Walpole Cross Keys Neighbourhood Plan

2022- 2038



Made Version

Contents

Introduction 4
Overview of Neighbourhood Planning 6
Process of Reviewing a Neighbourhood Development Plan 7
Consultation with the Community 9
Vision 12
Objectives 12
Policy Context 13
Housing 14
Housing Mix 21
Affordable Housing 25
Design 30
Parking and design 35
Flood Risk and Water Management 37
Important Local Views 39
Dark Skies 50
Employment Uses 52
Community Facilities 55
Transport and Access 58
Monitoring, Review, and Implementation Section 60
Appendix A: Policies Map 62
Appendix B: Design Codes Checklist for New Development 63
General Approach 63
Checklist Questions 65

List of Figures:

Figure 1: Total Population- Source: Census 2021; ONS (2021), Mid-Year Population Estimates at Parish Level 5
Figure 2: Designated Neighbourhood Development Plan Area 8
Figure 3-Local Plan and Walpole Cross Keys Adopted NDP Development Boundary 15
Figure 4-Example of Building Materials within the parish Source: AECOM (2022) 20
Figure 5- Age Structure of Walpole Cross Keys population in 2011 and 2021 21
Figure 6-Dwelling Type in Walpole Cross Keys in 2011 and 2021 (VOA, 2021, AECOM Calculations, 2022) 22
Figure 7-Dwelling Size (bedrooms) in Walpole Cross Keys 2011 and 2021 (VOA, 2021;

AECOM Calculations, HNA, 2022) 22
Figure 8: Suggested dwelling size mix to 2036 in Walpole Cross Keys (AECOM Calculations, HNA, 2022) 24
Figure 9: Parish Consultation Survey March 2023: Question 8 Results 24
Figure 10: Affordable Housing from 2018 data. Source: West Norfolk Borough Council, Housing Data from Affordable Housing 2018 data, August 2022 26
Figure 11: Q9 results of the community survey (March 2023) 27
Figure 12: The Ten Characteristics of a Well-designed Place (National Design Guide, 2021) 31
Figure 13: Q6 results in the community survey (2023) 32
Figure 14: Example of architectural features and building materials in the parish (Source AECOM, 2022) 33
Figure 15- Examples of On-site parking screening vs no screening (Source: AECOM 2022) ... 35
Figure 16: Example of on-site parking graphic illustration (Source AECOM, 2022) 36
Figure 17: Flooding by Rivers and Sea -Flood Zones 2 and 3 (Source: Environment Agency 2025) 37
Figure 18- Example SuDS sketches of various permeable surfaces and rain garden attenuate (Source: RSPB) 38
Figure 19- Important Local Views 45
Figure 20- Dark Skies (CPRE, 2025) 51
Figure 21: Images of some employment uses in the parish (Source: Google Maps, 2023; Samuels Farm Shop website) 53
Figure 22-Brownfield site east of Station Road North and north of the A17 54
Figure 23: Community Facilities in Walpole Cross Keys 56
Figure 24- Photo Gallery of previous community groups and facilities in the parish (Source: Walpole Cross Keys Parish Council Website) 57

Introduction

1. Walpole Cross Keys is a small village that lies to the north of the A17 approximately eight miles west of King's Lynn and eight miles northeast of Wisbech. The village is mainly linear in form and contains several community services and local employment such as Walpole Cross Keys Primary School, Jephson Hall, Walpole Cross Keys Car Garage, Samuels Family Farm Shop & Butchers and more.

2. According to the Norfolk Heritage Explorer[1], 'Walpole' is thought to derive from the Old English for pool by the wall and may refer to the Roman bank which encircled a few of the Marshland parishes. The area of this parish was previously part of the now dissolved parish of Walpole St Andrew. Large parts of the parish are former salt marshes, mostly drained only during the last two hundred years. there are 43 entries regarding historic objects, structures, buildings, and mounds. These include assets, in no order, from the prehistoric age, Bronze Age, Middle Saxon, Roman, late medieval and 19th century. Many of the entries were discoveries from fieldwalking in 1984 by the Fenland Survey of Medieval pottery sherds and materials between the ages 1066AD- 1539 AD[2]. There are no statutory listed buildings or monuments within the neighbourhood plan area[3].

3. As a result of the drained former salt marshes, it is thought unlikely that any occupation would have been possible during the prehistoric period. However, a possible group of Bronze Age barrows (NHER 13302) have been recorded, although they are known to have been destroyed and their location is uncertain. In addition to this a prehistoric worked flint (NHER 22014) has been recovered, but no other evidence of prehistoric, Bronze age or Iron Age occupation in this parish has been record.

4. Walpole Cross Keys has two bus services which run through the village including the 505 from Spalding to King's Lynn through the area along Sutton Road just off the A17. There is also the bus service Lynx 54[4] which runs along Market Ln at the south of the boundary, however, this does not have a permanent listing on the website timetable. Due to the rural nature of the village, there are not many footpaths present overall, many of the roads are narrow B roads such as Little Holme Rd and Station Rd, where one car would safely pass, there is one major road the A17 that cuts through the centre of the parish. There is only one Public Rights of Way (PROW) within the village, and this is a footpath leading south from Market Lane to the east side of Perch Holme Field through

[1] Walpole Cross Keys. Source: Norfolk Historic Environment Service (September 2023). Your Search Results - Norfolk Heritage Explorer Accessed: 05/09/2023
[2] Walpole Cross Keys. Source: Norfolk Historic Environment Service (September 2023). Your Search Results - Norfolk Heritage Explorer Accessed: 05/09/2023
[3] Search the List: Map Search | Historic England
[4] 54 | Lynx (lynxbus.co.uk)

countryside.

5. According to the Census 2021 the current population of the parish is 560 and since 2011 the population has shown a fluctuating trend (**Figure 1**). Regarding age groups in Walpole Cross Keys, the Census 2021 data shows that 0-15yrs make up 16.7% of the parish, 25-44yrs make up 23.3%, 45-64yrs make up 30% and 65+ years make up 17.7%. This reveals that the parish is made up of all age groups including children and the elderly.

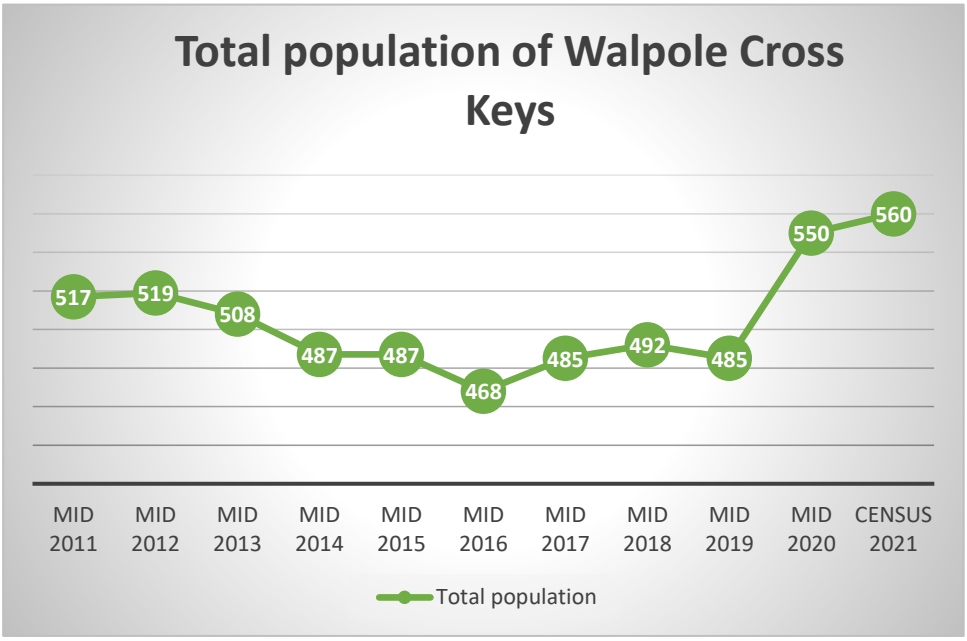


Figure 1: Total Population- Source: Census 2021; ONS (2021), Mid-Year Population Estimates at Parish Level

6. There are no European or Natural England statutory designated sites in the neighbourhood area, though there are a few important European designations within approximately 5km to the north, this includes the southern boundary of the Greater Wash Special Protection Area (SPA) and Special Area of Conservation (SAC). To the south of the parish along Bustard's Lane, there are Traditional Orchards which are Priority Habitats and Habitats of Principle Importance for biodiversity conservation, those which are most threatened, in greatest decline or where the UK holds a significant proportion of the world's total population[5]. The priority habitat (Traditional Orchards) in Walpole Cross Keys is to the south of the parish within the countryside/farmland.

7. The parish has a rich amount of ecological assets including trees, hedgerows and

[55] UK BAP Priority Habitats | JNCC - Adviser to Government on Nature Conservation

waterbodies as shown in the evidence base particularly around the built-up parts of the parish. The parish contains some of the best and most versatile agricultural land in England, as identified by the Agricultural Land Classification Scale. The whole parish is identified as Grade 1. The West Norfolk Landscape Character Assessment[6] identifies that the neighbourhood area falls under '**The Fens, Settled Inland Marshes'** character area which is a low-lying landscape offering distant and panoramic views that evoke a sense of openness.

8. The settlement is situated within Flood Zone 3a and the watercourse for flood warning in this area is from the Wash Frontage and the right bank of the Tidal Nene from Walton Dam to Admiralty Point from the Tidal Nene and The Wash and the Wash frontage at Admiralty Point including Tidal River Great Ouse west bank breach to Eau Brink, from the North Sea[7]. Surface water flood risk is an issue in most parts of the neighbourhood area, including within the built-up area around Sutton Road, Little Holme Road, Low Road, Stanton Road South, and Market Lane. The risk on the Environment Agency website shows potential for flooding to the highway, agricultural fields, private property, and gardens.

Overview of Neighbourhood Planning

9. Neighbourhood Planning was introduced by the Localism Act 2011, the legislation for which came into effect in April 2012, giving communities the power to agree a Neighbourhood Development Plan. It is an important and powerful tool that gives communities such as parish councils statutory powers to agree a shared vision and shape how their community develops and changes over time.

10. Walpole Cross Keys is in the Borough of King's Lynn and West Norfolk (BCKLWN), and the Neighbourhood Plan sits within the context of the King's Lynn and West Norfolk Local Plan. The Local Plan sets housing requirements, based upon the Government's 'standard method'.

11. The Neighbourhood Development Plan (NDP) once adopted will be a document that sets out planning policies for the Parish. These policies will be used, alongside the Local Plan, to decide whether or not planning applications are approved. The NDP is a community document, that is written by members of the community who know and love the area.

12. The NDP has to support the delivery of the 'strategic policies' contained in the Borough

[6] KLWN Landscape Character Assessment, Final Report March 2007, Chris Blandford Associates
[7] Flood risk assessment - Level 1 | Flood risk assessment - Level 1 | Borough Council of King's Lynn & West Norfolk (west-norfolk.gov.uk)

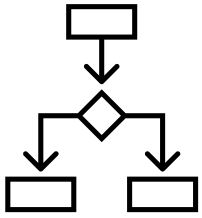
of King's Lynn and West Norfolk Local Plan; it cannot, for example, promote less development than set out in the Local Plan. The Local Plan sets the overall strategic policies such as the amount of new development and the distribution of that development across the district and the general protection of the environment.

13. The BCKLWN Local Plan 2021-2040 designates Walpole Cross Keys as a named rural village Smaller Village and Hamlet (Tier 6 settlement) in the settlement hierarchy, but. Therefore, no allocations are proposed for the parish.

14. The Neighbourhood Plan can include 'non-strategic policies', such as the mix of housing, design principles for new development, conserving and enhancing the natural and historic environment, protecting local green spaces from development, and setting out other development management policies. Importantly, the Neighbourhood Plan will contribute to the achievement of sustainable development.

15. Once a Neighbourhood Plan has been 'made', following consultation with residents, examination, and a successful local referendum, it becomes part of the statutory development plan for the Parish and will be used by the Borough Council when considering all planning applications in the Parish. The Parish Council is keen to ensure that the Plan remains up to date and topical. This is why the current Walpole Cross Keys NDP which covers the period 2015-2026 is currently under review to create more detailed and relevant policies moving forward. It is also aware of the Local Plan and the way in which its adoption will alter the strategic planning context in the Borough.

Process of Reviewing a Neighbourhood Development Plan



16. The Parish shown in **Figure 2** was designated as the Neighbourhood Development Plan Area in November 2013. Originally work on the current plan started in 2012 and a successful referendum took place in September 2017 allowing the plan to be adopted. The plan period for the adopted Walpole Cross Keys NDP is 2015 to 2026. Working on behalf of the community, a steering group including members of the parish council, was set up to review the Walpole Cross Keys Neighbourhood Plan which is used to shape and influence future development across the Parish.

17. The full modifications to the 2017 adopted Walpole Cross Keys NDP are set out in the **Walpole Cross Keys NDP Statement of Modifications Document**. A broad range of evidence has been reviewed to determine current issues that need to be addressed in the revised plan. This includes population data from the recent Census 2021, housing permissions, design codes, a review of environmental designations and historical records. Further work to gather new evidence has also been undertaken, including an assessment of important local views supported by consultation activities with the community. Any new development should serve both current and future residents.

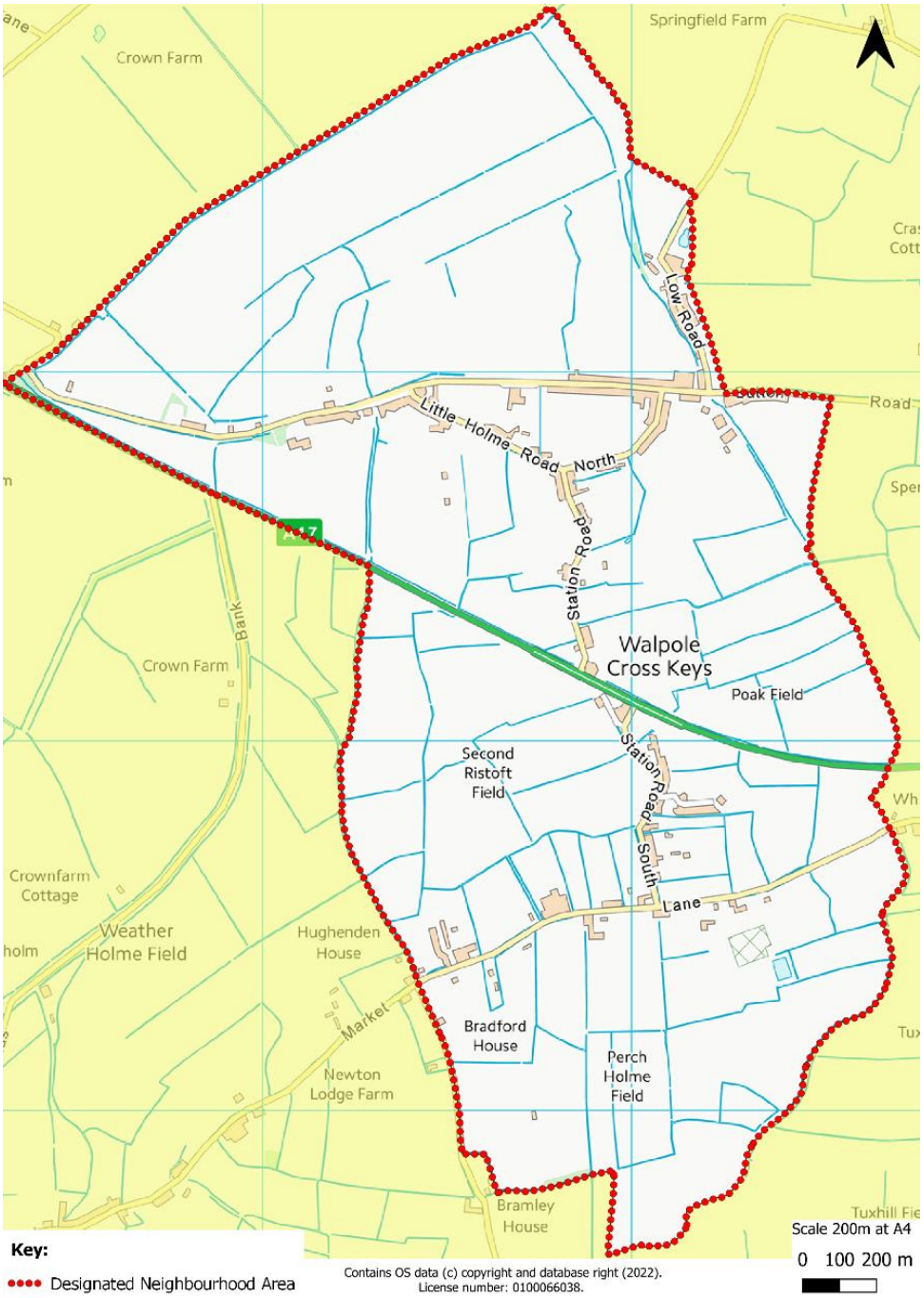


Figure 2: Designated Neighbourhood Development Plan Area

18. Most of the policies contained within this Plan are present within the adopted Walpole Cross Keys NDP (2015-2026). These have been updated to reflect local and national policy changes, to provide additional detail to help planning applicants and new information such as Design Codes. The policies will enable us to influence the design and type of any new homes being delivered in the Parish, as well as ensuring infrastructure improvements are delivered alongside growth to maximise community benefit. The Plan period is 2022 to 2038. The neighbourhood area is shown on Figure 2 (above).

Consultation with the Community



19. Consultation in the early stages of review included a letter and survey sent to all households in the parish, encouraging them to give their views on what they would like to see improved in the area. The letter explained at this stage the survey was voluntary and anonymous and that all age groups are encouraged to join in. The survey could be completed online, via a link or QR code, was available from the Parish Council website[8], or in hard copy from the Parish Clerk. This survey included 22 questions specifically related to the Neighbourhood Development Plan. Overall, 83 responses were received.

20. **The summary of points and concerns raised included:**

- In Q3, respondents liked the community feel in the village stating residents were friendly and people felt safe. Many commented on how they liked that the parish was not too built up and how it is quiet and wished for the area to remain having a village feel.
- In Q4, respondents had mixed views, and said that the area could be improved in a number of different ways including improving infrastructure/amenities, not developing any more housing, or, addressing the need for affordable housing or having housing of a better design.
- Concern was raised throughout about traffic issues such as speeding, people not paying attention to speed signs, bad quality of road surfaces and the lack of public footpaths. There was particular concern raised about parking around the school, not just at school times, and wish for this issue to be addressed.
- Respondents raised throughout strategic issues relating to infrastructure, such as

[8] Walpole Cross Keys Parish Council | Home (walpolecrosskeyspc.info)

road and transport improvements, drainage, broadband, capacity issues with healthcare provision, some of which cannot be addressed solely in the neighbourhood plan. However, engagement with key stakeholders could get conversations going on some of these matters and community action points taken forward.

- Respondents' opinion on the design of recent housing development in Q5 was mixed which is common since people have a different perception of what is considered a nice building. Several respondents said that some of the new development have been of a good design and have improved the village when adding to infrastructure such as new pavements. Other respondents felt that design of some new development has been ok including the addition of off-road parking; whereas others said it is of a poor quality, has added to parking and traffic issues and concerns of flooding and dyke maintenance/filling.
- The majority of respondents in Q6 agreed for the neighbourhood plan to have design guidelines for new homes. Q7 also got a majority of a vote for new housing to be environmentally sustainable incorporating low carbon technology. However, some raised this could be unviable, expensive, and restrictive. Also raised was the importance of the neighbourhood plan considering drainage and flooding concerns.
- The survey results highlight that the community has mixed views in relation to future housing development. A number of people are supportive of new development particularly if this is affordable to locals, allowing people to get on the housing ladder and brings new people into the village. Some respondents agreed to see a mix of housing types and sizes and did not want to limit this to just 1-2 bedrooms as the HNA recommended to allow for local circumstance such as growing families (Q8). People felt in Q9 that there needed to be a few more houses which were first homes, family homes, affordable followed by sheltered housing and holiday accommodation was least favoured. Q10 also saw respondents generally agree the acceptance of needing people to start from somewhere and to provide more affordable housing would be favourable.
- Many respondents throughout did not support additional housing coming forward since there is not the right infrastructure in place to cope with existing or future housing and there is a lack of amenities on offer for the community. For example, no places for children to go, no local shop/pub, difficult to access services if you have no car due to the bus service is limited.
- For Q11 a majority supported the plan making a housing allocation and people suggested sites such as the former onion factory site with a mix of properties and a play area for children.
- There is strong support for protecting the environment including the importance of natural habitats/wildlife, existing green spaces, and the open views of fenland countryside. A majority of respondents supported the idea of designating local green

spaces such as areas around Sutton Road, Station Road and near the garage in Q12. A number of respondents also favoured identifying important local views and gave various suggestions for the parish council to consider in Q13.

- There were a number of suggestions for non-designated heritage assets in Q14 including the village school, former St Helens Church, and the former old chapel.
- Regarding movement around the village, most respondents in Q15 would like to see an improvement to existing paths or to have more public footpaths in the village. This was raised to allow people to walk safely off the road with children and dogs for example. Some respondents did not agree with the idea of cycle paths due to the roads are narrow and were not sure if a designated car park was needed. However, some respondents throughout the survey thought a car park near the school would be a good idea.
- The results of Q16 showed that retaining existing local services and facilities is important such as the local school and village hall.
- The results of Q17 showed that respondents would like to see more facilities and activities within the villages for all age groups particularly children such as having a playing area or field. Many respondents would also like to see community facilities/employment services come forward in the village such as village shop, pub, or post office.
- A number of respondents from Q18 were in favour of allocating land for the purpose of community use/employment to improve the amenities available for people in the village so people did not have to adventure further afield. Though opinion was divided as to where this was in Q19- a number of comments said preferably in the centre of the village, so people didn't have to drive, or extending this idea at the village hall or on the former onion factory site.
- In Q20, there were lots of ideas on what CIL payments could be spent on. This included improving traffic measures in the village, creating a children's play area, having more dog/litter bins, and improving bus shelters/bus stop areas.
- Various non-planning matters were raised, which could potentially be incorporated as community actions points, such as keeping the village tidy, improving advertising of events, and hosting more village events/projects, which can build on the need for a sense of community.

21. Walpole Cross Keys conducted its first Regulation 14 consultation with the community and relevant stakeholders between October and December 2025. This allowed residents to have a further say on the pre-submission draft. There was a total of 47 responses on the online survey with people either completing the survey in full or partially. Most responses were from residents and 1 was a landowner.

22. Most respondents supported the policies within the plan and provided comments which have been summarised and addressed in the Consultation Statement. Where it was felt, appropriate revisions were made to the Neighbourhood Plan and supporting

documents. A re-run of the Regulation 14 consultation took place between July and August 2025. No residents responded this consultation. This is reflected in the Consultation Statement.

Vision



The local community wish Walpole Cross Keys to continue to thrive as a small rural community where new development in keeping with the village is supported, comprising mixed residential development, further employment uses, new community facilities and improvements to infrastructure.

Objectives



1. ***Ensure future housing development meets the needs of the local population and comprises a range of house sizes including smaller to medium sized dwellings providing opportunities for all age groups to stay in the village such as the elderly, younger adults looking for their first home and couples wishing to start or expand their families.***
2. ***New housing will be sensitively designed in line with the Walpole Cross Keys Design Codes 2022 and will be appropriately located in existing built-up areas both north of the A17 and south of the A17.***
3. ***Walpole Cross Keys will continue to be a small parish made up predominantly of a mixed variety of dwellings mainly built in ribbon development.***
4. ***Protect and enhance Walpole Cross Keys natural environment including important local views.***
5. ***Reduce the impact of flooding and ensure that surface water flood risk is not exacerbated by new development.***
6. ***Any traffic impacts associated with new development will be acceptable and distributed more evenly throughout the built-up areas.***
7. ***The next generation of this village's inhabitants will inherit a community that has its own integrity, and continues to offer facilities, and a strong sense of community spirit, all of which have been important vestiges found here in both the past and present.***

To realise these objectives, the Neighbourhood Plan:

A. Requires all development proposals to meet criteria relating to design, drainage, and highways. This includes having regard to the Walpole Cross Keys Housing Needs Assessment (2022) and Walpole Cross Keys Design Codes and Guidance Document (2022).

B. Requires that new development is sensitively designed in line with the identified important local views to protect the natural environment.

C. Identifies the primary school and Jephson Hall to be retained as an important community facility crucial to the continued viability of the village and seeks provision of additional community facilities.

D. Encourages additional employment uses.

Policy Context

23. There is already a policy framework in place that applicants must have regard to when building in Walpole Cross Keys; these are the national and Local Plan policies including the adopted Walpole Cross Keys NDP (2017). The Borough Council of King's Lynn & West Norfolk has an adopted the current Local Plan 2025-2040 in March 2025. which has an ongoing Like its predecessor, this places emphasis on matters such as protecting the environment and greener homes design.

24. The made NDP already contains non-strategic policies to support and add further detail to policies already adopted, specifically for Walpole Cross Keys Parish, the designated neighbourhood area. However, the review will add more detail or refreshed wording to these to ensure applications are addressing the community's needs and wishes. Where there are policy details missing that are important for Walpole Cross Keys, or where it was felt that a slightly different policy is needed, then new Policies have been developed for this NDP including important local views. Some of the Policies in the following sections are not strictly 'planning' related, but it was felt that they were important enough to include in the Plan and designate as 'Community Actions'; something on which the local community and Parish Council will lead.

25. The Policies are intended to meet the Vision and Objectives set out above which have been slightly amended from the adopted Walpole Cross Keys NDP (2017). They are aimed at guiding decision makers and applicants to achieve high standards of sustainable development. Development proposals should have regard to all the planning policies in this Neighbourhood Development Plan, and of course those in the Local Plan and national policy.

Housing



26. In chapter 5 of the National Planning Policy Framework (NPPF, 2024 version), plans are required to ensure a significant increase in the supply of new homes. The Local Plan designates Walpole Cross Keys as a Rural Village Smaller Village and Hamlet (Tier 6) and accordingly does not allocate any land within Walpole Cross Keys.

27. There have been 28 planning permissions which have been granted, started, or completed in the last 10 years (2012-2023) according to housing data by the BCKLWN (June 2023) presented in **the evidence base paper.**

    - Seven of the permissions have been granted between March 2017 and June 2022;
    - Four of the permissions have started since May 2019;
    - Seventeen have completed between October 2013 and May 2022;

28. The total net gain of new residential dwellings in Walpole Cross Keys is 89; with a mixture coming from new dwellings and a conversion of agricultural and storage buildings into dwellinghouses. These permissions represent windfall development, outside of any planned growth in the Local Plan.

29. The Development Boundary defined in the Local Plan and adopted Walpole Cross Keys NDP (2017), as shown in **Figure 3** provides a useful starting point when considering the relationship of proposed development to the existing pattern of development within the Parish. It also helps to define the extent of the built-up area and the countryside. To an extent the existing built-up area extends beyond the areas defined in the Local Plan Development Boundary.

30. In the adopted Walpole Cross Keys NDP (2017), a description of existing built-up areas in the Parish, alongside an analysis of capacity to incorporate additional infill dwellings, is set out Table 1. This is carried forward to the review, with updates provided as relevant (**Table 1**). New development should have due regard to Figure 3 and Table 1 when collating proposals in accordance with Policy 1.

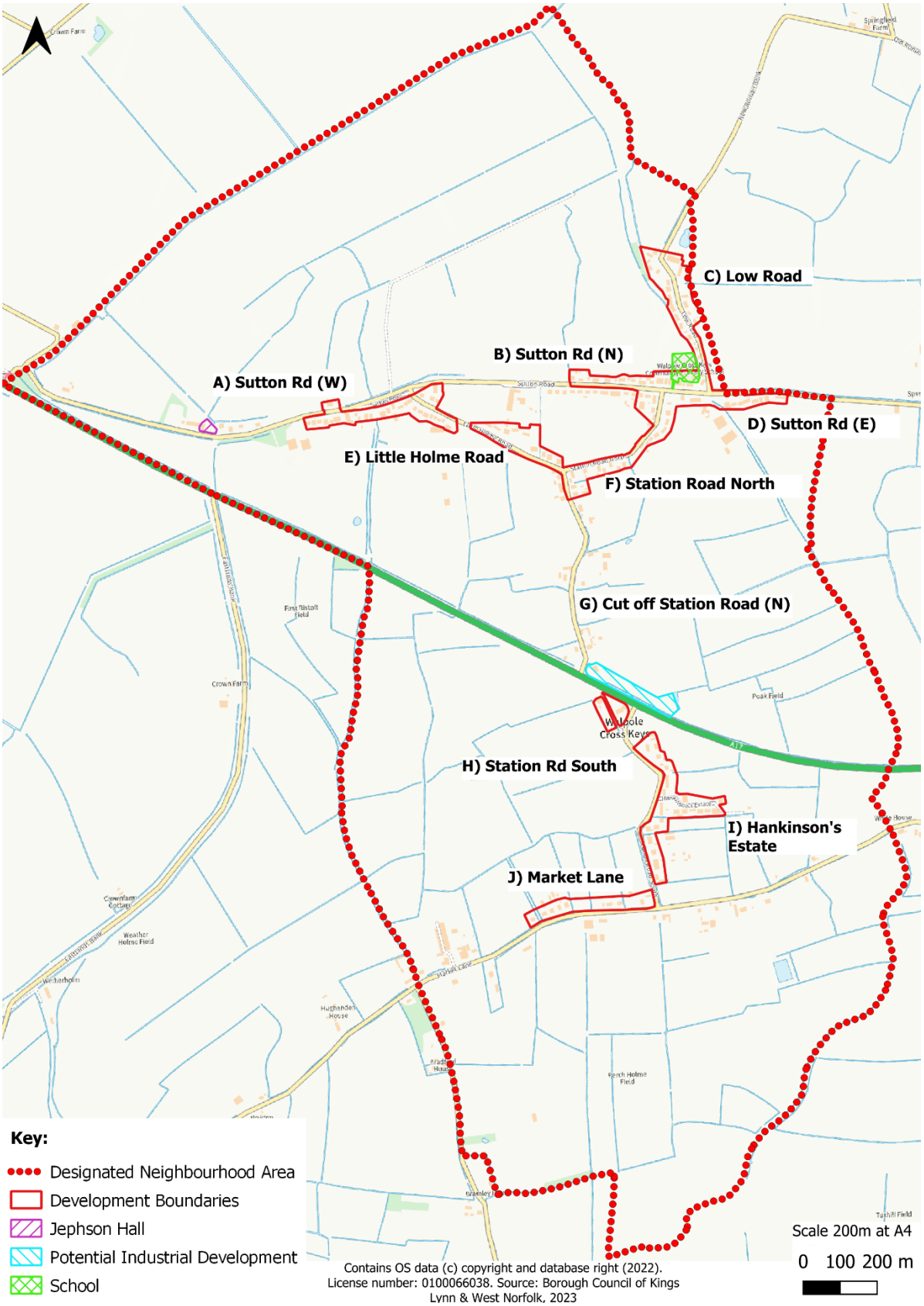


Figure 3-Local Plan and Walpole Cross Keys Adopted NDP Development Boundary

Built up area	Description	Development Considerations
A. Sutton Road (W)	Existing ribbon development on the southern side made up of large, detached homes with front and back gardens. MOT centre/repair garage located here. Small row of terraced housing on the northern side of Sutton Road.	This area has very limited sites available for continuation of ribbon development.
B. Sutton Road (N)	Existing ribbon development on the northern side made up of a mixture of bungalow, semi-detached, detached and terraces. All with short front gardens. The village school is located next to the old Woolpack pub site. This area has now been redeveloped into large detached residential properties. There are some dwellings behind the fronting development along Sutton Road North near to the Low Road intersection. There is a large corner plot with one bungalow sited at the Low Road intersection.	Opportunities for further infill are limited since there has already been recent residential development in the village. Any development proposals would need to address the existing drainage problems.
C. Low Road	Ribbon development on the western side of the road comprising a mixture of bungalows and two storey semi-detached and detached buildings with spacious gardens. Ribbon development on eastern side comprising bungalows and semi-detached with large gardens.	There is limited opportunities along Low Road for development.
D. Sutton Road East	Ribbon development on the southern side compromising detached homes with large gardens and one bungalow at the end.	Only a few gaps for ribbon development. Large scale backfill development would be discouraged here.
E. Little Holme Road	Existing ribbon development on the western side made up of large, detached homes with large front and back gardens. Existing ribbon development on the	This road has been developed at both ends but on opposite sides of the road – there is some room for infill.

Built up area	Description	Development Considerations
	eastern side set back some distance from Little Holme Road. All with large front and back gardens, some with considerably larger gardens than on the western side of Little Holme Road. There has been one new residential development built out on the southern end of Little Holme Rd and Station Rd North. This is a detached two storey dwelling. Which have resulted in the removal of a large hedgerow boundary.	However, development of green field sites would be discouraged in this area when there is brown field and infill potential at either end.
F. Station Road North	**Northern part of Station Road North**: Ribbon development of bungalows with large front gardens on the east side of the road south of Sutton Rd. There has been new development built on both sides of Station Rd North made up of semi-detached and detached two storey residential dwellings. These have fronted onsite parking and a small area of garden. **Middle part:** Ribbon development of semi-detached housing (some smaller housing with large gardens to front and side). Also, one gap in frontage providing open views over green space looking north towards Sutton Road. **Road south of Little Holme Road Junction:** Ribbon development of semi-detached housing with one detached dwelling, on eastern side. There have been four new residential dwellings built out on the Station Rd North. These are all detached two storey dwellings. Which have resulted in the removal of a large hedgerow boundary.	There could be some room for infill here. New development should only take place up to the point at which the current dwellings are built out.
G. The cut-off part of Station Road South	Intersection with A17. One large, detached properties offset and screened from the road plus storage yard for used vehicles on the eastern side. In addition, two semi-detached dwelling to southern	Could take some further Infill. Consideration would need to be given to farm access issues.

Built up area	Description	Development Considerations
	side.	
H. Station Road South	Only developed along its eastern side. Western side are open views of the countryside.	Further development limited to the eastern side only.
I. Hankinson's Estate	This estate was designed so as to provide limited room for further development.	Further development limited in this area. According to Anglian Water it is only the Hankinson's Estate that is connected to Anglian Water's network and local water recycling centre (WRC). Other properties appear to be served by septic tanks. The Hankinson Estate Water Recycling Centre (WRC) is a small facility with descriptive permits. Such permits apply to small WRCs serving a small number of properties or small settlement – often collectively referred to as "descriptive works". As a result of the limited and sometimes very constrained parameters for descriptive permits, there is a risk that incremental housing growth within or close to the WRC catchment could exceed the capacity of these small WRCs and potentially cause environmental harm. [9].
J. Market Lane	Has occasional dwellings along its southern side but a more concentrated one on the north near the junction with Station Road South. There has been recent development along Market Lane including two storey large, detached dwellings. There is also a number of employment units at the south end of Market Lane including Samuels Farm Shop and public house which has undergone recent development.	Some infill could be considered but should be restricted to the north near the junction with Station Road South.

[9] Part of Anglian Waters Regulation 14 Representation

Policy 1: New Residential Development in the Neighbourhood Development Plan Area
Proposals for new residential development in the NDP should meet the following criteria: a) it is within or adjacent to the development boundaries shown on Figure 3 and explained further in Table 1; and b) it takes account of the "Development Considerations" set out under Table 1 and other relevant policies in the Neighbourhood Plan; and c) it comprises a form of infill[10] between existing dwellings close to the existing building line. The development of small-scale starter homes that would meet specific local housing needs and are aimed at first time buyers will be supported. Such homes should be of 1 to 3 bedrooms and in locations where necessary amenities can be met such as within safe walking distance to a bus stop.

31. The purpose of this Policy is to provide further detail the parish would like to see when it comes to proposals for residential or commercial extensions and conversions. The reviewed policy is like the current Walpole Cross Keys NDP (2017) however further strength and reference to the Walpole Cross Keys Design Codes and Guidance Document (2022) has been added with reference to Design Code 4: Building Materials.

32. As stated in the Design Codes Document (2022), built form in the parish consists of a range of new and old examples of traditional building materials. Rendered facades is a common feature and red and white brick define the aesthetic character of the village. Weatherboarding can be seen on the new barns, outbuildings, and extensions, enhancing the rural character of the village. Typical roof materials comprise, clay pantiles and slate with the addition variation in places.

[10] Infill Development is the development of a relatively small gap between existing buildings. Source: Glossary - Planning Portal



Figure 4-Example of Building Materials within the parish Source: AECOM (2022)

Policy 2: Extensions, Outbuildings and Conversions (including residential and commercial use)
1. All extensions and outbuildings should be sympathetic to the property in terms of shape, size, and material, and consider the visual impact on the adjacent area. 2. With regard to Walpole Cross Keys Design Code 4, materials for alterations and extensions should be high quality and retain or, if possible, enhance the character and appearance of the host building and the adjacent area. 3. Conversions of non-residential properties to dwellings should be sympathetic to the existing design, materials, and character of the immediate area, except where these are of poor amenity value and a departure from this requirement would result in a clear improvement to the area.

Housing Mix



33. The NPPF (2024 version, chapter 5) requires plans to have policies that meet the housing needs of different demographic groups, such as older people, disabled people, self-builders, families etc, which provides an opportunity to include a Policy in the NDP that sets out specific detail for the housing mix that is expected from new residential development.

34. According to the Census 2021 the current population of the parish is around 560, a slight increase of 42 people since Census 2011, and around 10 people more than the ONS 2020 mid-year estimates. This equates to a 8.1% increase over a 10-year period, which is slightly higher than the 6.2% Walpole Cross Keys Housing Needs Assessment (HNA,2022) calculated before of the Census 2021 release data.

35. The 2021 data also demonstrates that the population profile has also changed slightly. **Figure 5** shows there has been a marked decrease in the youngest age category, 0-15s of 6.5%, but a slight increase in people 16-24years (+3.9%). The explanation for such changes can be that the children in the parish households have gone up an age category rather than left the parish since the Census 2011 data was collected. Overall, the parish is made up of a large percentage of young and working age groups compared to the older age categories. This is uncommon for rural localities.

Age group	2011 Census %	2021 Census %	Percentage Change %
0-15	23%	16.7%	-6.5%
16-24	8.3%	12.2%	+3.9%
25-44	21.4%	23.3%	-1.9%
45-64	29.2%	30%	+0.8%
65-84	16.8%	15.6%	-1.2%
85 and above	1.4%	2.1%	+0.7%

Figure 5- Age Structure of Walpole Cross Keys population in 2011 and 2021

36. As shown in **Figure 6** and explained in the Housing Needs Assessment (HNA, 2022):

- The dominant dwelling type in the parish was detached housing followed by semi-detached and terraced in both 2011 and 2021.

- The parish had a significantly higher proportion of bungalows (26.2%) than England (9.2%) in 2021.
- The proportion of terraced properties remained somewhat stable with a decrease 2.9%
- There were no flats in the parish in 2021.

Dwelling type	2011 Census	2021 (VOA[11])
Bungalow	-	26.2%
Flat	1%	0%
Terrace	7.2%	4.9%
Semi-detached	36.4%	26.2%
Detached	55.4%	35.9%
Unknown/other	-	6.8%

Figure 6-Dwelling Type in Walpole Cross Keys in 2011 and 2021 (VOA, 2021, AECOM Calculations, 2022)

37. The proportion of detached dwellings in Walpole Cross Keys (35.9%) is over double the percentage of national levels (15.8%) which suggests the area is dominated by larger and more expensive properties. Regarding dwelling size, 3-bedroom dwellings were most common in both 2011 (46.8%) and 2021 (60.4%). The second most dominant housing type is 4-bedroom dwellings (17.7%) followed by 2-bed properties (15.6%). **Figure 7** shows that over the decade there has been a large increase in properties with 3 bedrooms compared to all other bedroom categories. The largest decrease has been 2 and 4 beds. A comparison of the housing profile, as shown in the HNA (2022), identifies the percentage of 1- and 2-bedroom dwellings in 2021 is significantly lower in Walpole Cross Keys (3.1% and 15.6%) compared to West Norfolk (7.5% and 30.4%) and England (12.6% and 28.4%). For 4 and 5+ bedroom dwellings the percentages over all three categories are relatively similar. For dwellings of 3 bedrooms, Walpole Cross Keys is higher than King's Lynn West Norfolk and England.

Number of bedrooms	2011 Census	2021 (VOA)
1	**4.8%**	**3.1%**
2	**20.7%**	**15.6%**
3	**46.8%**	**60.4%**
4	**23.4%**	**17.7%**
5+	**4.3%**	**3.1%**

Figure 7-Dwelling Size (bedrooms) in Walpole Cross Keys 2011 and 2021 (VOA, 2021; AECOM Calculations, HNA, 2022)

[11] VOA stands for Valuation Office Agency. The VOA counts the stock of properties according to council tax banding and other measures in various areas.

38. Understanding household composition (combinations of adults and children in a dwelling) is important for considering Walpole Cross Keys housing need and mix. Data available from the Census 2021 shows that single family households make up around 75% of the parish, one person households make up 18.1% and other household types 6.6%[12]. Single family households can include couples, families with dependent or non-dependent children. In 2011 the percentage of single households and family households were similar[13] showing that there is a need for a mix of different sized homes in the parish.

39. The HNA (2022) identifies that 81.9% of households are under-occupied, with at least one extra bedroom. This is most common in two household types including families aged 65+ and families under 65 with no children. This suggests that households are generally not downsizing when children leave the family home. This could be due to personal choice, or potentially a lack of availability of more suitable property within the parish.

40. The Walpole Cross Keys Housing Needs Assessment (2022) uses a life-stage modelling process to determine likely dwelling mix needed for the future. The model considers occupancy age ranges and datasets of occupation patterns/preferences of each household (taken from the Census). The occupation data is only available at the Local Authority level rather than parish specific, so there could be different preferences, but this is a recognised approach. The projected distributions of households by age in Walpole Cross Keys is considered to increase for age groups 55 years and higher moving forward to 2036 rather than younger age groups.

41. The modelling exercise recommends a target mix of dwelling sizes to 2036, to meet projected population requirements, as shown in **Figure 8.** In terms of new housing, the requirement, to meet the indicative mix is predominantly for 1- and 2-bedroom dwellings. The community was consulted on the percentages concluded by the Housing Needs Assessment (2022) in a survey in March 2023. Question 8 of the survey asked if people agreed with the housing mix suggested for new development. There were varied views, with many comments relating to there not being a need for new development. Others said it is important to have more of a variety than just 1 to 2 beds due to local circumstances, and the need to accommodate families and keep people in the village.

[12] Walpole Cross Keys. Source: Build a custom area profile - Census 2021, ONS
[13] Walpole Cross Keys. Source: Local Area Report for areas in England and Wales - Nomis (nomisweb.co.uk)

Number of bedrooms	Current mix (2011)	Indicative mix (2036)	Balance of new housing to reach indicative mix
1 bedroom	4.8%	7.3%	21.8%
2 bedrooms	20.7%	28.9%	73.9%
3 bedrooms	46.8%	43.5%	0%
4 bedrooms	23.4%	15.8%	0%
5 or more bedrooms	4.3%	4.5%	4.3%

Figure 8: Suggested dwelling size mix to 2036 in Walpole Cross Keys (AECOM Calculations, HNA, 2022)

Q8: Housing Mix - Getting the right mix of houses in any community is important, such as whether there should be more homes that are modest in size rather than large.

A Housing Needs Assessment was commissioned by AECOM for Walpole Cross Keys. In summary this suggested that any new homes should be mainly 1 or 2 bedrooms with no more 3 or 4 beds and a very small number of 5 bedrooms. This is based on what we know about the current housing stock across the parish and the likely population profile up to 2036.

The neighbourhood plan review can have a policy on housing mix to meet the locals needs. Do you agree with AECOMS housing mix suggestion as part of any new development?

Answer Choice		Response Percent	Response Total
1	Yes	38.2%	29
2	No	39.5%	30
3	Don't know	22.4%	17
If you disagree, what size of new homes do you think should be built?			40
		answered	**76**
		skipped	**7**

Figure 9: Parish Consultation Survey March 2023: Question 8 Results

42. Putting these findings together would suggest a Housing Mix Policy that aims to provide more homes with three bedrooms or fewer, would be a way forward. Figures from the HNA (2022) suggest that such smaller homes should comprise around 95.7% of new homes, but it is not good practice to be too precise or restrictive in this regard as there may be a strong justification to build larger homes, such as a custom and self-build property for a larger or growing family, for example. However, the policy approach aims to prioritise smaller homes, with at least 90% of homes as three bedrooms or fewer. This

would provide for families, households downsizing or needing to access more affordable dwelling types and sizes.

43. Worked examples of how this policy can be calculated are shown below. This would be making the calculation round up to the nearest 0:

- 90% of 10 dwellings = 9 out of 10 to be 3 bed or below
- 90% of 9 dwellings = 8.1 (8 out of 9 to be 3 bed or below
- 90% of 8 dwellings = 7.2 (7 out of 8 dwellings to be 3 bed or below)
- 90% of 7 dwellings= 6.3 (6 out of 7 dwellings to be 3 bed or below)
- 90% of 6 dwellings = 5.4 (5 out of 6 dwellings to be 3 bed or below
- 90% of 5 dwellings= 4.5 (all dwellings to be 3 bed or below)
- 90% of 4 dwellings= 3.6 (all dwellings to be 3 bed or below)
- 90% of 3 dwellings= 2.7 (all dwellings to be 3 bed or below)
- 90% of 2 dwellings= 1.8 (all dwellings to be 3 bed or below)
- 90% of 1 dwellings= 0.9 (all dwellings to be 3 bed or below)

Policy 3: Housing Mix
Housing proposals should reflect local housing need using the best available and proportionate evidence such as the Walpole Cross Keys Housing Needs Assessment 2022. Except for conversions, new residential development for open market housing, should offer a housing mix whereby at least 90% of homes are three-bedrooms or fewer, unless evidence is provided either showing there is no longer such a local need, a custom-self build application has a different need for the family moving in, or the scheme is to be made unviable by the delivery of this housing mix. In cases where schemes are stated to be unviable, applicants are required to provide a detailed viability assessment to support their position. The development of smaller unit housing that would be appropriate for first time buyers[14] will be supported in accordance with policy 1.

Affordable Housing



44. The current tenure profile is a key feature of the parish. Patterns of home ownership, private renting and affordable/social renting reflect demographic characteristics. This includes age (with older households more likely to own their own homes), and patterns of

[14] Defined as 3 bedrooms or below.

income and wealth which influence whether households can afford to rent or buy and whether they need subsidy to access housing.

45. Census 2021 data show 85.4% of the population of Walpole Cross Keys own their property outright or with a mortgage. Around 8.4% of the parish social rent and 6.2% privately rent or live rent free[15]. These statistics are similar to the Census 2011; however, social rent in particular has increased from 5.9% in 2011 to 8.4%.

46. According to the latest data (2018) supplied by the Borough Council of King's Lynn & West Norfolk, there are 15 affordable homes, with 11 socially rented and 4 living rent free. There were no shared ownership households within this data. The size profile of affordable homes is provided in **Figure 10.** The homes are predominantly 1-bed or 3-bed. All of the affordable homes are classed as general needs, there is no sheltered housing specifically designed for older people.

47. In addition to the data provided in **Figure 10,** a further 5 affordable units have been completed in Walpole Cross Keys. These included 3 x 2 beds (2 affordable rent and 1 shared ownership) and 2 x 3 beds (1 affordable rent and 1 shared ownership); making the affordable housing total 20. In August 2022 data supplied by the Borough Council stated that 2 households are on the housing register for Walpole Cross Keys, requiring general needs accommodation (1x 2 bed and 1x 3 bed).

Number of Beds	General Needs Affordable Housing
Bedsit (0)	0
1	9
2	1
3	5
4	0
Total	**15**

Figure 10: Affordable Housing from 2018 data. Source: West Norfolk Borough Council, Housing Data from Affordable Housing 2018 data, August 2022[16]

48. House prices provide an indication of the level of demand for homes within an area. The relationship between house prices and incomes determines whether housing is affordable to local households and, to a large extent, what tenure, type, and size of home they occupy. Changes in affordability over time can indicate pressures in the housing market.

49. The HNA (2022) shows that there has been an 118.8% growth in house prices between 2012 (£152,000) and 2021 (£332,500), with some fluctuations. Detached dwellings have increased in price the most, by almost 103%; such sustained inflation will make Walpole Cross Keys unaffordable to many.

[15] Tenure of household. Source: Build a custom area profile - Census 2021, ONS

[16] Local Housing Profile | Borough Council of King's Lynn & West Norfolk (west-norfolk.gov.uk)

50. The HNA (2022) determined thresholds for the income required in the parish to buy a home in the open market (average and entry level prices) or rent privately. AECOM have used standard assumptions practiced elsewhere in that the maximum percentage of household income that should be spent on rent is 30% and that mortgage financing will be offered at a maximum of 3.5 times household income. However, there will be different circumstances for every individual.

51. The HNA (2022) determines that local households on average incomes are unable to access even entry level homes for purchase on the open market, unless they have a very large deposit, and even those with higher-than-average income are likely to struggle. The median house price as stated in paragraph 85 of the HNA (2022) would require an annual income almost 112% higher than the current average.

52. Private renting is generally only affordable to average earners and households made up of two lower quartile earners (approx. £27,678) can only afford the given rental thresholds for entry-level market rents. Affordability for private rent could be improved if individuals are willing to dedicate a larger proportion of their income to rental costs, however, doing so may have negative consequences for quality of life and is not considered sustainable. There is a relatively large group of households in the parish who may be able to afford private rent but not home ownership on the market. These groups may benefit from affordable home ownership products including First Homes and Shared Ownership if these were made available. Provision of affordable housing through subsidised tenure products can be used to overcome issues of individuals not being able to access homes on the open market. The

53. In a community survey in March 2023 several questions sought people's views on the types of housing coming forward. Residents recognised the need for additional affordable homes or first homes in comparison to other housing types, (**Figure 11**).

What kind of new houses do you want to see built in the future in Walpole Cross Keys?						
	Answer Choice	Need a lot more	Need a few more	Don't need any more	Not sure/ No opinion	Response Total
1	Family homes	3	25	47	5	80
2	First homes to help people get on the housing ladder	9	32	32	7	80
3	Sheltered housing	2	18	40	18	78
4	Affordable housing	15	21	34	10	80
5	Holiday accommodation	0	5	53	20	78
					answered	**80**
					skipped	**3**

Figure 11: Q9 results of the community survey (March 2023)

54. Also, Q10 shared the concluded results of the HNA (2022) needing around 8 new affordable homes in the plan period and asked what people's thoughts were on this level of need. Whilst there were mixed views, a number of people said that having affordable housing was a good idea for first time buyers and to help people get on the property ladder. There was a general acceptance that people need to start somewhere, particularly younger generations, and providing more affordable housing would be beneficial. Respondents also shared views similar to the HNA (2022) stating that affordable homes are the only type most people can afford on an average wage.

55. Both the NPPF and Local Plan set policy approaches for affordable housing and exception sites. The Local Plan policies support schemes for affordable housing on exception sites where:

    - The site is reasonably related to an existing settlement and amenities, as defined by the settlement hierarchy;
    - The proposal is supported by evidence of local affordable housing need;
    - Future management for affordable housing is supported by a recognised Registered Provider of Social Housing or other arrangements for the effective management of affordable homes;
    - The scheme must be genuinely affordable housing led and any element of subsidy through provision of market housing is proven through viability assessments.

56. It is important to note that Affordable Housing as defined in the NPPF (2024 version) is housing for sale or rent for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for local key workers). Examples of these will be housing that is discounted at least 20% below market value. There is currently a government strategy for 'First Homes', which are only available for people buying their first home, with a minimum discount of 30% below full market value. The level of discount can be set higher, to 40 or 50% where suitably evidenced. After the discount is applied the initial sale price must not exceed £250,000. First Homes will be subject to legal restrictions ensuring discount is retained for future occupants and to stop renting or sub-letting. There is a national requirement that First Homes make up 25% of Affordable Housing provision on development sites.

57. It is also possible to set local eligibility criteria for First Homes. The local eligibility criteria that the neighbourhood plan has set is detailed below and this will apply for a maximum of 3 months from when a home is first marketed. If a suitable buyer has not reserved a home after 3 months, the eligibility criteria will revert to the national criteria so as to widen the consumer base. The following local eligibility criteria aims to establish a local connection as a preference, and should be applied, with the requirement to meet at least one of the following:

i. Current residents of the Parish who rent or live with other family members;
ii. Ex-residents of the Parish who rent or live with other family members and who moved away within the last three years; or
iii. People who rent or live with other family members outside the Parish but who have caring responsibilities in the Parish.
iv. People who are employed in the Parish.

58. The HNA (2022) estimates that Walpole Cross Keys requires roughly 8 units of Affordable Housing over the neighbourhood development plan period. Using overall housing tenures, it is suggested that 70% of this should be for social/affordable rented housing and 30% for shared ownership (affordable home ownership). Whilst it is unlikely that the number of dwellings delivered in the plan period will meet the affordable housing need, an appropriate benchmark tenure mix included in the Policy, will ensure affordable rented housing is made a priority, at a ratio of 70:30 (70% rented and 30% ownership (25% being First Homes and 5% Rent to Buy)) going forward.

Policy 4: Affordable Housing

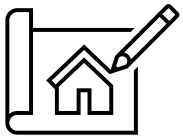
1. Housing proposals should reflect local housing need using the best available and proportionate evidence. Where it is practicable to do so based on the size and location of the development concerned affordable housing delivered within Walpole Cross Keys should comprise:

- 70% Affordable Rented Housing
- 25% First Homes
- 5% Rent to Buy

2. Development schemes for affordable housing on rural exception sites may be supported on small sites which would not otherwise be appropriate for housing within the Neighbourhood Plan area.

3. Schemes will only be supported where it can be demonstrated that the properties will remain affordable for people in perpetuity. Preference is for affordable housing to be made available for people with a local connection in the first instance as defined in Paragraph 57 for First Homes.

Design



59. Design is another key area where the Neighbourhood Plan can have significant influence and is considered to be a key aspect in achieving sustainable development. It plays a critical role in shaping better places in which people can live and work. Whilst design covers not just appearance but how a place functions, the appearance is seen as critical to national policy. As stated in the NPPF (2024 version, paragraph 131): "*The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.*"

60. As set out in the National Design Guide (2021)[17] a well-designed place comes through making the right choices at all levels including layout, form and scale of buildings, appearance, landscape, and materials. A number of other characteristics include the climate, character, and community. The ten characteristics set out in the National Design Guide reflect the importance of a well-designed place as set out in **Figure 12**.

61. NPPF Chapter 12 (2024 version) requires plans to have design policies that have community support and that pick up the defining characteristics of the area. The Government has been raising the importance of high-quality design with the development of national design guides, codes, and policies[18] and encourages Neighbourhood Plans to have their own design policies and codes to identify the special qualities of their areas which should be reflected in development. Although national policy supports development that is sympathetic to the local and historic character of an area, it also encourages innovative design and high levels of sustainability to support movement towards a carbon zero future. For example, trees are seen as an important part of design, as integrated biodiversity net gains. There is strong support for good design and beautiful homes, and the requirement is for poor design to be refused.

[17] National_design_guide.pdf (publishing.service.gov.uk)

[18] National Planning Policy Framework, National Design Guide (2021), National Model Design Code (2021), Building for a Healthy Life (2020), Manual for Streets (2007)



Figure 12: The Ten Characteristics of a Well-designed Place (National Design Guide, 2021)

62. The Local Plan requires all new development to be of high-quality design. It requires proposals to demonstrate factors such as the ability to protect and enhance the historic environment, respond to the context and character of the environment ensuring the scale, density, layout, and access will enhance the quality of the environment and to also enhance community wellbeing etc. It also details the promotion of opportunities to achieve high standards of sustainable design and efficiency, flood risk, climate change and renewable energy. Regarding efficiency measures, designs are encouraged to exceed the present technical standards set by Building Regulations. There is opportunity for Local Planning Authorities such as the Borough Council to set energy performance technical standards for new homes that exceed those required by Building Regulations. Neighbourhood Plans cannot do this, although they can include more general policies, such as requiring a Sustainability Statement as part of any planning application, setting out how new development will meet a high level of sustainable design and construction and optimising energy efficiency.

63. The Local Plan sets out the expected sustainability criteria to be met by new development, such as construction techniques to improve energy efficiency and good access by walking and cycling.

64. In the consultation survey (March 2022) Question 6 asked respondents *"Do you think that the neighbourhood plan should include detailed design guidelines for new homes*?" The results showed there was support of 75.9% of people who responded.

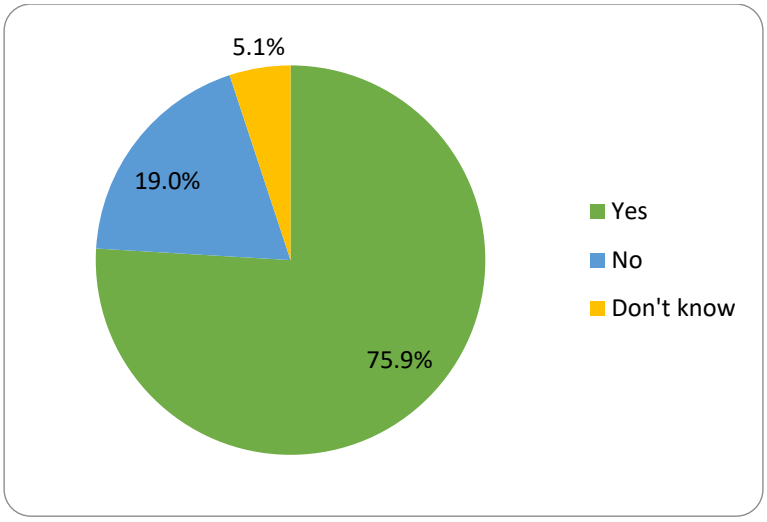


Figure 13: Q6 results in the community survey (2023)

65. AECOM was commissioned to provide high level design support to the Parish Council as part of the neighbourhood plan review. This focused on developing design guidelines and codes which could be used to inform the design of future planning applications and developments in Walpole Cross Keys. This included a high-level assessment of the neighbourhood area, site visit and meeting with the community and preparation of a bespoke design guide and codes. In terms of context, the area is dominated by arable farmland with medium to large fields made up with the occasional hedgerows, copses, and tree belts to create a simple landscape pattern. It has retained its historic linear development pattern focused along Sutton Road, Station Road, and Market Lane. There is sparse linear development along Station Road South to the west including a small estate.





66. The character of the parish is a mix of building styles and types, generally made up of 1 to 2 storeys. Development over the years have used new and old traditional materials including mixed red brick, cream render, brick chimney stacks, clay pantiles, red tile, or slate roofs. Weatherboarding is also seen on barns, outbuildings and extensions enhancing the rural character. Other key architectural features include covered porches, sash, and casement windows as well as skylight roof windows in newer development. There is a palette of colours present on buildings in the parish including warm tones of orange, red

and brown in building materials and beige, cream, and stone for render. The edge of parish is made up of isolated farms and houses are visible in far reaching views.

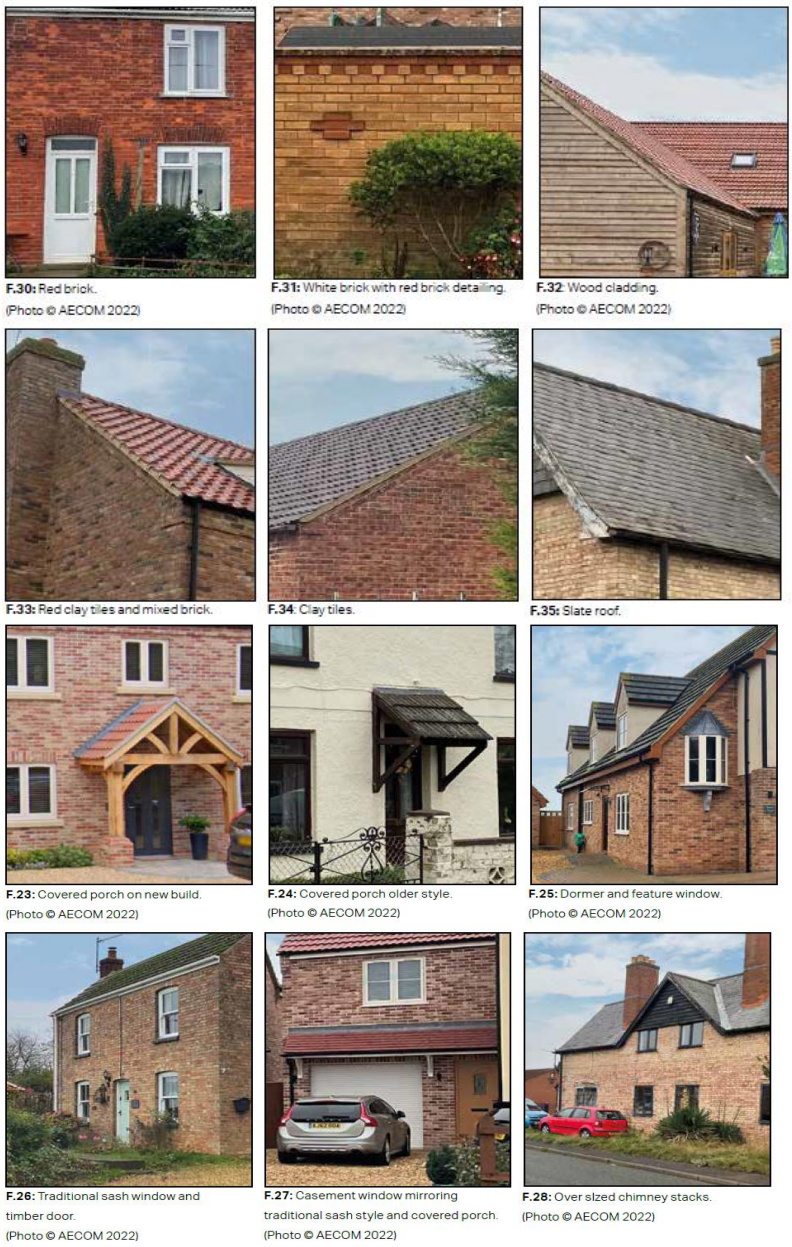


Figure 14: Example of architectural features and building materials in the parish (Source AECOM, 2022)

67. Boundary treatments within the parish are varied with houses often set behind low hedges and front gardens. Gaps in hedges allow access to the properties and driveways where at times these are marked with wooden fences. **Policy 5** draws out the detail within the Walpole Cross Keys Design Codes and Guidance Document (2022) and sets clear expectations on design in line with the design codes.

Policy 5: Design

As appropriate to their scale, nature and location development proposals should be consistent with the Walpole Cross Keys Neighbourhood Plan Design Guidance and Codes in general.

The Walpole Cross Keys Design Codes and Guidance Document and the Checklist set out in **Appendix B** will be used to help assess planning applications for new development to determine their acceptability. The following design considerations from the Design Codes are especially important to the area:

a) Any new development, except for incidental or ancillary uses, should have due regard to Design Code 1 and respect the historic linear settlement pattern and building layouts present in the parish.
b) Except for incidental or ancillary uses buildings should be designed to front onto streets and ensure that streets or public spaces have good levels of natural surveillance from adjacent buildings.
c) New development should have due regard to Design Code 2 and the heights and rooflines of other buildings in the area which are no higher than two storeys.
d) Materials and colours should respect the local vernacular and adjacent built environment in line with Design Code 3 and Design Code 4.
e) New or existing development proposing boundary treatments should have regard to Design Code 5 and may include hedgerows, trees, low walls, or fences of high-quality local materials.
f) Provide front and back gardens in new developments which respect the surrounding built character regarding garden space to built form within the overall plot as set out in Design Code 5. Front gardens should also be well planted to create an attractive environment and sense of openness.
g) Ensure new development is not visually intrusive and is of an appropriate scale to preserve the natural character of the village including long-distance views (Design Code 7).
h) Where possible, new developments should integrate new trees and vegetation to deliver Biodiversity New Gain, In accordance with the legal requirements without blocking future views, particularly those identified in Policy 8.

Schemes should ensure ancillary works such as access, outbuildings and curtilage boundaries do not have an unacceptable impact on the visual and landscape amenity of the area.

Development should ensure of a good standard of residential amenity.

Developments will be carried out in such a way that is mindful of the safety of road users.

Support will be given to developments which go above the target water efficiency standard of 100 litres per person per day where these conform with other policies.

Parking and design



68. As set out in the Walpole Cross Keys Design Codes Document (2022) it is common within the parish to have on-plot parking within new development as there is limited opportunities for on-street parking in the area. However, community responses to the survey (March 2023) said that new development opposite housing with no on-site parking has caused further road issues because not all cars park on the driveway, maybe due to having more cars than parking spaces, meaning that it is difficult for cars to pass when both sides are now being used for car parking.

69. Parking on Sutton Road near the primary school is an issue particularly at pick-up and drop off times which was highlighted in the community survey (March 2023). Residents indicated that road safety for pedestrians was being affected as cars were blocking pavements and junctions. Unfortunately travelling by private car is necessary for some pupils as they attend from outside the village and there is no alternative transport.

70. Fencing and vegetated screening has been used in some new development to reduce the visibility of parked cars within the street scene. **Figure 16** shows examples of new development with screened on-site parking including hedgerows, which will become more established, and an example of no on-site screening making, where the car is more visible in the public realm.



F.39: Good example of on plot parking screened by hedging and fencing. (Photo © AECOM 2022)



F.40: On plot parking without screening. (Photo © AECOM 2022)

Figure 15- Examples of On-site parking screening vs no screening (Source: AECOM 2022)

71. **Policy 6** will ensure that all development, where relevant, considers a suitable design approach with a view to reducing any further visual impact in the village. As set out in the NPPF (2024 version, paragraph 113): "*maximum parking standards for residential and non-residential development should only be set where there is a clear and compelling justification that they are necessary for managing the local road network*". The Local Plan sets out the same minimum standards as set out in **Policy 6**. Whilst some clauses are like strategic policies set out in the Local Plan, **Policy 6** goes further than these to provide necessary design details appropriate to Walpole Cross Keys Design Codes and Guidance Document and **Figure 16** gives examples of on-plot parking through a graphic illustration.

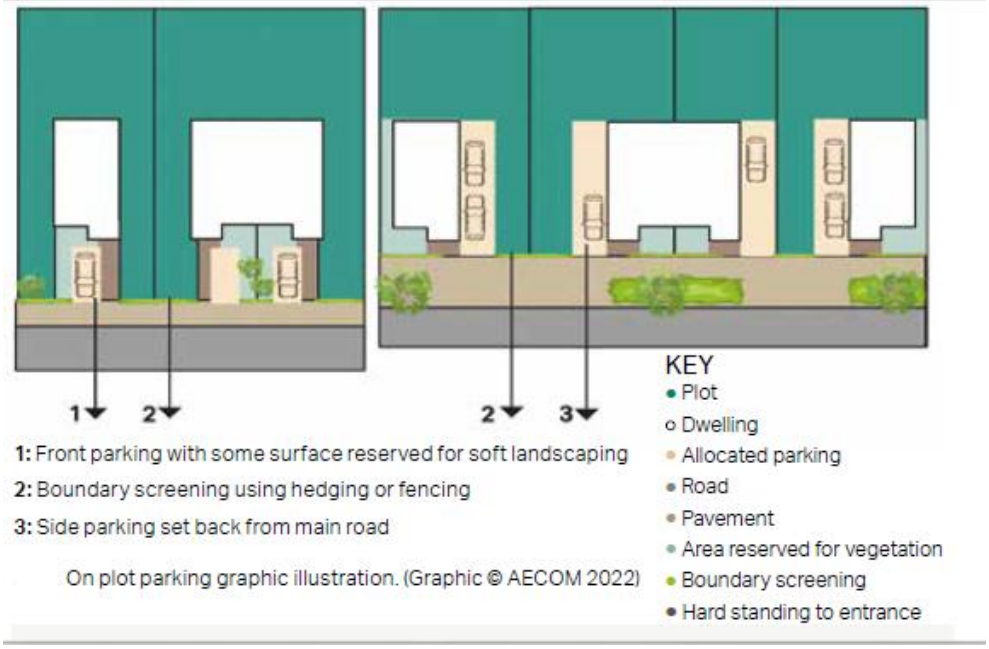


Figure 16: Example of on-site parking graphic illustration (Source AECOM, 2022)

Policy 6: Residential Parking Standards
Development proposals should respond positively to all appropriate points made under Design Code 6- Parking and Utilities and Section 5.6- Car Parking and Utilities of the Design Guidance and Codes Checklist in **Appendix B**. All new development schemes should provide either off road, garage, or courtyard parking with consideration given to the layout of parking in the adjacent built-up area. Parking should be designed to minimise visual Impact from the streetscape such as to the side of properties. All parking areas and driveways should be designed to improve impervious surfaces such as permeable paving.

Flood Risk and Water Management

72. As is typical for this part of the borough, the parish is located predominantly within Flood Zones 2 and 3 (**Figure 17**). In addition, most of the neighbourhood area including the built-up settlement is vulnerable to surface water flooding and drainage issues particularly during times of heavy rainfall. Environment Agency mapping shows areas at risk include but are not limited to Sutton Road, Little Holme Road, Low Road, Station Road South, and Market Lane. The risk shows potential for flooding to the highway, agricultural fields, private property, and gardens. The parish is criss-crossed with working dykes of varying sizes which drain the land and properties and can become quite full in wet weather. Repeated filling in by private property owners has rendered parts of the system inoperative as the backfills have not always been efficiently piped (if at all).

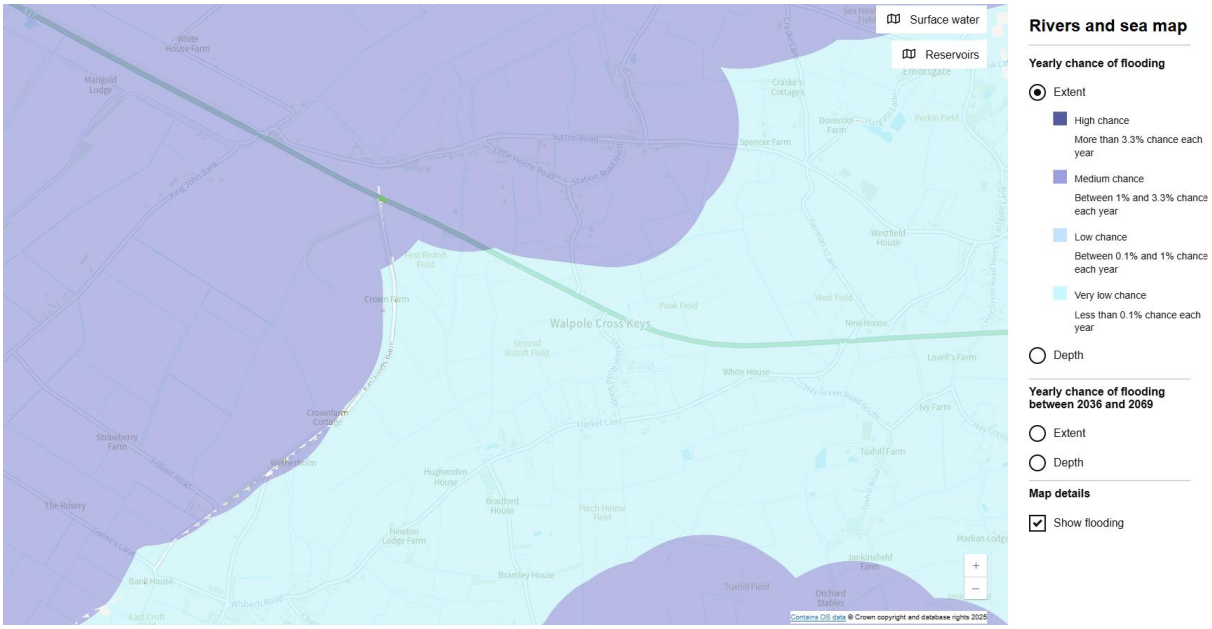


Figure 17: Flooding by Rivers and Sea -Flood Zones 2 and 3 (Source: Environment Agency 2025)

73. The purpose of **Policy 7** is to ensure that additional development taking place does not exacerbate existing problems in the parish and that where possible, opportunities are utilised to improve the management of flood risk in the parish. This could be by incorporating green infrastructure features like Sustainable Urban Drainage Systems (SuDS) into proposals (**Figure 19**). SuDS can be incorporated into the environment in many ways such as retrofitting existing development by disconnecting down pipes and diverting surface water away from drains through water butts and impermeable surfaces

including grassy swales, rain gardens, planters and open space or through new development with careful design as to where run off will be directed.

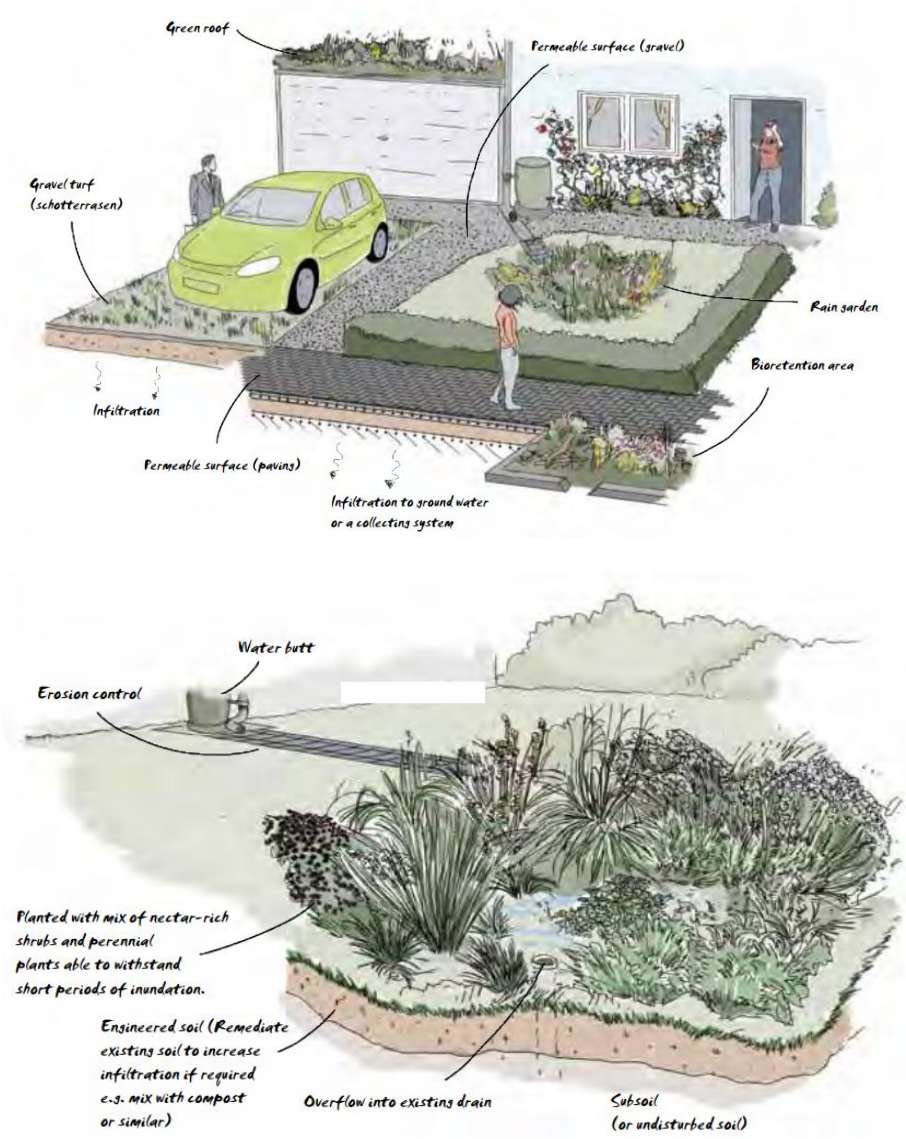


Figure 18- Example SuDS sketches of various permeable surfaces and rain garden attenuate (Source: RSPB[19])

Policy 7: Flood Risk and Water Management
Development proposals should demonstrate and ensure that any new development does not have a detrimental impact on water infrastructure, including sewers, surface water and other flooding and responds positively to climate change. Proposals should respond positively to flood mitigation as set out in Walpole Cross Keys Design Guidance- Design Code 9- Water Management (SuDS) and incorporate

[19] RSPB and WWT. Sustainable drainage systems- Maximising the potential for people and wildlife A guide for local authorities and developers. Source: 1563785657-wwt-rspb-sustainable-drainage-systems-guide.pdf

Policy 7: Flood Risk and Water Management
design features to reduce risk of surface water flooding. All development proposals should contribute towards effectively managing flood risk. This includes but is not limited to: a) the development being designed and constructed so as not to increase, and wherever possible to reduce, the overall level of flood risk both to site and elsewhere when compared to the current situation. b) rates and volumes of surface water run-off being discharged from a site will be minimised, and wherever possible will be no greater than the appropriate greenfield rates and volumes. c) proposals that would create new culverts or result in the loss of an open watercourse will not be permitted unless the culvert is essential to the provision of an access, and it can be demonstrated that the culvert will have no adverse impact on the ability to manage and maintain surface water drainage in the Neighbourhood Plan area. Proposals which specifically improve surface water drainage, such as works to reinstate an effective drainage scheme, will be supported. Proposals should incorporate Sustainable Drainage Systems (SuDS) that are appropriate to the scale and nature of the development and designed to be an integral part of the green infrastructure. These may include: • Introduction of permeable driveways or parking areas; • Attenuation ponds; • Planting; • Rainwater harvesting and storage features.

Community Action 1: Maintenance of Drainage Ditches
The Parish Council will work proactively with riparian owners, landowners, and statutory agencies, such as the Lead Local Flood Authority, to ensure that watercourses are properly maintained with a view to ensuring that they continue to play their role in the management of water and flood risk**.**

Important Local Views



74. As stated in the Walpole Cross Keys Design Codes and Document (2023), long distance views across the Fens are characteristic of the parish, interrupted by the occasional wind turbine and pylon. Open views of the landscape can be experienced throughout the Neighbourhood Area, creating a strong visual connection to the rural setting of the village. Recent new developments have been spaced to retain views of the wider landscape between each of semi-detached and detached properties.

75. The NPPF indicates that planning policies and decisions should protect and enhance valued landscapes recognising the intrinsic character and beauty of the countryside. There are some specific views and vistas within the Walpole Cross Keys Neighbourhood Plan area that are of particular importance to the local community. Building on national and Local Planning policy, this Neighbourhood Plan Review wishes to identify these views and provide justification for their significance and seeks to protect them for future enjoyment.

76. National Grid Electricity Transmission (NGET) is seeking to construct both converter stations and the Walpole B Substation within the area and acknowledge the significance of the key views identified in the Walpole Cross Keys Neighbourhood Plan Views Assessment. In particular, views 7 (looking west on Station Road North) and 8 (looking southwest on Station Road South) are potentially impacted by the EGL 3 & 4 development. Recognising the policy's emphasis on ensuring new development is not visually intrusive, NGET has advised that it is committed to integrating design measures that respect and mitigate potential impacts on these views. The substation will be thoughtfully sited to minimise its visibility from key vantage points. Moreover, appropriate screening, such as landscaping, tree planting, and sympathetic fencing, will be incorporated to soften its visual impact and ensure it blends harmoniously with the surrounding environment. Furthermore, NGET has advised that the form and scale of the substation and converter stations will be carefully considered to align with existing structures in the area, ensuring it does not dominate or detract from the identified public views'

77. The community was asked in Question 13 of the March 2023 survey to identify particularly special views for the Neighbourhood Plan Review. This question received 37 responses. Specific views which were identified and within the designated area have been listed below and considered by the steering group and parish council.

- Views from houses that overlook fields and views from roads and footpaths across the fenland.
- Walpole Cross keys school and the village hall
- The village Station Garden.
- The openness of Little Holme Field and view to the south along Little Holme Road

- Looking over farmland along Station Road, the Ristoft Fields, Fence Bank
- North of Sutton Road opposite Walker's Garage and behind the Jephson Hall.
- View to the north and south along Sutton Road
- Memorial garden with village sign.
- The open views in Low Road and countryside further round Low Road.

78. All views were reviewed by the Steering Group and Parish Council, and where relevant further evidence and photographs were taken to determine whether they should be included. Some views were not included because they were best placed being protected as a community facility, some ideas fell outside of the designated area or would not be visible from a public space.

79. Overall, the Neighbourhood Development Plan seeks to protect 8 public views, many of which include local features of the landscape, key buildings, and landmarks in the Parish. Justification for each of the views is provided in **Walpole Cross Keys Neighbourhood Plan Views Assessment** document. The intention is not to stop development within these views, but to ensure that their distinct character is retained. Development within the views listed in **Policy 8** that is overly intrusive or prominent will not be supported. Any proposals within these views will need to demonstrate that they are sited, designed and of a scale that does not significantly harm them.

- View 1- Looking north towards Jephson Hall and beyond



- View 2- Looking north of Sutton Road



- View 3- Looking east along Low Road



- View 4- Looking north of Little Holme Rd



- View 5- Looking south of Little Holme Rd



- View 6- Looking north of Station Road North



- View 7- Looking west on Station Road North



- View 8- Looking southwest on Station Road South



Policy 8: Protection of Important Local Views
The following 8 views, shown in Figure 19 and described in Walpole Cross Keys Neighbourhood Plan Views Assessment are identified as important public local views: • View 1- Looking north towards Jephson Hall and beyond • View 2- Looking north of Sutton Road • View 3- Looking east along Low Road • View 4- Looking north of Little Holme Rd • View 5- Looking south of Little Holme Rd • View 6- Looking north of Station Road North • View 7- Looking west on Station Road North

Policy 8: Protection of Important Local Views
• View 8- Looking southwest on Station Road South Proposals are expected to demonstrate that they are sited, and designed to be of a form and scale, that avoids or mitigates any harm to the key views. Development proposals that would unacceptably affect these key views will not be supported.

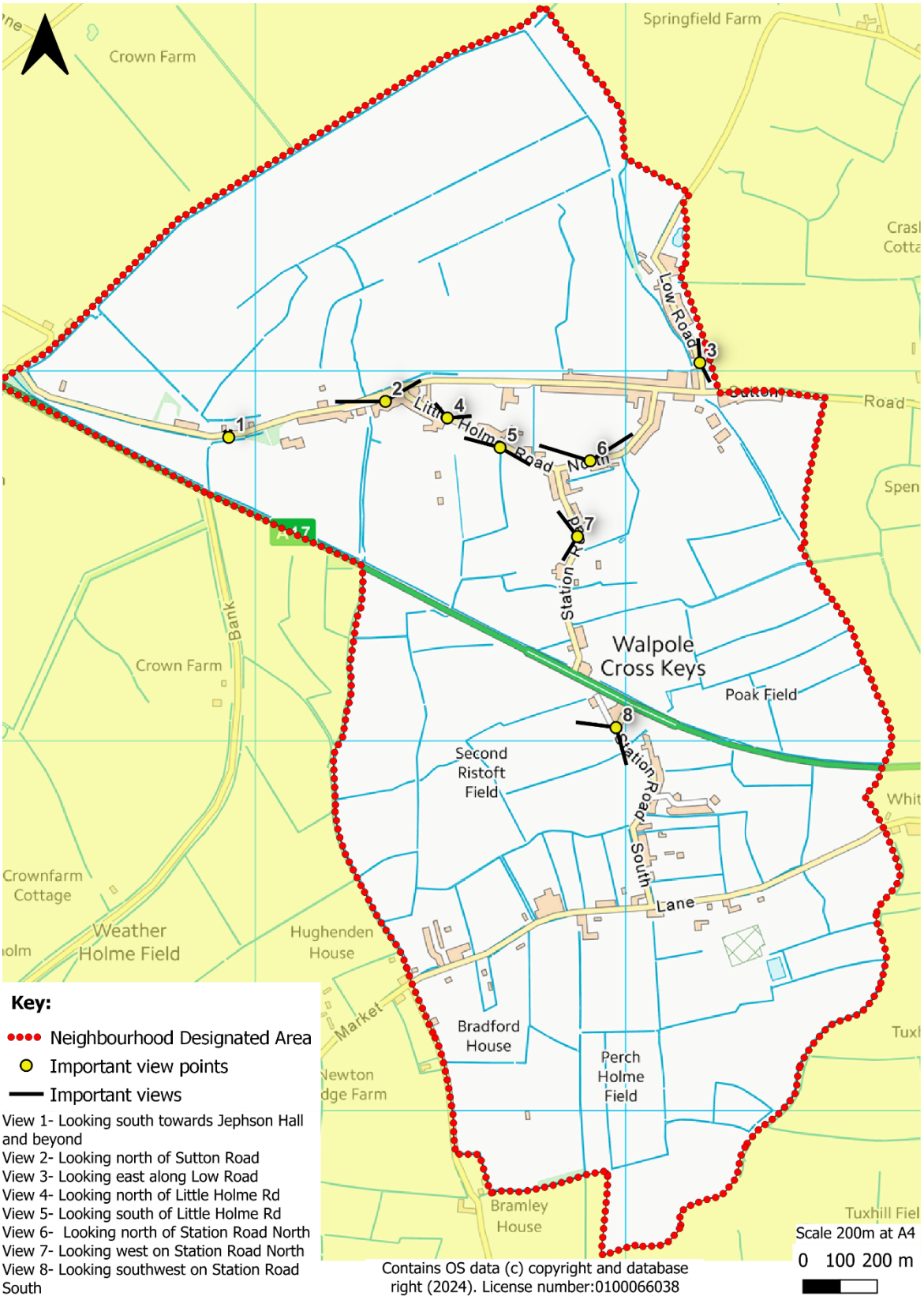
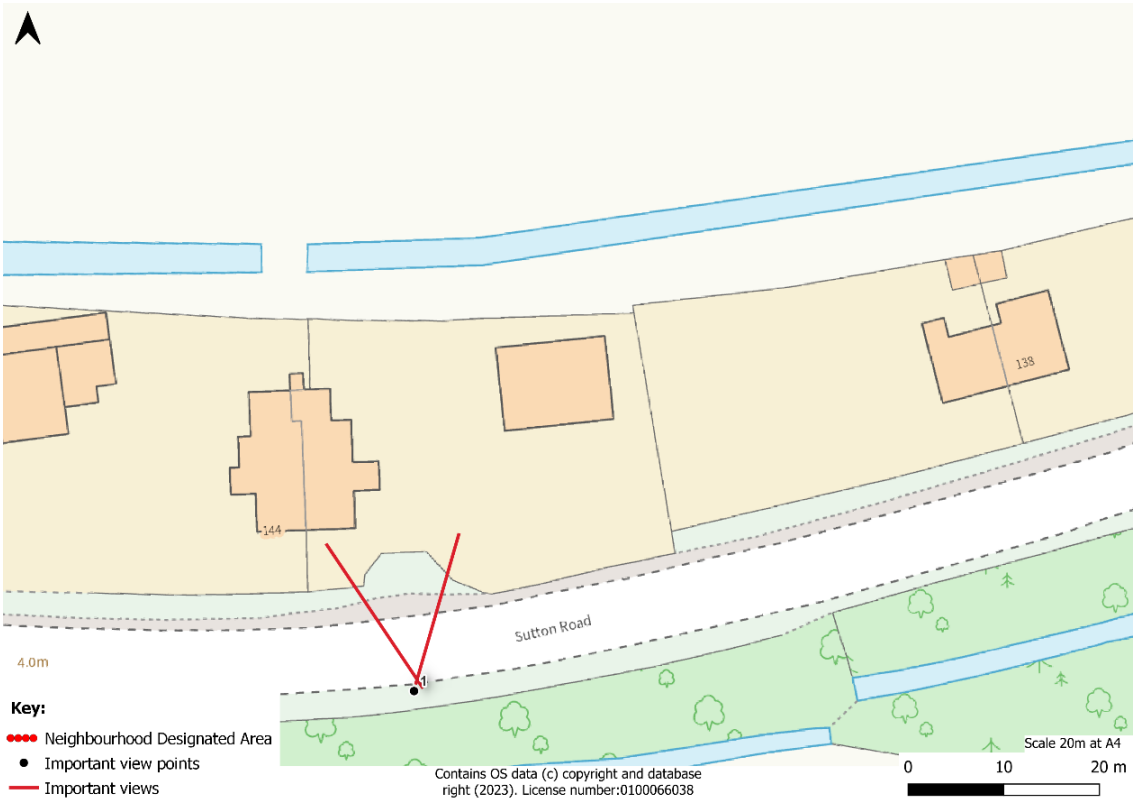
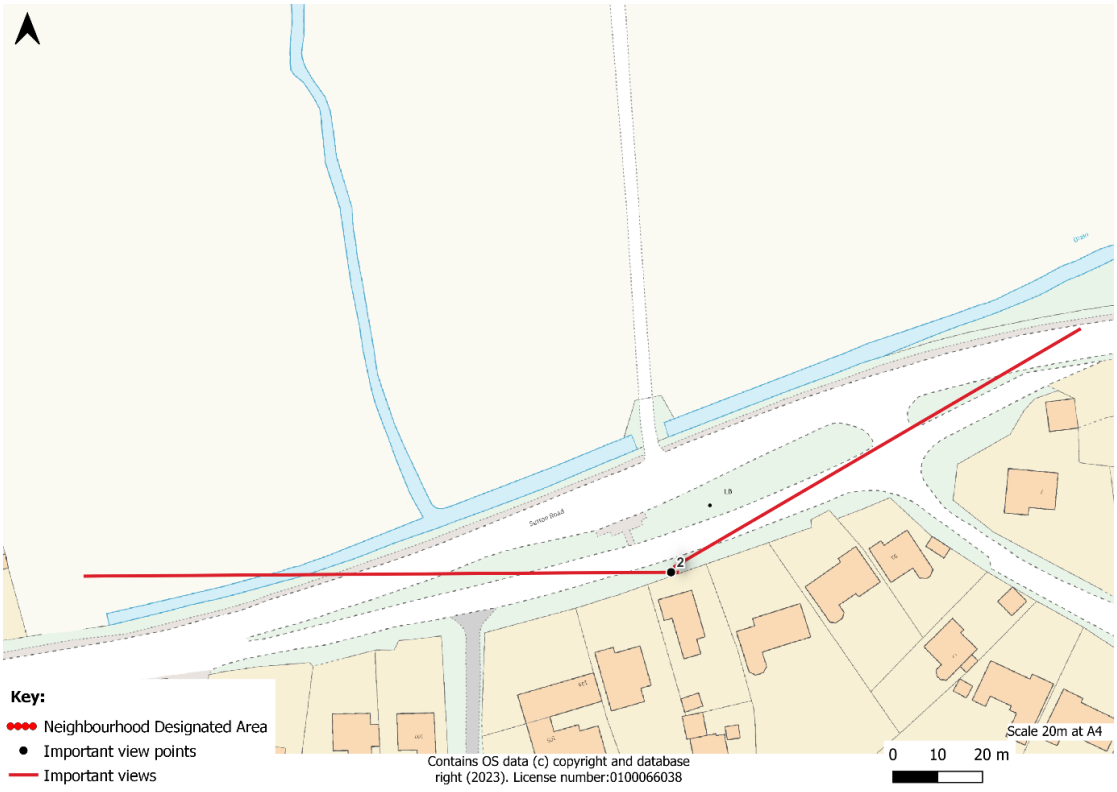


Figure 19- Important Local Views

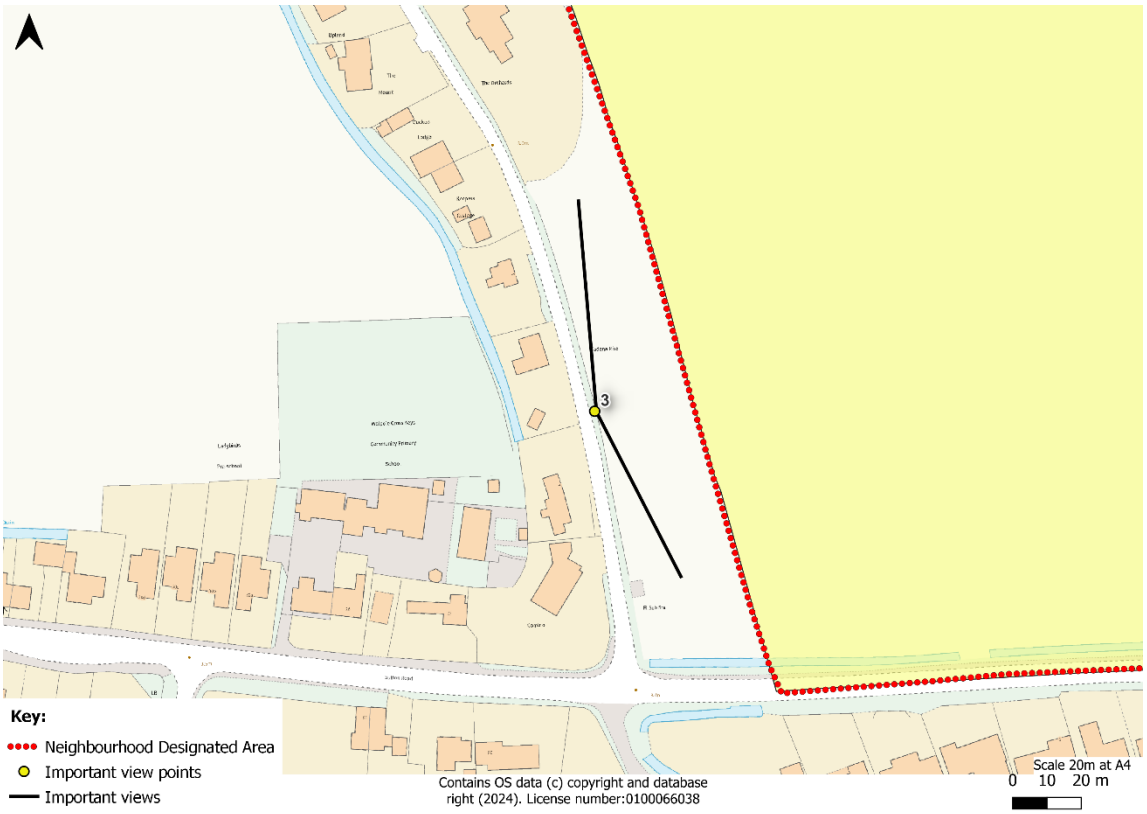
View 1



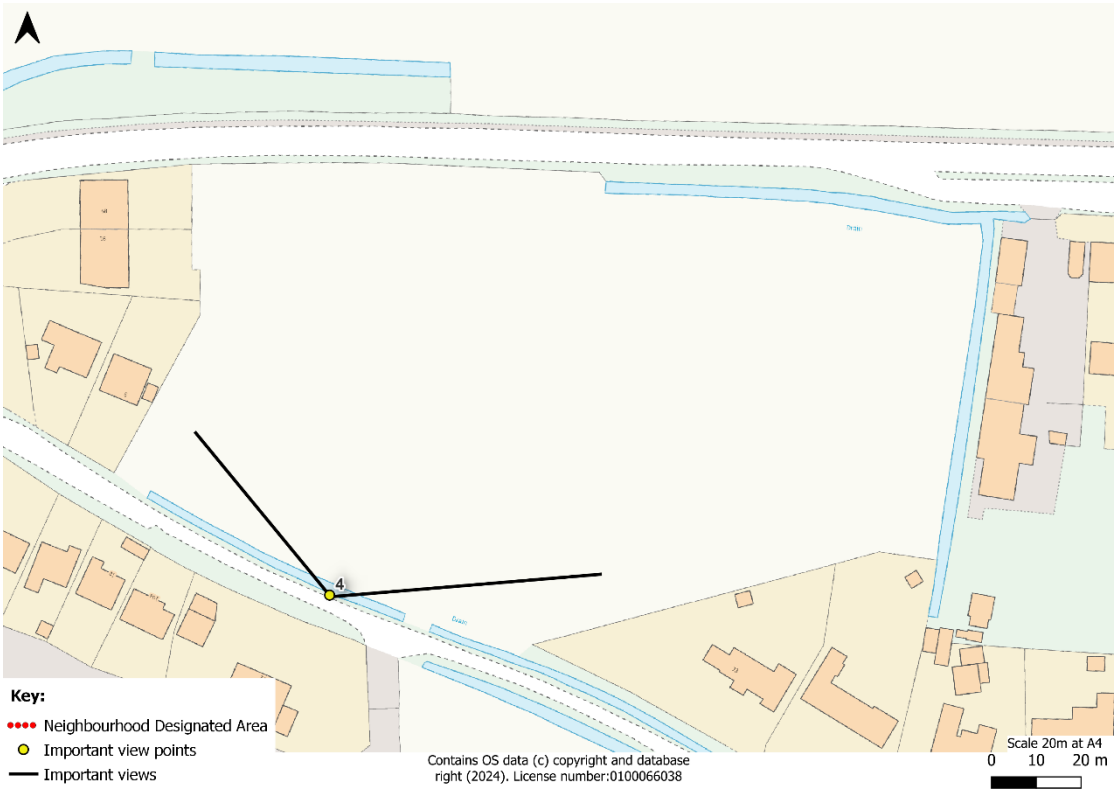
View 2



View 3


3
Key:
Neighbourhood Designated Area
Important view points
Important views
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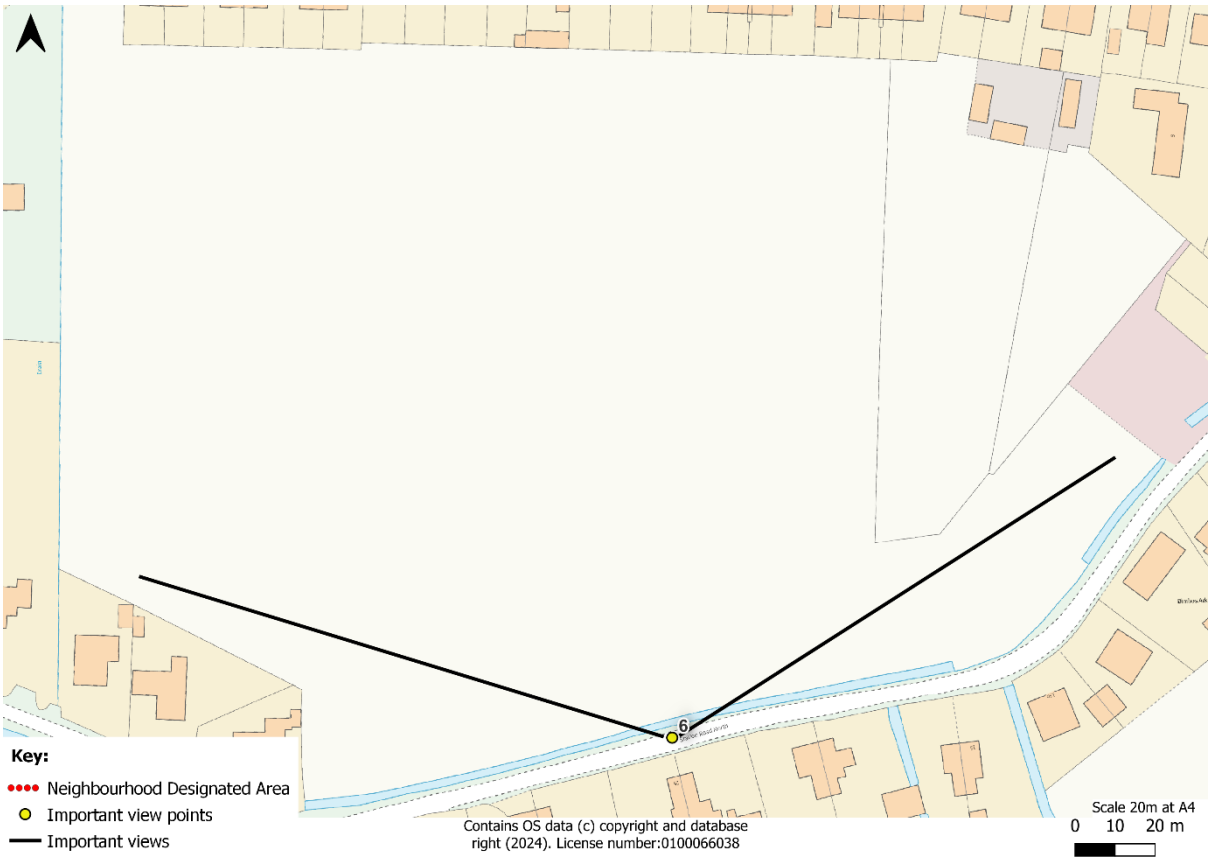
View 4


4
Key:
Neighbourhood Designated Area
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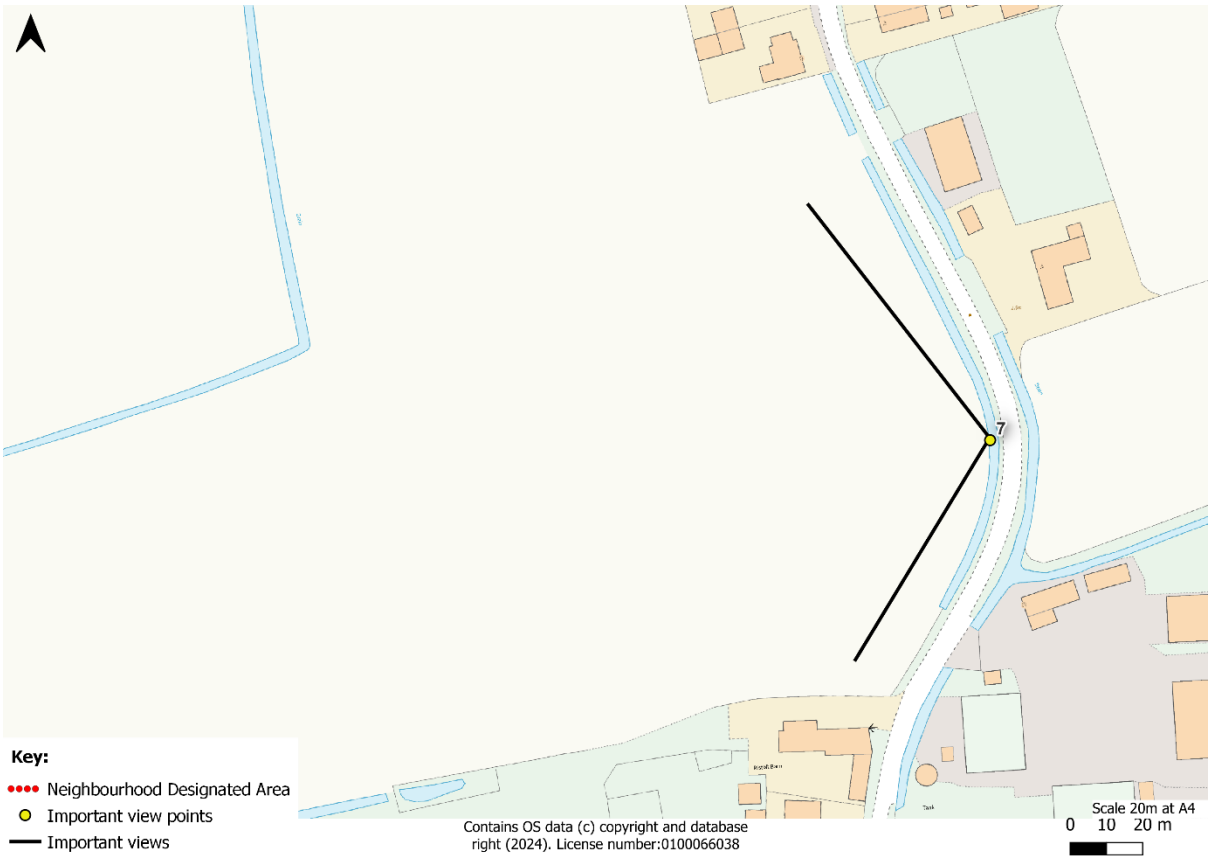
View 5


5
Key:
Neighbourhood Designated Area
Important view points
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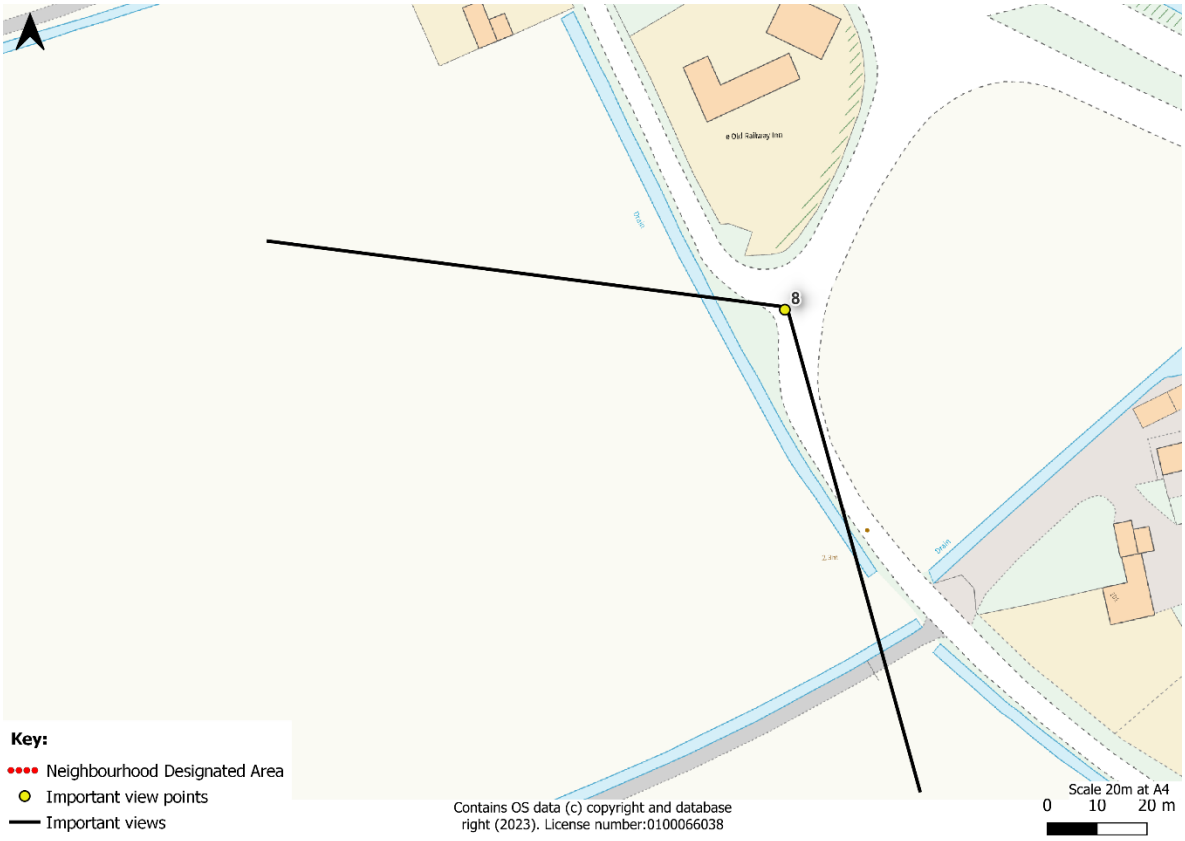
View 6


6
Key:
Neighbourhood Designated Area
Important view points
Important views
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View 7


7
Key:
Neighbourhood Designated Area
Important view points
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View 8


8
Key:
Neighbourhood Designated Area
Important view points
Important views
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Dark Skies



80. The NPPF notes how planning policies should ensure that new development is appropriate for its location considering effects of pollution (including light pollution) that could arise from the development on site and with its wider surroundings. In the NPPF planning policies and decisions should: "*limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation*" (2024 version, paragraph 198c).

81. In the consultation survey (March 2023) some respondents commented on the fact that light pollution could be reduced, and this would improve the setting of the area. Guidelines have been created around planning for good exterior lighting which will be relevant for the Dark Skies Policy. Outdoor lighting should be carefully designed to ensure appropriate placement, duration, colour, and timing. The quote "*more light is not necessarily better light"*[20] is discussed in some detail in the GOV Light Pollution Guidance and Dark Sky Society (2020) paper in relation to promoting safety. Where light fixtures give off an unsafe glare it can result in reduced visibility and accidents on the road and streets, especially when vision is readapting to darker areas[21]. Examples of fixture types that can be used to reduce glare and light trespassing in the night sky include:

    - Fully shielded fixtures (enclosed in full cut off or canopy fixtures);
    - Lighting which is directed downwards;
    - Using energy efficient bulbs/low light level LED, metal halide or fluorescent.
    - Controlled lighting on timers, motion detectors when needed including no dusk to dawn lights[22]and;
    - Using warmer colour lights such as yellow where possible avoiding blue, or ultraviolet content since these are generally more disruptive to humans and wildlife.

82. The CPRE Dark Skies Mapping shows[23] that the majority of the Parish falls into the darkest categories. These night lights ranged between 1 to <0.25 and suggest that as a whole the parish has relatively dark skies with very little light pollution. Additional intrusive external or internal lights associated with new development would be detrimental to the character of the village. It is noted that in many cases external and

[20] Light pollution - GOV.UK (www.gov.uk)
[21] LightingPlanGuidelines.pdf (darkskysociety.org)
[22] Towards-A-Dark-Sky-Standard-V1.1.pdf (southdowns.gov.uk)
[23] England's Light Pollution and Dark Skies (cpre.org.uk)

internal lights fall into permitted development, however, it is possible to influence lighting associated with new development and the evidence and national guidance of the benefits of sensitive lighting may encourage better design choices by others.

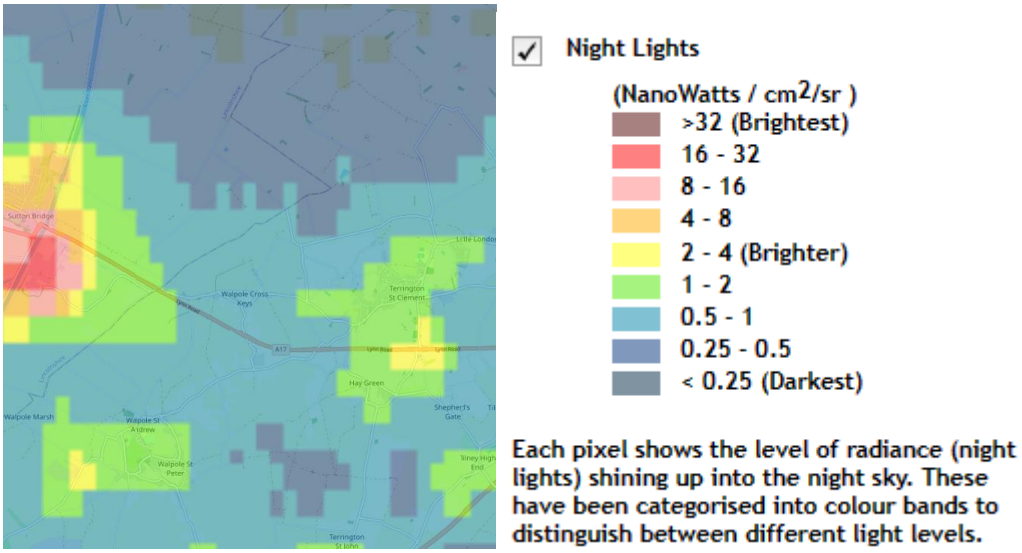


Figure 20- Dark Skies (CPRE, 2025)

Policy 9: Dark Skies
New development proposals involving the use of external lighting should demonstrate the way in which they have addressed the following principles: • Fully shielded (enclosed in full cut-off flat glass fitments). • Directed downwards (mounted horizontally to the ground and not tilted upwards). • Avoid dusk to dawn lighting by introducing timed motion detectors; and • Ensure lighting schemes such as LED streetlights will not cause unacceptable levels of light pollution particularly in intrinsically dark areas. • Use low-energy lamps such as LED, metal halide or fluorescent sources. • For developments including new street lighting, the extent should be limited to within settlements and should be sensitive to local biodiversity whilst providing adequate safety in line with Design Code 6 (AECOM 2022). Where internal lighting would have an impact on residential amenity or wildlife, development proposals should incorporate suitable mitigation measures. Development proposals which would have an unacceptable impact on the natural or the built environment, residential amenity, or wildlife by virtue of their lighting will not be supported.

Employment Uses



83. There are a several employment uses in the parish which include ones based at home and within employment units including but not limited to:

- **Core services**- Walpole Cross Keys Primary School
- **Agriculture**- Multiple farming businesses
- **Beauty/Fashion & Wellness**- K-nail-D Online store and Ever long Floatation Therapy, Blossom tree boutique
- **Construction & Homeware/Gardening –** ANP Eastern Pallets Bought Sold**,** FNL Pallet Services, Stocksy Mowers, Reinforced bed company, Fenland Windows & Conservatories, West Holme Nursery
- **Food services-** Cheese and Bees, Samuels Family Farm Shop & Butchers, The Brothers in Arms (Public House).
- **Other local businesses**- ATB Maintenance & Oil Services, East Coast Stoves, Groom 'n' Grub Dog Groomers, Walpole Cross Keys Car Garage.

84. The plan supports employment uses in the parish subject to there being no adverse amenity impacts on residential areas and subject to maintenance of vehicular and pedestrian safety.

Policy 10: Employment Related or Agricultural and Horticultural Related Development
Employment related uses and development related to the agricultural and horticultural sector will be supported on suitable sites (buildings and land). In deciding whether a site is suitable for such development including the expansion or redevelopment of existing employment sites, consideration will be given to the effect on the character and appearance of the area from any new buildings or related infrastructure, the effect on the amenity of nearby occupiers and the benefits brought by the proposal in terms of new jobs and services. The development and redevelopment of existing business sites for employment uses will be supported. Development to support the agricultural and horticultural purposes of sites will be supported.



Figure 21: Images of some employment uses in the parish (Source: Google Maps, 2023; Samuels Farm Shop website[24])

85. In recent years there has been progress with one brownfield site along Sutton Road, formerly known as the onion processing site, being regenerated into 16 residential dwellings. A reserved matters application (23/01127/RMM) on this site was permitted on 8th January 2024, which was supported by the Parish Council. There has been movement of this application, and the site is being built out.

86. There is one brownfield site which could benefit from enhancement or redevelopment, and this is the Site at Old Station (Figure 23) north of the A14 and east of Station Road North.

[24] SAMUELS Family Farm Shop and Butchers | An emporium of fresh, locally sourced good food (samuelsfarmshop.co.uk)

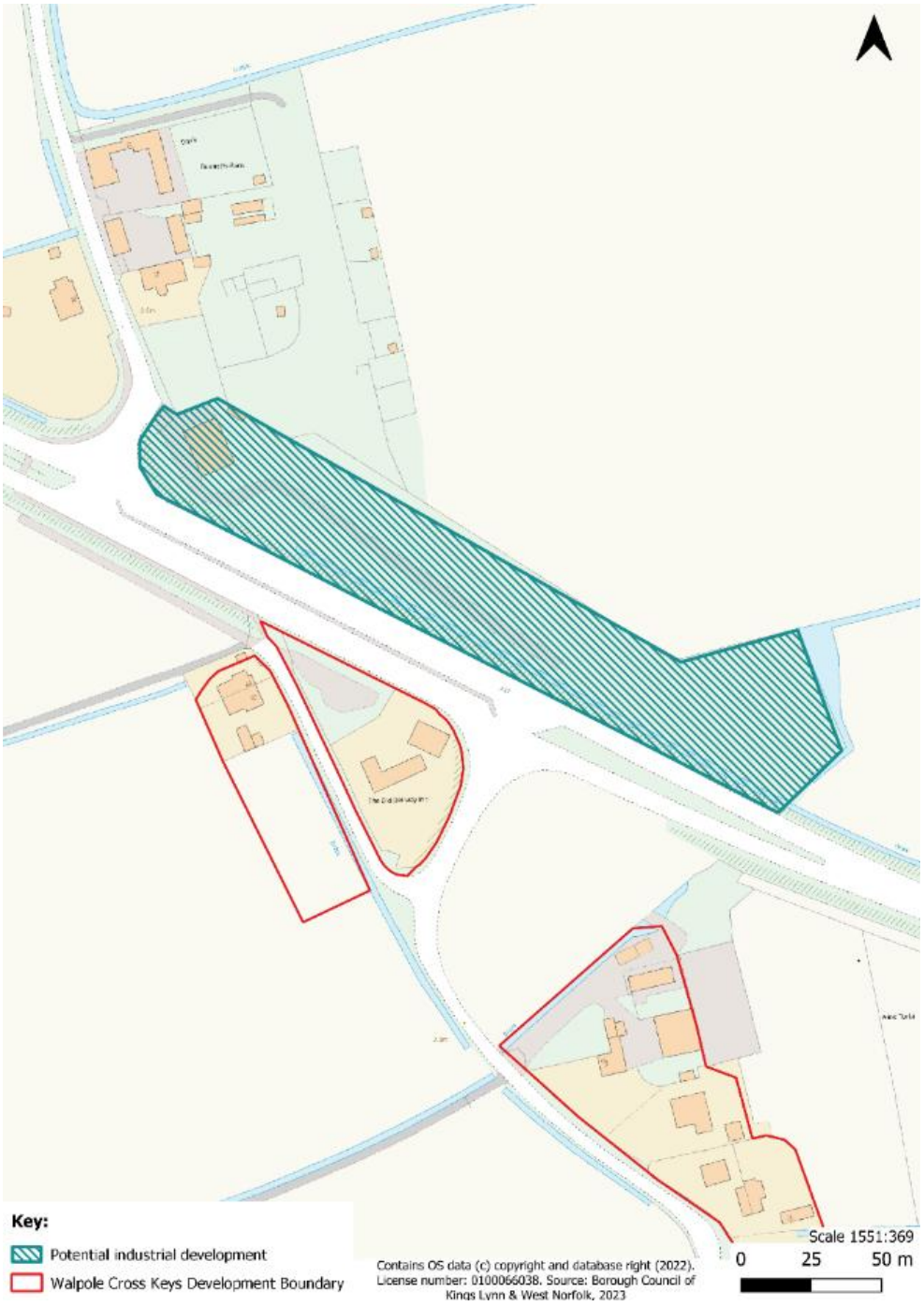


Figure 22-Brownfield site east of Station Road North and north of the A17

Policy 11: Old Station Site
The enhancement or redevelopment of the Site at Old Station identified in Figure 22 will be supported for industrial development where a proposal accords with the relevant policies of the development plan.

Community Facilities

87. There are very few village-based facilities that encourage people to remain within the village – the school and the Jephson Hall offer the only public places. It is crucial for the longer-term viability of the community that no more services are lost, and that the village does not become a dormitory “town” to other places.

88. In the community survey Q16 (March 2023) there were 80 responses to the question “To what extent do you agree that these services or facilities in Walpole Cross Keys are important?". All but one respondent either agreed or strongly agreed that the primary school and Jephson village hall were important to the village. For this reason, **Policy 12** in the neighbourhood plan review wishes to carry forward the policy on the protection of community facilities which specifically references the village school and Jephson Hall as shown in **Figure 23**.



Policy 12: Protection of Community Facilities
The village school and the Jephson Hall are identified in Figure 23 as community facilities essential to the longer-term viability of the community. Development proposals which would result in the loss of these facilities or otherwise prejudice their continued use will not be supported. New or enhanced community facilities and infrastructure will be supported where proposals comply with other policies of the development plan.

89. The community were also asked what new services or facilities they would like to see in the parish via the survey in Q17. There were 62 responses, including strong support for

the establishment of a recreational ground including a children's play area. There were also suggestions for a village shop, village pub and post office. Respondents said it would be good to see assets like these, so people do not have to leave the village to use such facilities and see the success of community integration and opportunities like further afield. Having further facilities may help support the retention of local people wanting to stay in the area.

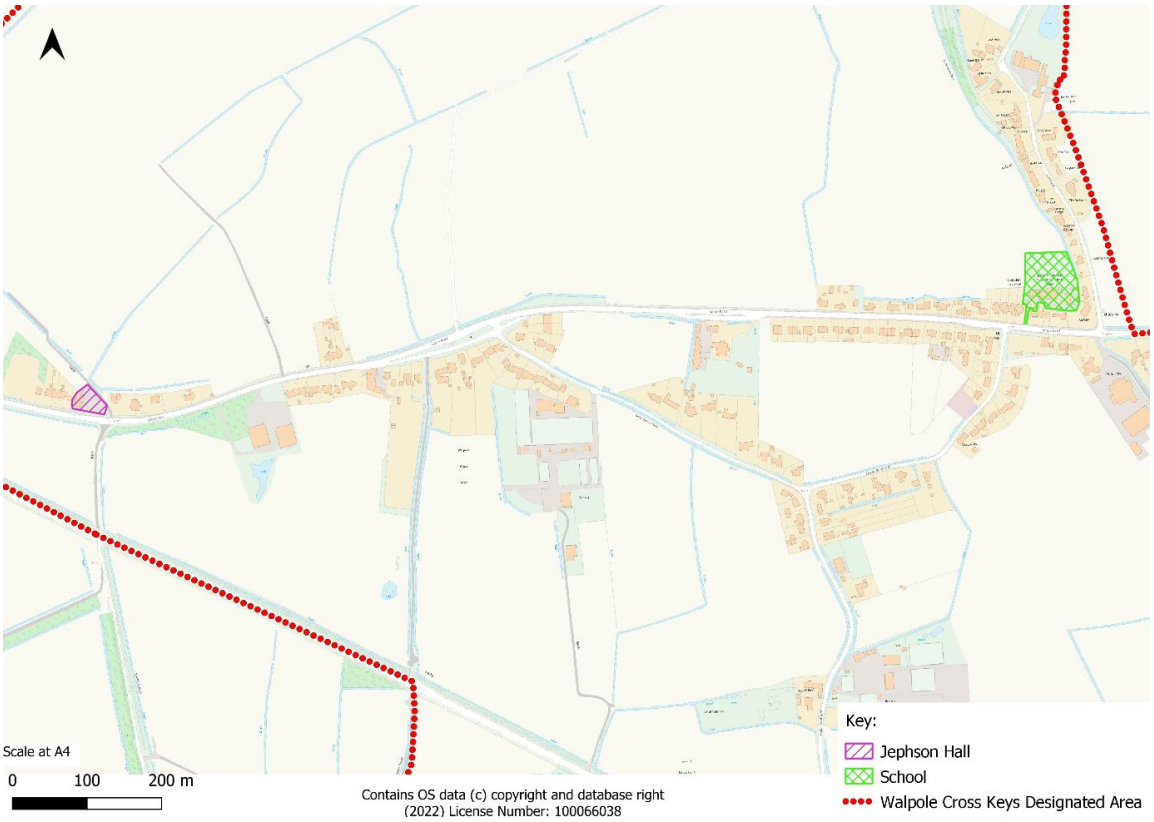


Figure 23: Community Facilities in Walpole Cross Keys

90. In past years the parish did once have many facilities that the community want today. This includes a post office, a pub and a recreational field for numerous activities including a village football team, cricket team, bowls club and places to hold garden fetes etc. See historical photos in **Figure 24**. The parish has set a community action to work proactively with local landowners to see if land can be reinstated for use of a local playing field or children's play area for the community. This is particularly important since the parish does not have any open green space for all ages to use and for the high percentage of children in the parish this is an action, we would like to see come to life in the development period.

Community Action 2: Community Playing Area or Field
The parish council will work proactively with local landowners and appropriate bodies to try and reinstate land for a local playing field or children's play area for the community.



Post office



Walpole Cross Keys Pub



Cricket Team



Football Team



Bowls Club

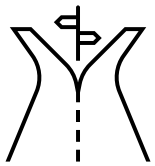


Garden Fete

Figure 24- Photo Gallery of previous community groups and facilities in the parish (Source: Walpole Cross Keys Parish Council Website[25])

[25] Walpole Cross Keys Parish Council | Photo Gallery (walpolecrosskeyspc.info)

Transport and Access



91. The roads in the parish vary in quality. The main A17 bisects the parish and carries heavy and unrestricted traffic. Sutton Road (the old A17) is beginning to deteriorate and attracts those seeking a shortcut through to King's Lynn. Despite the 40mph and 30mph speed limits (and an advisory 20mph at school times), traffic often speeds along this relatively straight road.

92. Low Road is little more than single track, as is Littleholme Road which is also suffering from collapsing into the nearby dyke, traffic is limited to 30mph on both roads. The two parts of Station Road are relatively narrow and winding – although part of the northern half carries a 30mph limit. Market Lane suffers from the same kinds of problems as Sutton Road, whilst not as wide but considerably straighter, it is limited by the national speed limit.

93. In the community survey (March 2023) people were asked about their opinion on transport and movement within the parish. Many respondents said that there needs to be improved maintenance of public footpaths, as overgrown hedgerows mean residents must walk in the road at times. People also commented on the quality of the roads due to issues from speeding, potholes and large heavy good vehicles coming through the village. Other concerns included times of the local bus service and parking issues, including those related to people stopping on junctions and on footpaths.

94. **Policy 13** from the adopted neighbourhood plan has been retained to a certain extent to ensure that developments take into consideration the need for improvements to the road network and do not cause further harm to the highway network, verges, or dykes. As well as this further detail has been added for public rights of way.

Policy 13: Transport and Access
Improvements to the road network will be supported where access to existing public transport and footpaths is not compromised and which respond positively to the rural character and appearance of the area. Proposals should ensure that any requirements generated by the proposed development do not cause significant harm to the highway network, existing highway verges or dykes this includes to existing local wildlife, current traffic

Policy 13: Transport and Access
movements and existing flood management. Any harm caused should be mitigated appropriately. Development proposals for sites that include or are adjacent to Public Rights of Way should protect the right of way and, where practicable, incorporate them into the scheme. Where this approach is not practicable, appropriate diversions or new routes that are convenient for users should be provided as part of the development.

Community Action 3: Transport and Access Improvements
The Parish Council will work proactively liaise with relevant statutory bodies including Norfolk County Council on investigating safety concerns in the area such as reducing speed limits and maintaining existing public rights of way.

Monitoring, Review, and Implementation Section



95. Walpole Cross Keys Parish Council will take responsibility for monitoring the effectiveness of the Neighbourhood Plan Review. This will be undertaken annually by capturing the outcome of planning applications determined by the Borough Council of Kings Lynn & West Norfolk.

96. A monitoring spreadsheet, like that recommended by Locality[26] will be used. This considers how effective each policy has been in both influencing the outcome of decisions and any conditions applied to development that is permitted.

Policy Number	Usage in planning applications/ decisions	Issues addressed	Issues not addressed satisfactorily	Comments
Policy 1	*Twice*	*Affordable provision within the development*	*Housing mix does not meet aspirations*	*Policy too vague on housing mix*

97. The Parish Council may feel it is necessary to review the plan after 5 years of it being adopted. This could be because:

    - New evidence emerging which highlights changes within Walpole Cross Keys;
    - Current policies not working as effectively as first envisaged.

98. The Parish Council will consider reviewing the plan when monitoring the effectiveness of individual policies and changes like the reasons set out above. The monitoring of policies will be considered on an annual basis and a decision can be made if a review is needed from this action.

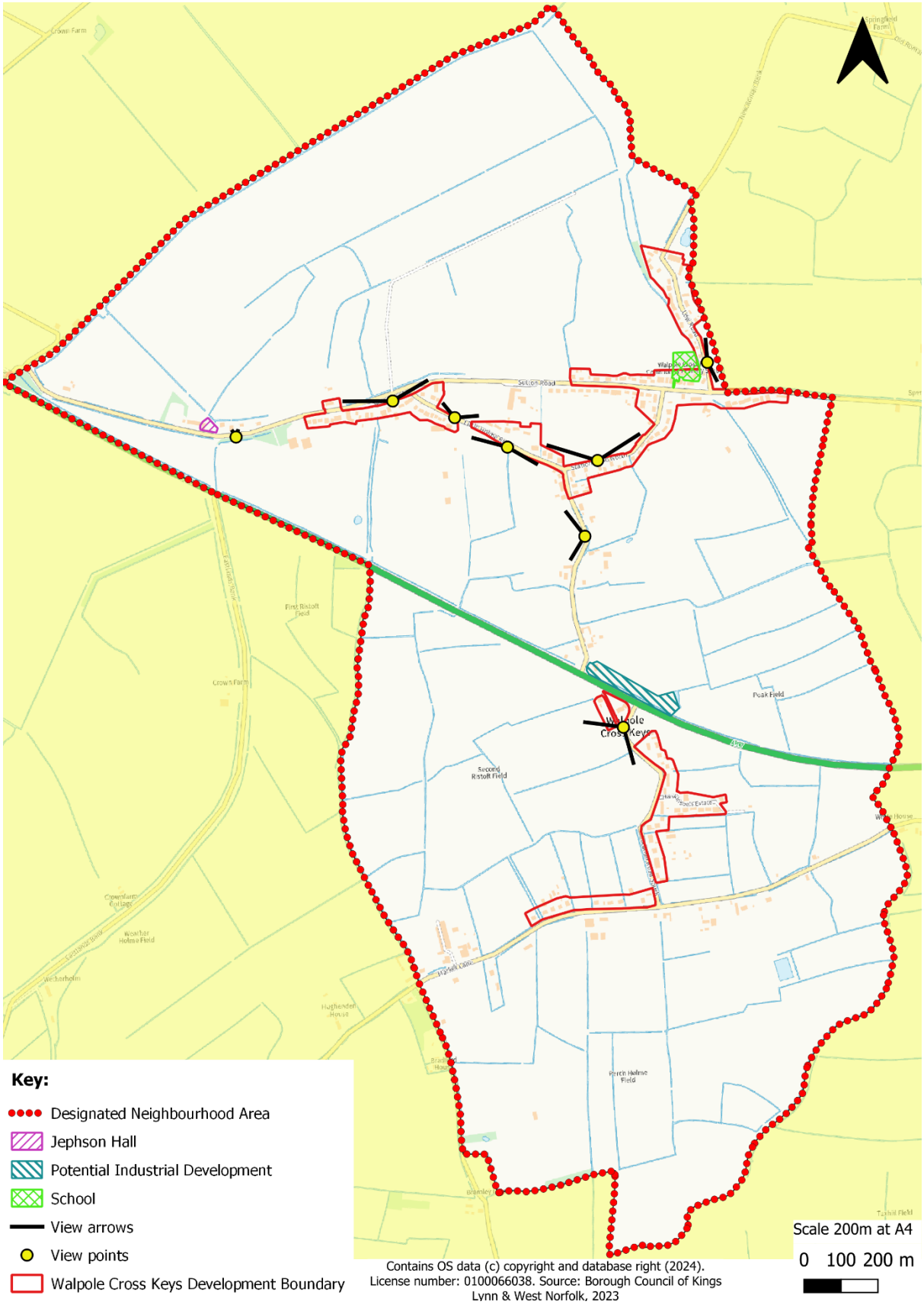
99. The table below sets out the community actions and relevant partnership/stakeholders for delivery. The community actions and the implementation of these will be reviewed annually as well to monitor working relationships and necessary changes.

Community Action	Relevant Stakeholders/Partners
Community Action 1: Maintenance of drainage ditches The Parish Council will work proactively with	• Riparian owners • Local Landowners • Lead Local Flood Authority • Relevant Statutory Agencies and

[26] How to implement, monitor, and review your made neighbourhood plan - Locality Neighbourhood Planning

Community Action	Relevant Stakeholders/Partners
riparian owners, landowners, and statutory agencies, such as the Lead Local Flood Authority, to ensure that watercourses are properly maintained with a view to ensuring that they continue to play their role in the management of water and flood risk.	Internal Drainage Board
Community Action 2: Community Playing Area or Field The parish council will work proactively with local landowners and appropriate bodies to try and reinstate land for a local playing field or children's play area for the community.	• Community • Local Landowners • Relevant Stakeholders
Community Action 3: Transport and Access Improvements The Parish Council will work proactively liaise with relevant statutory bodies including Norfolk County Council on investigating safety concerns in the area such as reducing speed limits and maintaining existing public rights of way.	• Norfolk County Council • Residents

Appendix A: Policies Map



Appendix B: Design Codes Checklist for New Development



Source: AECOM (2022) Adapted Image

General Approach

Because the design guidelines cannot cover all design eventualities, this section provides a number of questions based on established good practice against which the design of a proposal should be evaluated.

General design guidelines for new development
• Harmonise and enhance existing settlement in terms of physical form, architecture, and land use
• Reflect, respect, and reinforce local architecture and historic distinctiveness
• Retain and incorporate important existing features into the development
• Provide adequate open space for the development in terms of both quantity and quality
• Incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features;
• Ensure all components e.g. buildings, landscapes, access routes, parking and open space are well related to each other

General design guidelines for new development
• Make sufficient provision for sustainable waste management (including facilities for kerbside collection, waste separation, and minimisation where appropriate) without adverse impact on the street scene, the local landscape, or the amenities of neighbours
• Ensure that places are designed with management, maintenance, and the upkeep of utilities in mind

The aim is to assess all proposals by objectively answering the **relevant** questions below. It is recognised that there is a large number of questions (39) and these have been pulled out from the AECOM Walpole Cross Keys Design Codes and Documents (2022). Not all the questions will apply to every development. When an applicant submits the design checklist it is encouraged that the questions/headings which have not been addressed in one's application is stated and the reasoning behind this. A proportionate approach should be taken to the scale and type of proposal. It is up to the applicant on how they wish to interpret the design checklist. An Applicant could:

EITHER

Provide a response to each question in the checklist.

OR

Provide a summary statement under each of the relevant checklist headings, as below.

Design Guide Checklist Headings
1. Settlement Pattern
2. Preserving and Enhancing Green Space and Views
3. Building Line, Boundaries Materials and Detailing
4. Car Parking and Utilities
5. Sustainability

Effective use of the design checklist will be monitored by the Parish Council when applications are submitted.

Checklist Questions

Checklist Questions
Settlement pattern
1. Do the new points of access and street layout have regard for all users of the development; in particular pedestrians, cyclists, and those with disabilities?
2. What are the essential characteristics of the existing street pattern? Are these reflected in the proposal?
3. How will the new design or extension integrate with the existing street arrangement?
4. Are the new points of access appropriate in terms of patterns of movement?
5. What are the typical groupings of buildings?
6. How have the existing groupings been reflected in the proposal?
7. Are proposed groups of buildings offering variety and texture to the settlements?
8. What effect would the proposal have on the streetscape?
9. Does the proposal overlook any adjacent properties or gardens and how is this mitigated?
Preserving and Enhancing Green space and Views
10. What are the particular characteristics of this area which have been taken into account in the design?
11. Does the proposal maintain or enhance any identified views or views in general?
12. How does the proposal affect the trees on or adjacent to the site?
13. Has the proposal been considered within its wider physical context?
14. Is there adequate amenity space for the development?
15. Does the new development respect and enhance existing amenity space?
16. Have opportunities for enhancing existing amenity spaces been explored?

Checklist Questions
17. Will any communal amenity spaces be created? If so, how will this be used by the new owners and how will it be managed?
Building line, boundaries materials and detailing
18. What are the characteristics of the building line?
19. How has the building line been respected in the proposals?
20. Has the appropriateness of the boundary treatments been considered in the context of the site?
21. Does the proposed material harmonise with the local materials, and do they respect or enhance the existing area or adversely change its character?
22. Does the proposal use high-quality materials?
23. Are recycled materials, or those with high recycled content proposed?
24. Can the proposed materials be locally and/or responsibly sourced?
25. Have the details of the windows, doors, eaves, porches, and roof details been addressed in the context of the overall design and the character of the area?
Car parking and utilities
26. What parking solutions have been considered?
27. Are the car spaces located and arranged in a way that is not dominant or detrimental to the sense of place?
28. Has planting been considered to soften the presence of cars?
29. Does the proposed car parking compromise the amenity of adjoining properties?
30. Have the needs of wheelchair users been considered?
31. Can electric vehicle charging points be provided?
32. Can secure cycle storage be provided at an individual building level or through a central/ communal facility where appropriate?
33. If covered car ports or cycle storage is included, can it incorporate roof mounted photovoltaic panels or a biodiverse roof in its design?
Sustainability
34. If the proposal is a contemporary design, are the details and materials of a

Checklist Questions
sufficiently high enough quality and does it relate specifically to the architectural characteristics and scale of the site?
35. Is it possible to incorporate passive environmental design features such as larger roof overhangs, deeper window reveals and/or external louvres/shutters to provide shading in hotter months?
36. Can the building designs utilise thermal mass to minimise heat transfer and provide free cooling?
37. Will the roof structure be capable of supporting a photovoltaic or solar thermal array either now, or in the future?
38. Will the inclusion of roof mounted renewable technologies be an issue from a visual or planning perspective? If so, can they be screened from view, being careful not to cause over shading?
39. Can green space be used for natural flood prevention e.g. permeable landscaping, swales etc?