



Planning Inspectorate
 Department of the Environment

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RMP

DISMISSED

Mr and Mrs Brooks
 Roseville
 Chalk road
 Walpole St Peter
 WISBECH
 Norfolk PE14 7PN

Your reference

Our reference

A. T/APP/V2635/A/89/117412/P8
 B. T/APP/V2635/A/89/119164/P8

Date 7 SEP 89



Sir and Madam

TOWN AND COUNTRY PLANNING ACT 1971, SECTION 36 AND SCHEDULE 9
 APPLICATION NOS: 2/88/3359 AND 5146/0

1. As you know I have been appointed by the Secretary of State for the Environment to determine your appeals against the decisions of the Borough Council of King's Lynn and West Norfolk to refuse outline planning permission for A - the erection of 8 dwellings and B - the erection of 4 dwellings on land adjoining Roseville on the west side of Chalk Road, Walpole St Peter, Norfolk. I have considered the written representations made by you and by the Council and also those made by interested persons. I inspected the site on Tuesday 15 August 1989.
2. From my inspection of the site and its surroundings and from the representations that have been made I consider that the principal issues in this case are the effect of the proposed development on the form and character of the village, on the countryside and on the adequacy of the intended access road.
3. Appeal site A has a frontage to the west side of Chalk Road of some 120 m. B, omits a 40 m section from the centre of this frontage. The land which is level is overgrown and has some sheds to the rear of the field behind the site where some hardcore is stockpiled. Open agricultural land lies to the west and on the opposite side of the road. A house adjoins the northern boundary beyond which there is continuous development along this side of the road. Plot 3 of the housing for which you have permission is next to the southern end and when this is developed together with plots 1 and 2 will form a continuous frontage to the south.
4. I note that administratively the Parishes of Walpole St Andrew and Walpole St Peter were joined in 1988. In land use terms they have also been joined physically by the Chase housing scheme. This is recognised by the boundary for the single village shown in the guidelines that have been adopted for development control purposes. Whilst modern in context the new development creates a strong link between the 2 churches both of which are of outstanding visual merit. To my mind it has removed the uncertainty about the form of the village by creating a centre which is recognisable. Prior to this taking place housing has straggled along a number of roads in an incoherent way. This has weakened the character of the previously separate villages by creating ribbons of development along minor roads. This is particularly noticeable along Chalk Road where the only significant gap is the subject land and the field on the opposite side of the road.
5. The very large quantity of new housing that has taken place in the 2 villages together with the bridging development between them (The Chase) in my opinion demonstrates no lack of housing to sustain the community by maintaining local

