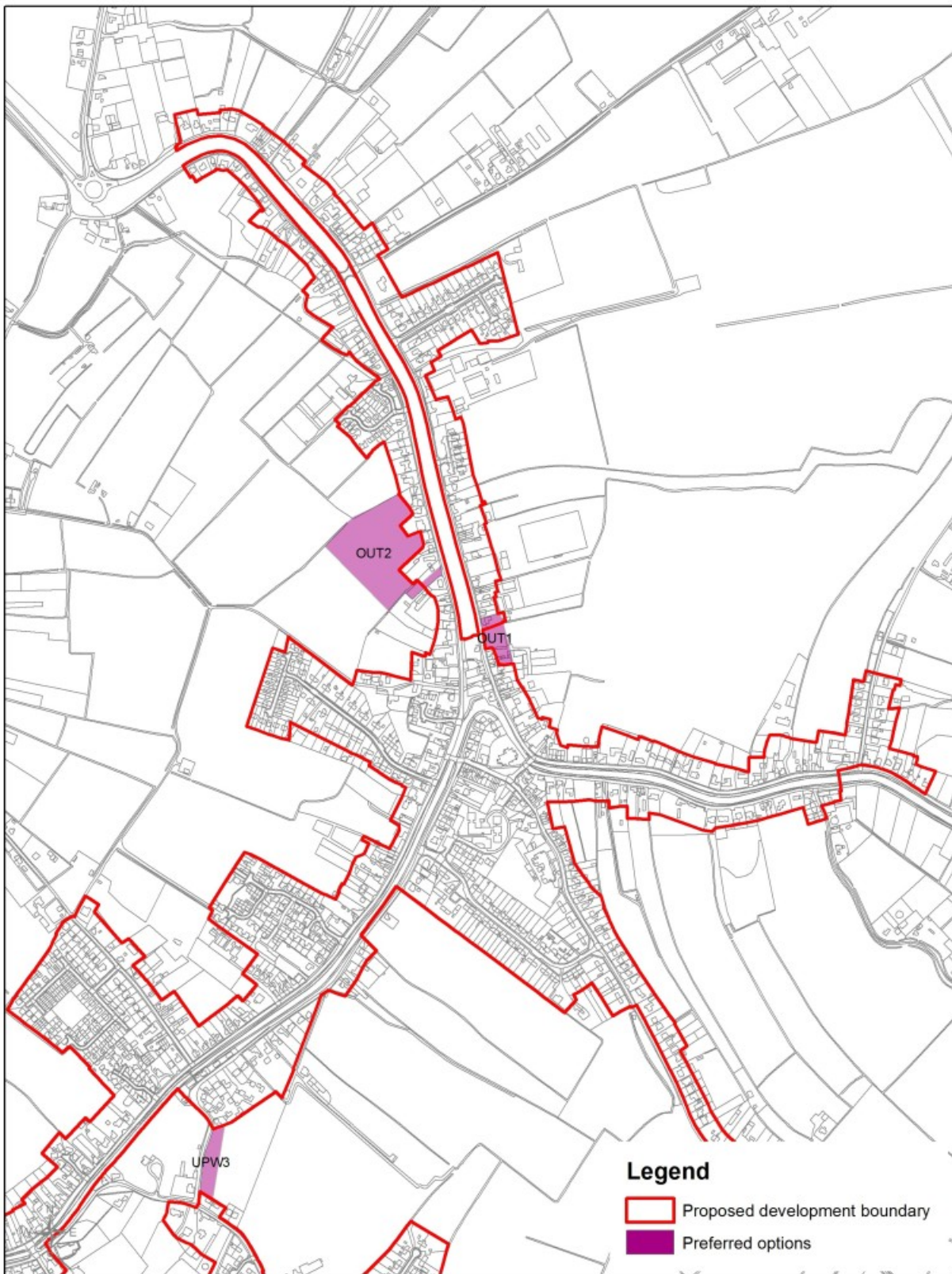
Site Description and Justification

7.98.21 The allocated site (whole of submitted site Ref. No. 681) is located in the heart of the village in close proximity of the majority of the village services but outside of the Conservation Area. The Council considers the site is suitable to accommodate 5 of the 65 residential units sought in the settlement at a density consistent with that of the surrounding area. This scale of development is supported by the Parish Council.

7.98.22 The site is currently categorised as high quality grade 1 agricultural land. The Council considers that small scale frontage development is appropriate on this agricultural land, given its location and proximity to facilities which will reduce the need for residents to use cars.

7.98.23 The majority of views in to the site are available from Low Side and Small Lode and the adjacent properties. There are opportunities for long distance views looking back at the site from the surrounding countryside, but the site is seen in the context of the existing settlement.

7.98.24 The following constraints must be resolved prior to development, a water main(s) cross the site and therefore easement/ diversion may be required in consultation with Anglian Water.



Outwell (B)

Site Allocation

Draft Policy OUT1 Land at Wisbech Road

Land amounting to 0.3 hectares, as identified on the Policies Map, is allocated for residential development of 5 dwellings. Development will be subject to compliance with all of the following:

1. Submission of details relating to the sewer that crosses the site together with mitigation (easement/ diversion) to the satisfaction of Anglian Water
2. Submission of an odour assessment, to the satisfaction of Anglian Water, in relation to any impacts on residential occupation of the site from the nearby sewage treatment works.
3. Subject to safe access being achieved to the satisfaction of the local highways authority
4. Provision of affordable housing in line with the current standards.

Site Description and Justification

7.98.25 The allocated site (whole of submitted site Ref. No. 236/961) lies in a central village location and is therefore well integrated with the services and facilities. The Council considers the site is suitable to accommodate 5 of the 65 residential units required in the settlement in at a density reflecting that of the surrounding area. This scale of development is supported by the Parish Council.

7.98.26 The site is currently categorised as high quality grade 1 agricultural land. The Council considers that small scale infill development is appropriate on this agricultural land, given its location and proximity to facilities which will reduce the need for residents to use cars. Norfolk County Council as local highways authority has no objection to this site providing safe access is achieved.

7.98.27 The majority of the views in to the site are from the adjacent properties and from Wisbech. There are long distance views looking back at the site from the surrounding countryside, but here the site is seen in the context of the existing settlement.

7.98.28 The following constraints must be resolved prior to development, a sewer crosses the site and therefore easement/ diversion may be required in consultation with Anglian Water. An odour assessment must be carried out to the satisfaction of Anglian Water to ensure any amenity issues relating to odour are overcome.

Draft Policy OUT2 Land surrounding Isle Bridge

Land amounting to 2.0 hectares is allocated for residential development of 35 dwellings. Development will be subject to compliance with all of the following:

1. Submission of details relating to the sewer that crosses the site together with mitigation (easement/ diversion) to the satisfaction of Anglian Water
2. Submission of an odour assessment, to the satisfaction of Anglian Water, in relation to any impacts on residential occupation of the site from the nearby sewage treatment works.
3. Subject to safe access to the site being achieved from Isle Road to the satisfaction of the local highways authority
4. Provision of affordable housing in line with the current standards.

Site Description and Justification

7.98.29 The allocated site (part of submitted sites Ref. Nos. 104, 434 &1085) is located in the heart of the village and within close proximity to the majority of the village services. The Council considers that, at a density consistent with that of the surrounding area, the site is suitable to accommodate 35 of the 65 residential units required in the settlement. Larger scale development on this site is supported by the Parish Council.

7.98.30 The majority of the views in to the site are available from Isle Road (A1101), Isle Bridge Road and the adjacent properties. There are long distance views looking back at the site from the surrounding countryside, but from here the site is seen in the context of the existing settlement.

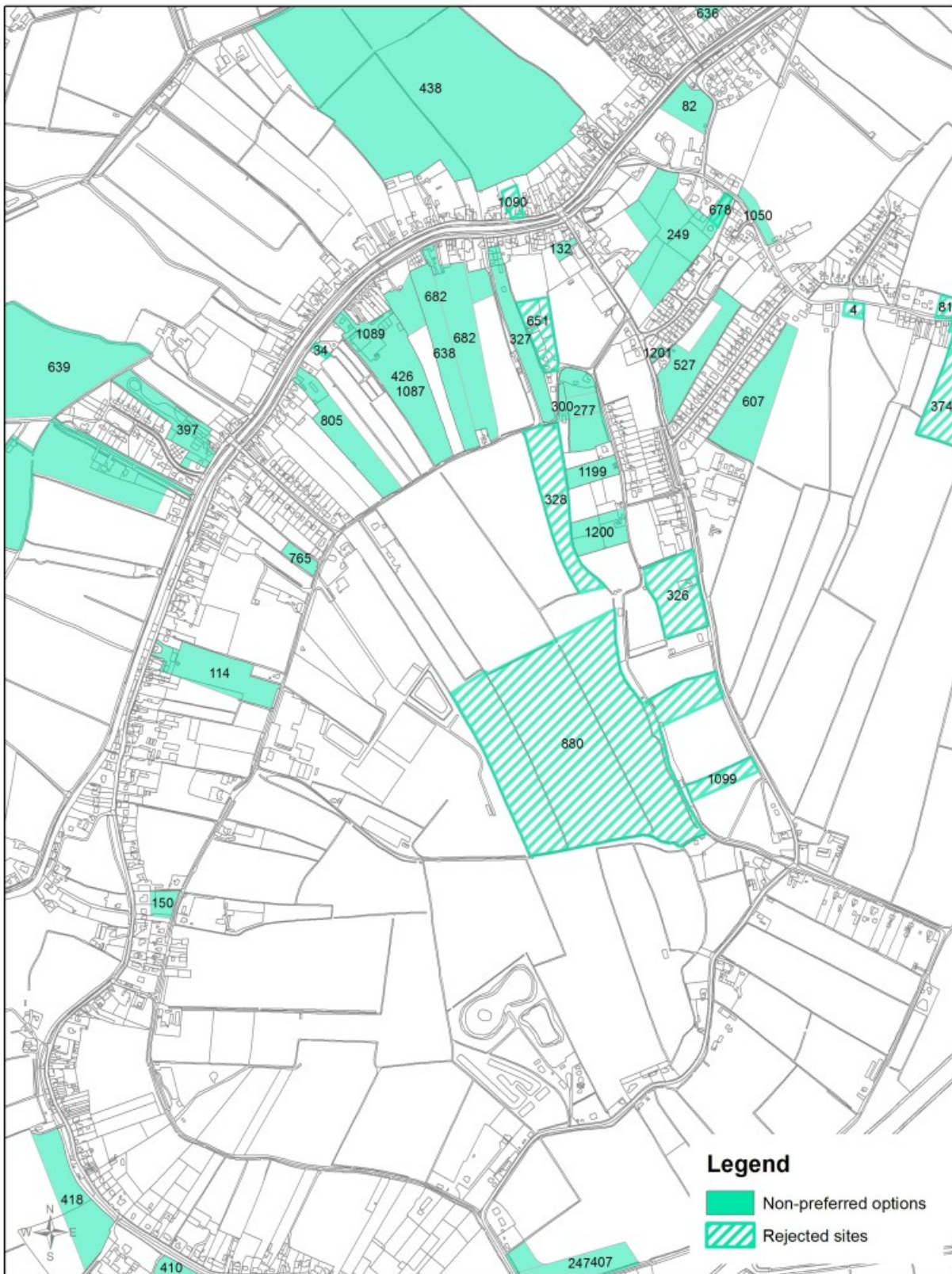
7.98.31 The following constraints must be resolved prior to development in that a sewer crosses the site and therefore easement/ diversion may be required in consultation with Anglian Water. Further consultation with Anglian Water may be necessary regarding the pumping station on site. An odour assessment must be carried out to the satisfaction of Anglian Water to ensure any amenity issues relating to odour for are overcome.

7.98.32 These sites are considered favourably by the Council as the preferred options for housing allocation in Upwell and Outwell. These sites are considered advantageous in comparison to the other submitted sites; it is felt that development on the other sites would have a greater impact on the character, Conservation Area and landscape of the locality.

Questions Key Rural Service Centre- Upwell and Outwell

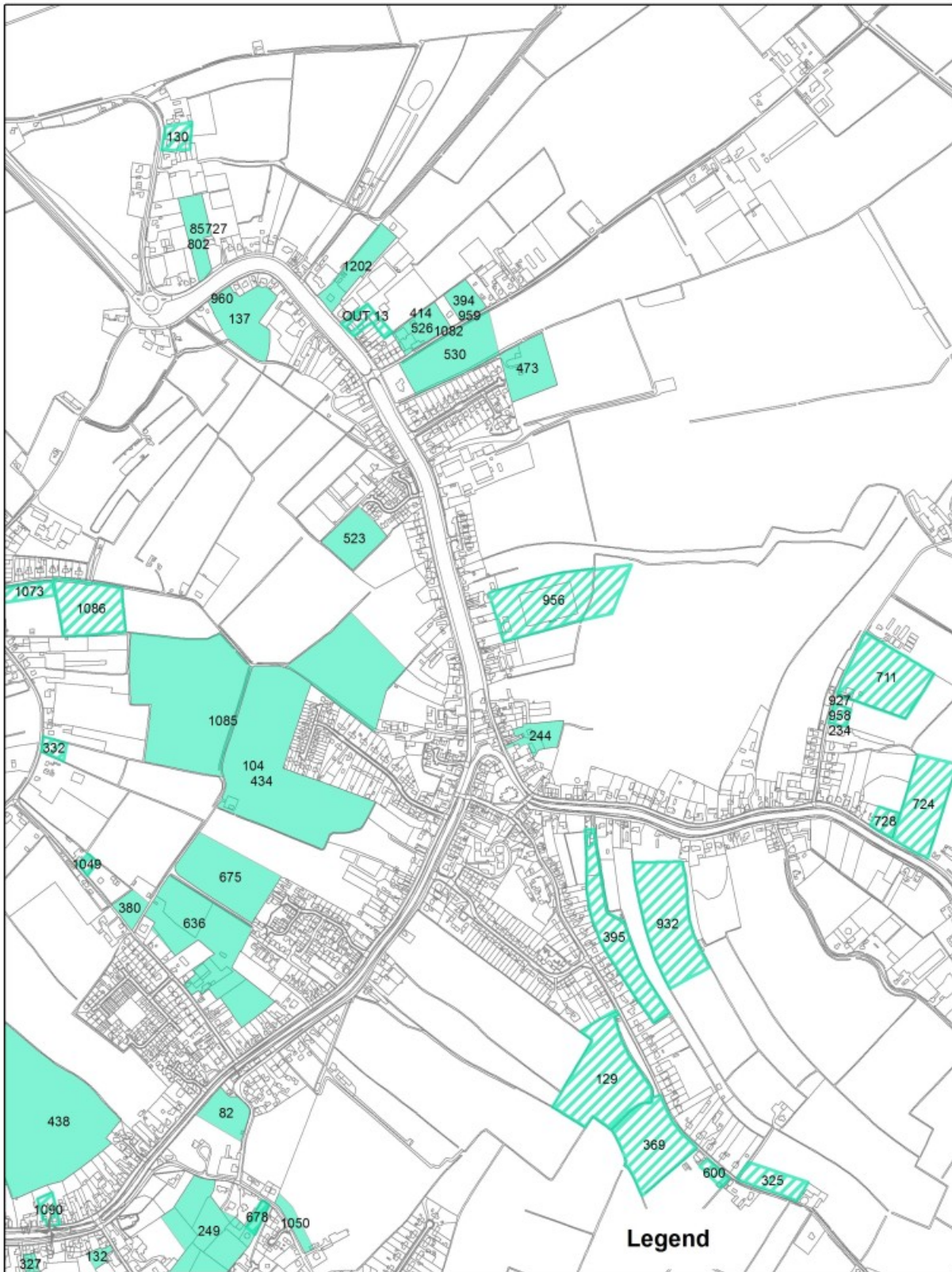
1. Do you have any comments on the proposed development boundaries?
2. Do you have any comments on draft allocation UPW1?
3. Do you have any comments on draft allocation UPW2?
4. Do you have any comments on draft allocation UPW3?
5. Do you have any comments on draft allocation OUT1?
6. Do you have any comments on draft allocation OUT2?

7. Is there a more suitable site (or sites) to accommodate around 65 dwellings in Upwell and Outwell than the Council's preferred site(s)? Why is this site (or sites) more suitable?



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Upwell (A)



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0 0.05 0.1 0.2 0.3 0.4 Miles

Outwell (B)

Preferred Options for a Detailed Policies and Sites Plan

Preferred Options	Main comparative reason(s) for selection
UPW1 (Site 249 & 524)	Proximity to village services
UPW2 (Site 358 & 527)	Proximity to village services
UPW3 (Site 681)	Proximity to village services Forms a practical 'rounding off' of the extent of development
OUT1 (Site 236 & 961)	Proximity to village services Forms a practical 'rounding off' of the extent of development
OUT2 (Site 104, 434 & 1085)	Proximity to village services Development would be well screened
Non- preferred Options	Main comparative reason(s) for not being selected
Site 82	Site is located within a conservation area and therefore development is more likely to have an impact on the landscape and character of the settlement
Site 114	Poor highways access to the site Distance from village services and facilities
Site 132	Site area too small for allocation
Site 150	Poor highways access to the site Distance from village services and facilities
Site 244	Access looks less favourable than other sites Development would have a more negative impact on the character of the area
Site 249	Site is too large for planned village growth (part of the site is used as Preferred Option UPW1)
Site 327	Poor highways access to the site
Site 380	Distance from village services and facilities Development would have a more negative impact upon the local landscape
Site 397	Distance from village services and facilities
Site 410	Poor highways access to the site Distance from village services and facilities

Site 414, 526 & 1082	Distance from village services and facilities Development would result loss of an employment land, which policy states should be retained if possible
Site 418	Site partially within a flood risk zone Poor highways access to the site
Site 434, 104 & 1085	Site is too large for planned village growth (part of the site is used as Preferred Option OUT2)
Site 426/1087	Distance from village services and facilities
Site 473	Distance from village services and facilities
Site 523	Distance from village services and facilities
Site 527	Site is too large for planned village growth (part of the site is used as Preferred Option UPW2)
Site 530	Distance from village services and facilities Development would have a more negative impact upon the local landscape
Site 636	Distance from village services and facilities
Site 639	Distance from village services and facilities
Site 675	Distance from village services and facilities
Site 682	Poor highways access to the site
Site 765	Distance from village services and facilities
Site 805	Distance from village services and facilities
Site 1050	Distance from village services and facilities
Site 1202	Distance from village services and facilities
Rejected sites	Main reason for eliminating as not being 'reasonable options'
Site 4	Site is detached from the main built up area of the settlement
Site 81	Site is detached from the main built up area of the settlement Site is located within a high flood risk zone
Site 129	Site is located within a high flood risk zone
Site 130	Site is detached from the main built up area of the settlement
Site 326	Site is detached from the main built up area of the settlement Site is located within a high flood risk zone

Preferred Options for a Detailed Policies and Sites Plan

Site 328	Site is detached from the main built up area of the settlement
Site 332	Site is detached from the main built up area of the settlement
Site 374	Site is detached from the main built up area of the settlement
Site 387 & 395	Site is located within a high flood risk zone
Site 395	Site is located within a high flood risk zone
Site 600	Site is located within a high flood risk zone
Site 651	Site is detached from the main built up area of the settlement
Site 711	Site is detached from the main built up area of the settlement Site is located within a high flood risk zone
Site 724	Site is detached from the main built up area of the settlement Site is located within a high flood risk zone
Site 728	Site is located within a high flood risk zone
Site 880	Site is detached from the main built up area of the settlement Site is located within a high flood risk zone
Site 927, 958 & 234	Site is located within a high flood risk zone
Site 956	The Council will only support proposals that protect, retain or enhance sports, leisure and recreation facilities as set out in policy CS13
Site 932	Site is located within a high flood risk zone
Site 962 & 396	Site is located within a high flood risk zone
Site 1073	Site is detached from the main built up area of the settlement
Site 1086	Site is detached from the main built up area of the settlement
Site 1049	Site is detached from the main built up area of the settlement
Site 1099	Site is detached from the main built up area of the settlement Site is located within a high flood risk zone
OUT13	Development would result loss of an employment land, which policy states should be retained if possible

- 7.99 Walpole Cross Keys (RV)
- 7.100 Walpole Highway (RV)
- 7.101 Walpole Marsh - see Walpole Saint Peter
- 7.102 Walpole Saint Andrew - see Walpole Saint Peter
- 7.103 Walpole St. Peter / Walpole St. Andrew / Walpole Marsh (RV)
- 7.104 Walton Highway - See West Walton
- 7.105 Watlington (KRSC)
- 7.106 Welney (RV)
- 7.107 Wereham (RV)
- 7.108 West Acre (SVAH)
- 7.109 West Bilney (SVAH)
- 7.110 West Dereham (SVAH)
- 7.111 West Newton (RV)
- 7.112 West Rudham (SVAH)
- 7.113 West Walton / Walton Highway (KRSC)
- 7.114 Whittington (SVAH)
- 7.115 Wiggshall St. Germans (RV)
- 7.116 Wiggshall St. Mary Magdalen (RV)
- 7.117 Wiggshall Saint Mary the Virgin (SVAH)
- 7.118 Wimbotsham (RV)
- 7.119 Wolferton (SVAH)
- 7.120 Wormegay (RV)
- 7.121 Wretton (SVAH)

