

## **Rural Villages**

Please note that general tidying of the wording which appeared in 2019 consultation version of the draft Local Plan review will be undertaken to reflect the current situation. This will be in relation to neighbourhood plans, local services which may have changed, housing numbers, and progress of any allocations which were made by the SADMP (2106) for example:

- Any changes as a result of the comments received are highlighted in **Bold**
- Comments received by Historic England (HE) and the Environment Agency (EA) are considered in separate papers
- Comments relating to development boundary changes are also considered in a separate paper
- Denver, due to comments received by the landowner/agent of the SADMP (2016) allocate site, is also considered in a separate paper dedicated to the village.

**Appendix A shows all the Rural Villages section with the new highlighted yellow text**

## Table of comments for the Rural Villages Section

Section	Consultee(s)	Nature of Response	Summary	Consultee Suggested Modification	Officer Response / Proposed Action
<a href="#">Ashwicken</a>	Mr Dale Hambilton	Support	Provides additional support for Site H002	Allocate Site H002	Due to the relatively small number of new homes through the draft Local Plan review required to meet the Local Housing Need (LHN) new housing allocations were not proposed to be distributed below Key Rural Service Centres. It is possible now to meet the LHN through the Local Plan review without any further housing allocations. Therefore, we will not be considering this site further in the Local Plan review. It is recommended that the consultee reviews Policy LP26 with regard to possible windfall sites. <b>It is however proposed to remove the second paragraph of the Ashwicken chapter for clarity regarding searching for a site at</b>

Section	Consultee(s)	Nature of Response	Summary	Consultee Suggested Modification	Officer Response / Proposed Action
					<b>Ashwicken</b>
<a href="#">Burnham Overy Staithe</a>	Mrs Sarah Raven (BOS PC)	CPRE Pledge			Generic letter from CPRE signed by the PC. No action proposed. CPRE should engage with MHCLG regarding housing numbers.
<a href="#">Denver</a>					For comments and consideration please see separate paper on Denver
<a href="#">East Winch</a>	Christine Wyman	Suggests	Suggests inclusion of land within the development boundary	Include land within the development boundary	Please see development boundary paper
	John Maxey	Proposal	Proposes additional site	Allocate site	Housing numbers are calculated across the Borough. Allocations are expressed as at least, windfall sites have and will continue to come forward, so the fact that 3 dwellings might not have come forward here as suggested doesn't mean that a further site is required here in order to meet the Local Housing Need (LHN). This site benefits from full planning permission (15/01793/OM,

Section	Consultee(s)	Nature of Response	Summary	Consultee Suggested Modification	Officer Response / Proposed Action
					18/0897/RM, 19/00863/RM) for 10 dwellings and development of the site has started.
	Debbie Mack (Historic England)	No comment	No comment	N/A	Noted
	Bob Parnell (East Winch PC)	CPRE Pledge			Generic letter from CPRE signed by the PC. No action proposed. CPRE should engage with MHCLG regarding housing numbers.
	Helen Steele (East Winch PC)	Advice	Some of the information in this para is incorrect. East Winch school has been closed for over 10 years. There is no 'School Road'	At 14.5.1. delete 'School Rd' and substitute 'Church Lane'. At 14.5.2. delete 'a school', so that the line now reads 'a regular bus service ...'	<b>Make the changes suggested for accuracy</b>
<a href="#">Fincham</a>	Dr A Jones	Proposal	Include his land within the development boundary for Fincham	See summary	See separate development boundary paper
<a href="#">G36.1 Fincham - Land East of Marham Road</a>	Debbie Mack (Historic England)	Comment	The Fincham Conservation Area lies to the south of the site but is separated by some buildings. We note that this site benefits from outline planning permission for 5		Noted / See Separate HE paper

Section	Consultee(s)	Nature of Response	Summary	Consultee Suggested Modification	Officer Response / Proposed Action
			dwelling.		
<a href="#">Flitcham</a>	Gill Welham (Flitcham PC)	CPRE Pledge			Generic letter from CPRE signed by the PC. No action proposed. CPRE should engage with MHCLG regarding housing numbers.
<a href="#">Great Bircham/ Bircham Tofts</a>	Debbie Mack (Historic England)	No Comment	No comment	N/A	Noted
<a href="#">Harpley</a>	Linda Steed (Harpley PC)	CPRE Pledge			Generic letter from CPRE signed by the PC. No action proposed. CPRE should engage with MHCLG regarding housing numbers.
<a href="#">G45.1 Harpley - Land at Nethergate Street/School Lane</a>	Debbie Mack (Historic England)	Support	Support - We welcome the requirement for an archaeological field evaluation		Support very much appreciated.
<a href="#">G48.1 Hilgay - Land South of Foresters Avenue</a>	Debbie Mack (Historic England)	Support	Support - We welcome the requirement for an archaeological desk-based assessment		Support very much appreciated.

Section	Consultee(s)	Nature of Response	Summary	Consultee Suggested Modification	Officer Response / Proposed Action
<a href="#">Hillington</a>	Mrs Caroline Boyden (Hillington PC)	Suggests	The plan should include reference to The Norfolk Hospice located off Wheatfields as it is significant Borough/County-wide resource for both in and out patients. The Hospice generates traffic to and from the site on a daily basis from clients, volunteers, employees and fund-raising events. The map should also be changed to include the site Reference to the pub should be expanded as there have been significant re-development on the site. The Ffolkes provides accommodation, banqueting facilities as well as being a pub and restaurant.	Please see summary	The response is much apricated. <b>Update description accordingly</b>
	Mr Michael Rayner (CPRE Norfolk)	Suggests	The published map does not show the recently constructed Tapping House Hospice, off Wheatfields, and therefore gives a false impression of the developed extent of the settlement. The hospice is shown on online maps using the Ordnance Survey dataset. The	Please see summary	The map used was the latest of that type produced by Ordnance Survey. We will of course endeavour to use the lasts map of this type, which may have now picked this up.

Section	Consultee(s)	Nature of Response	Summary	Consultee Suggested Modification	Officer Response / Proposed Action
			existence of the hospice should be a consideration regarding any further development in Hillington.		
<a href="#">G49.1 Hillington - Land to the South of Pasture Close</a>	Debbie Mack (Historic England)	Support	Support - We note that it is proposed to de-allocate this site from the Local Plan. Given the potential archaeological constraints together with the potential impact on the setting of Up Hall, Historic England would welcome the de-allocation of the site		Support noted and applied
	Mrs Caroline Boyden (Hillington PC)	Support	The Parish Council supports the proposal to de-allocate if unlikely to become available		Support noted and applied
<a href="#">Ingoldisthorpe</a>	Debbie Mack (Historic England)	No Comment	No comment	N/A	Noted
	Mrs Jenifer Shah (Ingoldisthorpe PC)	CPRE Pledge			Generic letter from CPRE signed by the PC. No action proposed. CPRE should engage with MHCLG regarding housing numbers.
	Mr James Wilson x2	Proposals	Resubmission land east of 53-57 Lynn Road and Resubmission - site land to the east of 151-161 Lynn Road, Ingoldisthorpe	Allocate the sites proposed	Due to the relatively small number of new homes through the draft Local Plan review required to meet the Local Housing Need (LHN)

Section	Consultee(s)	Nature of Response	Summary	Consultee Suggested Modification	Officer Response / Proposed Action
					<p>new housing allocations were not proposed to be distributed below Key Rural Service Centres. It is possible now to meet the LHN through the Local Plan review without any further housing allocations. Therefore, we will not be considering this site further in the Local Plan review</p>
<a href="#">Old Hunstanton</a>	<p>Mrs Glynis Allen (OH PC) x2</p>	<p>Various views points</p>	<ul style="list-style-type: none"> <li>• Strongly disagrees with the inclusion of HELAA Ref H253</li> <li>• Objects to 'At Least'</li> <li>• CPRE Pledge</li> </ul> <p>Old Hunstanton's Neighbourhood Plan is under development. It is anticipated that it will reinforce the BCKLWN draft plan in the following areas:</p> <ul style="list-style-type: none"> <li>• Support of a high calibre communications network</li> <li>• Improvement of accessibility through public</li> </ul>		<p>The Borough Council will assist and support the OH NP. The Local Plan review is designed to support this also. The representation is very much appreciated.</p> <p>Site H253 does not form part of the Local Plan review. The Neighbourhood Plan can take a view on sites and allocate if it so wishes. The HELAA is a technical document that assess if there is enough land available within the Borough to meet the Need.</p>



Section	Consultee(s)	Nature of Response	Summary	Consultee Suggested Modification	Officer Response / Proposed Action
			<p>transport</p> <ul style="list-style-type: none"> <li>• Maintaining the unique nature of West Norfolk and retaining its own local distinctiveness</li> <li>• Maintaining the local character and high-quality environment of rural coastal areas</li> <li>• Maintaining Old Hunstanton as a rural village with limited growth</li> <li>• Support of LP23 protecting local open space and ensuring that Old Hunstanton remains separate from adjacent settlements</li> <li>• Support of LP26 infill policy</li> <li>• Support of LP28 enlargement/replacement dwellings policy</li> </ul>		<p>It does not allocate sites nor does it grant permission. This is the role of the Local Plan and the development management respectively.</p> <p>‘At least’ forms a key part of the Local Plan and was required in order for it to be found sound. Please see the SADMP Inspector’s Report. It has assisted with 5-year land supply and the housing delivery test.</p>
<a href="#">Runcton Holme</a>	Tim Slater	Proposal	Provides information supporting the allocation of land at Manor Farm, Runcton Holme	Allocate the site	Due to the relatively small number of new homes through the draft Local Plan review required to meet the Local Housing Need (LHN)

Section	Consultee(s)	Nature of Response	Summary	Consultee Suggested Modification	Officer Response / Proposed Action
					new housing allocations were not proposed to be distributed below Key Rural Service Centres. It is possible now to meet the LHN through the Local Plan review without any further housing allocations. Therefore, we will not be considering this site further in the Local Plan review
	Debbie Mack (Historic England)	No Comments	No comment	N/A	Noted
	Pippa Wilson (North Runcton PC)	CPRE Pledge			Generic letter from CPRE signed by the PC. No action proposed. CPRE should engage with MHCLG regarding housing numbers.
	Mr J Sandle	Proposal	Support for his site as an allocation or included within the development boundary	See Summary	Due to the relatively small number of new homes through the draft Local Plan review required to meet the Local Housing Need (LHN) new housing allocations were not proposed to be distributed below Key Rural Service Centres. It is

Section	Consultee(s)	Nature of Response	Summary	Consultee Suggested Modification	Officer Response / Proposed Action
					<p>possible now to meet the LHN through the Local Plan review without any further housing allocations. Therefore, we will not be considering this site further in the Local Plan review. The approach is not to include sites within the development boundary unless they have been built out/completed.</p>
	Mr and Mrs D Caley	Proposal	Resubmission of site H296	Allocate Site H296	<p>Due to the relatively small number of new homes through the draft Local Plan review required to meet the Local Housing Need (LHN) new housing allocations were not proposed to be distributed below Key Rural Service Centres. It is possible now to meet the LHN through the Local Plan review without any further housing allocations. Therefore, we will not be considering this site further in the Local Plan review.</p>
	Mr & Mrs J		The development boundary	See summary	Please see separate paper

Section	Consultee(s)	Nature of Response	Summary	Consultee Suggested Modification	Officer Response / Proposed Action
	Clarke		should be extended along School Road to the east to include existing dwellings on the south side, including existing holiday park, social centre and allocated site with extant planning permission and school to the north side. This representing the 'hub 'of the village.		regarding Development Boundaries
<a href="#">Sedgeford</a>	Debbie Mack (Historic England)	No Comments	No comment	N/A	Noted
<a href="#">Shouldham</a>	Ms Debbie Mack (Historic England)	N/A	No comment	N/A	Noted
<a href="#">Stowbridge</a>	Mr D Russell	Object	Proposed development boundary change	Extend the boundary	Development boundaries are being dealt with in a separate paper
<a href="#">Syderstone</a>	Ms Debbie Mack (Historic England)	N/A	No comment	N/A	Noted

Section	Consultee(s)	Nature of Response	Summary	Consultee Suggested Modification	Officer Response / Proposed Action
<a href="#">Ten Mile Bank</a>	Ms Debbie Mack (Historic England) Mrs Elizabeth Mugova (Environment Agency)	Supporting	No comment from Debbie and include wording on FRA in G92.1	Include wording: 'The FRA must consider the residual risk of flooding to the site in the event of a breach of the flood defences. This should include details of the impact and likelihood of a breach occurring.'	<b>Noted, the policy G92.1 will be removed from the plan due to the allocation is now built out.</b>
<a href="#">Thornham</a>	Heritage Developments Ltd Ms Sarah Bristow (Thornham PC)	Mixed	Comments refer to allocating a mixed-use holiday accommodation site and comments on development respecting design, parking provisions, and needed allocations		We respect the comments put forward. The Parish are undergoing a neighbourhood plan which the borough council supports Thornham on this process. Allocations put forward should be liaised with the parish council for consideration.
<a href="#">Three Holes</a>	Mr J Maxey Ms Debbie Mack (Historic England)	Mixed	Proposed development boundary extension by J Maxey and raised	Extend area designated within development	Note the comment by Historic England. Development boundary

Section	Consultee(s)	Nature of Response	Summary	Consultee Suggested Modification	Officer Response / Proposed Action
	Mr Graham Moore (Middle Level Commissioners)		concerns on the allocation G96.1	boundary as shown in blue on attached plan	comments are being dealt with in a separate paper.  <b>The concerns raised for G96.1 are noted, however this allocation will be removed from the plan due to the site has been built out.</b>
<a href="#">Tilney All Saints</a>	Ms Debbie Mack (Historic England) Mr Andrew Laughton Mr Robert Sloan Mrs Stella Kaye (TAS Parish Council) Mrs Irene Auker	Mixed	Comments referred to the objection of sites put forward for allocation and specifically objections towards these. Also, the reference to TAS process in the neighbourhood plan and support of the DB and not allocation further sites.	N/A	We respect the comments put forward. The Parish are undergoing a neighbourhood plan which the borough council supports Tilney All Saints on this process.
<a href="#">Walpole Highway</a>	Ms Debbie Mack (Historic England) Mr Peter Humphrey Wisbech	Mixed	No comment from Historic England, suggestion has been made to amend the development boundary including HELAA site H432.	Amend the development boundary to Walpole Highway to include the site identified as a rounding off.	Note the comments- development boundaries are being dealt with in a separate paper

Section	Consultee(s)	Nature of Response	Summary	Consultee Suggested Modification	Officer Response / Proposed Action
<a href="#">Walton Highway</a>	Mr J Maxey Ms Debbie Mack (Historic England) Mr Darren Riley Mr Peter Humphrey	Mixed	Variety of proposals for new allocations within the plan and no comment by Historic England. Also questioning on why Walton Highway has been relegated to a rural village.	Add H430, H462, WEW1	Latest housing numbers suggest no need to allocate further sites through the Local Plan review. To answer why Walton Highway has been relegated to a rural village. it was a political decision made by the members: This settlement drops to this category from a former joint KRSC, as despite a high population, its offer is relatively low in terms of facilities and services.
<a href="#">Welney</a>	Mr J Maxey Mr Graham Moore (Middle Level Commissioners) Miss Debbie Mack (Historic	Mixed	Comments which refer to site policy G113.1 specifically referred to local flood risk and on-site water management.  Comments on site policy G113.2 were objections on the site relate	Delete numbered point 2 in the policy as now completed for G113.1  Delete site. G113.2 If maintaining allocation, change conserve to	<b>Note the comments made and have reflected the deletion of point 2 in policy G113.1</b>  <b>Site G113.2 has come forward with a full</b>

Section	Consultee(s)	Nature of Response	Summary	Consultee Suggested Modification	Officer Response / Proposed Action
	England)		to the historic environment and concern with water issues.	preserve	<b>planning proposal. Rewording the policy will be supported and changed accordingly.</b>
<a href="#">Wereham</a>	Ms Debbie Mack (Historic England) Mrs Helen Richardson (Wereham Parish Council)	Mixed	No comment from Historic England and Generic CPRE Pledge by the Parish Council	N/A	Noted.
<a href="#">Wiggenhall St. Germans</a>	Ms Debbie Mack (Historic England)	N/A	No comment	N/A	Noted
<a href="#">Wiggenhall St. Mary Magdalen</a>	Ms Debbie Mack (Historic England) Mr John Magahy	Mixed	No comment from Historic England and explanation on the loss of the site G124.1 due to deliverability issues cannot take place prior to 2030. Allocation of H484 has been proposed to compensate the deallocation of G124.1.		Note the comments. Latest housing numbers suggest no need to allocate further sites through the Local Plan review. <b>Deallocation has been taken on board and will be removed accordingly from the plan</b>



Section	Consultee(s)	Nature of Response	Summary	Consultee Suggested Modification	Officer Response / Proposed Action
					and the map will be updated.
<a href="#">Wormegay</a>	Mr Richard Waite	Mixed	Resubmission site H515	N/A	Latest housing numbers suggest no need to allocate further sites through the Local Plan review.

**Appendix A: Rural Villages Section Text & Maps- Amended text is highlighted in yellow**

**14 Rural Villages**

## Rural Villages

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

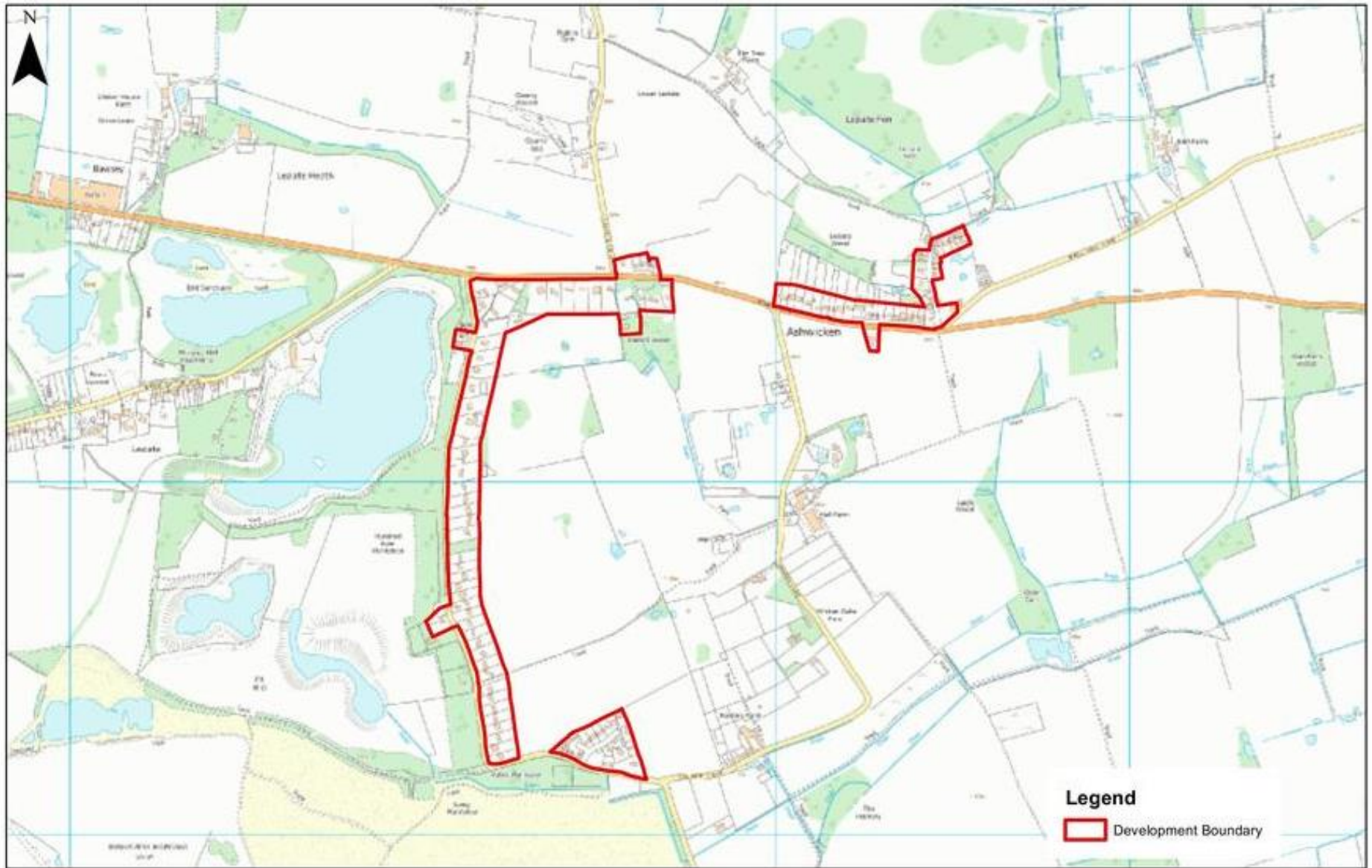
### Ashwicken

## Rural Village

### Description

Ashwicken is a small village that falls within Leziate Parish, five miles east of King's Lynn. The village has a scattered form with part falling south of the B1145 road along East Winch Road and part along the B1145 itself. Leziate Parish has a population of 592 (Census Data 2011). (Ashwicken itself is estimated at 467). The services in the village include a primary school, a church and bus service.

~~Ashwicken is designated a Rural Village capable of accommodating modest growth to support essential rural services. The SADMP 2016 sought to make an allocation for 5 new dwellings. However, no suitable development site was identified in Ashwicken in terms of form, character and highway constraints, and results of consultation.~~



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Ashwicken

0 0.1 0.2 0.4 0.6 0.8  
Kilometers

## **Burnham Overy Staithe**

### **Rural Village**

#### **Description**

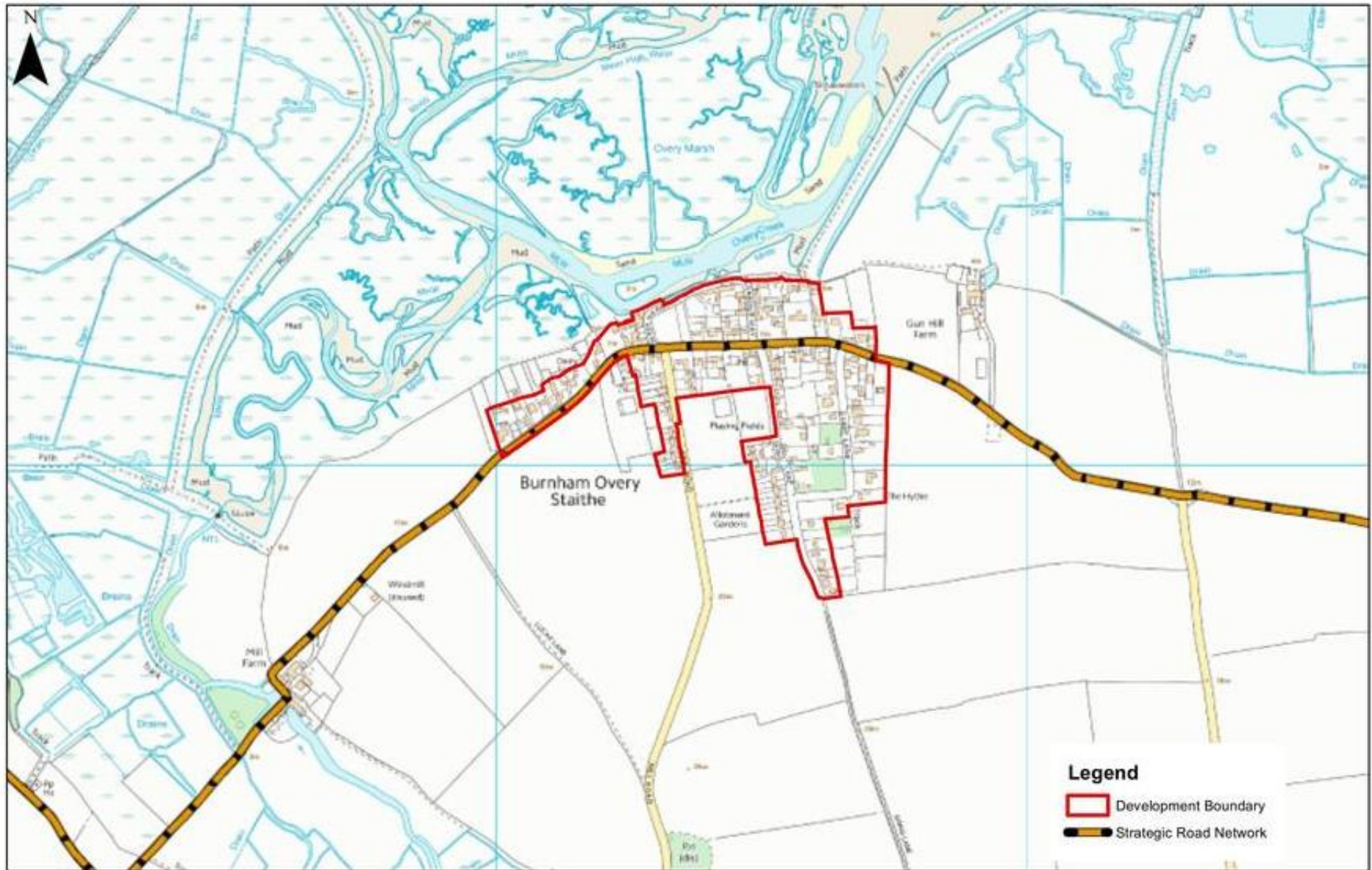
The small-nucleated village of Burnham Overy Staithe in the Norfolk Coast AONB nestles at the edge of Overy Creek and Marshes. The village lacks convenience facilities and a school but does have a pub, a small harbour and facilities related to recreational sailing.

The diverse mixture of orange brick and pantile traditional buildings, with contrasting chalk clunch, flint and pebble facings are distinctive characteristics of buildings in the village which is designated a Conservation Area. Burnham Overy Parish has a population of 134 (Census Data 2011)

Burnham Overy Staithe has the smallest parish population of all designated 'Rural Villages' in the settlement hierarchy. It is in a particularly sensitive location, within the Area of Outstanding Natural Beauty, on the edge of the undeveloped coastline subject to a number of national and international designations for its environmental and heritage significance.

The SADMP (2016) method of distributing new development indicated that an allocation of one new house would be sought. Due to the minimal level of housing sought in the settlement and the level of constraints to development identified, the Borough Council did not allocate any new houses in Burnham Overy Staithe. This decision was supported by Burnham Overy Parish Council and the Norfolk Coast Partnership. **The Local Plan review doesn't alter this, and no further housing allocations are sought here.**





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**Burnham Overy Staithe**



## **Castle Rising**

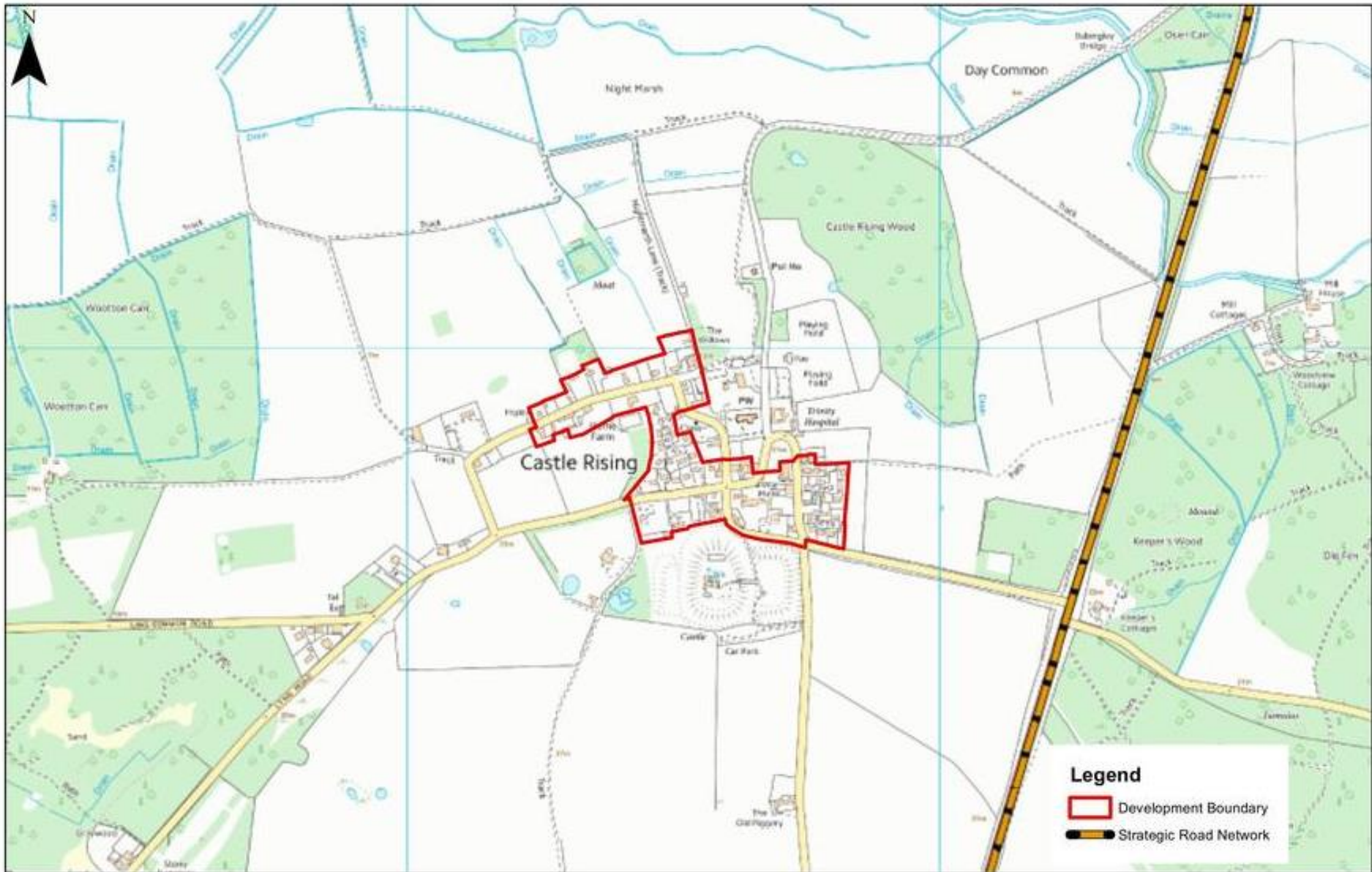
### **Rural Village**

#### **Description**

Castle Rising is a small, historic village with a population of just 216 (Census Data 2011) and is approximately five miles northeast of King's Lynn. The settlement contains a small number of services including tea rooms, a furniture shop, a pub and the Church of St. Lawrence. A greater number of services are located nearby in North Wootton and South Wootton. Older buildings in the village have been constructed using local materials including local bricks, Carrstone and Silver Carr. Castle Rising contains a significant 12<sup>th</sup> Century Castle which is a Scheduled Ancient Monument and is a visitor attraction in the village.

Castle Rising has a small population size and an average level of services for its designation as a Rural Village, except for a lack of a primary school.

~~The SADMP 2016 indicated that an allocation of 2 new houses would be sought. However, the Borough Council was unable to identify any sites suitable for development within the constraints of the area.~~



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**Castle Rising**





## Denver

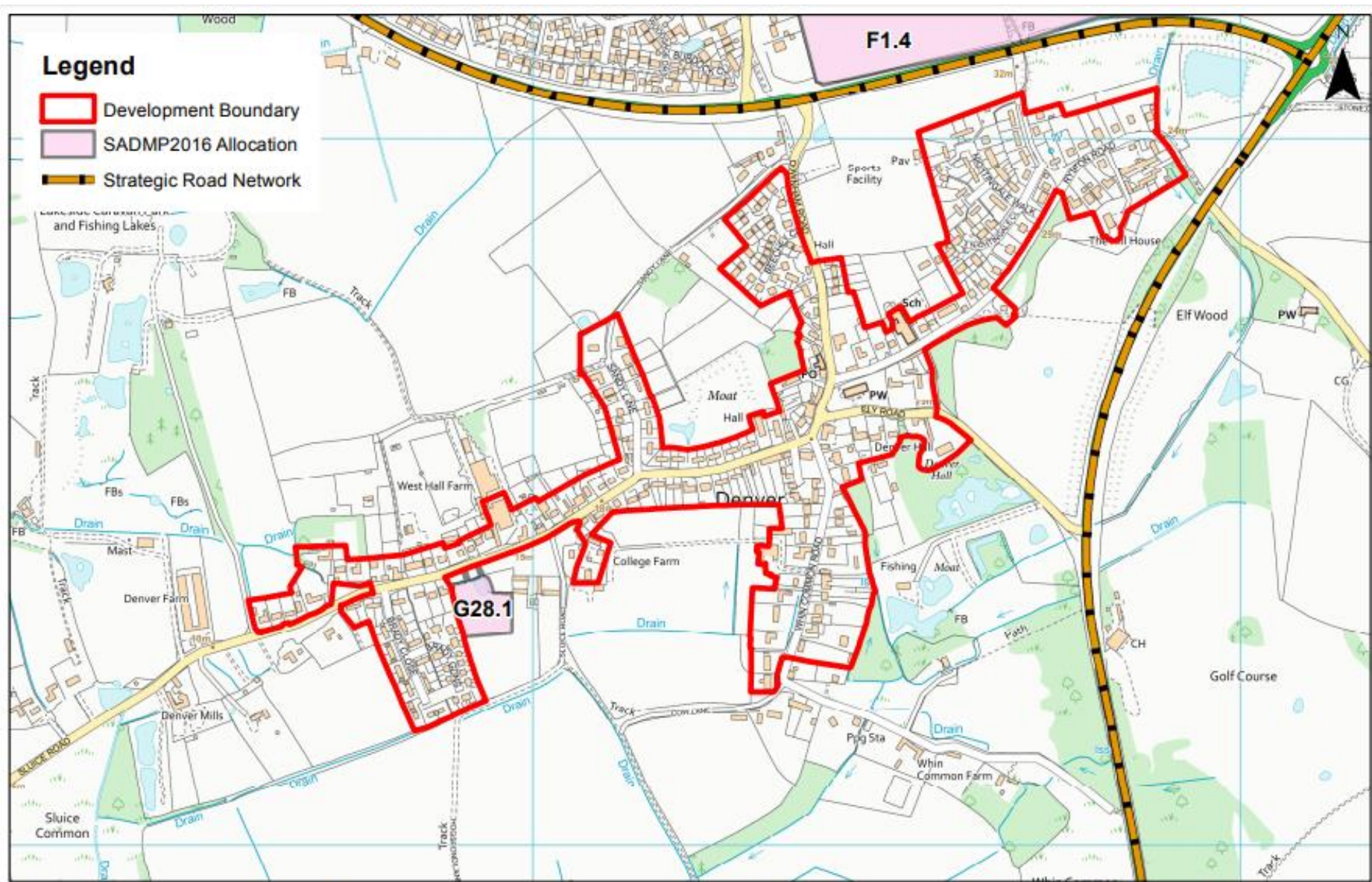
### Rural Village

#### Introduction

Denver is situated one mile south of Downham Market and has a range of facilities and services that serve the local community including a primary school, bus route, public house, Post Office and other retail and employment uses. The village has a linear form although the centre focuses on the Church of St Mary at the crossroads between Sluice Road, Ryston Road and Ely Road. The approach to the centre is characterised by a gently curving village street. The Grade II\* Denver Windmill is a key landmark situated within the village. The Parish of Denver has a population of 890 (Census Data 2011).

Denver is designated as a Rural Village and is considered to have a good range of services and facilities. The Site Allocation and Development Management Plan 2016 did make an allocation of at least 8 new dwellings. The Local Plan review carries this forward with some minor amendments to area of the allocated site to reflect the current situation with regards to the site.

## G28.1 Denver - Land South of Sluice Road



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**Site Allocation**

## Site Description and Justification

The allocated site is situated in the southern area of the settlement immediately south of Sluice Road. Between the site and Sluice Road there is a thin strip of common land, the site owner has provided information that an agreement with the common land owner in relation to rights across this land has been agreed in principle and the local highways authority state the site is considered appropriate for inclusion within the plan with this access point. The site is considered capable of accommodating at least 8 residential at a density reflecting that of the surrounding area.

The site lies immediately adjacent to the development boundary. The site is located a short distance from a bus stop and relatively close to other village services including the school. The site is classified as Grade 3 agricultural land but is currently uncultivated. Whilst development would result in the loss of undeveloped land, this applies to all potential development options.

There are some protected trees located towards north east of the site, the site will need to consider how to respond to this in the design of the development. A pond occupies a relatively central position within the site and there is documentary evidence of Great Crested Newts, the policy includes a clause to ensure that an ecological survey report and mitigation plan is submitted. The survey needs to show whether protected species are present in the area or nearby, and how they use the site. The mitigation plan needs to show how the development will avoid, reduce or manage any negative effects to protected species.

The site is well integrated with the village and development will be well screened on the west by the existing development at Brady Gardens. The majority of the views into the site are limited to near distance from School Road and adjacent properties. There are few opportunities for long distance views due to the site being located within a developed area. In the limited views that are available the site is seen in the context of the existing settlement.

In close proximity to the eastern boundary of the site there is a Grade II Listed building, Manor Farmhouse. The sensitivity of its location requires careful design to ensure that the site makes a positive contribution to the setting of the nearby Listed Building. Standard housing designs are unlikely to achieve this. The design and layout of the scheme must be sympathetic to the historic character of the area.

Submission of details showing how sustainable drainage measures will integrate with the design of the development, and how drainage will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission

The allocated site is identified in the SADMP (2016) Sustainability Appraisal as the least constrained of all the other options to accommodate growth in the village. It is of a scale to allow flexibility in the layout and respond to the specific characteristics of the locality.

## **East Winch**

### **Rural Village**

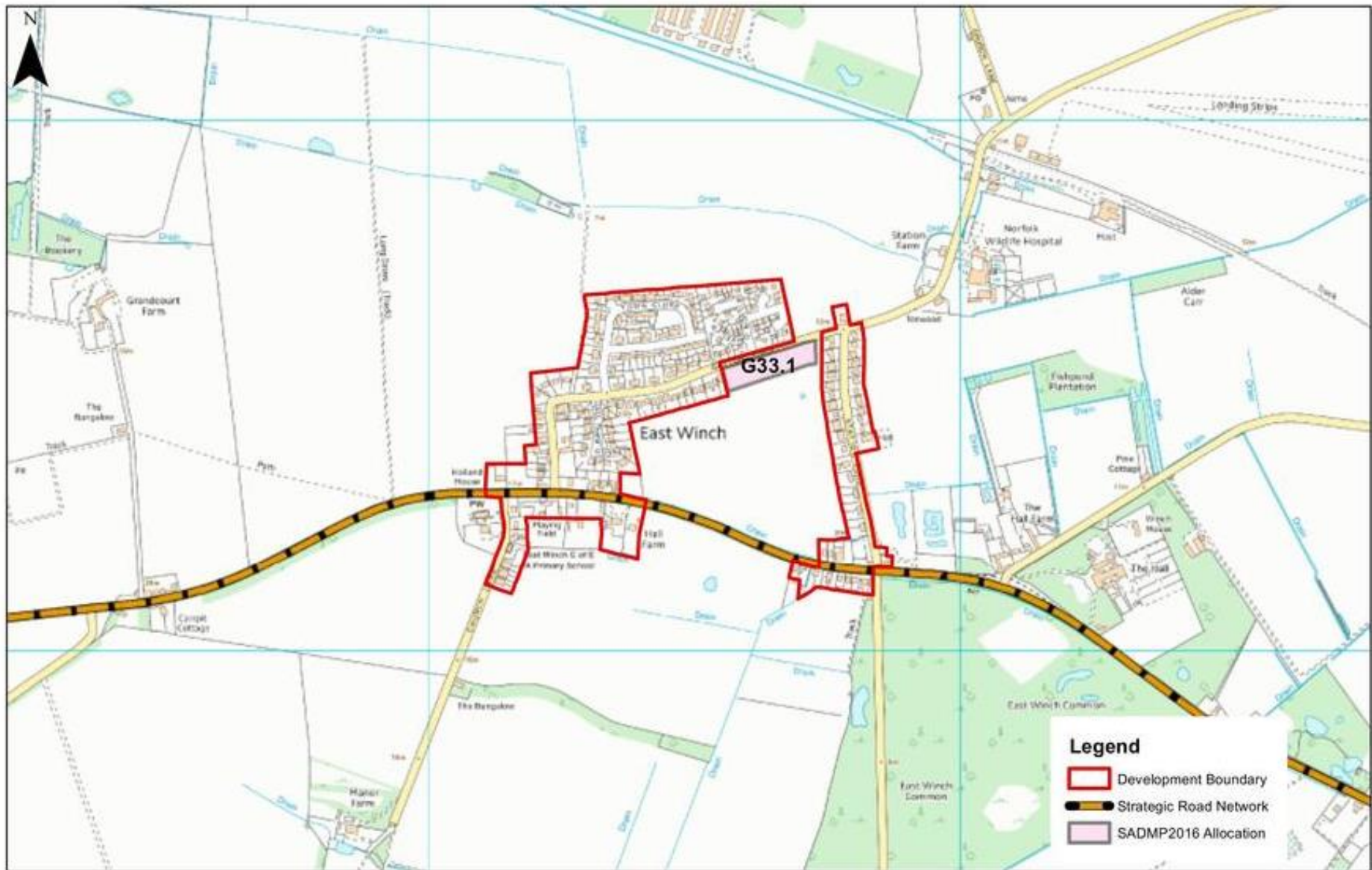
#### **Description**

The village of East Winch is situated to the east of the Borough on the A47, seven miles east of King's Lynn and eleven miles west of Swaffham. The village consists of three parts; East Winch Hall to the east, development around the junction of the A47 and stretching along Church Lane in a linear pattern; and the largest part of the village is around the junction of the A47 and then follows Gayton Road north and east containing estate development.

The Parish of East Winch has a population of 779 (Census Data 2011). The village benefits from services including a regular bus service, Post Office, pub and local employment.

East Winch is designated a Rural Village. East Winch received an allocation of at least 10 dwellings in the Site Allocation and Development Management Policies 2016 (SADMP).





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East Winch



## **G33.1 East Winch - Land South of Gayton Road**

### **Site Allocation**

#### **Policy G33.1 East Winch - Land south of Gayton Road**

**Land south of Gayton Road amounting to 0.8 hectares, as identified on the Policies Map, is allocated for residential development of at least 10 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**

The allocated site is centrally located in the village, surrounded by existing housing on the north, east and west. The site comprises of Grade 4 (poor quality) agricultural land and other than boundary hedgerows there are no landscape features of note within the site.

The site is well integrated with built development and does not encroach into surrounding countryside in comparison to other considered site options. The site is well screened by existing housing and boundary planting, as such it is considered that development on the site is likely to have minimal impacts on the visual amenity of the area but would be mainly viewed in the context of the existing settlement. Its central position in the village means that is well located to the available local services, providing some opportunity for residents to walk and cycle to these services. The site fronts directly onto Gayton Road. The local Highway Authority indicates that the road network can adequately accommodate the proposed development.

Development on the site would constitute a continuation of housing along Gayton Road, in-filling the gap between existing housing rather than extending the settlement further. In addition, the site is considered favourable by the Council as it lends itself to development that is consistent with the existing form and character of the surrounding area. The allocated site is also supported by the local Parish Council.

Whilst the site is identified as a mineral safeguarded area for silica sand and gravel, this is not considered a constraint as the proposed scale of development is less than 1 hectare. The developer is however encouraged to explore the potential to extract the minerals and utilise them on site in the development.

This site benefits from full planning permission (15/01793/OM, 18/0897/RM, 19/00863/RM, 20/00834/F) for 10 dwellings and development of the site has started.



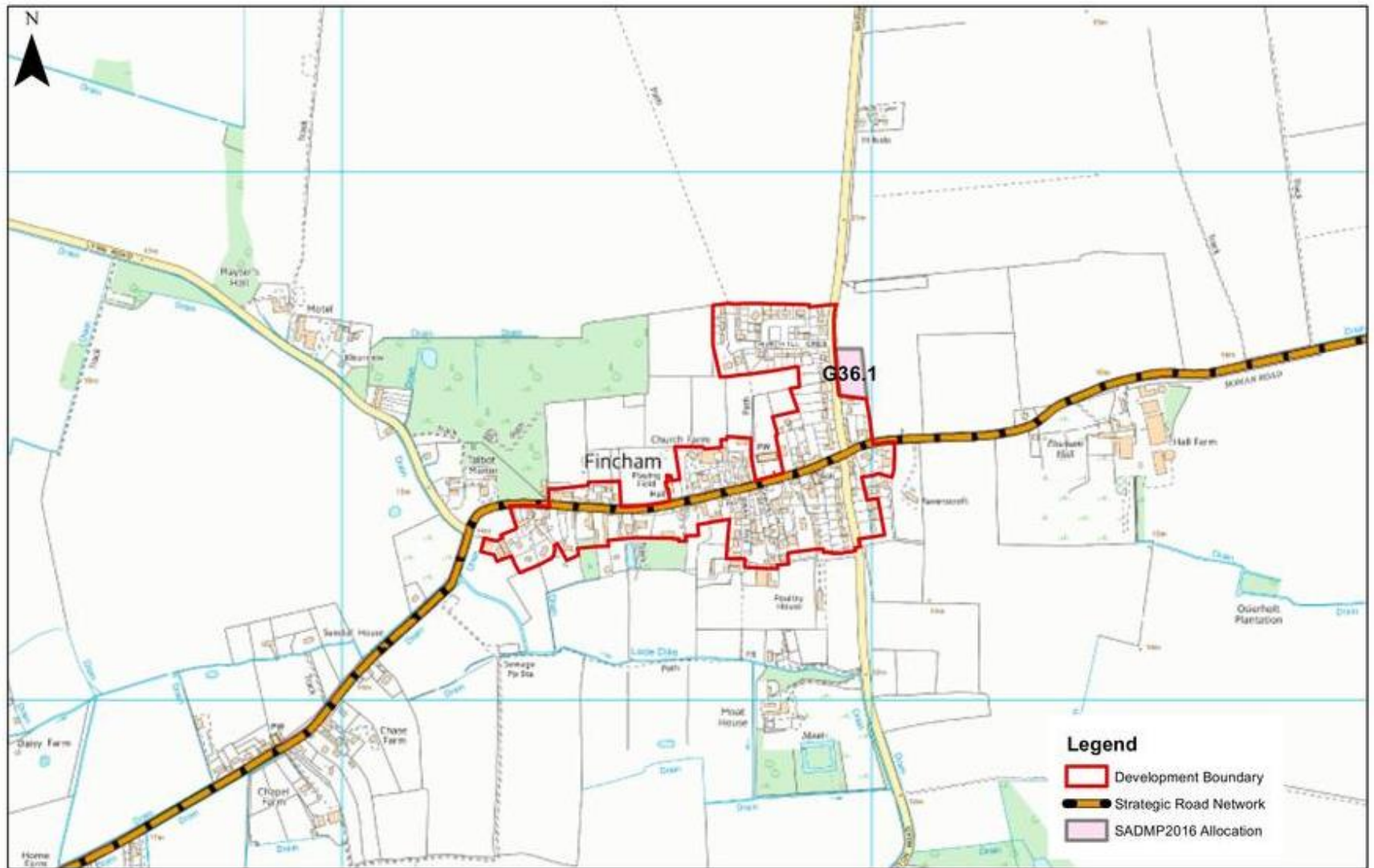
## **Fincham**

### **Rural Village**

#### **Description**

Fincham is located on the A1122, 12 miles south of King's Lynn. It is set in a mature landscape which gives the village an enclosed character, in contrast to the wide, open nature of the surrounding countryside. The centre of Fincham is designated a Conservation Area with attractive buildings and a strong sense of local character. Fincham is linear in form, being contained between the junctions of two minor roads and the A1122. The Parish of Fincham has a population of 496 (Census Data 2011). There are some employment opportunities and few services which include a shop, pub and church in the village.

Fincham is designated a Rural Village. The SADMP (2016) made an allocation of at least 5 dwellings.



- Legend**
- Development Boundary
  - Strategic Road Network
  - SADMP2016 Allocation

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Fincham



## **G36.1 Fincham - Land East of Marham Road**

### **Site Allocation**

#### **Policy G36.1 Fincham - Land east of Marham Road**

**Land amounting to 0.5 hectares, as shown on the Policies Map, is allocated for residential development of at least 5 dwellings.**

Development will be subject to compliance with all of the following:

1. Demonstration of safe highways access that meets the satisfaction of Norfolk County Council as the local highway authority;
2. Submission of an Odour Assessment, to the satisfaction of Anglian Water, in relation to any impacts on residents of the site from the nearby sewage treatment works;
3. Submission of details showing how sustainable drainage measures will integrate with the design of the development and how drainage will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the Sustainable Drainage System (SuDS) should be included with the submission;
4. Provision of affordable housing in line with the current standards.

## Site Description and Justification

The allocated site is situated towards the north east edge of the settlement. The current proposed development boundary immediately abuts the site's southern and western boundaries. The Council considers the site is capable of providing 5 dwellings at a density appropriate to its location. The Highway Authority has no objection to small scale development on this site.

The site runs parallel to frontage development on the western side of Marham Road, it is considered that development could take place without detriment to the form and character of the settlement by reflecting this linear frontage development. The site would form a natural extension to the settlement and is ideally located, being within walking distance to village services and facilities.

The Conservation Area is a short distance from the site; therefore, any development should protect and enhance the character and appearance of Fincham Conservation Area.

The site is classified as grade 3 agricultural land.

The majority of the views into the site are limited to near distance from adjacent roads and properties. Medium and long-distance views from the wider landscape are possible from the north and there are limited views from the east. However, in these views the site is seen in the context of the existing settlement.

Most of the village is within a cordon sanitaire for a sewage treatment works. This indicates there may be an amenity issue relating to odour for new residents. Any application for development would need to provide an odour assessment to demonstrate this will not be a problem.

The Surface Water Network has been identified as being at capacity meaning a sustainable drainage system (SUDS) would be sought to serve new development.

**The site benefits from full planning permission (19/01756/F) for 5 dwellings.**

## Flitcham

### Rural Village

#### Description

Flitcham is a small linear settlement which spreads from the Church of St. Mary towards Flitcham Abbey and is situated seven miles northeast of King's Lynn. Flitcham is low in overall service provision but the village does support a small school. The main access road from Flitcham is the B1153 but the village is not served by public transport links. Flitcham with Appleton parish has a population of 276 (Census Data 2011).

The SADMP (2016) suggested that Flitcham would receive an allocation for new houses. However, no sites were identified which were acceptable in terms of heritage, landscape and highways issues. **Therefore, no sites were allocated in Flitcham, and the Local Plan review retains this position.**



## **Great Bircham/Bircham Tofts**

### **Rural Village**

#### **Description**

Great Bircham and Bircham Tofts comprise three original settlements along the B1153 and B1155: buildings clustered around Lower and Pond Farms to the east, buildings around the Church in the middle, and buildings around Church Farm and Town Farm and the inn to the south. Subsequent small-scale developments during the 1930s, 1980s and 1990s has led to the villages present form. Since then, new dwellings have mostly been by the “conversion” of, or building in traditional styles in the vicinity of, former farm barns and outbuildings.

Great Bircham and Bircham Tofts have some key services such as a school, a convenience shop, an inn/pub, a licensed social and sports club, and a church; but it has no regular public transport service and the Post Office has recently closed. Bircham Parish has a population of 448 (Census Data 2011).

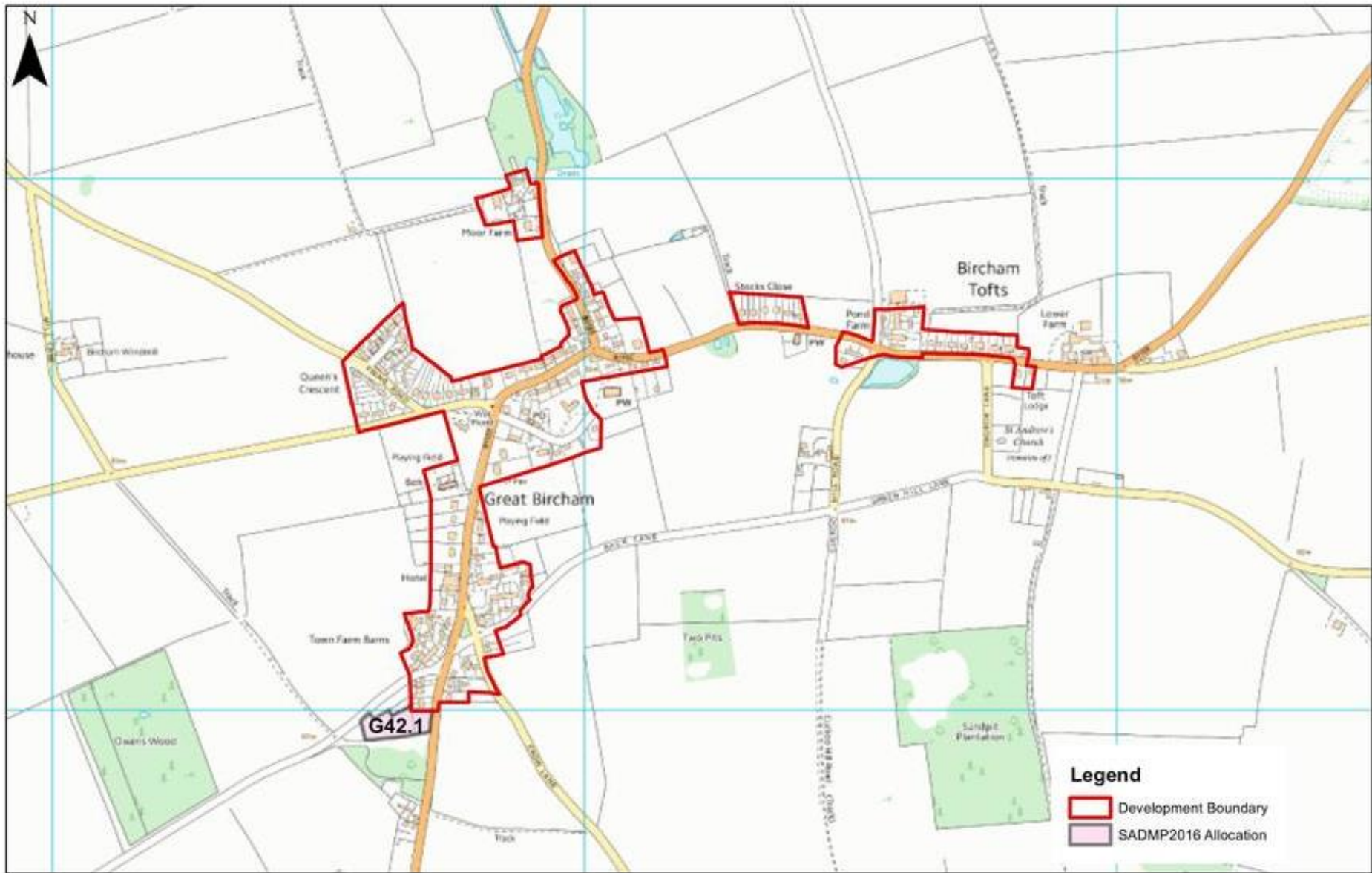
Great Bircham and Bircham Tofts has a combined population size and level of services fairly typical for a designated Rural Village. These settlements are rural in character and are fairly distant from King’s Lynn and other large towns.

In considering the appropriate level of development in each settlement, through the SADMP (2016) Great Bircham and Bircham Tofts would have received a modest housing allocation.

However, in response to Bircham Parish Council’s request for a greater level of new housing, and in order to optimise the use of land on the site, the Borough Council did make an allocation of at least ten new homes. This position is carried forward within the Local Plan review.

**For detail regarding the former National Construction College (East) and headquarters of Construction Skills (Construction Industry Training Board) close by please see Policy LP09.**







Page Break

## **G42.1 Great Bircham and Bircham Tofts - Land Adjacent to 16 Lynn Road**

### **Site Allocation**

#### **Policy G42.1 Great Bircham and Bircham Tofts - Land adjacent to 16 Lynn Road**

**Land amounting to 0.58 hectares, as shown on the Policies Map is allocated for residential development of at least 10 dwellings.**

Development will be subject to compliance with and all of the following:

1. Provision of safe access onto Lynn Road;
2. Submission of details showing how sustainable drainage measures will integrate with the design of the development and how drainage will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the Sustainable Drainage System (SuDS) should be included with the submission;
3. Implementation of mitigation measures identified in the Ecological Appraisal undertaken by Wild Frontier Ecology (April 2012);
4. Provision of affordable housing in line with the current standards.

### **Site Description and Justification**

The allocated site is relatively free of constraints. The site is not within the cordon sanitaire relating to odour issues, it has received no objection from the Highways Authority and development would not compromise the landscape separation between Great Bircham and Bircham Tofts.

In comparison to alternative options, the majority of views of the site are limited to the near distance from adjacent properties; however, there are wider views when entering the village from the south. New development will be partially screened by existing

vegetation and hedgerows to the south of the site which will help to reduce the visual impact on the wider countryside. The Council considers that development on this site would have the lowest visual impact on the wider countryside in comparison to other alternative site options.

The site lies to the south of the village, largely adjacent to the proposed settlement boundary with a small portion of the site to the north within it. The site is currently heavily vegetated, with a number of mature trees and hedgerows within the site itself as well as on the boundaries. An Ecological Appraisal has been undertaken by the developer which has identified mitigation strategies to minimise the impact of development on local species and native habitats. The policy wording requires the developer to implement the identified mitigation strategies.

It is considered that the site is of a sufficient scale to accommodate the 10 dwellings sought in the village at a density consistent with the surrounding area and without detriment to the form and character of the locality.

This site benefits from outline planning permission (16/00888/O) for 10 dwellings.

## Harpley

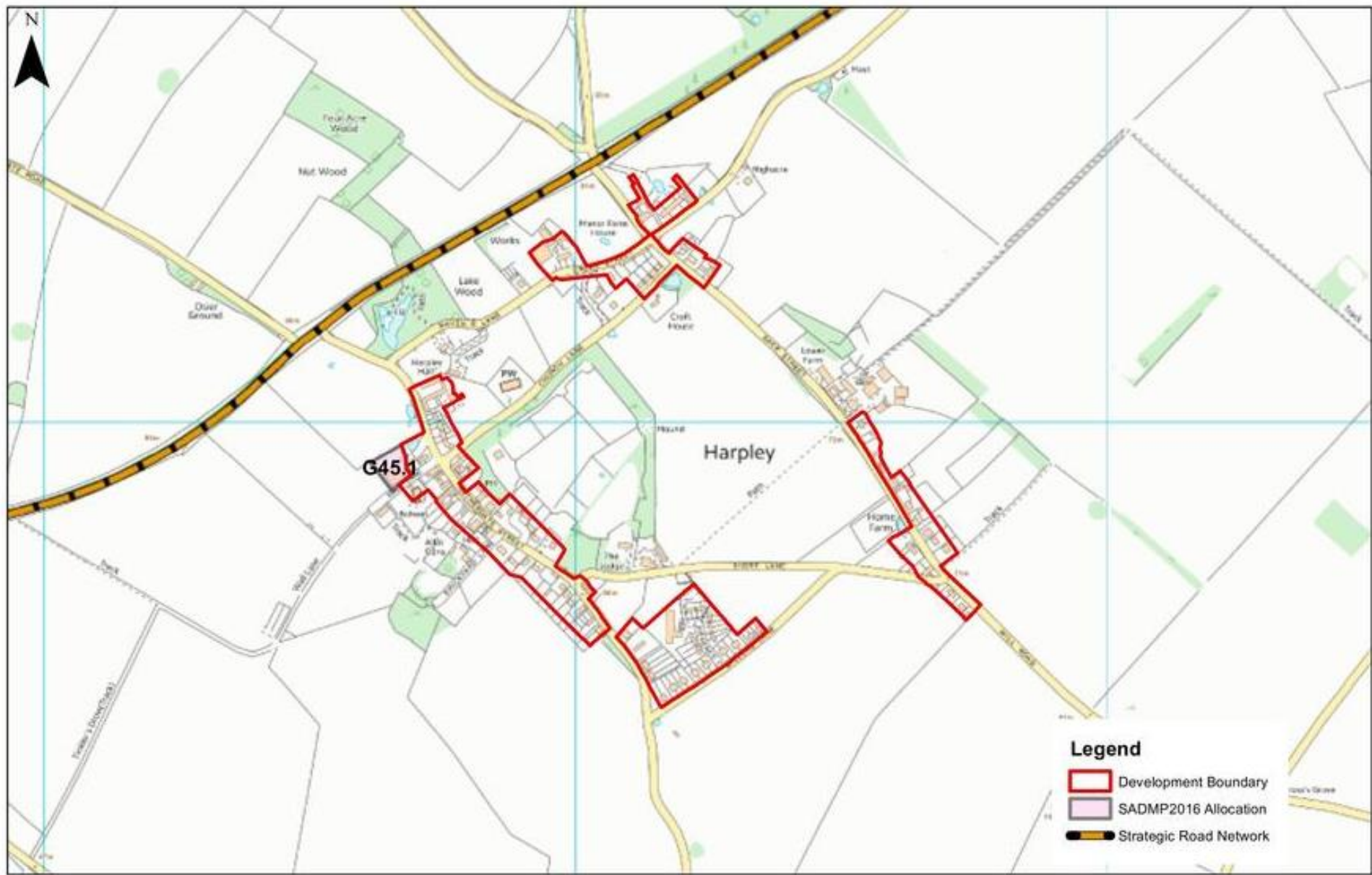
### Rural Village

#### Description

Harpley is a small rural village consisting of three distinct parts, two of which are grouped around farms. The settlement pattern is generally linear, and development is surrounded by mature trees and the wider countryside. The parish of Harpley has a population of 338 (Census Data 2011). The level of services has declined in recent years but still has a village hall, primary school, church and pub. Harpley is in a relatively elevated position in comparison to most rural villages within the Borough, which affords good views.

Harpley is adjacent to the A148, a well-used road link between the larger settlements of King's Lynn and Fakenham. The village is served by a bus stop although services are infrequent.

Harpley is one of the smaller designated Rural Villages in population size and is very rural in nature. Therefore, the Council sought limited growth to support essential services. The SADMP (2016) did make an allocation of at least five houses, and this is carried forward within the Local Plan review.



## **G45.1 Harpley - Land at Nethergate Street/School Lane**

### **Site Allocation**

#### **Policy G45.1 Harpley - Land at Nethergate Street/School Lane**

**Land amounting to 0.35 hectare, as shown on the Policies Map, is allocated for residential development of at least 5 dwellings.**

Development is subject to compliance with all of the following:

1. Suitable provision / improvements to pedestrian links to Nethergate Street;
2. Retention of the existing pond adjacent to the access point at the north east corner of the site and retention of the hedgerow which bound the site;
3. Submission of an Archaeological Field Evaluation based on the potential for findings in relation to medieval findings which should be used to inform the planning application;
4. Provision of affordable housing in line with the current standards.

#### **Site Description and Justification**

The allocated site is ideally located close to the school and offers a number of options for development. Whilst a grain store occupies the site, evidence has satisfied the Borough Council that it cannot be used for this purpose due to its proximity to the school and the amenity issues when using the dryer. It is considered that an appropriate scheme of development could result in an improvement on the visual amenity of the site that is currently dominated by the grain store.

The site lies to the west of the settlement just north of the village school. The area currently comprises a non-operational grain store, a small area of uncultivated arable land (grade 3), a redundant barn, a pond, and an access onto Nethergate Street. A

mature and established hedgerow bounds the site to the south. Other than the pond and hedgerow there are no other landscape features of importance within the site boundary.

Views of the site consist of medium distance views from the A148 to the north of the site and near distance views from adjacent roads, properties and public rights of way. Medium and long-distance views from the wider landscape are possible from across the valley to the south and south east.

The Historic Environment Service have indicated that the site is within a deserted section of Harpley. They recommend any development in this location be informed by an archaeological field evaluation by trial trenching, and that any development takes into account the result of the field evaluation. A large undeveloped area adjacent to the north and west boundaries of the site have been found to contain earthworks of a former medieval settlement within parkland belonging to Harpley Hall. Norfolk Wildlife Trust have indicated the applicant should seek retention of or mitigate against the loss of hedge and pond. The Council seek to retain these features on the site.

The site benefits from full planning permission (19/00301/F) for 6 dwellings.

## **Hilgay**

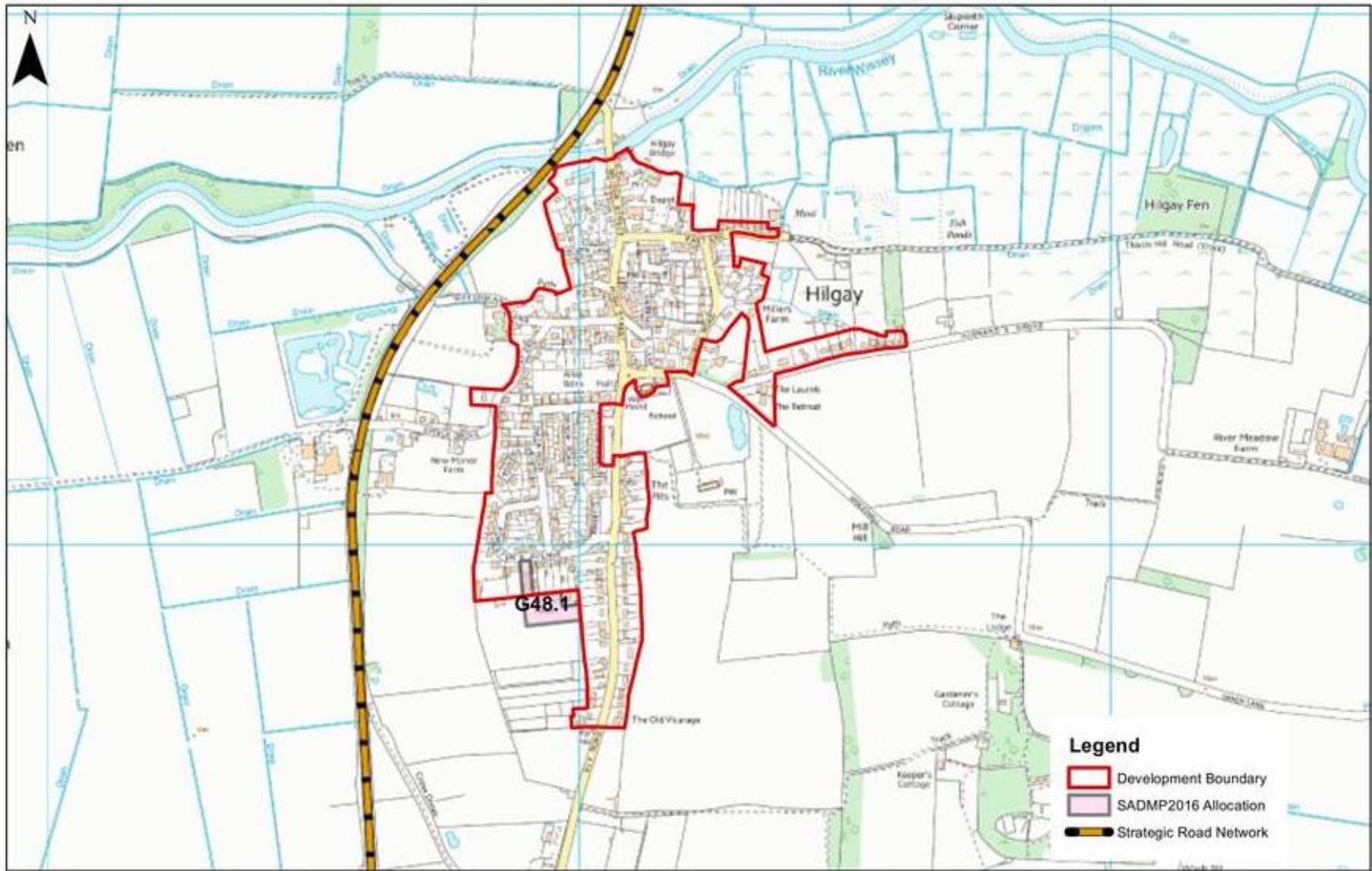
### **Rural Village**

#### **Description**

Hilgay is situated four miles south of Downham Market, to the east of the A10. The village is built on elevated land which rises from the River Wissey in the north and the surrounding fenland to the west. There is a bridge over the river. This was a former section of the A10. There are some employment opportunities in the village but few services. The Parish of Hilgay has a population of 1,341 (Census Data 2011).

Hilgay is designated as a Rural Village. The SADMP (2016) made an allocation for at least 12 dwellings in Hilgay, and the Local Plan review carries this forward.





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Hilgay

0 0.075 0.15 0.3 0.45 0.6  
 Kilometers



## **G48.1 Hilgay - Land South of Foresters Avenue**

### **Policy G48.1 Hilgay - Land south of Foresters Avenue**

**Land amounting to 0.6 hectares, as identified on the Policies Map, is allocated for residential development of at least 12 dwellings.**

Development will be subject to compliance with the following:

1. Submission of details showing how the water main and sewer crossing the site can be accommodated within the development (including any easements/diversions) to the satisfaction of Anglian Water;
2. Improvements to the footway network and safe access to the site from Foresters Avenue to the satisfaction of the local highway authority;
3. Prior submission of a desk based Archaeological Assessment of the site and proposed developed;
4. Provision of affordable housing in line with the current standards.

### **Site Allocation**

### **Site Description and Justification**

The allocated site is situated towards the south west of the settlement, south of Forester's Avenue. The development boundary immediately abuts the northern and eastern site boundaries. The site is located close to a bus stop and within a relatively short

distance of the local school. The Council considers the site capable of accommodating the 12 residential units required in the settlement at a density reflecting that of the surrounding area. Development on this site is supported by Hilgay Parish Council.

The site is currently agricultural land (grade 3) and there is a water tower located towards the north east corner of the site. There are no important landscape features on the site (e.g. hedgerows or trees) and development would be well screened in the context of the existing settlement.

Norfolk County Council as the local highway authority have no objection to this site been developed providing local improvements to the footway network are made. Access would be achieved from Forester's Avenue.

The Historic Environment Service have identified the site as an area of archaeological interest and therefore the allocation policy requires a desk based archaeological assessment prior to development.

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

The site benefits from outline planning permission (16/00718/OM) for 17 dwellings, and a reserved matters application has been submitted for consideration (20/00119/RM).

## Hillington

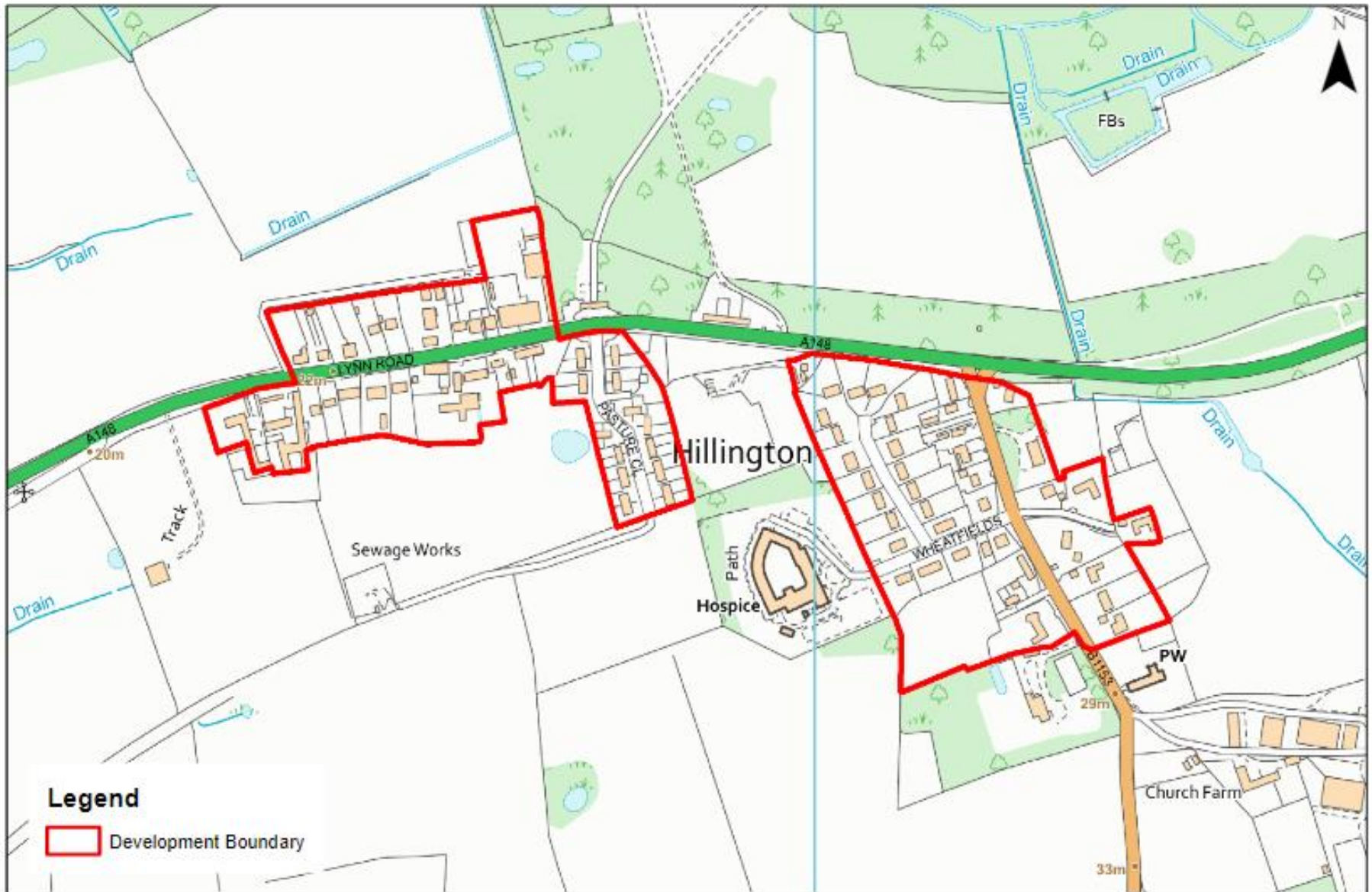
### Rural Village

#### Description

Hillington is essentially a linear village straddling the A148 King's Lynn to Cromer road. Aside from this road, the village is very rural in character and is centred around the historic entrance to Hillington Hall, on the edge of the Sandringham Estate. Development also stretches along the B1153 near to St. Mary's Church. Hillington has a shop/service station, bus services, The Ffolkes public house which has recently been re-developed and now provides accommodation, banqueting facilities as well as being a pub and restaurant, and is also home to The Norfolk Hospice, which is located off Wheatfields, this is a significant Borough/County-wide resource for both in and out patients. The Hospice generates traffic to and from the site on a daily basis from clients, volunteers, employees and fund-raising events.

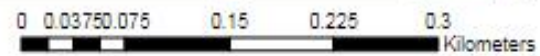
The level of services generally relates to the position of the settlement on the A148, as the parish has a population of only 400 (Census Data 2011) making it one of the smaller rural villages. It lies seven miles north east of King's Lynn.

Hillington is designated as a Rural Village. The SADMP (2016) did make an allocation for at least 5 dwellings. However, since adoption the SADMP the landowner has expressed a desire not to develop the site and therefore it has been removed from the Local Plan review.



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Hillington



## **Ingoldisthorpe**

### **Rural Village**

#### **Description**

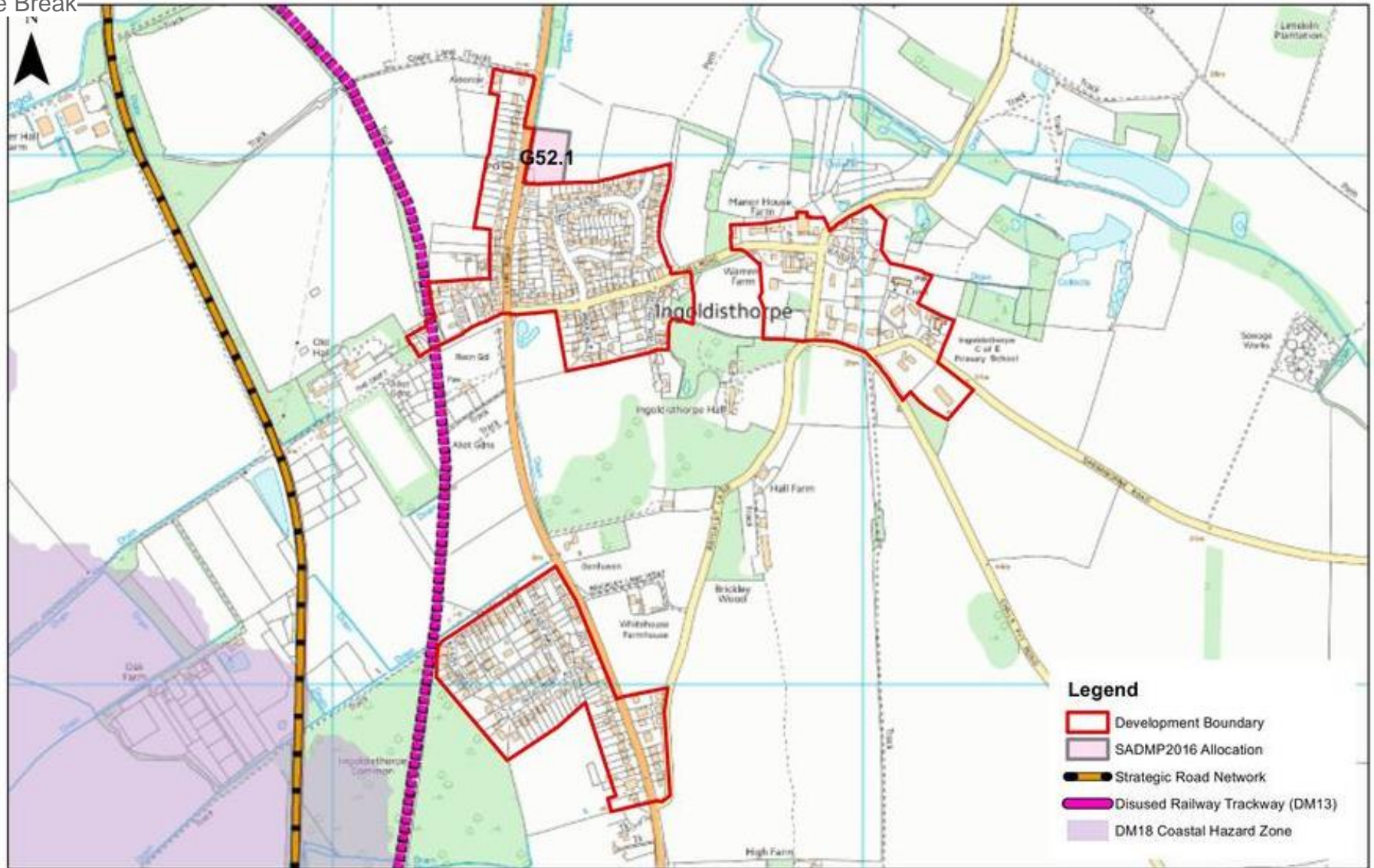
Ingoldisthorpe Parish has a population of 849 (Census Data 2011). The central part of the village contains a convenience store and school. The village is served by good public transport links and is well connected to King's Lynn, Hunstanton and the nearby larger villages of Heacham and Dersingham via the Lynn Road (B1440). Ingoldisthorpe village currently consists of three distinct parts, the largest being focused around the junction of Hill Road with Lynn Road.

Ingoldisthorpe has a medium population in comparison to other settlements designated as Rural Villages but has a limited range of facilities in the village itself. However, the village lies between the Key Rural Service Centres of Dersingham and Snettisham, meaning residents can access a greater range of services in these settlements, which are at a distance of around one mile. The SADMP (2016) accordingly made an allocation of at least 10 dwellings.

#### **Ingoldisthorpe Neighbourhood Plan**

The Borough Council supports those Town/Parish Councils and local communities who wish to prepare a Neighbourhood Plan for their Area. Ingoldisthorpe Parish Council are in the process of preparing a Neighbourhood Plan for their Area. The Ingoldisthorpe Neighbourhood Plan Area was formally designated by the Borough Council in February 2020.





## G52.1 Ingoldisthorpe - Land opposite 143 - 161 Lynn Road

### Site Allocation

#### Policy G52.1 Ingoldisthorpe - Land opposite 143-161 Lynn Road

**Land amounting to 0.7 hectare, as shown on the Policies Map, is allocated for residential development of at least 10 dwellings.**

Development will be subject to compliance with all of the following:

1. Provision of a new footway which would join the site with the village services and the existing footway on Lynn Road;
2. Submission of details showing how sustainable drainage measures will integrate with the design of the development and how drainage will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the Sustainable Drainage System (SuDS) should be included with the submission;
3. Provision of affordable housing in line with current standards.

Site  
Description  
and  
Justification  
  
The  
allo

cated site lies to the north of the village adjacent the proposed development boundary on its south and west sides. The site is situated in a fairly built up part of the settlement with the surrounding area consisting of road frontage residential developments to the west and south, and undeveloped agricultural land on the remaining two sides to the north and east.

The site itself is currently flat, undeveloped agricultural land (grade 3), bordered by trees and hedgerows on all sides. Whilst development would result in the loss of undeveloped land, the limited land required for the development of ten houses would enable the remainder of the field to continue to be used for arable farming.

Views of the site from the existing properties and the rest of the village are fairly near distance, as it is largely screened by the vegetation surrounding the site. Wider views exist when entering the village from the north, however the site is again hidden somewhat by trees and hedgerows.

The site presents the opportunity to develop 10 dwellings fronting onto the B1440 road, mirroring existing housing on the opposite (western) side of the road. The site is well located to some local amenities; it is directly opposite the village hairdressers, and a local bus stop which goes in-between Hunstanton and King's Lynn. Norfolk County Council, as the local highway authority, have expressed concern about pedestrian access to the school from the proposed site. To address this issue, the Council would require a new footway from the proposed site to be joined up with the village services and the existing footway on Lynn Road.

The Borough Council considers that development on the site would have limited negative impact on form, character, visual amenity and accessibility.

The site has come forward and benefits from outline planning permission (15/02135/OM). This details 15 dwellings. Subsequently a reserved matters application has been granted and work has commenced on site (17/00088/RMM).



## **Old Hunstanton**

### **Rural Village**

#### **Description**

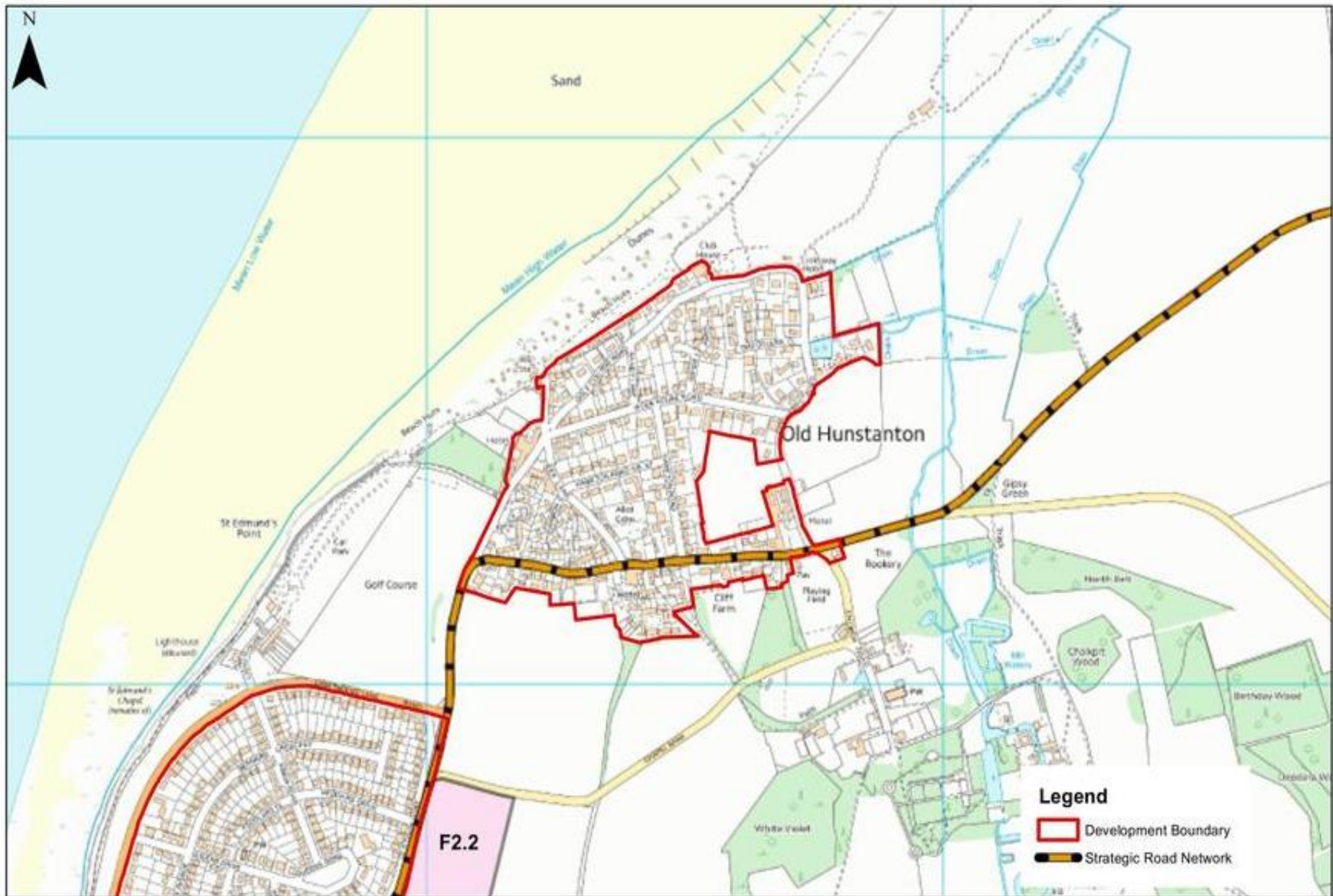
Old Hunstanton is a small coastal village located just to the north of the seaside resort of Hunstanton. It lies adjacent to the Norfolk Coast Area of Outstanding Natural Beauty. (A small part of the eastern end of the development boundary lies within it). The village has a tranquil setting and contains mainly residential development. The village can become very busy in the summer with day trippers and weekenders due to its location with good access to the beach and the Norfolk Coast Path. The village features some traditional beach huts, hotels, the RNLI lifeboat station and is close to the Hunstanton Golf Course.

Old Hunstanton has no school but contains a broader range of facilities and is close to the larger service resort centre of Hunstanton. The village is connected to other coastal villages via the bus route along the A149 which interchanges in Hunstanton and Wells-next-the-Sea. Old Hunstanton parish has a population of 628 according to the 2011 Census.

Old Hunstanton has an average population size and a slightly lower than average level of services compared to the other settlement's designation as a Rural Village. ~~The SADMP (2016) sought to make an allocation of 6 dwellings, however, no sites were suitable for allocation have been identified in the village.~~

#### **Old Hunstanton Neighbourhood Plan**

The Borough Council supports those Town/Parish Councils and local communities who wish to prepare a Neighbourhood Plan for their Area. The Old Hunstanton Neighbourhood Plan Area was formally designated by the Borough Council 25/07/2018 and corresponds with the boundaries of Old Hunstanton Parish. **Currently a draft version of the Neighbourhood Plan is being prepared for consultation.**



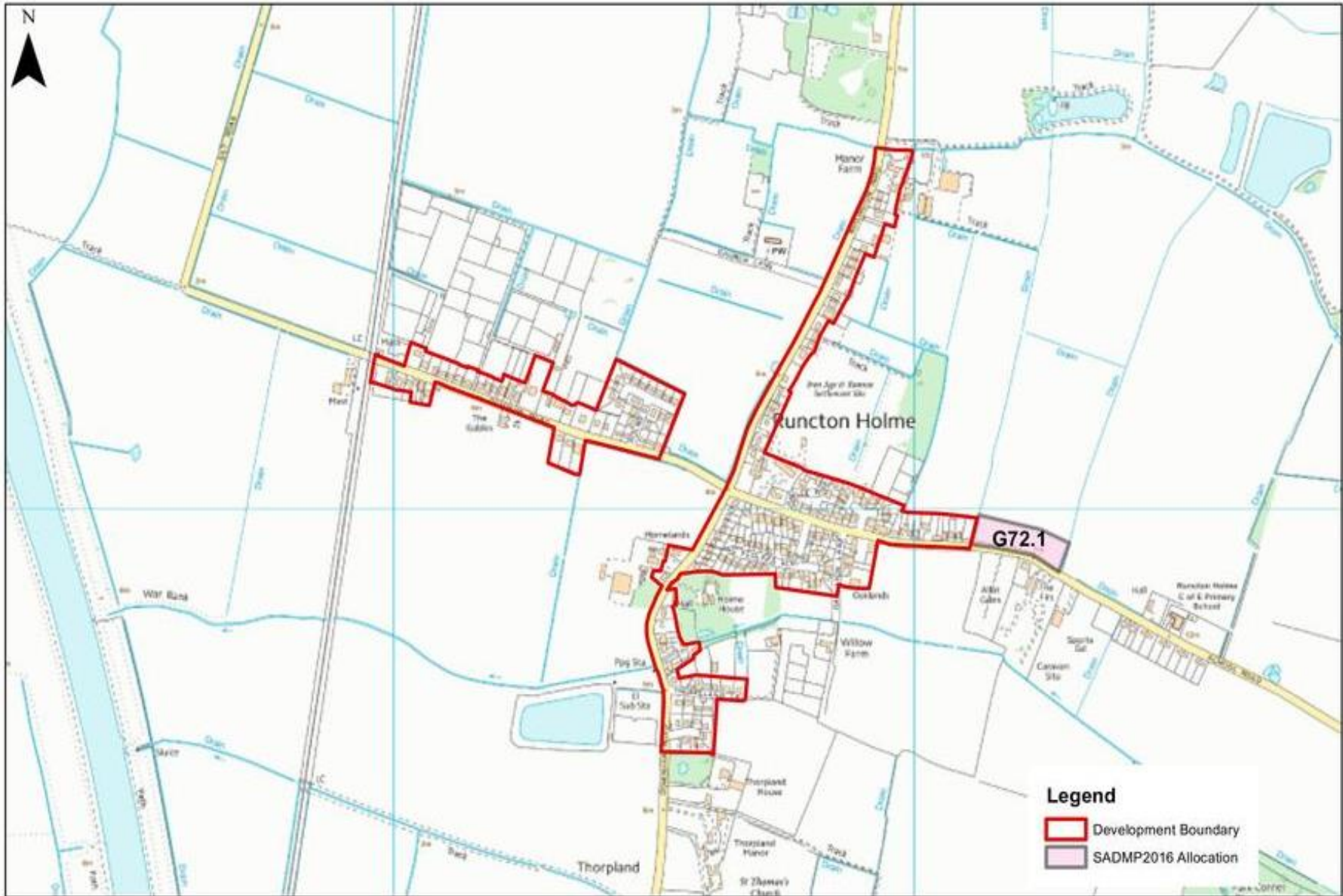
## **Runcton Holme**

### **Rural Village**

#### **Description**

Runcton Holme is situated approximately nine miles south of King's Lynn, four miles north of Downham Market, and to the west of the A10. The village has developed around the crossroads between the Watlington to Downham Market Road, School Road and Common Road. The village is basically linear in form and has a rural setting and a good relationship with the surrounding open countryside. This rural character is strengthened by hedgerows and garden planting.

The Parish of Runcton Holme has a population of 657 (Census Data 2011). The village has very few services and limited employment uses. Runcton Holme is designated as a Rural Village. The SADMP (2016) made an allocation for at least 10 dwellings. The Local Plan review seeks to take this forward.



**Legend**

- Development Boundary
- SADMP2016 Allocation

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**Runcion Holme**



## **G72.1 Runcton Holme - Land at School Road**

### **Site Allocation**

#### **Policy G72.1 Runcton Holme - Land at School Road**

**Land at School Road amounting to 0.9 hectares, as identified on the Policies Map, is allocated for residential development of at least 10 dwellings.**

Development will be subject to compliance with all of the following:

1. Provision of safe and appropriate access with good visibility, and improvements to the local footpath network, to the satisfaction of the local highway authority;
2. Submission of details showing how sustainable drainage measures will integrate with the design of the development and how drainage will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the Sustainable Drainage System (SuDS) should be included with the submission;
3. Provision of affordable housing in line with the current standards.

### **Site Description and Justification**

The site is situated to the eastern edge of the settlement. The development boundary immediately abuts the site's western boundary. The Council considers that the site is capable of accommodating 10 residential units in the settlement at a density which reflects that of the surrounding area.



Scoring highly in terms of sustainability, the site is located close to the local primary school and adjacent to detached dwellings. New housing would form an extension of this residential linear frontage style development along School Road towards the east of the settlement.

The site is high quality agricultural land (Grade 2) and bounded to the west by hedgerows, however the Council considers due to modest amount of land required for development and proximity to services it is appropriate to develop on this agricultural land.

The majority of the views into the site are limited to near distance from School Road and adjacent properties. There are few opportunities for long distance views due to the site being located within a developed area. The site is completely screened by housing on the west boundary. In the limited views that are available the site is seen in the context of the existing settlement.

Access to the site is gained via School Road, which is supported by the local highway authority provided that safe and deliverable access can be achieved, and improvements are made to the local footpath network. The number of driveways directly linked to School Road should be limited through either the use of shared driveways as seen with existing development along School Road, or an access road.

The Surface Water Network has been identified as being at capacity meaning a sustainable drainage system (SuDS) would be required to serve new development.

This site is considered favourably by the Borough Council as the allocation for housing in Runcton Holme due to its proximity to the school and as it is considered to have a less negative impact on the landscape in comparison to the potential alternatives.

**This site benefits from full planning permission (16/01186/OM & 19/01491/RMM) for 10 dwellings.**

## **Sedgeford**

### **Rural Village**

#### **Description**

Sedgeford is a small rural village located to the east of Heacham, approximately three miles from the Wash. The western half of Sedgeford is within the Norfolk Coast Area of Outstanding Natural Beauty and the village also has a designated Conservation Area. Sedgeford parish has a population of 613 (Census Data 2011) and has grown little over the last century. Sedgeford has limited services, but does have a primary school, village hall and pub. The settlement is not served by public transport links.

Sedgeford has an average population size and a slightly lower than average level of services for its designation as a Rural Village. The settlement is very rural in character and is in a very picturesque location within the Area of Outstanding Natural Beauty. Its undulating nature means there are many viewpoints within and towards the village, therefore a key consideration in locating development is minimising the visual impact on the surrounding countryside and preserving the rural character of the village.

The SADMP (2016) did make a housing allocation for at least 10 dwellings.

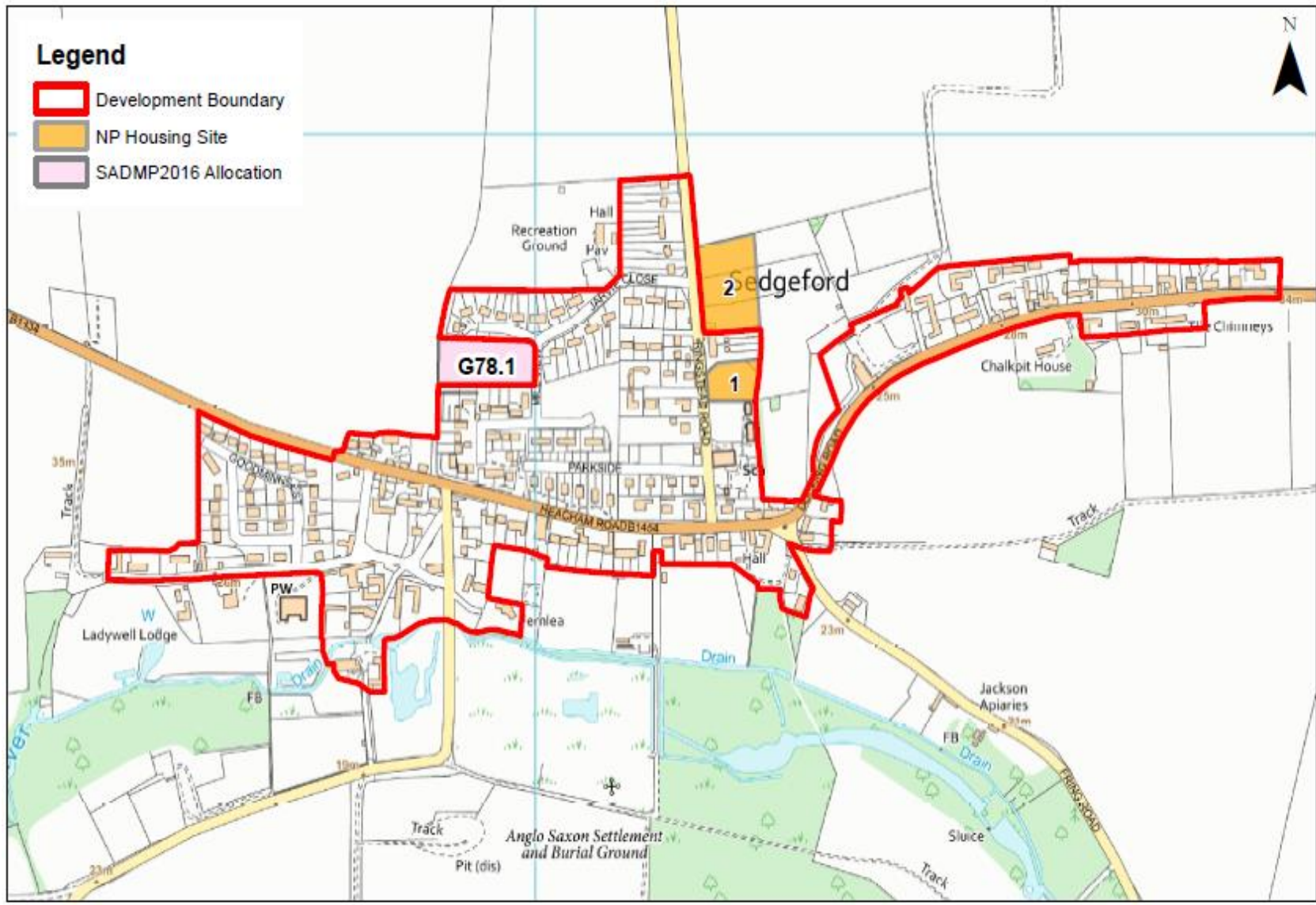
#### **Sedgeford Neighbourhood Plan**

The Borough Council supports those Town/Parish Councils and local communities who wish to prepare a Neighbourhood Plan for their Area.

The Sedgeford Neighbourhood Plan was formally made and came into force September 2019 and can be viewed in full via the link below. The Sedgeford Neighbourhood Plan sits alongside the Local Plan and forms part of the Local Development Plan. Its policies will be used to guide development and assist in the determination of planning applications within the Area. It also provides additional housing allocations, as well as altering the SADMP allocation.

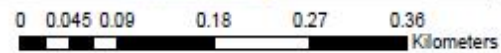
- [https://www.west-norfolk.gov.uk/info/20127/neighbourhood\\_plans/117/completed\\_plans](https://www.west-norfolk.gov.uk/info/20127/neighbourhood_plans/117/completed_plans)





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Sedgford



## **G78.1 Sedgeford - Land off Jarvie Close**

### **Site Allocation**

#### **Policy G78.1 Sedgeford - Land off Jarvie Close**

**Land amounting to 0.6 hectare, as shown on the Policies Map, is allocated for residential development of at least 10 dwellings.**

Development will be subject to compliance all of the following:

1. Suitable provision / improvements to pedestrian links from the site to Jarvie Close;
2. Delivery of a safe access that meets the satisfaction of the local highway authority;
3. The design of development, and in particular its massing and materials, shall have regard to its potential impact on the scenic beauty of the Norfolk Coast Area of Outstanding Natural Beauty;
4. Incorporation of a high-quality landscaping scheme including the retention and enhancement of established hedgerow on the western boundary of the site to minimise the impact of the development on the wider countryside;
5. Submission of details showing how sustainable drainage measures will integrate with the design of the development and how drainage will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the Sustainable Drainage System (SuDS) should be included with the submission;
6. Submission of details showing how the water mains crossing can be accommodated within the development (including any easements/diversions) to the satisfaction of Anglian Water;
7. Provision of affordable housing in line with current standards.

**In addition to this Local Plan Policy the Sedgeford Neighbourhood Plan which was made after the SADMP contains the following policy for the site, it also contains some supporting text, and this can be viewed via the link provided earlier.**

## **Policy H1: Development of site allocated at Jarvie Close**

### **Policy H1: Development of site allocated at Jarvie Close**

**The development of the site allocated under Policy G78.1 of the Site Allocations and Development Management Policies DPD will be supported where it would meet the following criteria:**

- a) The development shall be for a minimum of 11 dwellings or 1000sq m;
- b) The development respects the density, form and layout of houses in the immediate locality
- c) The layout of the development will provide for the maintenance of access from Jarvie Close to the footpath that runs along the western boundary of the site;
- d) The rooflines and spacing of the development should be designed to minimise the obstruction of views across the river valley from public places on Jarvie Close and should not appear higher than those in the existing Jarvie Close development in views across the valley from the south.

### **Site Description and Justification**

The site lies in a relatively central location in the village, with existing housing on three sides. The site currently comprises uncultivated Grade 3 agricultural land. There are no available opportunities to utilise previously developed land for new housing in Sedgford. In this context, the site provides the opportunity to develop land which has no identified use.

The area in the immediate vicinity slopes in a north south direction with the site sitting in a central position between Jarvie Close (on higher ground to the north) and Mill View (on lower ground to the south). The natural topography of the site, being on a slope with development on both higher and lower ground, would lessen the impact of development on the surrounding area, limiting the impact on the local visual amenity and the scenic beauty of the Area of Outstanding Natural Beauty and other countryside. Long views are afforded of the site from the west, but any development would be read in the context of the existing village and not be of detriment to the character of the settlement. The policy includes a clause to give emphasis to the importance of addressing landscape impacts in the design of the proposed housing.

Apart from the hedgerows on the western boundary, there are no important landscape features on the site although the site itself is within the Area of Outstanding Natural Beauty. The Conservation Area sits a good distance from the site (approximately 100 metres to the south). Due to the distances involved and the built form in the immediate vicinity of the site, it is not considered that development of the site would be of detriment to the character and appearance of Sedgeford's Conservation Area. There are no Listed Buildings in the vicinity of the site.

A development of six dwellings on the site would either result in a very low-density development or create left over space which would likely come forward for housing in the near future. By allocating ten dwellings on the site the Council can increase the level of affordable housing to two dwellings and ensure the site is development comprehensively, with a design and layout that fits in with the surrounding area.

Norfolk County Council as the local highway authority consider the site well located and appropriate for development subject to the delivery of safe access. They have also expressed preference for minor development of this site over the alternative development option. Sedgeford Parish Council and the Norfolk Coast (AONB) Partnership have both expressed a preference for minor development of this site due to the lesser visual impact on the landscape and Area of Outstanding Natural Beauty. Sedgeford Parish Council have also identified potential ownership constraints in accessing the alternative site and would strongly resist development of that site.

The Surface Water Network has been identified as being at capacity meaning a sustainable drainage system (SUDS) would be sought to serve new development.

One constraint which must be resolved prior to development is that a water main(s) cross the site and therefore easement / diversion may be required in consultation with Anglian Water.

Housing affordability is a key issue for local people within settlements in the Area of Outstanding Natural Beauty. Cumulatively, new allocations will increase choice in the market and enable some new affordable housing to benefit local residents. An allocation of ten houses on the preferred site would enable the delivery of two affordable homes.

The Borough Council is the current landowner, previous planning permission was granted for 9 dwelling on the site (16/01414/O). However, the Borough Council is now seeking to bring forward the land as a Custom and Self-Build site.

## Shouldham

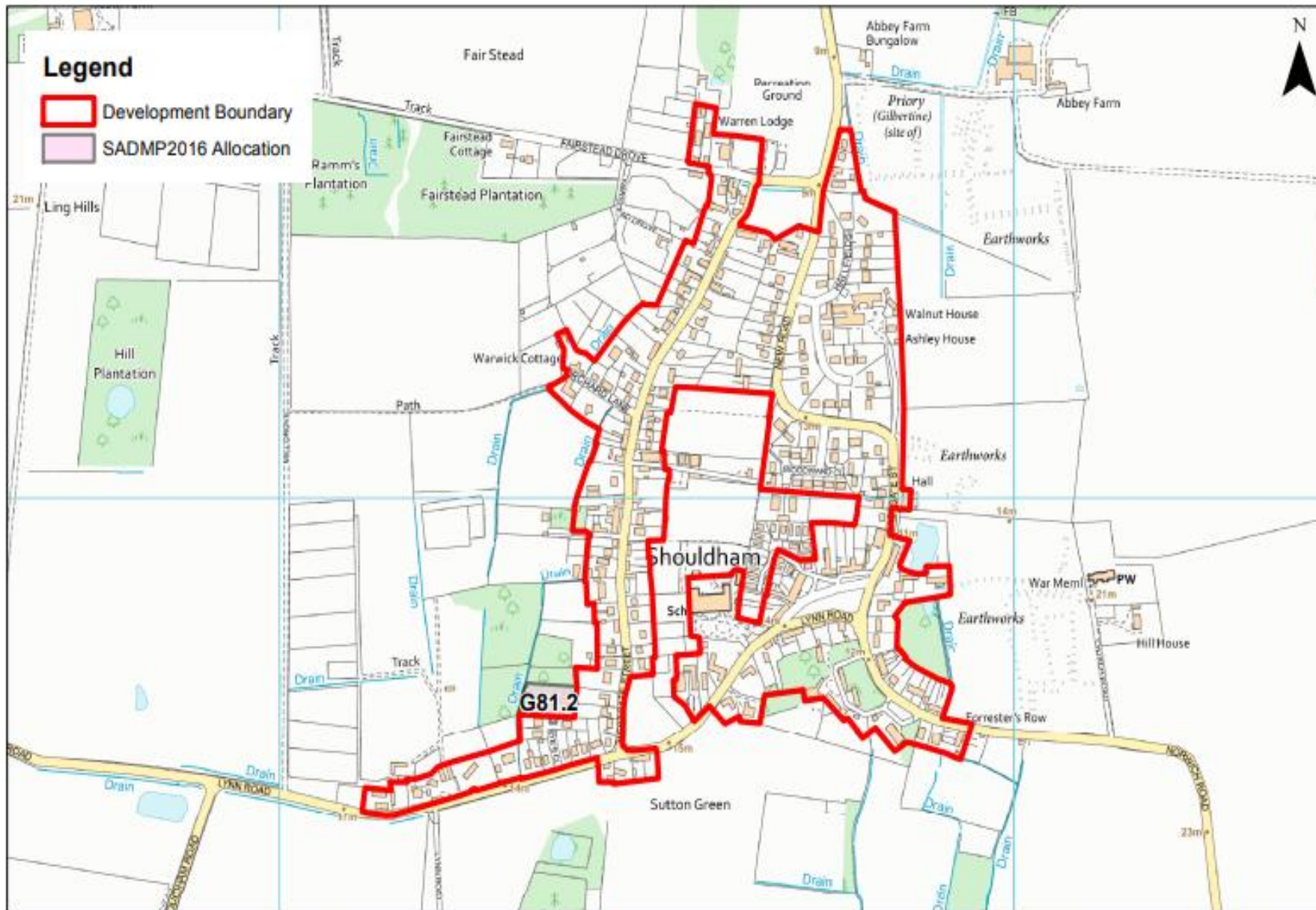
### Rural Village

#### Description

**14.16.1** Shouldham is situated approximately ten miles south east of King's Lynn and approximately six miles north east of Downham Market. The village is based on a circuit form and the high-quality character has been recognised through designation as a Conservation Area towards the south east of the settlement. The village has an adequate range of services including a school, a bus route, shop, Post Office and there are some employment opportunities. The Parish of Shouldham has a population of 605<sup>(56)</sup>.

**14.16.2** Shouldham is designated as a Rural Village and is considered to have an adequate range of services and facilities. The SADMP 2016 did make two allocations providing at least 10 dwellings across the sites. Due to no progress the decision has been made to deallocate policy G81.1 from the local plan review.





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### **Policy G81.2 Shouldham - Land accessed from Rye's Close**

**Land accessed from Rye's Close, amounting to 0.3 hectares, as identified on the Policies Map, is identified for residential development of at least 5 dwellings.**

Development will be subject to compliance with all of the following.

1. Submission of details showing how the water mains crossing can be accommodated within the development (including any easements/diversions) to the satisfaction of Anglian Water;
2. Achievement of suitable safe access to the site through Rye's Close to the satisfaction of the local highway's authority;
3. Retain trees according to the conditions of the Tree Preservation Order
4. Provision of affordable housing in line with the current standards.

### **Site Description and Justification**

**14.16.2.1** The allocated site is situated towards the south west of the settlement. The current development boundary immediately abuts the sites south and east boundary. The Council considers the site is suitable to accommodate 5 residential units at a density reflecting that of the surrounding area.

**14.16.2.2** The site is located a short distance from the school and is of a distance from the Conservation Area such that development would not impact to any significant degree on this heritage asset. The site is well screened from the settlement by existing development. The site is bounded by trees which could be incorporated into the design. It is currently used as agricultural land (grade 4), and therefore is not a constraint on development due to its low quality.

**14.16.2.3** Norfolk County Council, as local highways authority have advised the only suitable access point is on to Rye's Close.

**14.16.2.4** A water main crosses the site and therefore easement/ diversion may be required in consultation with Anglian Water.



**14.16.2.5** This site benefits from full planning permission (18/00604/F) for 5 dwellings. Construction is under way with a number of homes having been completed

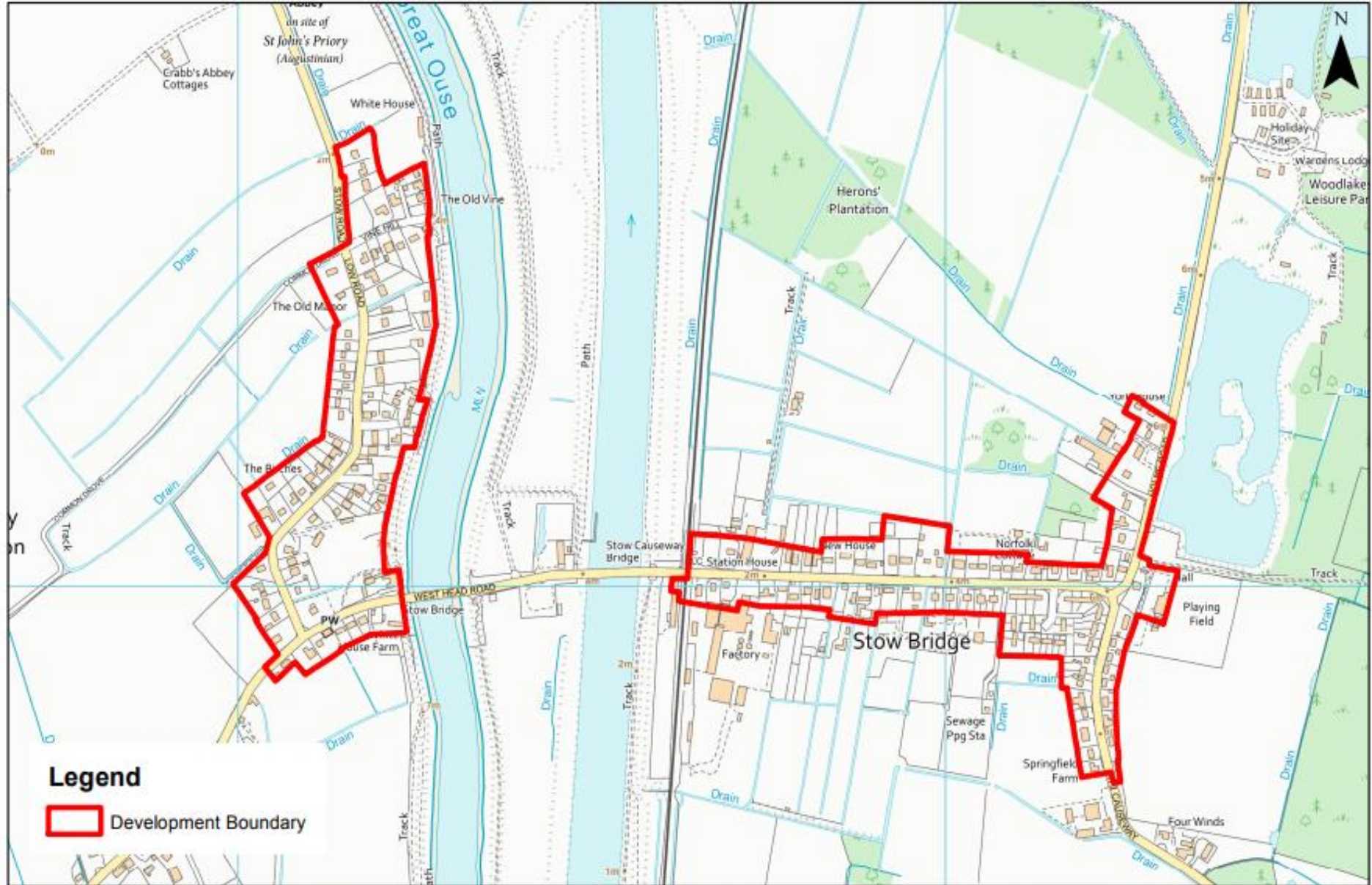
**Stow Bridge**

## **Rural Village**

### **Description**

**14.17.1** Stow Bridge is situated approximately 4 miles north of Downham Market. The village is relatively small and takes a mainly linear form. There are a number of local facilities including the Heron Public House, two farm shops with tea rooms (Bearts of Stow Bridge and Landymore's), a butchers (Sergeants), village hall and the Church of St. Peter.

**14.17.2** The settlement is within the Parish of Stow Bardolph, along with the villages of Stow Bardolph and Barroway Drove. The Great Ouse and the Relief Channel run through the village.



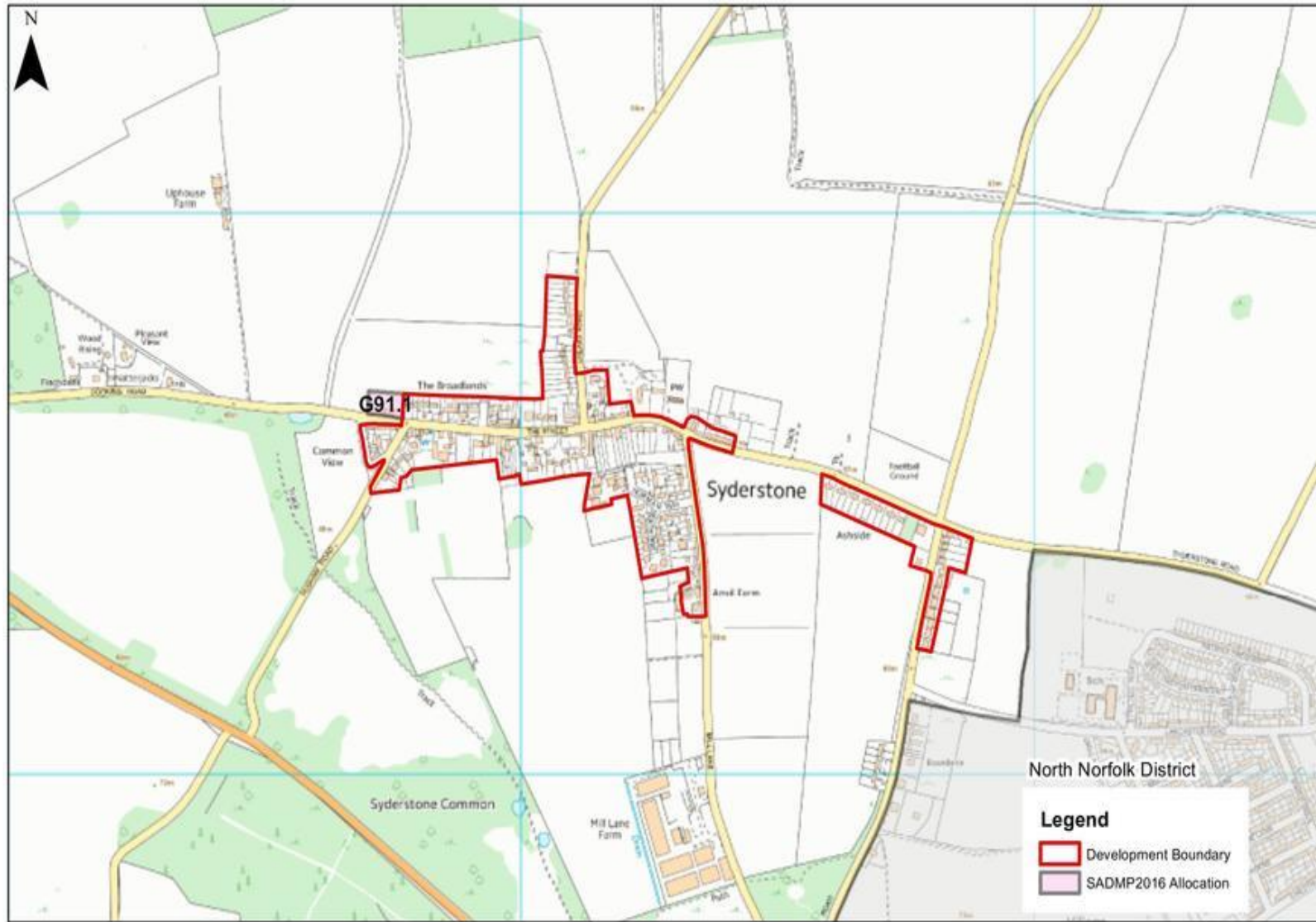
## 14.18 Syderstone

### Rural Village

#### Description

**14.18.1** Set on a rising site above an extensive common, Syderstone is a small linear village situated in the north eastern area of the borough. The village contains many traditional character buildings of flint and red brick and contains a landmark feature: the round tower church of St. Mary's. The village contains very few facilities other than a pub. The school is located in nearby Blenheim Park. The settlement is not served by public transport links. Syderstone Parish has a population of 445<sup>(57)</sup>.

**14.18.2** Syderstone Common is a Norfolk Wildlife Trust nature reserve and designated as an SSSI (Site of Special Scientific Interest). Syderstone has an average population size and is very limited in services in comparison to other settlements designated as Rural Villages. The village is about 7 miles west of the town of Fakenham (in bordering North Norfolk District) which provides a good range of services and facilities. The SADMP 2016 did make an allocation of at least 5 dwellings.



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Syderstone

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### **Policy G91.1 Syderstone - Land west of no. 26 The Street**

**Land amounting to 0.3 hectares, as shown on the Policies Map, is allocated for residential development of at least 5 dwellings.**

Development will be subject to compliance with all of the following:

1. Provision of safe vehicular and pedestrian access onto The Street, to the satisfaction of the local highway authority;
2. Incorporation of a high-quality landscaping scheme to the north and western boundaries of the site in order to minimise the impact of development on the wide countryside;
3. Evidence demonstrating a safe and deliverable access and improvements being made to the footway network, to the satisfaction of the local highway authority;
4. Submission of details showing how sustainable drainage measures will integrate with the design of the development and how drainage will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the Sustainable Drainage System (SuDS) should be included with the submission;
5. Provision of affordable housing in line with current standards.

### **Site Description and Justification**



**14.18.1.1** The site is of a size that could accommodate five dwellings taking full regard of the form, character and density of development in the locality of the site. The site is situated on the western edge of village and is within walking distance to central village services.

**14.18.1.2** The site is classed as agricultural grade 3 and therefore any development would result in a loss of productive agricultural land. However, only a small amount of land would be required due to the nominal amount of housing sought.

**14.18.1.3** Norfolk County Council as local highway authority have no objections to site subject to evidence demonstrating a safe and deliverable access and improvements being made to the footway network.

**14.18.1.4** The site is adjacent to frontage development on the northern side of The Street and opposite to development along the southern side of Docking Road, it is considered that development could take place without detriment to the form and character of the settlement by reflecting the existing frontage development.

**14.18.1.5** The site is screened by existing development to the south and east meaning that short distance views into the site are afforded from the local highway and these properties, these would be read in the context of development of the adjacent and opposite local built up environment. There are some opportunities for medium and long-distance views from the wider countryside to the north and west of the site, however the policy contains a clause for the Incorporation of a high-quality landscaping scheme in order to minimise the impact of development on the countryside.

**14.18.1.6** The Surface Water Network has been identified as being at capacity meaning a sustainable drainage system (SUDS) would be sought to serve new development.

**14.18.1.7** The Council considers the site to offer the best combination of advantages in the settlement as it would form a natural extension to the western edge of the village and is favoured by Syderstone Parish Council.

**14.18.1.8** The site benefits from full planning permission for 5 new homes (18/01917/F)



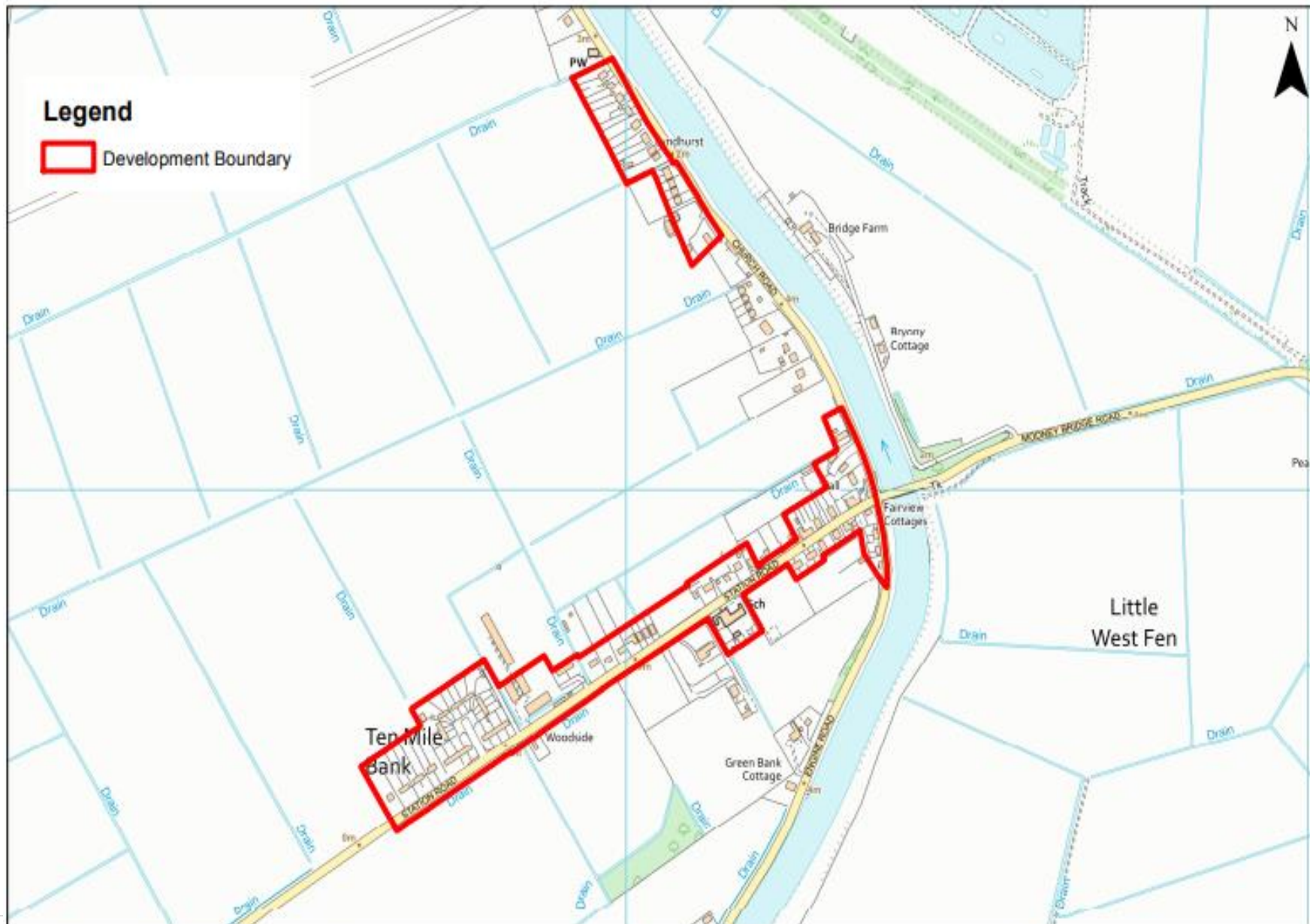
## 14.19 Ten Mile Bank

### Rural Village

#### Description

**14.19.1** Ten Mile Bank is located approximately five miles south of Downham Market and eighteen miles south of King's Lynn. It is situated on the west bank of the River Great Ouse between Denver and Littleport and has the only road crossing of the river between these two points. The river road between Denver and Littleport runs parallel to the main A10 London- Cambridge-King's Lynn road on the opposite side of the river. The village is part of Hilgay Parish with a population of 277 <sup>(58)</sup> and contains a school and bus service.

**14.19.2** Ten Mile Bank is designated as a Rural Village. A site known as Policy G92.1 Land off Church Road was allocated by the SADMP (2016) and has since come forward for planning permission (15/00222/O and 17/01646/RM) for 3 dwellings and has been completed. Accordingly, the allocation has been removed from the plan and has been included within the development boundary.



## 14.20 Thornham

### Rural Village

#### Description

14.20.1 Thornham is a linear coastal settlement located approximately four miles from the town of Hunstanton. The village contains a village hall, deli, restaurant, gift and clothing outlet, as well as three pubs. Thornham parish has a population of 496(59). Thornham is linked to other coastal villages via the Coastliner bus route along the A149 between Hunstanton and Wells-next-the-Sea. Thornham attracts tourists due to its accessibility on the main coastal route (A149) and due to its position within Norfolk Coast AONB and directly on the Norfolk Coast Path.

14.20.2 Thornham has an average population size and number of services in comparison to other settlements designated as Rural Villages, although it has no primary school. The settlement is in a sensitive location within the Area of Outstanding Natural Beauty and adjacent to the coastline which has many international designations to protect its environmental, biodiversity and heritage significance. As such, development must be particularly sensitive both in terms of visual impact and the impact new residents could have on the immediate surroundings. Based on the Council's preferred method of distributing new development (as outlined earlier in the plan), Thornham would receive a total allocation of five new houses including one affordable home.

14.20.3 The environmental, heritage and highways constraints limit the potential for development in this village. All sites previously considered received objections from Norfolk County Council (highways authority), Natural England, English Heritage and the Norfolk Coast (AONB) Partnership. Therefore, no allocations for development have been made in Thornham.

#### Neighbourhood Plan

14.20.4 The Borough Council supports those Town/Parish Councils and local communities who wish to prepare a Neighbourhood Plan for their Area. Thornham Parish Council is in the process of preparing a Neighbourhood Plan for their Area. The Thornham Neighbourhood Plan Area was formally designated by the Borough Council 17/03/2017 and corresponds with the boundaries of Thornham Parish.

14.20.5 The Parish Council is preparing a Neighbourhood Plan for their area and is currently going through their regulation 16 stage July/September 2020.



## 14.21 Three Holes

### Rural Village

#### Description

**14.21.1** Three Holes is situated to the south of Upwell, where the A1101 bridges the Middle Level Main Drain. The settlement is linear and sprawling in form along the A1101 Main Road and is located eight miles south of Wisbech. The village is part of Upwell Parish and contains a shop, commutable bus route and employment uses.

**14.21.2** Three Holes is designated as a Rural Village. A site known as Policy G96.1 Land adjacent to 'The Bungalow', Main Road was allocated by the SADMP (2016) and has since come forward for planning permission (15/01399/O & 15/01402/O, 17/01371/RM & 17/01372/RM) for 4 dwellings and has been built out. Accordingly, the allocation has been removed from the plan and has been included within the development boundary.

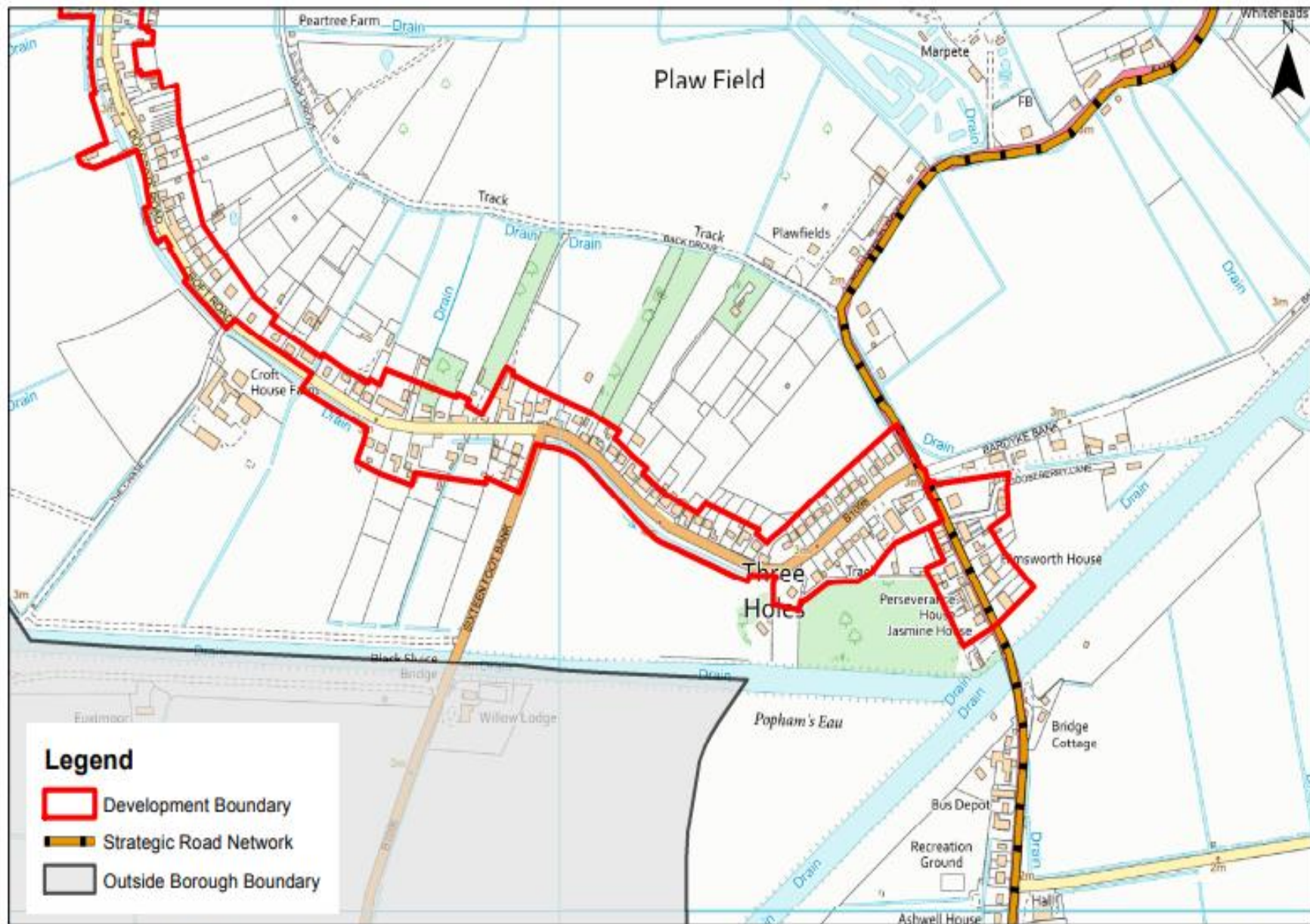
#### Neighbourhood Plan

**14.21.3** The Borough Council supports those Town/Parish Councils and local communities who wish to prepare a Neighbourhood Plan for their Area. Three Holes lies within the Parish of Upwell

**14.21.4** Upwell Parish Council is in the process of preparing Neighbourhood Plan for their Areas. The Upwell Neighbourhood Plan Area was formally designated by the Borough Council 02/12/2015 and corresponds with the boundaries of Upwell Parish.

**14.21.5** The Parish Council is currently preparing a draft version of their Neighbourhood Plan for consultation. Their Neighbourhood Plan will assess sites and allocate sites to meet the agreed identified need. The Neighbourhood Plan is currently in the examination stage of the plan process,





## 14.22 Tilney All Saints

### Rural Village

#### Description

**14.22.1** Tilney All Saints is a small village situated approximately three miles southwest of King's Lynn, between the A17 and A47. The village is made up of two parts; Tilney All Saints itself and Tilney High End. The village is located in the Fens. The population of the settlement was recorded as 573 in the 2011 Census<sup>(60)</sup>.

**14.22.2** There are limited employment opportunities in the village and the few services include a school, church and bus route.

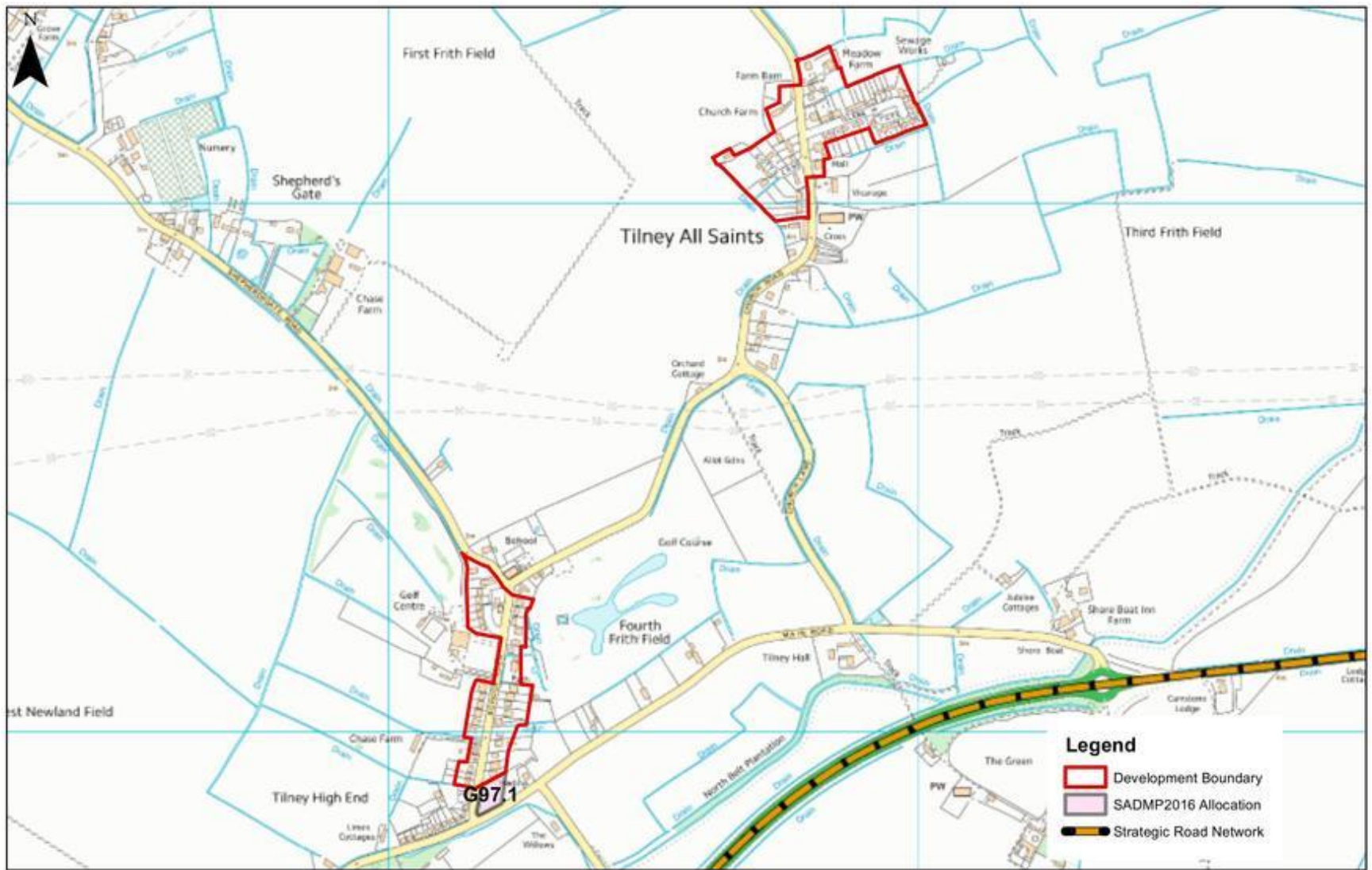
**14.22.3** Tilney All Saints is designated a Rural Village, identified as being capable of accommodating modest growth to support essential rural services. The SADMP 2016 did make an allocation of at least 5 dwellings.

#### Neighbourhood Plan

**14.22.4** The Borough Council supports those Town/Parish Councils and local communities who wish to prepare a Neighbourhood Plan for their Area. Tilney All Saints Parish Council is in the process of preparing a Neighbourhood Plan for their Area. The Tilney All Saints Neighbourhood Plan Area was formally designated by the Borough Council 14/06/2016 and corresponds with the boundaries of Tilney All Saints Parish.

**14.22.5** The Parish Council is currently preparing a draft version of their Neighbourhood Plan for consultation **and have just completed their regulation 14 stage**. Their Neighbourhood Plan will assess sites and allocate sites to meet the agreed identified need for the village.





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**Tilney All Saints**



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## n School Road and Lynn Road

### Site Allocation

#### **Policy G97.1 Tilney All Saints - Land between School Road and Lynn Road**

**Land amounting to 0.25 hectares east of School Road, as shown on the Policies Map is allocated for residential development of at least 5 dwellings.**

Development will be subject to compliance with all of the following:

1. Submission of a Flood Risk Assessment (FRA) that should address all forms of flood risk (coastal inundation, fluvial, pluvial and groundwater). The FRA should explain how surface water drainage will be managed. The FRA must demonstrate how the development would provide wider sustainability benefits to the community that outweigh the risk associated with flooding and that the development would be safe for its lifetime without increasing flood risk elsewhere and, where possible, would reduce flood risk overall. The FRA should also suggest appropriate mitigation (flood resiliency measures);
2. Submission of details showing how sustainable drainage measures will be incorporated into the development to avoid discharge to the public surface water network, and also to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission;
3. Provision of affordable housing in line with the current standards.

### Site Description and Justification

14.22.1.1 The allocated site lies south of Tilney High End, Tilney All Saints, on the edge of a built-up area, immediately abutting the development boundary. The site currently comprises of an area of uncultivated flat scrub land designated as Grade 2 (good quality) agricultural land. Although development would result in the loss of good quality agricultural land, all sites within the settlement fall within this category and the scale of development proposed is not likely to have a detrimental impact on the availability of productive agricultural land. The site has defined boundaries in the form of mature hedges and planting. Other than this, there are no landscape features of note within the site.

14.22.1.2 The surrounding area is predominantly residential in character with housing to the north and west and some housing to the east. The site is well screened in terms of views from the wider landscape and it is considered that development is not likely to be visually intrusive in the landscape but would rather be seen in the context of the existing settlement.

14.22.1.3 The site relates well with the existing form and character of the area. Development would form a natural extension of existing residential dwellings along School Road. The site could potentially be developed as frontage development which would be consistent with the form of the adjacent existing development. In addition, the site is significantly closer to the main facilities the settlement has to offer in particular the school and a bus route. The local highway authority has no objections to this allocation. The site is also supported by the local parish council.

14.22.1.4 With regards to flood risk, the sequential test is applied in line with the National Planning Policy Framework. The allocated site is in a lower flood risk area (tidal flood zone 2) compared to other higher flood risk sites in the settlement. Development is subject to the appropriate flood mitigation measures as outlined in the allocation policy above.

14.22.1.5 This site benefits from outline planning permission for 5 dwellings (17/00027/O). A reserved matters application is currently being **considered (18/01627/RM)**.

## **14.23 Walpole Cross Keys**

### **Rural Village**

#### **Description**

14.23.1 Walpole Cross Keys is a comparatively small village that lies to the north of the A17 approximately six miles west of King's Lynn and six miles northeast of Wisbech. The village is positioned in the Fens and is mainly linear in form with an area which contains the few services in the settlement. The topography is flat, and this gives the settlement an open feel.

14.23.2 There are limited employment opportunities in the village and few services aside from the school and bus route. The population was recorded as 518 ([61](#)).

14.23.3 Walpole Cross Keys is designated a Rural Village, capable of accommodating modest growth to support essential rural services. On a population pro-rotta basis (see Distribution of Development section) Walpole Cross Keys would receive an allocation of 5 new dwellings. However, no suitable site has been identified in the settlement due to constraints in terms of form, character, highway and access. As such Walpole Cross Keys will not receive an allocation.

#### **Neighbourhood Plan**

14.23.4 The Borough Council supports those Town/Parish Councils and local communities who wish to prepare a Neighbourhood Plan for their Area. The Walpole Cross Keys Neighbourhood Plan was made and brought into force September 2017 and covers the Parish. The map shown comprises those elements from the Neighbourhood Plan, however it is condemned that the Neighbourhood Plan is consulted for further details.

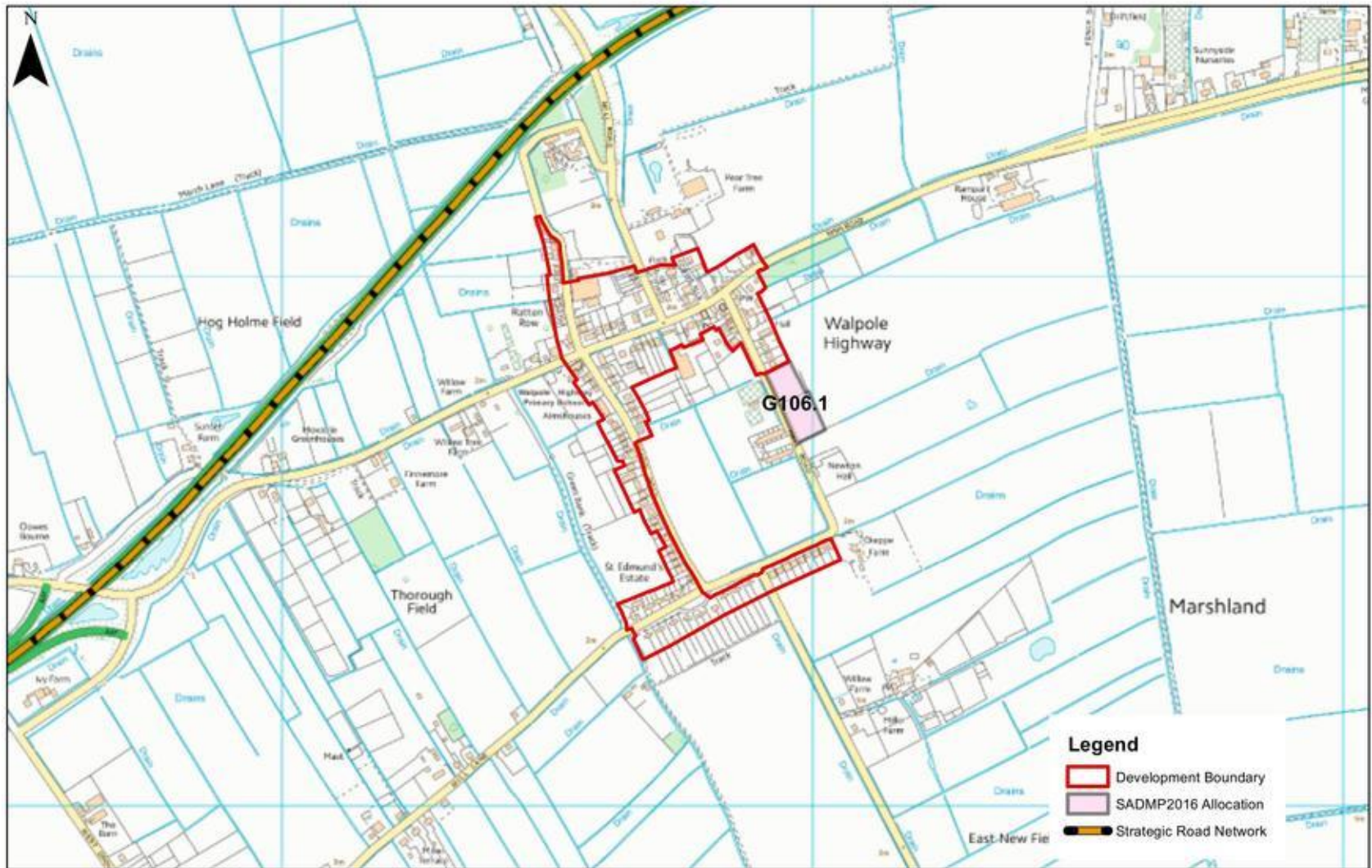




is a relatively small village situated to the south of the A47 approximately 8 miles southwest of King's Lynn. The settlement developed at the point where the old A47 trunk road intersected with a marshland drove. The village has had a peaceful character since the A47 bypass was opened in the 1990s. The form of the settlement was originally linear in form although more recent development has given it a rectangular shape. The village is very open in character with few enclosed spaces.

14.24.2 The settlement has limited local employment opportunities, but services include a school, pub, filling station, shop, post office and bus route. The population of the settlement is recorded as 701([62](#)).

14.24.3 Walpole Highway is designated a Rural Village capable of accommodating modest growth to support essential rural services. The SADMP 2016 did make an allocation for at least 10 dwellings.



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Walpole Highway

0 0.075 0.15 0.3 0.45 0.6  
 Kilometers



## 14.24.1 G106.1 Walpole Highway - Land East of Hall Road

### Site Allocation

#### Policy G106.1 Walpole Highway - Land East of Hall Road

**Land amounting to 0.8 hectares east of Hall Road as shown on the policies map, is allocated for residential development of at least 10 dwellings.**

Development will be subject to compliance with all of the following:

1. Submission of a Flood Risk Assessment (FRA) that should address all forms of flood risk (coastal inundation, fluvial, pluvial and groundwater). The FRA should explain how surface water drainage will be managed. The FRA must demonstrate how the development would provide wider sustainability benefits to the community that outweigh the risk associated with flooding and that the development would be safe for its lifetime without increasing flood risk elsewhere and, where possible, would reduce flood risk overall. The FRA should also suggest appropriate mitigation (flood resiliency measures);
2. Submission of details showing how sustainable drainage measures will integrate with the design of the development and how drainage will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the Sustainable Drainage System (SuDS) should be included with the submission;
3. Development is subject to evidence demonstrating a safe and deliverable access and provision of adequate footpath links to the satisfaction of the local Highway Authority;
4. Provision of affordable housing in line with the current standards.

## Site Description and Justification

14.24.1.1 The allocated site is situated in a relatively central position on the eastern part of the village. The site comprises of an area of uncultivated scrubland classed as Grade 2 (good quality) agricultural land. Whilst development would result in the loss of good quality agricultural land, this applies to all potential development options in the settlement and on balance it is considered that the benefits of selecting the site outweighs this constraint.

14.24.1.2 Landscape features on the site includes boundary hedgerows and trees. The site is located in a fairly built up area, the surrounding area comprises of open fields to the east, residential development to the north and south-west and green houses to the west. The site is considered to be well related to the existing form of development without encroaching into surrounding countryside. It is screened on the north and south by existing housing and boundary planting. In the medium and long-distance views that are available particularly from the east, development would be seen in the context of the existing village.

14.24.1.3 Walpole Highway is largely characterised by ribbon development along the main routes of the village, and the development of the allocated site would represent a natural continuation of this along Hall Road. The Council considers that the development of 10 dwellings on the site along the road frontage would likely have little impact on the form and landscape character of the locality.

14.24.1.4 In terms of proximity to services, the site is reasonably close to Main Road where the majority of village services are located. Norfolk County Council as the local highway authority made no objection to the allocation of the site for small scale frontage development onto Hall Road, subject to provision of safe access and local improvements to the footway links.

14.24.1.5 The site is identified to be partly within Flood Zone 2 (medium flood risk). However, the site is considered to be more suitable in comparison to other sites at lower degrees of flood risk in terms of form and highway constraints. Development on the site is subject to the appropriate flood mitigation measures as set out in the policy above.

14.24.1.6 The site benefits from full planning permission for 8 dwellings (15/01412/O + 16/00113/O & 16/01036/RM + 19/00541/RM). Currently four dwellings have completed.

## Walton Highway

### Rural Village

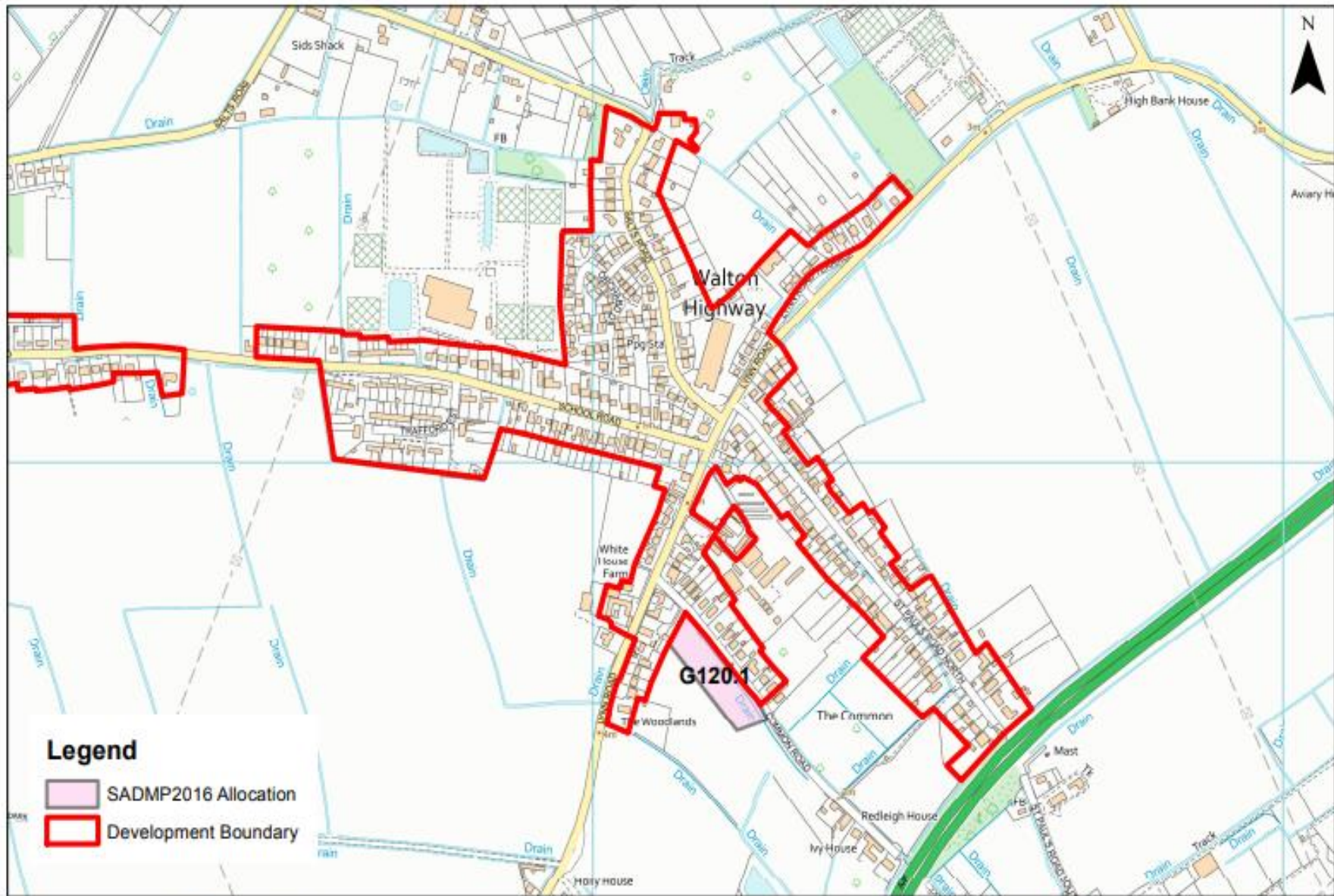
#### Description

14.25.1 Walton Highway is a marshland villages three miles to the north of Wisbech and approximately 13 miles south west of King's Lynn. The Parish population, which includes both West Walton and Walton Highway, is recorded as 1,731([63](#))

14.25.2 Walton Highway lies to the west of the A47 and is focused around the intersection at Lynn Road (the former route of the A47). The settlement was originally linear in pattern along this road, but more recent developments have seen the village grow along Salts Road, School Road, St. Paul's Road North and Common Road. While most buildings in the older part of the village are two-storey nearly all new developments are single storey construction.

14.25.3 Previously West Walton and Walton Highway were grouped together to jointly form a Key Rural Service Centre. This is due to the services and facilities shared between the settlements, and the close functional relationship between the two. Accordingly, the SADMP (2016) made two allocations for at least 20 dwellings ([G120.1 and G120.2](#)). Due to flood constraints at that time both were located within Walton Highway

14.25.4 Policy G120.2 Walton Highway- Land north of School Road was allocated by the SADMP (2016) and has since benefitted from full planning permission 16/00482/OM & 17/01360/RMM)) for 10 dwellings. The site has been built out, so therefore, the allocation has been removed from the plan and has been included within the development boundary.



**Legend**

- SADMP2016 Allocation
- Development Boundary

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**Walton Highway**



### **14.25.1 G120.1 Walton Highway - Land adjacent to Common Road**

#### **Site Allocation**

#### **Policy G120.1 Walton Highway - Land adjacent Common Road**

**Land amounting to 0.83 hectares as shown on the Policies Map is allocated for residential development of at least 10 dwellings.**

**Development will be subject to compliance with all of the following:**

1. Submission of a Flood Risk Assessment (FRA) that should address all forms of flood risk (coastal inundation, fluvial, pluvial and groundwater). The FRA should explain how surface water drainage will be managed. The FRA must demonstrate how the development would provide wider sustainability benefits to the community that outweigh the risk associated with flooding and that the development would be safe for its lifetime without increasing flood risk elsewhere and, where possible, would reduce flood risk overall. The FRA should also suggest appropriate mitigation (flood resiliency measures);
2. Submission of details showing how sustainable drainage measures will integrate with the design of the development and how drainage will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the Sustainable Drainage System (SuDS) should be included with the submission;
3. Demonstration of safe access and visibility to the satisfaction of Norfolk County Council Highways Authority;
4. Provision of affordable housing in line with the current standards.

## Site Description and Justification

14.25.1.1 The allocated site is situated south-east of Walton Highway, on the edge of the built extent of the village facing onto detached bungalows on Common Road. The site comprises of Grade 2 (good quality) agricultural land currently in marginal arable use. Although development would result in the loss of productive agricultural land, the entire settlement consists of either excellent or good quality agricultural land but the need for additional housing to sustain existing village services outweighs this constraint.

14.25.1.2 Landscape features on the site includes boundary hedgerows and a number of small trees within the site. Other than this, there are no significant landscape features.

14.25.1.3 The surrounding area is predominantly residential in character with existing housing on the north, east and partly to the west and open fields to the south. It is considered that development in this location would be well related to the character of the surrounding area with minimal landscape and visual impacts in comparison to other considered sites. Views are mostly restricted to near distance from adjacent roads and properties. In the wider views that are available from the south, development would be seen against the backdrop of the existing settlement.

14.25.1.4 Development of the site would form a continuation of housing along Common Road. Immediately opposite the site, on the other side of Common Road is existing linear frontage development. Walton Highway is largely characterised by this pattern of development and the site lends itself to this form of development. In addition, the site is within reasonable walking distance to some services in the village although there is a general scattered distribution of services in the village. The local Highway Authority identified no constraints in terms of access or adequacy of the road network provided safe access and visibility can be demonstrated.

14.25.1.5 In line with the principles of the sequential test, the allocated site is in a lower flood risk area (tidal flood zone 2) compared to other higher risk areas in the settlement (tidal flood zone 3). A flood risk assessment is required prior to development as set in the allocation policy above.

14.25.1.6 In summary, it is considered that the site is of sufficient scale to accommodate 10 dwellings at a density consistent with its surrounding and without detriment to the form and character of the locality.

14.25.1.7 This site benefits from full planning permission (16/00023/OM & 19/01130/RMM, 20/00687/F) for 10 dwellings



## **14.26 Welney**

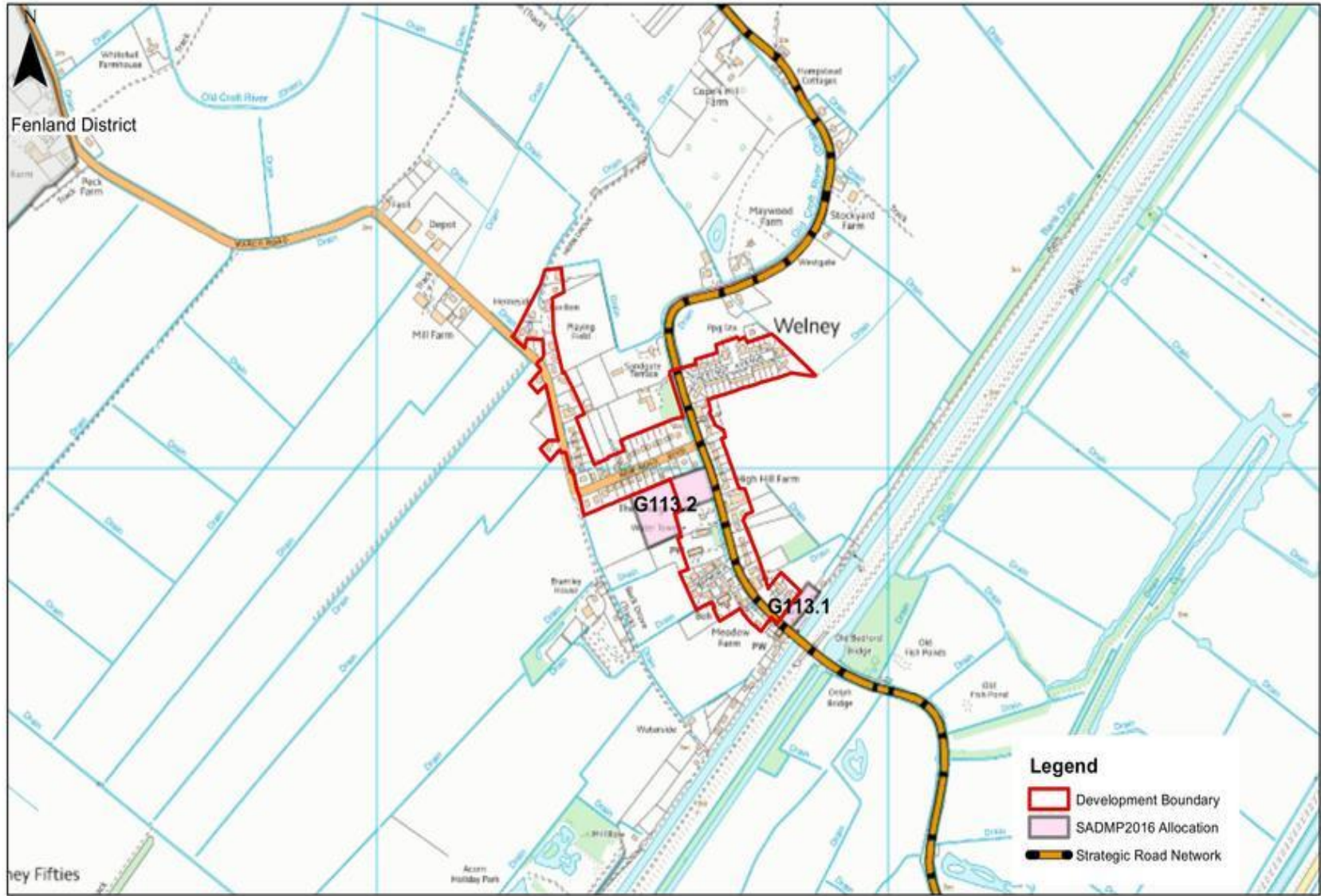
### **Rural Village**

#### **Description and Background**

14.26.1 The village of Welney is situated to the southwest of the Borough, 10 miles southwest of Downham Market and 13 miles south of Wisbech. The village lies adjacent to the Old Bedford River and the River Delph and is in curved linear form either side of Main Street, the A1101.

14.26.2 The Parish of Welney has a population of 542([64](#)). The village has a limited range of facilities which include a school, pub, parish hall and playing field with sports pavilion. Welney stands alongside a Wildfowl and Wetlands Trust nature reserve which is internationally designated for its biodiversity, and in particular bird species. The reserve covers approximately 420 hectares in area.

14.26.3 The allocated sites are considered by the Council to have the least impact on the form and character of the settlement and its setting within the countryside. The SADMP 2016 did make 2 allocations for at least 20 dwellings across the 2 sites.



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Welney



## 14.26.1 G113.1 Welney - Former Three Tuns/Village Hall

### Site Allocation

#### Policy G113.1 Welney - Former Three Tuns/Village Hall

**Land amounting to 0.25 hectares at the Former Three Tuns/Village Hall, as identified on the Policies Map, is allocated for residential development of at least 7 dwellings.**

Development will be subject to compliance with the following:

1. Submission of a Flood Risk Assessment (FRA) that should address all forms of flood risk (coastal inundation, fluvial, pluvial and groundwater). The FRA should explain how surface water drainage will be managed. The FRA must demonstrate how the development would provide wider sustainability benefits to the community that outweigh the risk associated with flooding and that the development would be safe for its lifetime without increasing flood risk elsewhere and, where possible, would reduce flood risk overall. The FRA should suggest appropriate mitigation (flood resiliency measures);
2. Provision of affordable housing in line with the current standards;
3. Any proposal should be accompanied by sufficient information, including drainage arrangements, to demonstrate that there will be no adverse effect on the Ouse Washes Special Area of Conservation, Special Protection Area, and Ramsar;
4. Vehicular access shall be taken from Main Street.

#### Site Description and Justification

14.26.1.1 The allocated site is situated towards the south east of the village. The site is adjacent to the Old Bedford River and a Special Area of Conservation, which in turn adjoins the Ouse Washes Sites of Specific Scientific Interest, Ramsar and Special Protection Area. The site is well located in terms of proximity to the school and access to services and will form a natural extension to the village in keeping the existing character and form.

14.26.1.2 The site is brownfield land and development is linked to the relocation and replacement of the existing village hall. There was a previous planning permission for seven houses on the site, but this has now expired. The Council considers the site is capable of accommodating the 7 residential units required in the settlement at a density reflecting that of the surrounding area. The local highways authority has no objection to this site providing safe access is achieved from Main Street.

14.26.1.3 The whole of the settlement is within Flood Zone 3 and most of the settlement is within the hazard zone. A small area of the allocated site falls partially within a hazard zone however the Council considers due to the brownfield nature of this site and the location within the settlement it is appropriate to develop on this land.

14.26.1.4 The Plan's Habitats Regulations Assessment Report identified the need for checks to ensure no adverse impact on the nearby designated nature conservation areas, and these are included in the policy.

14.26.1.5 The majority of views of the site are limited to the near distance from adjacent roads, properties and public rights of way. Medium and long-distance views from the wider landscape are possible from across the field to the east. In these views the site is seen in the context of the existing village.

14.26.1.6 The Council considers this site to be favourable in Welney due to its accessibility and brownfield nature.

## 14.26.2 G113.2 Welney - Land off Main Street

### Site Allocation

#### Policy G113.2 Welney - Land off Main Street

**Land amounting to 1.25 hectares off Main Street, as identified on the Policies Map, is allocated for residential development of at least 13 dwellings.**

Development will be subject to compliance with the following:

1. Submission of a Flood Risk Assessment (FRA) that should address all forms of flood risk (coastal inundation, fluvial, pluvial and groundwater). The FRA should explain how surface water drainage will be managed. The FRA must demonstrate how the development would provide wider sustainability benefits to the community that outweigh the risk associated with flooding and that the development would be safe for its lifetime without increasing flood risk elsewhere and, where possible, would reduce flood risk overall. The FRA should suggest appropriate mitigation (flood resiliency measures);
2. Improvements to the footway network and safe access to the site Main Street to the satisfaction of the highway authority;
3. Provision of affordable housing in line with the current standards;
4. Any proposal should be accompanied by sufficient information, including drainage arrangements, to demonstrate that there will be no adverse effect on the Ouse Washes Special Area of Conservation, Special Protection Area, and Ramsar;
5. The design and layout of the development shall **preserve** the significance of the Grade II\* listed Church of St Mary the Virgin.

## **Site Description and Justification**

14.26.2.1 The allocated site is situated towards the south west of the village. The site is adjacent to the Old Bedford River and a Special Area of Conservation, which in turn adjoins the Ouse Washes Sites of Specific Scientific Interest, Ramsar and Special Protection Area. The site is well located in terms of the overall position within the village, proximity to the school and access to services. The development of the site would be facilitated by its open character and the lack of mature trees within the field itself.

14.26.2.2 The site is currently low-grade agricultural land. The Council considers the site is capable of accommodating the 13 residential units required in the settlement at a density reflecting that of the surrounding area. The local highways authority has no objection to this site providing safe access is achieved accompanied by improvements to the footpath network.

14.26.2.3 The whole of the settlement is within Flood Zone 3 and most of the settlement is within the hazard zone. The Parish Council in their response to the Preferred Options Consultation would like to see an additional allocation up to 20 dwellings in order maintain the vitality of the village.

14.26.2.4 The Plan's Habitats Regulations Assessment Report identified the need for checks to ensure no adverse impact on the nearby designated nature conservation areas, and these are included in the policy.

14.26.2.5 The majority of views of the site are limited to the near distance from adjacent roads, properties and public rights of way. Medium and long-distance views from the wider landscape are possible from across the field to the west. In these views the site is seen in the context of the existing village.

14.26.2.6 The site has come forward with a full planning proposal and this details 17 dwellings. (18/00195/FM).



## **14.27 Wereham**

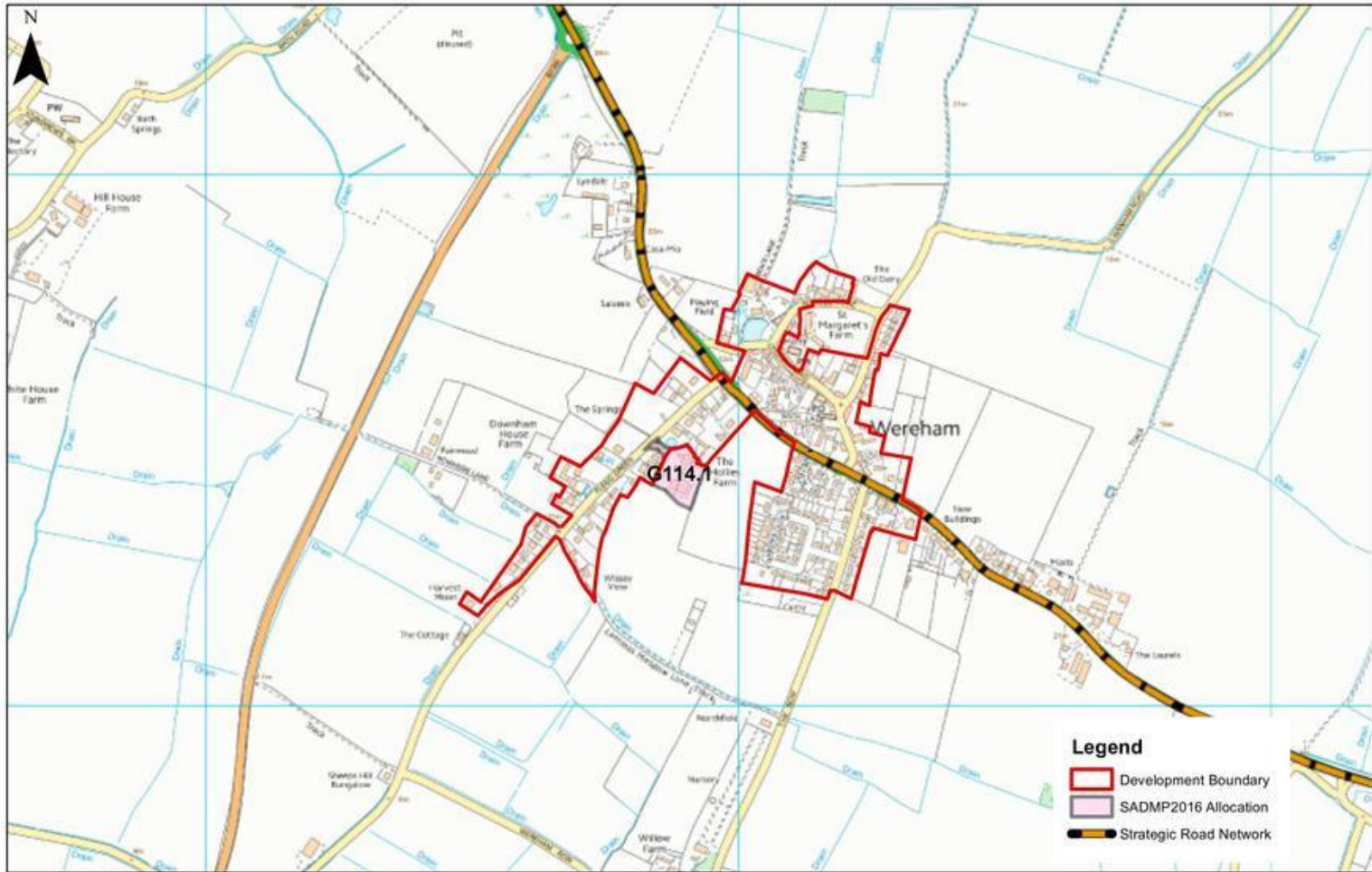
### **Rural Village**

#### **Description**

14.27.1 The village of Wereham is situated six miles southeast of Downham Market. The older part of the village is focused around the church and village pond, with more recent development forming a linear pattern along Stoke Road and Flegg Green.

14.27.2 The Parish of Wereham has a population 859([65](#)). The village has a limited range of services and facilities which include a pub, a bus route and other employment uses.

14.27.3 Wereham is designated a Rural Village capable of accommodating modest growth to support essential rural services. The SADMP 2016 did make an allocation of at least 8 dwellings.



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Wereham

0 0.075 0.15 0.3 0.45 0.6  
 Kilometers

#### **14.27.1 G114.1 Wereham - Land to the rear of 'Natanya', Hollies Farm, Flegg Green**

##### **Site Allocation**

##### **Policy G114.1 Wereham - Land to the rear of 'Natanya', Hollies Farm, Flegg Green**

**Land amounting to 0.77 hectares, as identified on the Policies Map, is allocated for residential development of at least 8 dwellings.**

##### **Development will be subject to compliance with the following:**

1. Provision of safe access being achieved from Flegg Green to the satisfaction of the local highway's authority;
2. Submission of details showing how sustainable drainage measures will be incorporated into the development to avoid discharge to the public surface water network, and also to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission;
3. Provision of affordable housing in line with the current standards.

## **Site Description and Justification**

14.27.1.1 The allocated site is located to the south of the settlement and is a brownfield site, this previously developed land has not been in employment uses for some time, it is currently containing a number of dilapidated storage structures and is unlikely to be used for employment purposes going forward. The surrounding area consists of residential housing development along Flegg Green. The site is adjacent to the development boundary with open fields to the south.

14.27.1.2 It is considered that development on the site would not be visually intrusive in the landscape. Views of the site are limited to near distance from adjacent roads and properties. Redevelopment of the site has the potential to positively contribute to the street scene and local area. There are few opportunities for medium and long-distance views, in these limited views, development would be seen in the context of the existing built form.

14.27.1.3 Development of the site would form an extension onto the rear of existing housing development along Flegg Green. The site is located relatively close to services and facilities within the village. Access is obtainable from Flegg green, as supported by Norfolk County Council as the local highway authority; this is subject to demonstration of safe access.

14.27.1.4 The site is identified in the Sustainability Appraisal as a suitable option for development in comparison to other options. It is of sufficient scale to accommodate 8 dwellings at a density consistent with its surrounding without detriment to the form and character of the locality. The Parish Council made no objections to the allocation. The site is situated away from the Wereham Conservation Area and development would not have an impact on the intrinsic beauty and distinctive character of this heritage asset.

14.27.1.5 The site benefits from full planning permission for 10 dwellings. (16/01378/FM).

## **14.28 West Newton**

### **Rural Village**

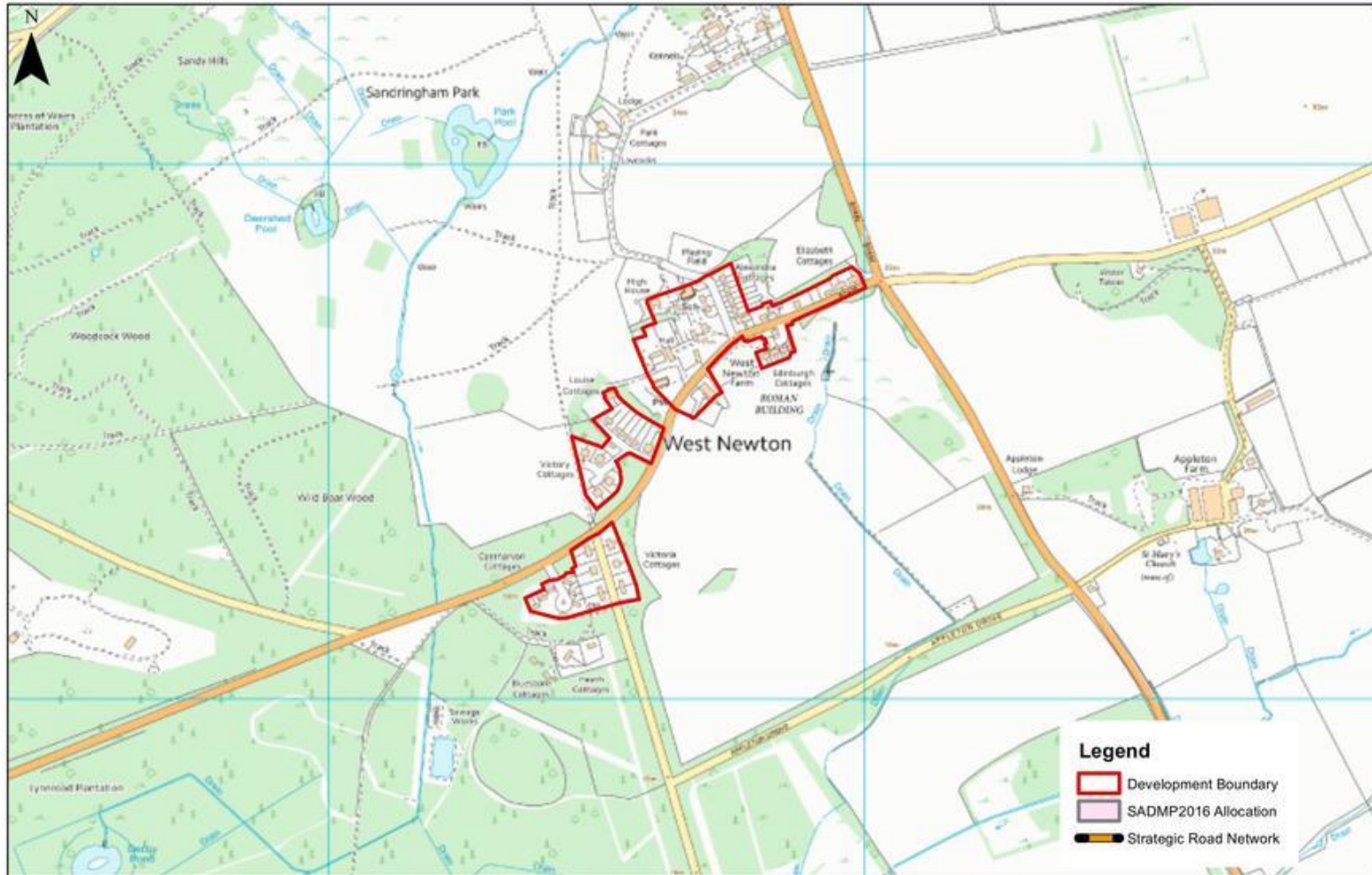
#### **Description**

14.28.1 West Newton is a small village located about eight miles northeast of King's Lynn. The village has strong links with Sandringham Estate, encompassing a series of estate cottages within a woodland setting located next to a church. The settlement is partly within Norfolk Coast AONB.

14.28.2 West Newton is located in the Parish of Sandringham, which has a population of 176([66](#)). West Newton supports a primary school, social club, village shop and local bus service, but is otherwise limited in service provision.

14.28.3 West Newton has a small population size and an average level of services for its designation as a Rural Village.

14.28.4 The SADMP (2016) did not make an allocation for West Newton as no sites were available.



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West Newton

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 Kilometers



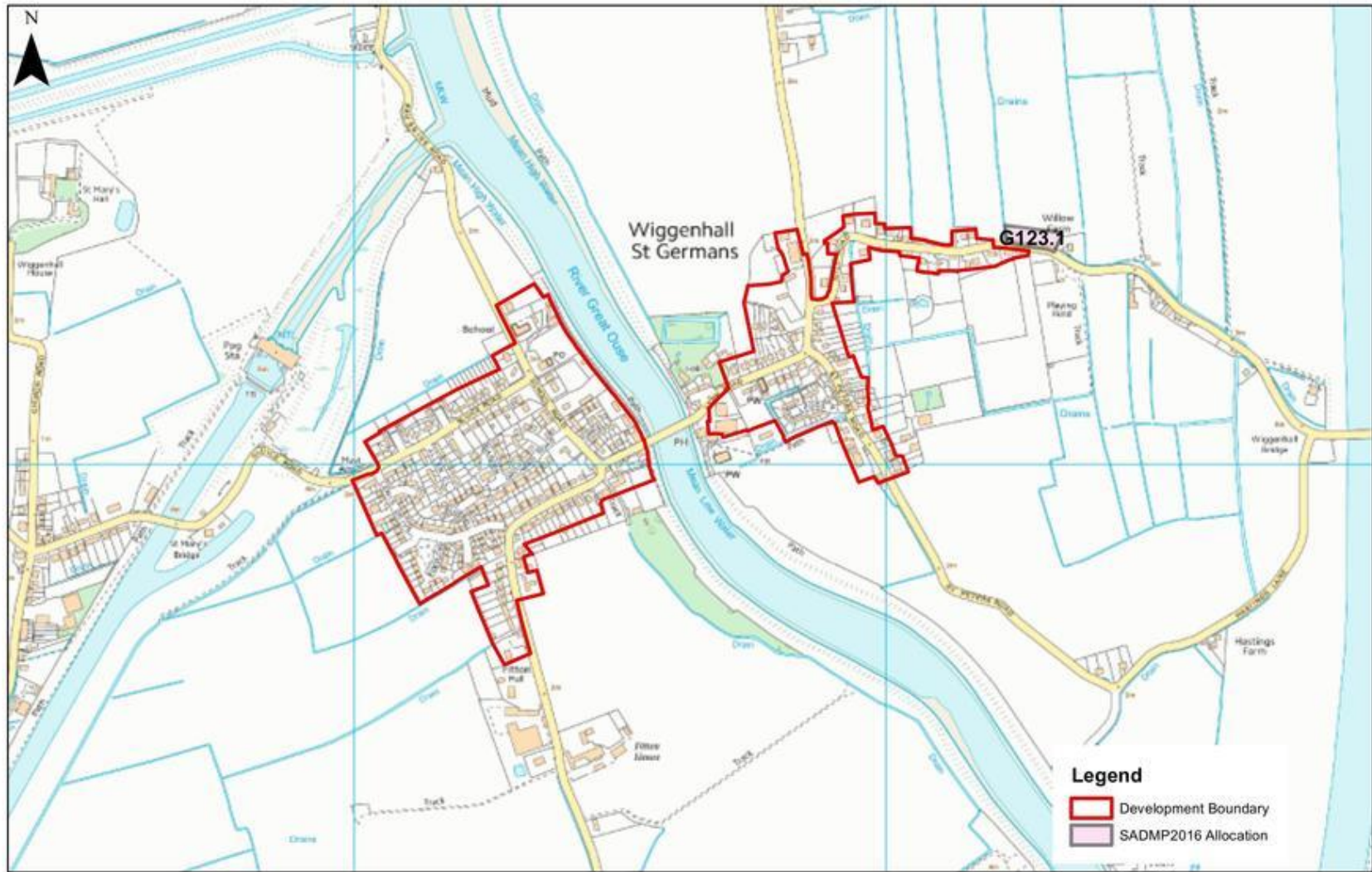
## **14.29 Wighenhall St. Germans**

### **Rural Village**

#### **Description**

14.29.1 Wighenhall St. Germans is a large village situated either side of the River Great Ouse at an ancient crossing point, five miles south of King's Lynn. The river meanders through the village and is an important feature of the village but does not dominate its traditional Fenland character. The population of the Parish was recorded as 1,373. (67)The services in the village include a school, church, bus service, shop, and pub.

14.29.2 Wighenhall St. Germans is designated a Rural Village, capable of accommodating modest growth to sustain essential rural services. The SADMP 2016 did make an allocation of at least 5 dwellings.



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**Wigenhall St Germans**

0 0.075 0.15 0.3 0.45 0.6  
 Kilometers

#### **4.29.1 G123.1 Wiggenhall St. Germans - Land North of Mill Road**

##### **Site Allocation**

##### **Policy G123.1 Wiggenhall St. Germans - Land north of Mill Road**

**Land amounting to 0.4 hectares north of Mill Road as shown on the policies map is allocated for residential development of at least 5 dwellings.**

Development will be subject to compliance with all of the following:

1. Submission of a Flood Risk Assessment (FRA) that should address all forms of flood risk (coastal inundation, fluvial, pluvial and groundwater). The FRA should explain how surface water drainage will be managed. The FRA must demonstrate how the development would provide wider sustainability benefits to the community that outweigh the risk associated with flooding and that the development would be safe for its lifetime without increasing flood risk elsewhere and, where possible, would reduce flood risk overall. The FRA should also suggest appropriate mitigation (flood resiliency measures);
2. Submission of details showing how sustainable drainage measures will be incorporated into the development to avoid discharge to the public surface water network, and also to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission;
3. Visibility splays on the road access appropriate for approach speeds of 30mph and offsite highway works to the lay-by, being achieved to the satisfaction of the local highway authority
4. Provision of affordable housing in line with current standards

## Site Description and Justification

14.29.1.1 The allocated site is situated north of Mill Road, Wiggshall St. Germans. The site is situated at the edge of the settlement but is adjacent to the settlement with its south-east boundary immediately abutting the development boundary. Open fields border the site on the northern boundary with dwellings neighbouring the site to the east and west of the site. The site comprises of greenfield, grade 2 (good quality) land and development would have an impact on food production as the site is in agricultural use.

14.29.1.2 There are no significant landscape features within the site other than boundary drain and existing Public Right of Way to the east of the site. The site is subject to high flood risk (FZ3) and is located in a Hazard Zone. The site is not screened from the wider landscape on the northern side but in this view, development will be viewed against the backdrop of the existing village. As such it is considered development on the site is not likely to harm the landscape character and visual amenity of the locality. Directly opposite the site there is a local facility with a football field being located there.

14.29.1.3 Development would form a continuation of existing housing on Mill Road without detriment to the form and character of the locality. In terms of visual and landscape impacts development would mostly be seen in the backdrop of the existing settlement and would not cause significant harm to the visual amenity of the area. The site access is obtainable from Mill Road as supported by the Local Highway Authority subject to the design and layout.

14.29.1.4 The site is identified to be the least constrained site over other considered sites in the settlement and is of a sufficient scale to accommodate the 5 dwellings sought in the village at a density that is consistent with its surrounding area.

14.29.1.5 The site benefits from outline planning permission for 4 dwellings (18/02190/O)

## 14.30 Wiggenhall St. Mary Magdalen

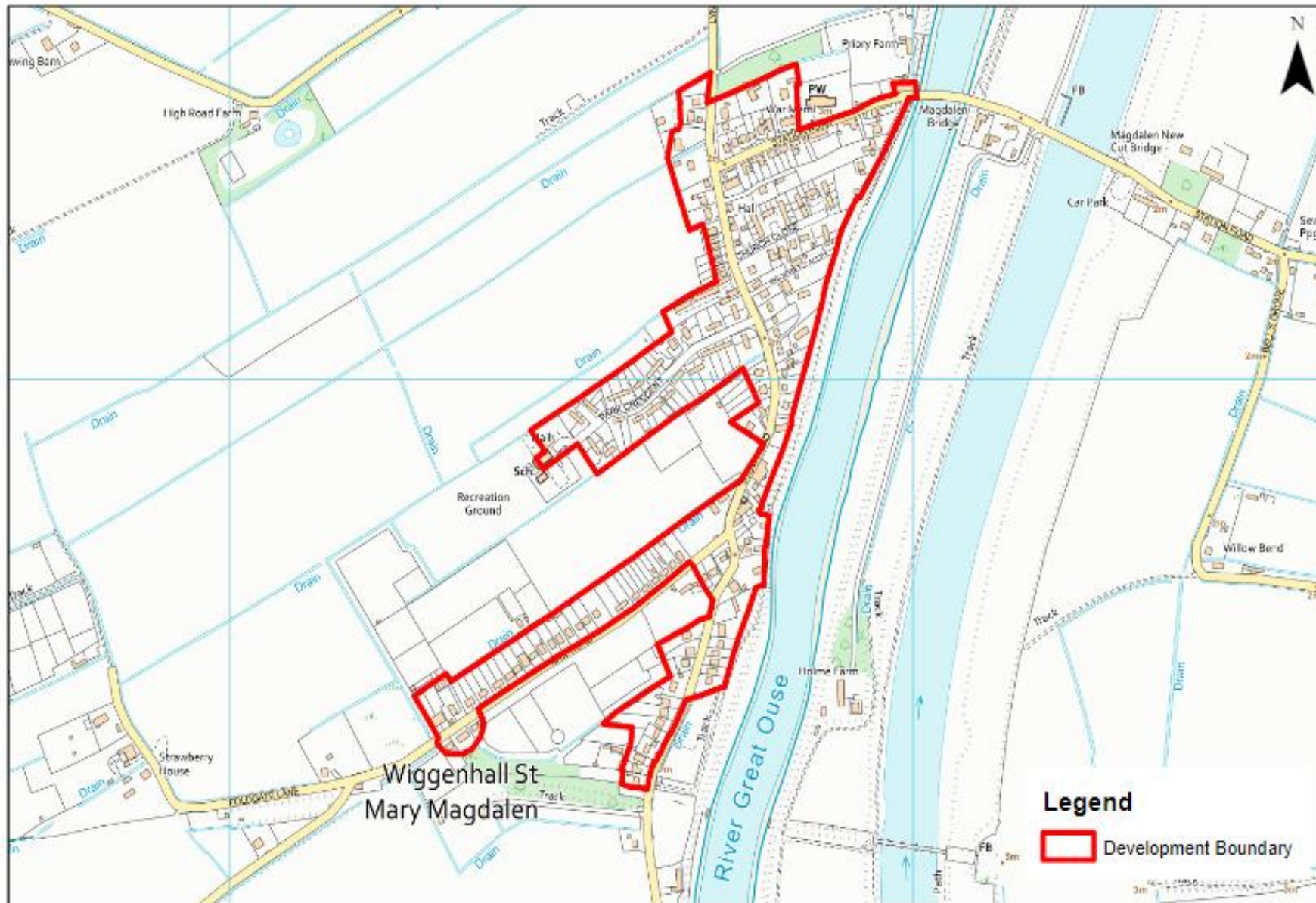
### Rural Village

#### Description

14.30.1 The village of Wiggenhall St. Mary Magdalen is situated on the west bank of the Rive Great Ouse; seven miles south of King's Lynn. The river clearly defines its eastern edge. In other directions, however, the village is less clearly defined. The area of the village is flat with few trees of significance and there is no obvious focal point; the church and pub being at the northern end of the village near to the bridge in the older part of the village. Most of the older buildings are two-storey, some having small front gardens. There are, however, a considerable number of bungalows and much newer development has been of this type. Wiggenhall St. Mary Magdalen has a few services including a school, shop and a pub. The Parish of Wiggenhall St. Mary Magdalen has a population of 729. ([68](#))

14.30.2 Wiggenhall St. Mary Magdalen is designated as a Rural Village. The SADMP 2016 did make an allocation for at least 10 dwellings under Policy G124.1 Wiggenhall St. Mary Magdalen- Land on Mill Road. However, due to review and the site unable to be delivered within the local plan period the site has been deallocated.







## **14.31 Wimbotsham**

### **Rural Village**

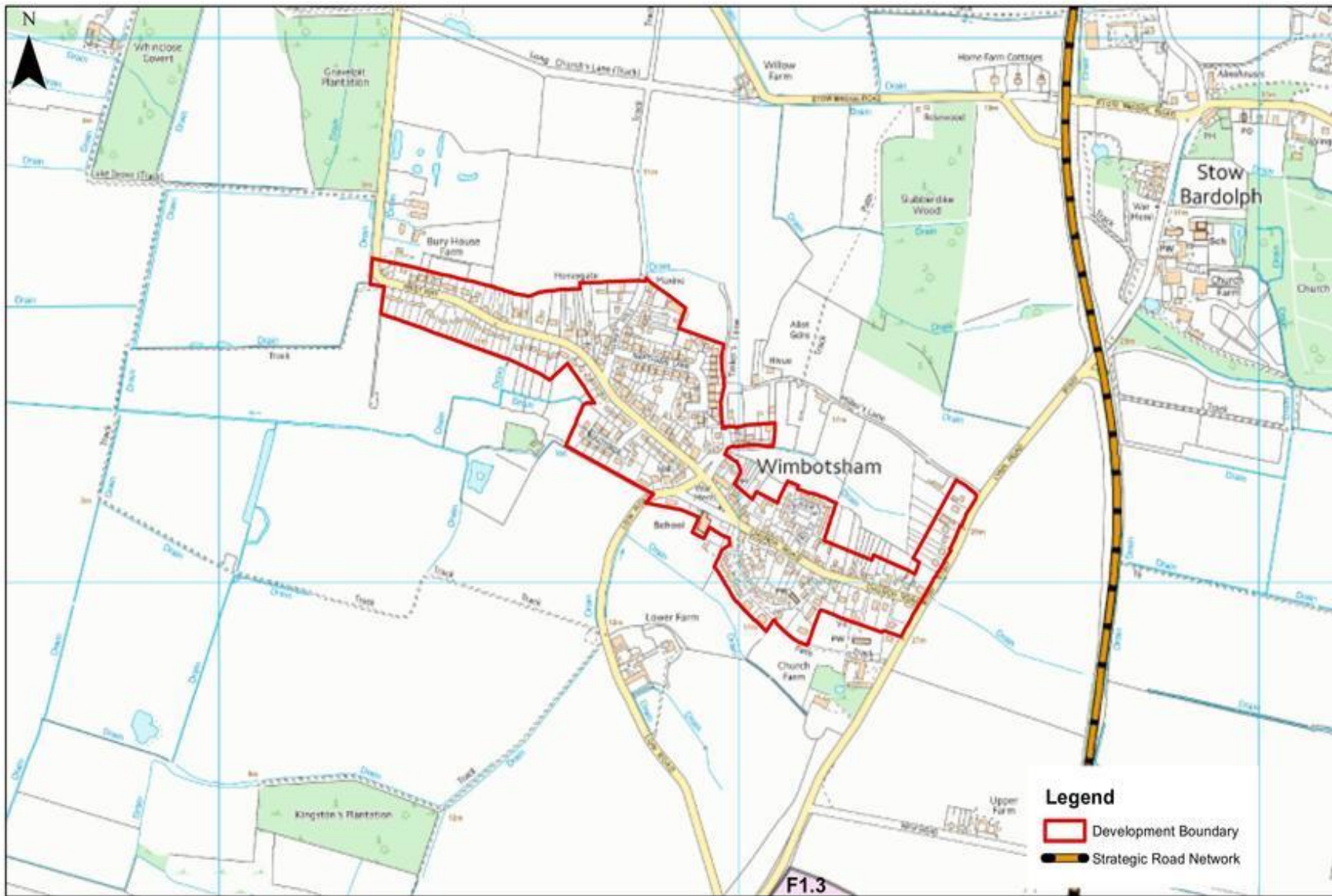
#### **Description**

14.31.1 The village of Wimbotsham lies just over a mile to the north of Downham Market. The basic village form is linear, with some growth extending out from the main route through the village. The village centre has an attractive feel which is designated a Conservation Area around Church Road, The Street and the village green which form the centre of the village. The Parish of Wimbotsham has a population of 664([69](#)). The village retains a church and chapel, a primary school, pub and shop as well as a number of independent businesses.

14.31.2 Wimbotsham is designated a Rural Village. Th SADMP sought to make an allocation for approximately 6 new dwellings. Of the sites put forward for consideration, those within the village and to the northern edge were not considered suitable because of their potential adverse impact on the character of the settlement and its Conservation Area, a view that was supported by Historic England. The sites were also considered not accessible by the local highway's authority. Submitted sites on the southern edge of the village are generally not accessible.

14.31.3 The sites to the south of the village are also parts of larger parcels straddling the gap between Wimbotsham and Downham Market. These have been considered in terms of their potential to provide expansion northward of Downham Market, while maintaining a significant gap between the town and Wimbotsham. Therefore, have been considered as part of the Downham Market section (see earlier section in this document).

14.31.4 The Borough Council considers that the sites which remain as options in the settlement are large sites which abut Wimbotsham and Downham Market. Therefore, no sites have been identified that, in terms of the form, character and servicing constraints of the village, are considered suitable to allocate for residential development.



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Wimbotsham

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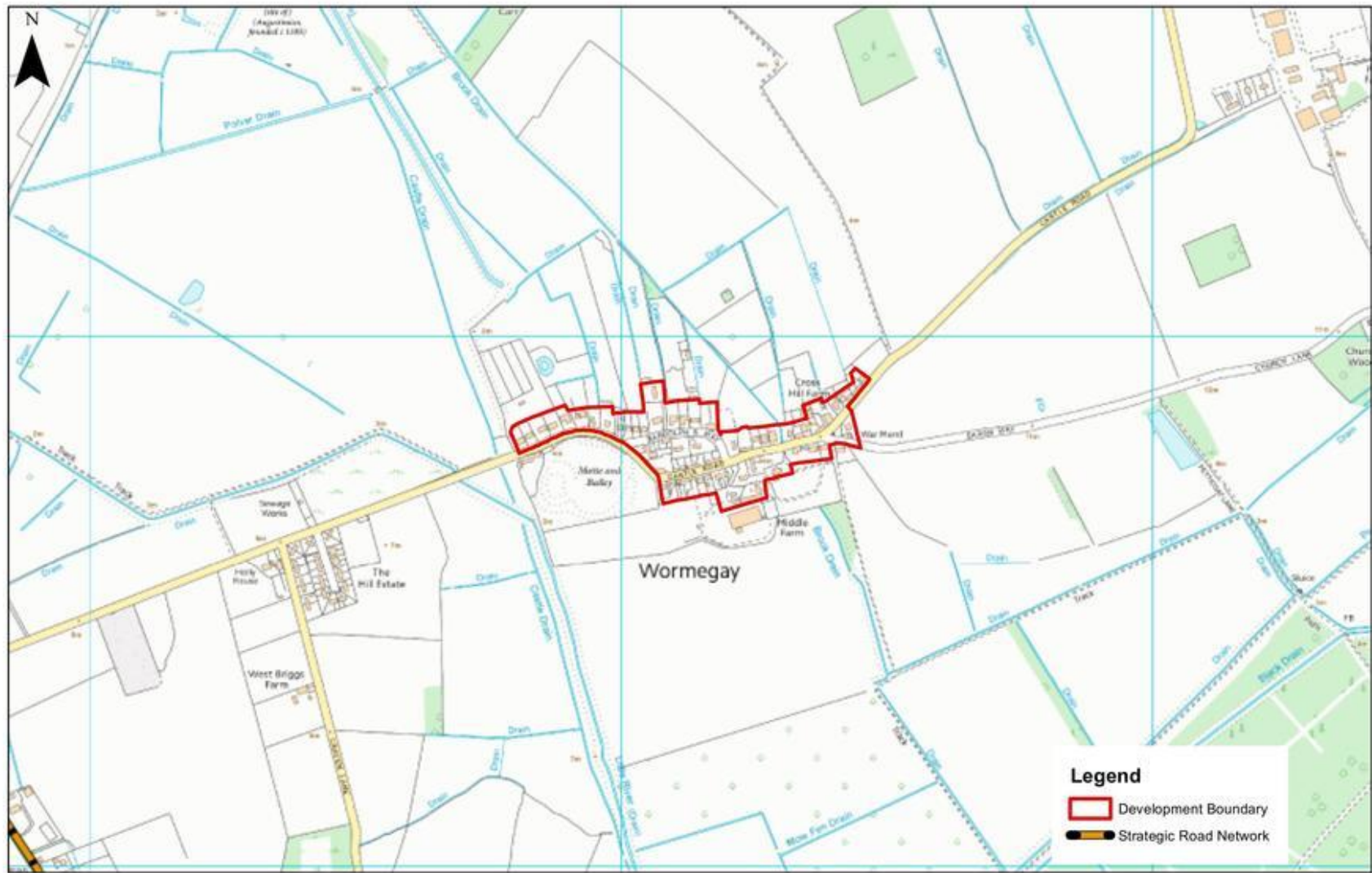
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south of King's Lynn and eight miles north of Downham Market, a short distance from the A134. The village has a population of 359(70). The village is linear in form with development along Castle Road, and more recently Bardolph's Way. There is an abrupt transition from the built extent of the village into open countryside, and it is important to recognise the significant trees around the castle.

14.32.2 The limited local services in the village include a school, a commutable bus route and employment uses.

14.32.3 Wormegay is designated a Rural Village, capable of accommodating modest growth to support essential rural services. The SADMP sought to make an allocation in the region of 3 new dwellings. However, no sites have been identified that are suitable for residential development in terms of form, character, access and servicing constraints of the village. Therefore, the Council has not allocated land for housing in Wormegay.



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Wormegay



- Legend**
- Development Boundary
  - Strategic Road Network