

Rural West Norfolk G

G Rural West Norfolk

Rural West Norfolk Settlements

G.0.1 The following list of designated settlements is presented in alphabetical order.

G.1 Anmer (SVAH)

Smaller Village and Hamlet

G.1.1 Anmer is designated a 'Smaller Village and Hamlet' by the 2011 Core Strategy. As such it does not have any specific site allocations or a development boundary.

G.1.2 Only very limited development would be expected here, and this would be judged against the range of policies in the Core Strategy and the Development Management Policies in this Plan (including, in particular, DM3: Infill Development in the Smaller Villages and Hamlets).

G.2 Ashwicken (RV)

Rural Village

Description

G.2.1 Ashwicken is a small village that falls within Leziate Parish five miles east of King's Lynn. The village has a scattered form with part falling south of the B1145 road along East Winch Road and part along the B1145 itself. Leziate Parish has a population of 592⁽⁴⁾. (Ashwicken itself is estimated at 467). The services in the village include a primary school, a church and bus service.

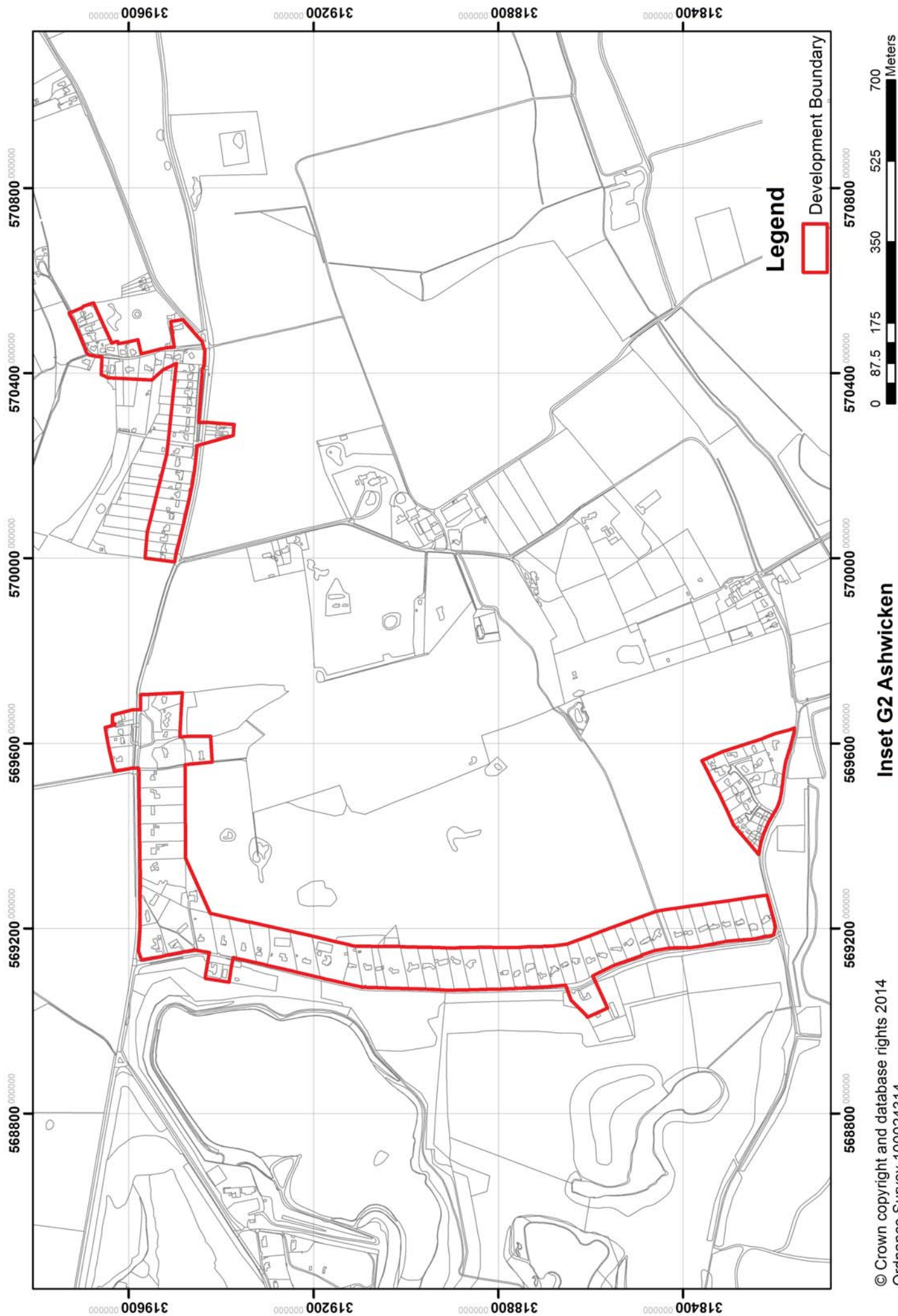
G.2.2 In relation to landscape, Ashwicken is situated within the 'Farmland with Woodland and Wetland'. This is defined in the Landscape Character Assessment⁽⁵⁾ as mixed agricultural fields, interspersed with woodland and areas of open water creating a medium scale landscape with a varied sense of enclosure. The landscape is flat to gently undulating, relatively undeveloped and largely contributes to the distinctive character of the settlement.

G.2.3 Ashwicken is designated a Rural Village in the Core Strategy capable of accommodating modest growth to support essential rural services. On a population pro-rotas basis, the Council's preferred distribution of development (see Distribution of Development section) Ashwicken would receive an allocation of 5 new dwellings (including, at current standards, 1 affordable dwelling).

G.2.4 No suitable development site was identified in Ashwicken in terms of form, character and highway constraints, and results of consultation. Therefore no allocations are made in this settlement.

4 2011 Population Census Data

5 King's Lynn & West Norfolk Landscape Character Assessment 2007



G Rural West Norfolk

G.3 Bagthorpe with Barmer (SVAH)

Smaller Village and Hamlet

G.3.1 Bagthorpe with Barmer is designated a 'Smaller Village and Hamlet' by the 2011 Core Strategy. As such it does not have any specific site allocations or a development boundary.

G.3.2 Only very limited development would be expected here, and this would be judged against the range of policies in the Core Strategy and the Development Management Policies in this Plan (including, in particular, DM3: Infill Development in the Smaller Villages and Hamlets).

G.4 Barmer - See Bagthorpe

G.4.1 Barmer is designated part of a joint 'Smaller Village and Hamlet' by the 2011 Core Strategy. Allocations and policies for this location can be found under Bagthorpe.

G.5 Barroway Drove (SVAH)

Smaller Village and Hamlet

G.5.1 Barroway Drove is designated a 'Smaller Village and Hamlet' by the 2011 Core Strategy. As such it does not have any specific site allocations or a development boundary.

G.5.2 Only very limited development would be expected here, and this would be judged against the range of policies in the Core Strategy and the Development Management Policies in this Plan (including, in particular, DM3: Infill Development in the Smaller Villages and Hamlets).

G.6 Barton Bendish (SVAH)

Smaller Village and Hamlet

G.6.1 Barton Bendish is designated a 'Smaller Village and Hamlet' by the 2011 Core Strategy. As such it does not have any specific site allocations or a development boundary.

G.6.2 Only very limited development would be expected here, and this would be judged against the range of policies in the Core Strategy and the Development Management Policies in this Plan (including, in particular, DM3: Infill Development in the Smaller Villages and Hamlets).

G.7 Barwick (SVAH)

Smaller Village and Hamlet

G.7.1 Barwick is designated a 'Smaller Village and Hamlet' by the 2011 Core Strategy. As such it does not have any specific site allocations or a development boundary.

Rural West Norfolk G

G.7.2 Only very limited development would be expected here, and this would be judged against the range of policies in the Core Strategy and the Development Management Policies in this Plan (including, in particular, DM3: Infill Development in the Smaller Villages and Hamlets).

G.8 Bawsey (SVAH)

Smaller Village and Hamlet

G.8.1 Bawsey is designated a 'Smaller Village and Hamlet' by the 2011 Core Strategy. As such it does not have any specific site allocations or a development boundary.

G.8.2 Only very limited development would be expected here, and this would be judged against the range of policies in the Core Strategy and the Development Management Policies in this Plan (including, in particular, DM3: Infill Development in the Smaller Villages and Hamlets).

G.9 Bircham Newton (SVAH)

Smaller Village and Hamlet

G.9.1 Bircham Newton is designated a 'Smaller Village and Hamlet' by the 2011 Core Strategy. As such it does not have any specific site allocations or a development boundary.

G.9.2 Only very limited development would be expected here, and this would be judged against the range of policies in the Core Strategy and Development Management policies in this document. The exception to this is outlined in DM13 as this relates to development associated with the National Construction College at Bircham Newton.

G.10 Bircham Tofts - See Great Bircham

G.10.1 Bircham Tofts is designated part of a joint 'Rural Village' by the 2011 Core Strategy. Allocations and policies for this location can be found under Great Bircham.

G.11 Blackborough End (SVAH)

Smaller Village and Hamlet

G.11.1 As a result of the Minor Amendments to the Core Strategy, (see earlier Section B in the document) Blackborough End is designated a 'Smaller Village and Hamlet'. As such it does not have any specific site allocations or a development boundary.

G.11.2 Only very limited development would be expected here, and this would be judged against the range of policies in the Core Strategy and the Development Management Policies in this Plan (including, in particular, DM3: Infill Development in the Smaller Villages and Hamlets).

G Rural West Norfolk

G.12 Boughton (SVAH)

Smaller Village and Hamlet

G.12.1 Boughton is designated a 'Smaller Village and Hamlet' by the 2011 Core Strategy. As such it does not have any specific site allocations or a development boundary.

G.12.2 Only very limited development would be expected here, and this would be judged against the range of policies in the Core Strategy and the Development Management Policies in this Plan (including, in particular, DM3: Infill Development in the Smaller Villages and Hamlets).

G.13 Brancaster / Brancaster Staithe / Burnham Deepdale (KRSC)

Key Rural Service Centre

Description

G.13.1 Brancaster, Brancaster Staithe and Burnham Deepdale are coastal settlements within the Norfolk Coast Area of Outstanding Natural Beauty which have developed in a linear pattern along the A149. The settlement hierarchy designated the settlements as a joint Key Rural Service Centre, according to their proximity to each other providing the opportunity for mutual support, with a combined population of 797⁽⁶⁾.

G.13.2 The highest concentration of local services is in Burnham Deepdale which contains a local centre focused around a set of small business and retail outlets adjacent to a petrol station and convenience store and a tourist information centre and camping business. Additionally the settlements also contain pubs, a school, churches, a village hall and other businesses associated largely with tourism. The villages are connected via the Coasthopper bus route along the A149 which interchanges in Hunstanton and Wells-next-the-Sea.

G.13.3 The settlements contain a mix of traditional buildings constructed of local materials; knapped pebble flint with red brick quoin, some clunch and pitched roofs with pantiles. The use of local / traditional building materials is striking and provides a strong recognisable sense of place. Part of Brancaster has been designated a Conservation Area for its historic interest. The settlements are interspersed with small-scale infilling of modern development.

G.13.4 The Landscape Character Assessment⁽⁷⁾ characterises the area from Holme-next-the-Sea to Brancaster as 'Coastal Slopes'. The area encompasses gently sloping landform (from higher plateau to the south towards the coast). This higher, mainly arable landscape to the south facilitates extensive, uninterrupted and often panoramic views towards the coast with an intricate network of saltmarshes and creeks visible in the distant foreground.

G.13.5 The area is rich in natural and historic assets including:

6 Census data 2011

7 [1] Borough Council of King's Lynn and West Norfolk (2007) Landscape Character Assessment Final Report, Chris Blandford Associates

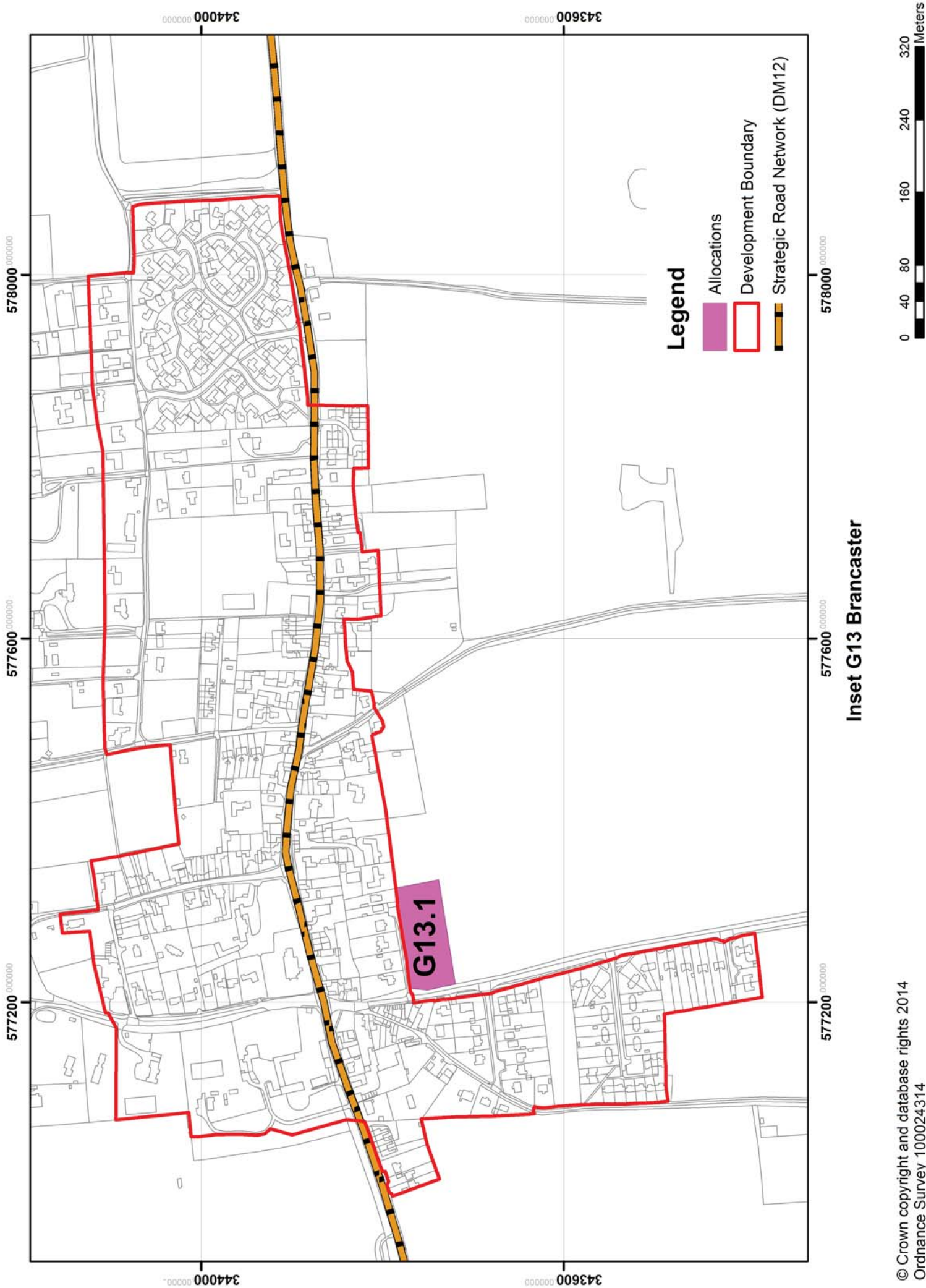
Rural West Norfolk G

- Remains of roman fort: Branodunum in Brancaster
- Peddars Way and the Norfolk Coast Footpath
- Titchwell Marsh RSPB Reserve
- Tidal creeks which are navigated for sailing
- Salt marsh.

G.13.6 Brancaster, Brancaster Staithe and Burnham Deepdale are located next to the undeveloped coast which is protected by national and international designations for its natural, environmental and historic significance. Further development in these settlements must be particularly sensitive in terms of visual impact and the impact new residents could have on the immediate surroundings. For this reason, the Council considers only a modest level of development would be appropriate in these settlements. The potential impact of development on the Area of Outstanding Natural Beauty designation, the Designated Ancient Monument of Branodunum Fort and on the protected Conservation Area in Brancaster has been key considerations in the Sustainability Appraisal of all sites.

G.13.7 The policies below allocate fifteen houses altogether; five houses in Brancaster and ten houses in Brancaster Staithe. This provides the opportunity to deliver three affordable dwellings.

G.13.8 Brancaster Parish Council is preparing a neighbourhood plan and once finalised and approved this will help shape the character, layout and detail of development in the village.



Site Allocation

Policy G13.1 Brancaster - Land to the east of Mill Road

Land amounting to 0.5 hectares, as shown on the Policies Map, is allocated for residential development of 5 dwellings. Development will be subject to compliance with all of the following:

1. Provision of a new road to access the site from the B1153;
2. Submission of an ecological study that establishes that either:
 - i) there would be no negative impact on flora and fauna;
 - or, if any negative impacts are identified, establishes that:*
 - ii) these [negative impacts] could be suitably mitigated against;
3. The design of development, and in particular its massing and materials, shall have regard to its potential impact on the scenic beauty of the Norfolk Coast Area of Outstanding Natural Beauty and the setting of Brancaster Conservation Area;
4. Incorporation of a high quality landscaping scheme to integrate the development into the landscape of the Area of Outstanding Natural Beauty, and minimise its impact of the development on the wider countryside, with particular attention to the south and east boundaries, including incorporating existing planting here as far as practicable;
5. Provision of affordable housing in line with the current standards;
6. Submission of details showing how sustainable drainage measures will integrate with the design of the development and how the drainage system will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission.

Site Description and Justification

G.13.9 The site is one of the Council's allocated sites for development following the comparative assessment in the Sustainability Appraisal. The site offers the opportunity to create a small development on land which is currently unused to the south of the A149 away from more sensitive locations near the coast or the remains of the Roman Fort. Vehicular access to the B1153 could be achieved through creating a new separate access road, this is supported by the local highways agency. The location of the site offers safe walking and cycling access to nearby local services and Brancaster Primary School. Whilst the site is classified as agricultural land (Grade 2) the site is situated immediately adjacent to existing residential development and remains unused, therefore development would not in practice result in the loss of productive agricultural land.

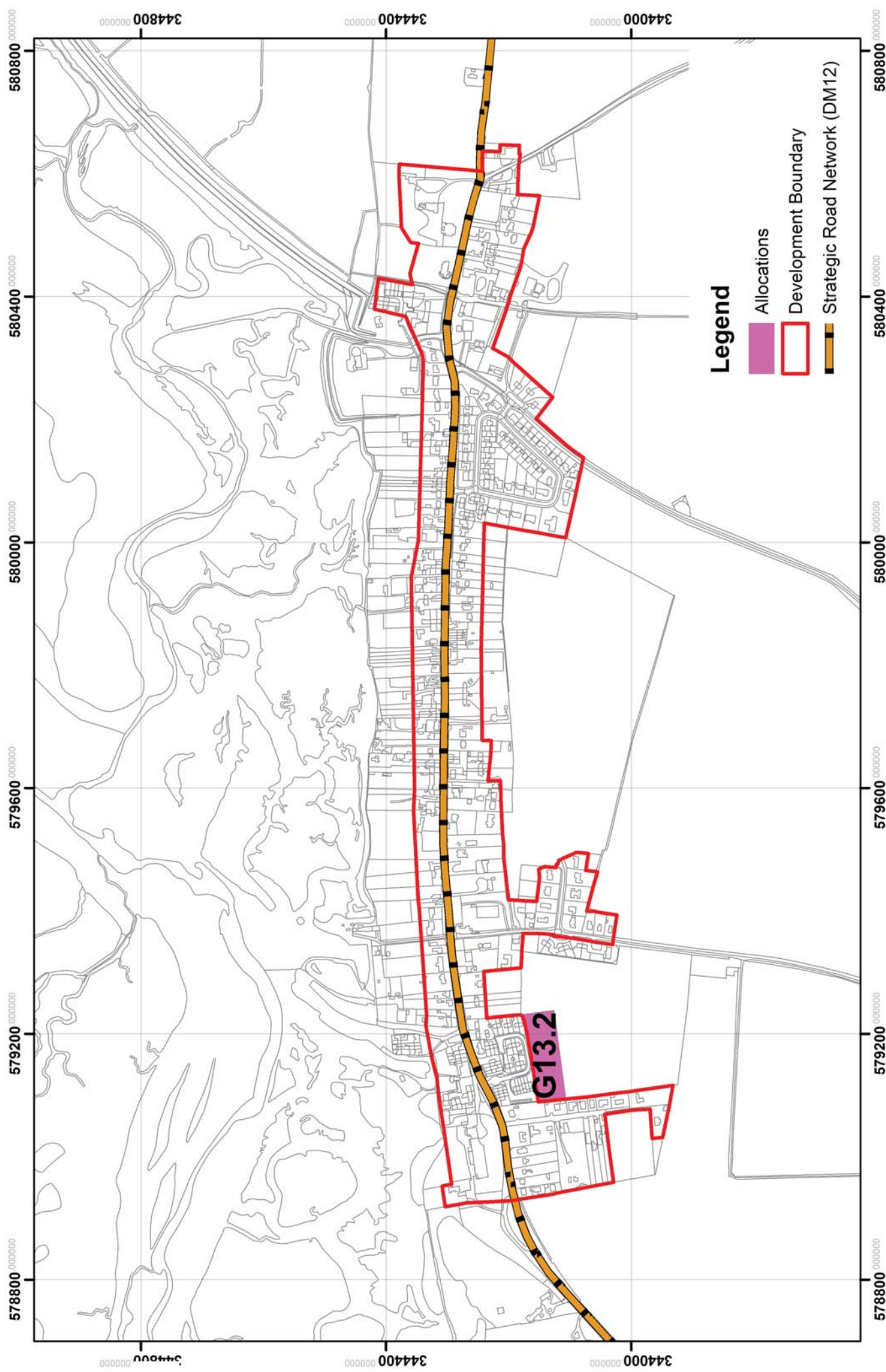
G.13.10 Whilst the site is within the Area of Outstanding Natural Beauty, the site is bordered by existing development to the south and east which provides a semi-urban backdrop reducing the visual impact on the wider countryside. The site is currently heavily overgrown with flora and

G Rural West Norfolk

bounded by hedgerows, some of which could be utilised to provide natural screening from the wider countryside. However, an ecological survey is to be undertaken to determine the potential impact on biodiversity and identify necessary mitigation strategies.

G.13.11 The majority of views of the site are limited to the near distance from adjacent roads, properties and public rights of way. The Conservation Area extends to the opposite side of Mill Road (to the north west of the site). It is possible to view the Grade 1 Listed Church above the existing properties to the north of the site. It is not considered that development of the site would have a material impact on the setting of this Heritage Asset. The policy contains a clause to ensure that new development would not have an adverse impact on the setting of the Conservation Area and on the Area of Outstanding Natural Beauty designation.

G.13.12 Housing affordability is a key issue for local people within settlements in the Area of Outstanding Natural Beauty. Cumulatively, new allocations will increase choice in the market and enable some new affordable housing to benefit local residents. An allocation of five houses on the preferred site would enable the delivery of one affordable home (at current standards).



Legend

- Allocations
- Development Boundary
- Strategic Road Network (DM12)

Inset G13 Brancaster Staithe/Burnham Deepdale



G Rural West Norfolk

Site Allocation

Policy G13.2 Brancaster Staithe and Burnham Deepdale - Land off The Close

Land amounting to 0.7 hectares, as shown on the Policies Map, is allocated for residential development of 10 dwellings. Development will be subject to compliance with all of the following:

1. Submission of details demonstrating safe access provision onto The Close;
2. The design of development, and in particular its massing and materials, shall have regard to its potential impact on the scenic beauty of the Norfolk Coast Area of Outstanding Natural Beauty;
3. Incorporation of a high quality landscaping scheme to the south and east boundaries to minimise the impact of the development on the wider countryside;
4. Submission of details showing how sustainable drainage measures will integrate with the design of the development and how the drainage system will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission;
5. Provision of affordable housing in line with the current standards.

Site Description and Justification

The Council considers that the site (part of submitted site 183) is considered to have the least impact on the visual amenity of the Area of Outstanding Natural Beauty than any other suggested options. The site is largely surrounded by development (on three of its four sides), with undeveloped arable farmland to the south and a small portion of open space to the north. Norfolk County Council, as Highways Authority have indicated the site is one of their preferred options for development in the settlement providing safe access can be obtained onto The Close. The site has the advantage of being well related to other built development and safe pedestrian access is achievable to the village services. The site is currently used for agriculture (Grade 2) and development would result in a loss of productive agricultural land. However, there are no alternative options for development on previously developed land and the remainder of the field could still be farmed.

Views of the site are limited but it would have some impact on adjacent properties and the site can be partly seen from Common Lane. However, the site would present a continuation of existing development around The Close and therefore it is not considered to have a significant detrimental impact on the wider scenery as existing housing can already be seen from Common Lane. Effective natural screening will be sought to reduce the wider visual impact on the countryside. The policy contains a clause to ensure the form of development will be designed with special regard to the potential impact on the Area of Outstanding Natural Beauty.

Rural West Norfolk G

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

G.14 Brancaster Staithe - See Brancaster

G.14.1 Brancaster Staithe is designated part of a joint 'Key Rural Service Centre' by the 2011 Core Strategy. Allocations and policies for this location can be found under Brancaster.

G.15 Brookville (SVAH)

Smaller Village and Hamlet

G.15.1 Brookville is designated a 'Smaller Village and Hamlet' by the 2011 Core Strategy. As such it does not have any specific site allocations or a development boundary.

G.15.2 Only very limited development would be expected here, and this would be judged against the range of policies in the Core Strategy and the Development Management Policies in this Plan (including, in particular, DM3: Infill Development in the Smaller Villages and Hamlets).

G.16 Burnham Deepdale - See Brancaster

G.16.1 Burnham Deepdale is designated part of a joint 'Key Rural Service Centre' by the 2011 Core Strategy. Allocations and policies for this location can be found under Brancaster.

G Rural West Norfolk

G.17 Burnham Market (KRSC)

Key Rural Service Centre

Description

G.17.1 Burnham Market is situated close to the coast within the Norfolk Coast Area of Outstanding Natural Beauty and has a traditional village form consisting of a high street occupied by small independent retailers and a pub fronting the village green. Built character within the village comprises a mixture of colour-washed buildings, interspersed with brick, which provide strong definition to the streets. There is a high concentration of Listed Buildings surrounding the village green which is part of a Conservation Area.

G.17.2 The parish of Burnham Market has a population of 877⁽⁸⁾. As with the surrounding coastal villages, the area has long been popular with local people, retirees, and tourists which has led to limited affordability of the local housing stock. Burnham Market is one of few rural settlements which does not suffer from declining services, managing to retain and attract small businesses and therefore provide a sustainable service offer to surrounding villages and hamlets. Burnham Market is connected to coastal villages via the Coasthopper bus route along the A149 which interchanges in Hunstanton and Wells-next-the-Sea.

G.17.3 The Landscape Character Assessment⁽⁹⁾ highlights that the settlement has spread along a valley following the course of the Goose Beck, a short tributary of the River Burn. The village falls within the 'Rolling Farmland' landscape character type and the area surrounding the village has a mature landscape structure including belts and copses, woodland, mature trees and patches of intact hedgerow.

G.17.4 Burnham Market has a lower than average population size but has a good range of services in comparison to other settlements designated as Key Rural Service Centres by the Core Strategy. Tourists help to sustain the village services but there is no dedicated parking facility for visitors. The Parish Council and Norfolk Green, the local bus service provider have identified that parking is a key issue in the village centre, particular in the peak tourist season.

G.17.5 The village is in a scenic location within the Area of Outstanding Natural Beauty and the central part of the village is designated a Conservation Area. In assessing sites for development the Council have considered the potential impact of development on the rural and historic character of the village and surrounding scenic countryside.

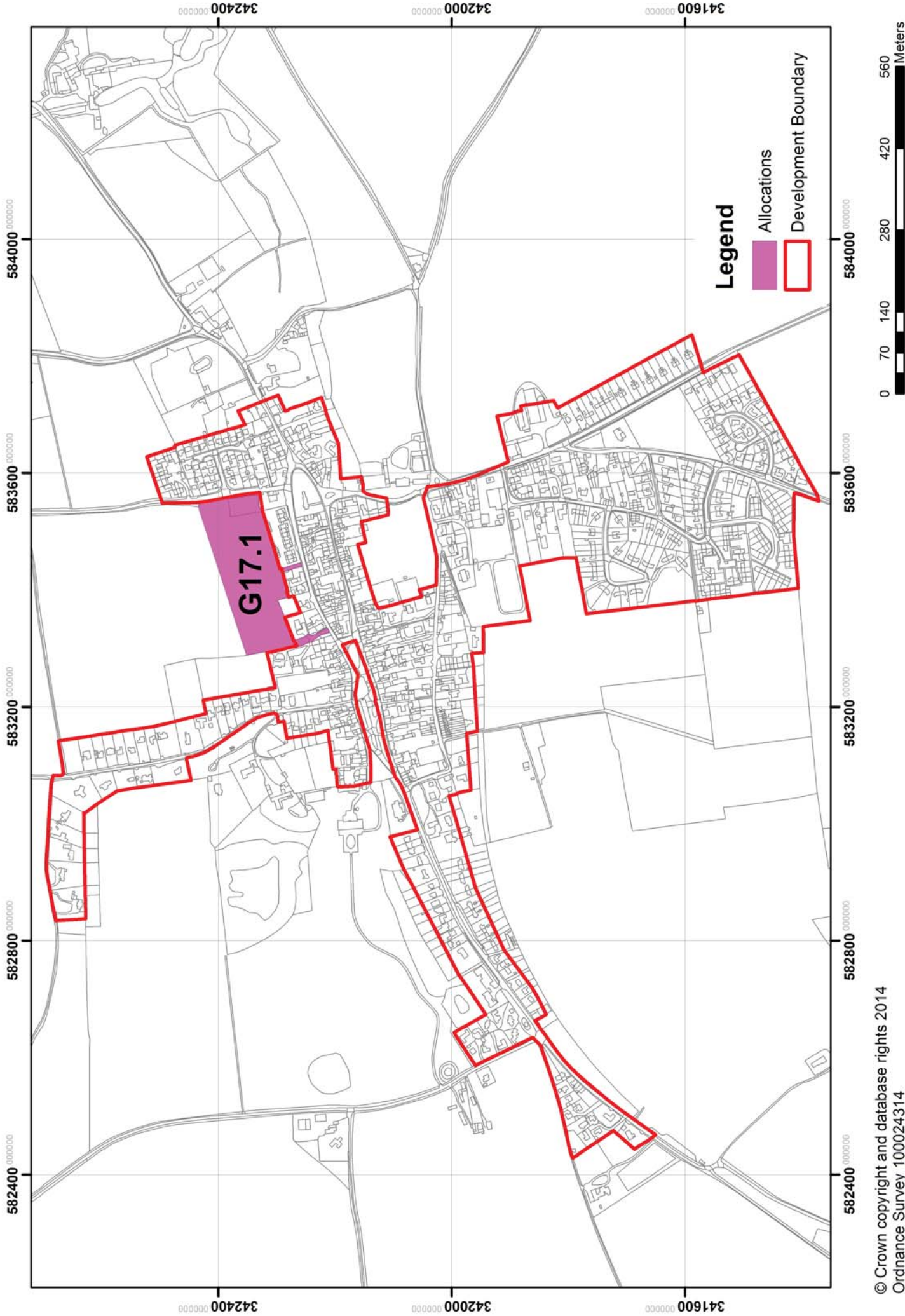
G.17.6 Based on the Council's preferred method of distributing new development (as outlined in the first section), Burnham Market would receive an allocation of twelve new houses including two affordable homes. However, one central development site could deliver an exceptional benefit to the village by providing a public car park and toilet facility if the level of housing allocation was increased to thirty two new homes. This would also increase the total affordable housing contribution

8 Census data 2011

9 Borough Council of King's Lynn and West Norfolk (2007) Landscape Character Assessment Final Report, Chris Blandford Associates

Rural West Norfolk G

to at least six houses. The Council considers this is a unique opportunity which is supported by the Parish Council and therefore the allocation provides for this. This is further explained below (see Justification section).



Inset G17 Burnham Market

Site Allocations

Policy G17.1 Burnham Market - Land at Foundry Field

Land amounting to 2.7 hectares, as shown on the Policies Map, is allocated for residential development of 32 dwellings. A minimum of 1.2 hectares of public car parking space will be provided on site along with related landscaping and public toilets. Development will be subject to compliance with all of the following:

1. Subject to suitable improvements to pedestrian links from the site to the village green and a safe access and local improvements being made to the satisfaction of the local highways authority;
2. Submission of an Environmental Statement that satisfies Norfolk County Council that:
 - i) the applicant has carried out investigations to identify whether the resource (sand and gravel) is viable for mineral extraction;
 - and if the mineral resource is viable, that:*
 - ii) the applicant has considered whether it could be extracted economically prior to development taking place;
 - and if the mineral resource can be extracted economically, whether (or not):*
 - iii) there are opportunities to use the on-site resource during the construction phases of the development;
3. Submission of details relating to the sewer that crosses the site together with mitigation (easement / diversion) to the satisfaction of Anglian Water;
4. Submission of details showing how sustainable drainage measures will integrate with the design of the development and how the drainage system will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission;
5. Development will be subject to the submission of an archaeological field evaluation prior to development, in accordance with paragraph 128 of the NPPF;
6. A programme of publicity aimed at occupants of the development and other residents in Burnham Market highlighting the opportunities for recreation (especially dog-walking) in the vicinity avoiding areas within the Wash Special Protection Area and the North Norfolk Coast Special Protection Area. This will highlight the sensitivity of those protected areas to dog-walking and other recreation;
7. Submission of a suitable plan for the future management and maintenance of the car park and public facilities;
8. The design of development, and in particular its massing and materials, shall have regard to its potential impact on the setting of Burnham Market Conservation Area and the scenic beauty of the Norfolk Coast Area of Outstanding Natural Beauty;

G Rural West Norfolk

9. Incorporation of a high quality landscaping scheme to the northern boundary to minimise the impact of the development on the wider countryside;
10. Provision of affordable housing in line with the current standards.

Site Description and Justification

G.17.7 The allocation site scores well in the Sustainability Appraisal, and has support from Burnham Market Parish Council and members of the public, primarily because the site is centrally located and will provide a much needed car park facility. The amount of housing involved is greater than would normally be considered appropriate within the Area of Outstanding Natural Beauty (AONB). However, this is an exceptional circumstance where the Council considers that the benefit to the amenity of existing residents and local businesses through the creation of a public car park and toilet facilities, justifies the increase in the level of development proposed in this case. Enabling a greater level of development will generate the finance required for the developer to provide these, which will become a lasting public facility for the village.

G.17.8 The site is currently used for agriculture, although is not classified as the highest quality (Grade 4). Whilst development would result in the loss of productive agricultural land, this applies to all potential development options located outside the village boundary and the remainder of the field could still be farmed.

G.17.9 The site is bordered by development on three sides and is therefore viewed in large measure against a semi-urban backdrop. The natural topography of the site, being in a dip, would help to lessen the impact of development on the surrounding area therefore limiting the impact on the visual amenity of the Area of Outstanding Natural Beauty (AONB). Comments from Natural England and the Norfolk Coast Partnership on the options for development indicated a preference for development on this site over other options at the edge of the settlement in relation to the potential impact on the AONB.

G.17.10 In August 2014, during the preparation of this plan, planning permission was granted for development along these lines: Ref. No. 13/01810/FM Land at Foundry Field Burnham Market: Construction of 32 new dwellings, the provision of a public car park (186 spaces), retail units (Class A1, A2 or A3), public toilets and public open space and proposed Pedestrian Works and the demolition of the former day care centre and replacement with dwelling (previously approved under planning reference 10/01582/F). It is considered that this allocation should stand in order to provide policy in the event that any variations or alternatives to the permitted development are sought.

G.17.11 The Borough Council considers that easing parking around the Green and other areas within the settlement would improve the visual appearance of the locality. Whilst English Heritage have expressed concerns regarding the impact of development of the site on the adjacent Conservation Area, the Council considers, due to the site's natural topography outlined above, that sensitive planning and quality design, layout and materials could address these concerns.

G.17.12 This allocation is Norfolk County Council Highways Authority's preferred site for this settlement. Subject to safe access, that should be made to Bellamy's Lane or North Street, local improvements and appropriate pedestrian links.

Rural West Norfolk G

G.17.13 The Plan's Habitats Regulations Assessment Report identified the need for a programme of publicity measure, as set out in the policy, to ensure no adverse impact on the nearby designated nature conservation area through exacerbation of existing adverse recreational impacts.

G.17.14 Sand and gravel deposits have been identified in this part of the village. Norfolk County Council, as minerals planning authority, have indicated they would object to development on sites containing mineral deposits above 1 hectare in size, unless supported by an Environmental Statement. The statement determines whether the resource is viable for mineral extraction. If extraction is viable, the applicant would need to consider whether this could be done prior to development taking place or whether the mineral can be used in the construction phase.

G.17.15 The Surface Water Network has been identified as being at capacity meaning a sustainable drainage system (SUDS) would be sought to serve new development.

G.17.16 The site is identified as having archaeological potential, therefore an archaeological field evaluation must be submitted with any planning permission, in accordance with paragraph 128 of the NPPF.

G.17.17 The site lies to the north of the village immediately adjacent to the proposed development boundary. The area currently comprises the lower slopes of the valley and is currently in arable use with vegetation confined to the site margins. Apart from the hedgerows there are no other landscape features of importance within the site boundary, although the Conservation Area and a number of Listed and locally important buildings lie in proximity of the site to the south and north.

G.17.18 The majority of views of the site are limited to the near distance from adjacent roads, properties and public rights of way. Medium and long distance views from the wider landscape are possible from across the valley to the south and south east. In these views the site is seen in the context of the existing village.

G Rural West Norfolk

G.18 Burnham Norton (SVAH)

Smaller Village and Hamlet

G.18.1 Burnham Norton is designated a ‘Smaller Village and Hamlet’ by the 2011 Core Strategy. As such it does not have any specific site allocations or a development boundary.

G.18.2 Only very limited development would be expected here, and this would be judged against the range of policies in the Core Strategy and the Development Management Policies in this Plan (including, in particular, DM3: Infill Development in the Smaller Villages and Hamlets).

G.19 Burnham Overy Staithe (RV)

Rural Village

Description

G.19.1 The small-nucleated village of Burnham Overy Staithe in the Norfolk Coast AONB nestles at the edge of Overy Creek and Marshes. The village lacks convenience facilities and a school but does have a pub, a small harbour and facilities related to recreational sailing.

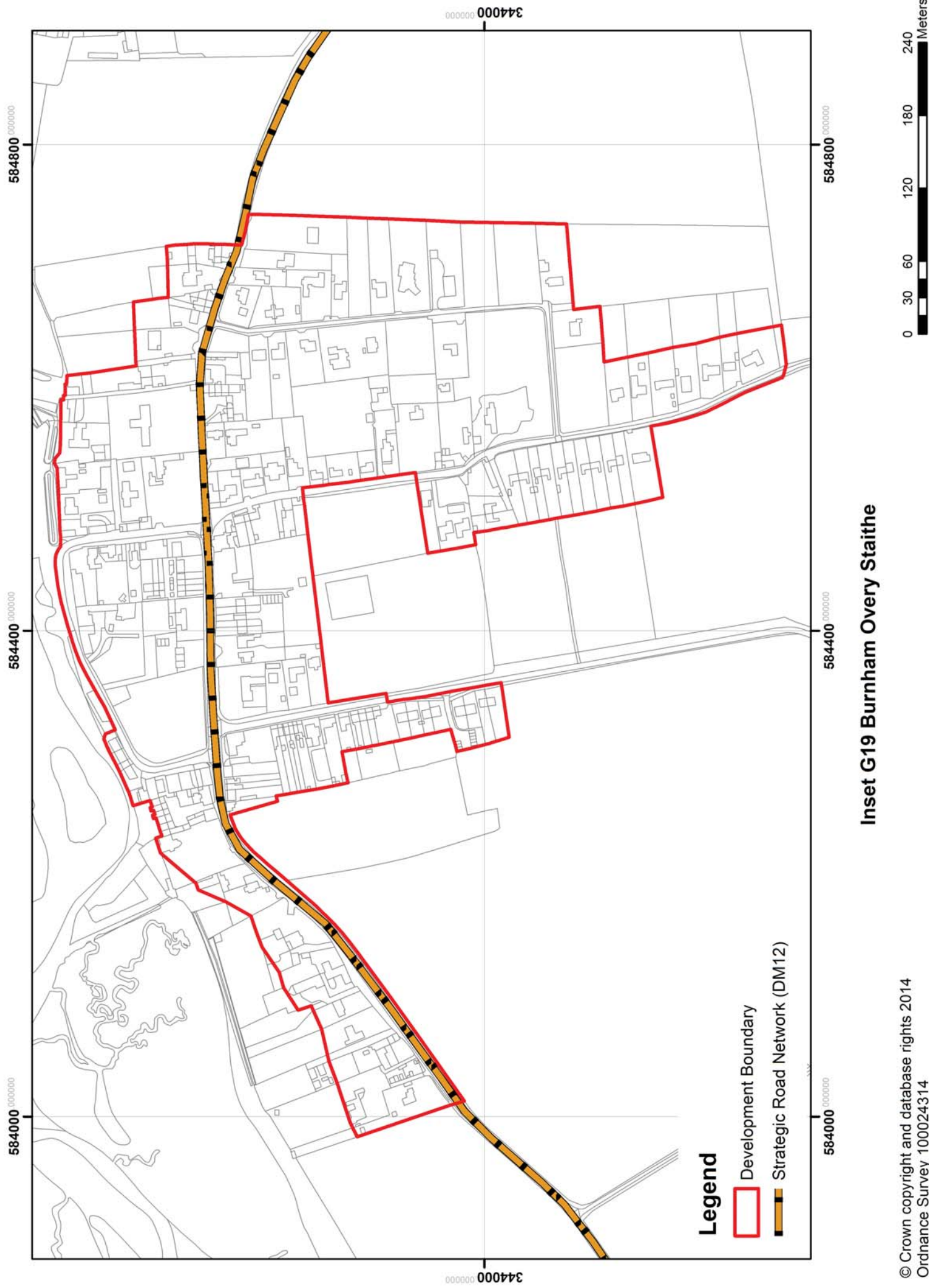
G.19.2 The diverse mixture of orange brick and pantile traditional buildings, with contrasting chalk clunch, flint and pebble facings are distinctive characteristics of buildings in the village which is designated a Conservation Area. Burnham Overy Parish has a population of 134 ⁽¹⁰⁾.

G.19.3 The Landscape Character Assessment⁽¹¹⁾ characterises the area as ‘Coastal Slopes’ due to the topography which slopes gently from south (rolling farmland) to north. The assessment notes that woodland associated with Holkham Park provides a sense of enclosure within views eastwards. Views north and westwards from the village across the expanse of saltmarshes present a tranquil setting and contribute to a recognisable sense of place.

G.19.4 Burnham Overy Staithe has the smallest parish population of all designated ‘Rural Villages’ in the settlement hierarchy. It is in a particularly sensitive location, within the Area of Outstanding Natural Beauty, on the edge of the undeveloped coastline subject to a number of national and international designations for its environmental and heritage significance. Based on the Council’s preferred method of distributing new development (as outlined in the first section), Burnham Overy Staithe would receive an allocation of one new house. Due to the minimal level of housing sought in the settlement and the level of constraints to development identified on the one proposed site for housing, the Council has not allocated any new houses in Burnham Overy Staithe. This decision is supported by Burnham Overy Parish Council and the Norfolk Coast Partnership.

10 Census data 2011

11 Borough Council of King’s Lynn and West Norfolk (2007) Landscape Character Assessment Final Report, Chris Blandford Associates



G Rural West Norfolk

G.20 Burnham Overy Town (SVAH)

Smaller Village or Hamlet

G.20.1 Burnham Overy Town is designated a 'Smaller Village and Hamlet' by the 2011 Core Strategy. As such it does not have any specific site allocations or a development boundary.

G.20.2 Only very limited development would be expected here, and this would be judged against the range of policies in the Core Strategy and the Development Management Policies in this Plan (including, in particular, DM3: Infill Development in the Smaller Villages and Hamlets).

G.21 Burnham Thorpe (SVAH)

Smaller Village and Hamlet

G.21.1 Burnham Thorpe is designated a 'Smaller Village and Hamlet' by the 2011 Core Strategy. As such it does not have any specific site allocations or a development boundary.

G.21.2 Only very limited development would be expected here, and this would be judged against the range of policies in the Core Strategy and the Development Management Policies in this Plan (including, in particular, DM3: Infill Development in the Smaller Villages and Hamlets).

G.22 Castle Acre (KRSC)

Key Rural Service Centre

Description

G.22.1 Castle Acre is a considerable rural settlement that is situated along the upper northern slope of the Nar valley to the west of the A1065, 15 miles east of Kings Lynn and 5 miles south of Swaffham. The origin of the form of the settlement lies in the Norman Castles. The High Street, Bailey Street and Stocks Green have a strong urban character and these linear spaces also have a strong sense of enclosure. The rest of the village is more rural in character, and generally new dwellings have been incorporated well into the village.

G.22.2 Castle Acre has a number of historic character buildings and a large part of the village is designated a Conservation Area to preserve and enhance its special historic and architectural quality. In the main the older buildings are of two storeys with pitched roofs, and the predominant building material is rough knapped flint with orange / red brick quoin and also red brick itself. Roofs are normally in orange / red clay pantiles.

G.22.3 Castle Acre benefits from a range of services including a school, good bus service, a shop, pub, employment, etc. The population was recorded as 848 in the 2011 Census⁽¹²⁾.

12 Parish Population Census Data 2011

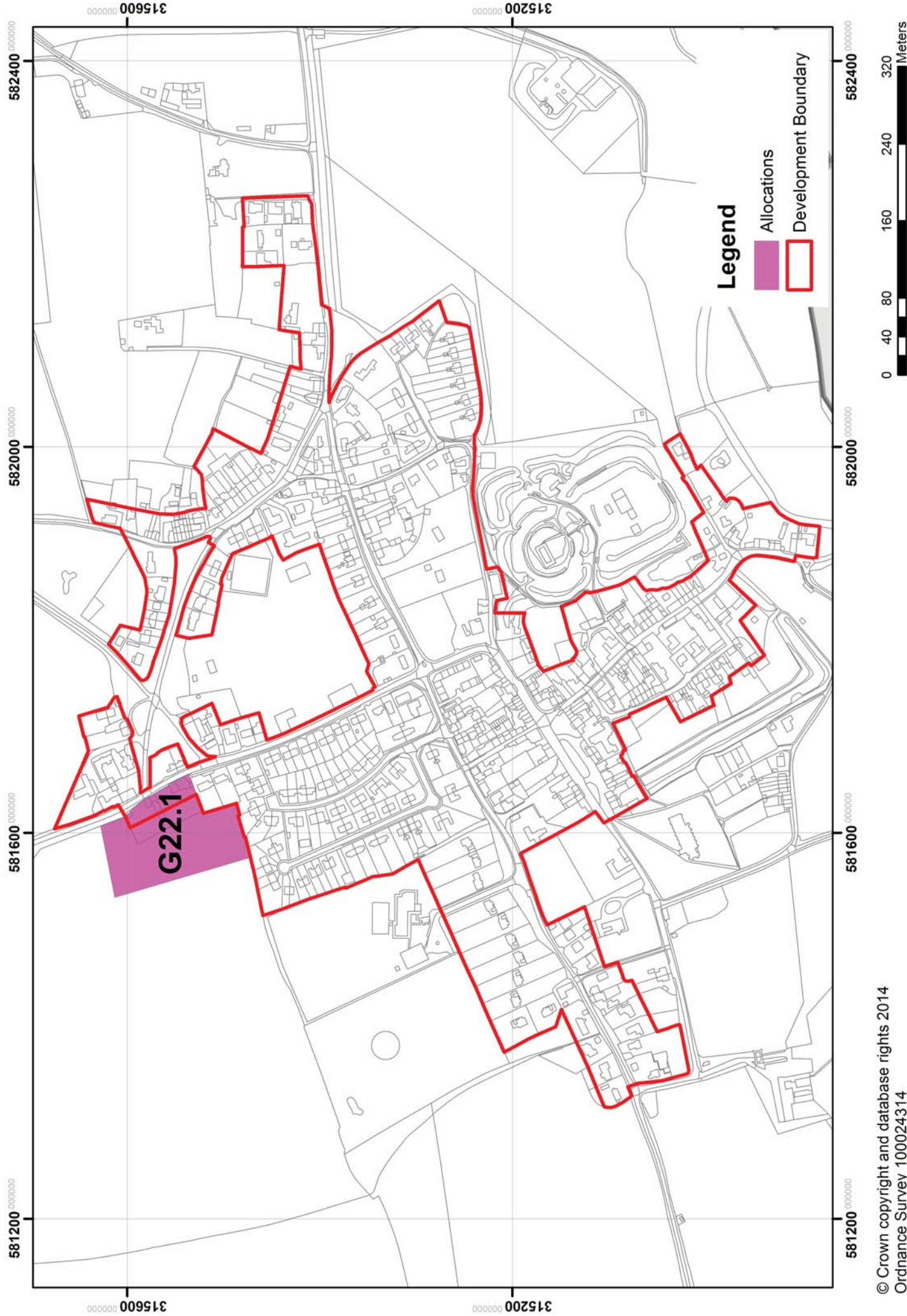
Rural West Norfolk G

G.22.4 The Landscape Character Assessment⁽¹³⁾ groups Castle Acre with Little Massingham and a wider area of surrounding countryside. It is characterised by a mature landscape structure including belts and copses, woodland, mature trees and patches of intact hedgerow. Landscape is important both within and outside the village, there is a strong sense of tranquillity and isolation throughout the area and a strong sense of openness, with open views over the farmland and this openness makes a valuable contribution to the unique character of the settlement.

G.22.5 Castle Acre is designated a Key Rural Service Centre in the adopted Core Strategy, identified as having potential to accommodate growth to sustain the wider rural community. On a population pro-rotta basis (see Distribution of Development section) Castle Acre would be allocated 11 new dwellings including 2.2 (at current standards) affordable housing dwellings or the equivalent financial contribution.

G.22.6 The proposed site includes land within the development boundary. Given the sensitive nature of this area, the Council would seek careful relationship and coordination in terms of design and layout between any development within and outside the development boundary. The entire area is allocated for development of 15 dwellings to ensure a comprehensive scheme.

13 King's Lynn & West Norfolk Landscape Character Assessment (2007)



Site Allocation

Policy G22.1 Castle Acre - Land west of Massingham Road

Land amounting to 1.1 hectares to the west of Massingham Road, as shown on the Policies Map, is allocated for residential development of 15 dwellings. Development will be subject to compliance with all of the following:

1. Submission of a Heritage Asset Statement that establishes that development would enhance and preserve the setting of the Conservation Area and the setting of the adjacent Grade II Listed Building.
2. The design and layout of the development, and in particular its massing and materials, shall preserve and enhance Castle Acre Conservation Area;
3. Submission of details showing how sustainable drainage measures will integrate with the design of the development and how the drainage system will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission;
4. In order to achieve development that preserves and enhances the character of this part of the village, the Council requires a coordinated scheme on the entire site and the incorporation of a significant landscaping belt along the northern and western site boundaries to soften any impact of development on the wider landscape. Details of this shall be agreed by the LPA prior to use of the land taking place;
5. Development is subject to the demonstration of safe highway access and provision of appropriate footway improvements that meets the satisfaction of the local highway authority;
6. Provision of affordable housing in line with the current standards.

Site Description and Justification

G.22.7 The allocated site (part of submitted site Ref. No. 508) is situated on the northern part of Castle Acre, adjacent the proposed development boundary. The landscape of the site is undeveloped and comprises of Grade 3 (moderate quality) agricultural land although it is not currently in agricultural production. Other than the boundary hedgerows there are no landscape features of importance on the site.

G.22.8 The site is located in a fairly built up part of the settlement with housing development to the east and south and mature planting mostly screening the site from the wider landscape on the northern and western sides. Views of the site are limited to near distance from adjacent roads, properties and public rights of way. Medium and long distance views are possible from the north and west however in this view development would mainly be seen in the context of the existing settlement. It is considered that development on the site would not be visually intrusive in the landscape. In addition, a policy is included to ensure that any potential conflict of built development with the landscape when viewed from the north-west would be mitigated using appropriate and high quality landscaping.

G Rural West Norfolk

G.22.9 The Council considers that the site is capable of accommodating the dwellings sought in the settlement at a density consistent with its surrounding without detriment to the form and character of the locality. It would form a continuation to the established residential development to the south. Castle Acre Parish Council supports the site over other options in the settlement.

G.22.10 The site is well located to services scoring positively in the sustainability appraisal in terms of proximity and access to services. Site access and egress is obtainable from Massingham Road as supported by Norfolk County Council Highway Authority subject to local footway improvements and demonstration of safe access.

G.22.11 The eastern site boundary immediately abuts Castle Acre Conservation Area. Three Grade II Listed Buildings are also to be found close to the eastern part of the site. The sensitivity of the site will require careful design to ensure that the site makes a positive contribution to the Conservation Area and the setting of the nearby Listed Buildings. Standard housing designs are unlikely to achieve this.

G.23 Castle Rising (RV)

Rural Village

Description

G.23.1 Castle Rising is a small, historic village with a population of just 216⁽¹⁴⁾ and is approximately five miles northeast of King's Lynn. The settlement contains a small number of services including tea rooms, a furniture shop, a pub and the Church of St. Lawrence. A greater number of services are located nearby in North Wootton and South Wootton. Older buildings in the village have been constructed using local materials including local bricks, Carrstone and Silver Carr. Castle Rising contains a significant 12th Century Castle which is a Scheduled Ancient Monument and is a visitor attraction in the village.

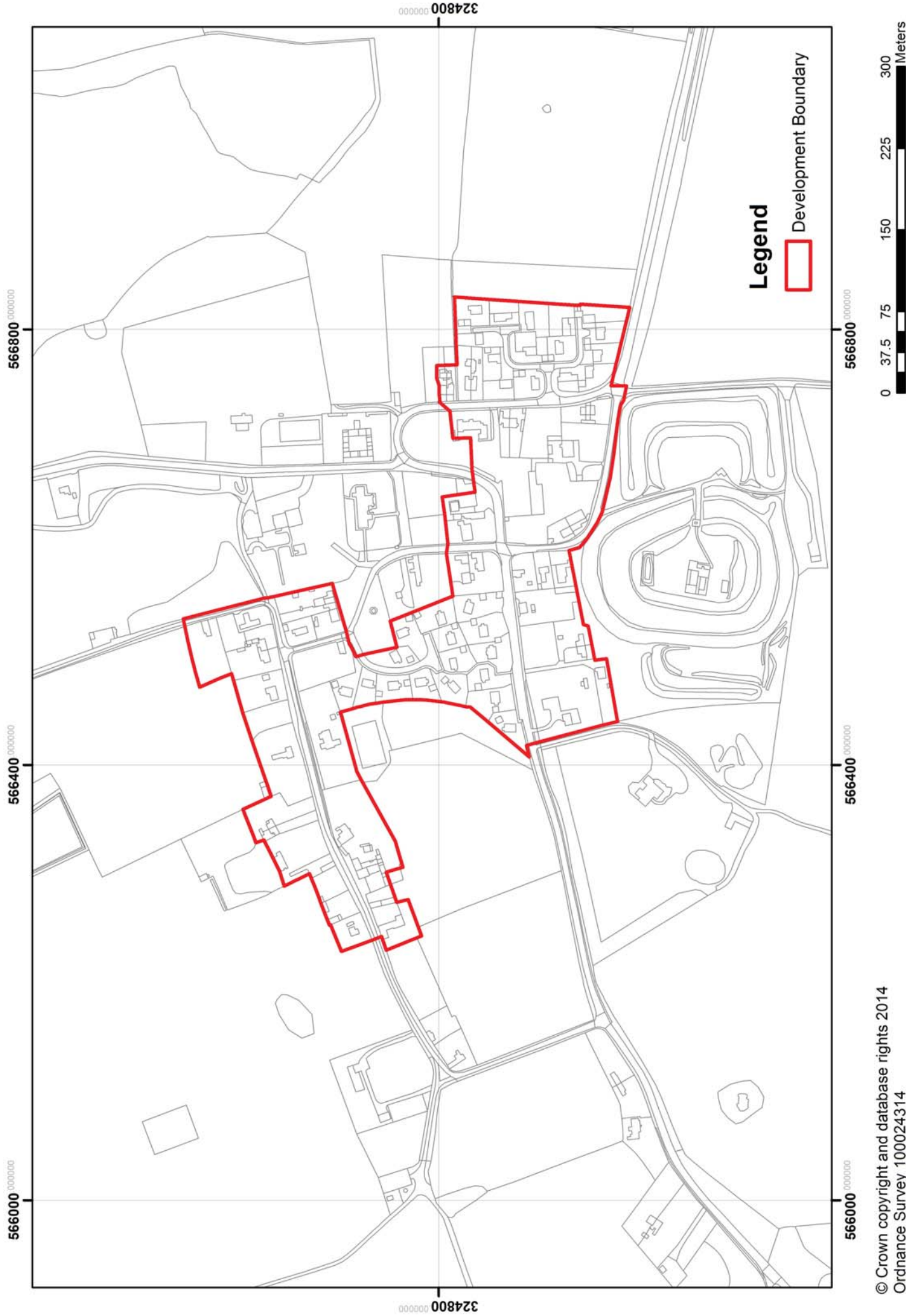
G.23.2 The area surrounding Castle Rising is characterised by 'Wooded Slopes with Estate Land' as defined in the Landscape Character Assessment⁽¹⁵⁾. The area is dominated by the presence of coniferous and mixed plantation woodlands and mixed estate woods in addition to land used for arable farming.

G.23.3 Castle Rising has a small population size and an average level of services for its designation as a Rural Village by the Core Strategy, except for a lack of a primary school.

G.23.4 Based on the Council's preferred method of distributing new development (as outlined in the earlier section of the Plan) Castle Rising would receive an allocation of 2 new houses. However, the Council has been unable to identify any sites suitable for development within the constraints of the area.

14 Census Data 2011

15 Borough Council of King's Lynn and West Norfolk (2007) Landscape Character Assessment Final Report, Chris Blandford Associates



Inset G23 Castle Rising

G Rural West Norfolk

G.24 Choseley (SVAH)

Smaller Village and Hamlet

G.24.1 Choseley is designated a 'Smaller Village and Hamlet' by the 2011 Core Strategy. As such it does not have any specific site allocations or a development boundary.

G.24.2 Only very limited development would be expected here, and this would be judged against the range of policies in the Core Strategy and the Development Management Policies in this Plan (including, in particular, DM3: Infill Development in the Smaller Villages and Hamlets).

G.25 Clenchwarton (KRSC)

Key Rural Service Centre

Description

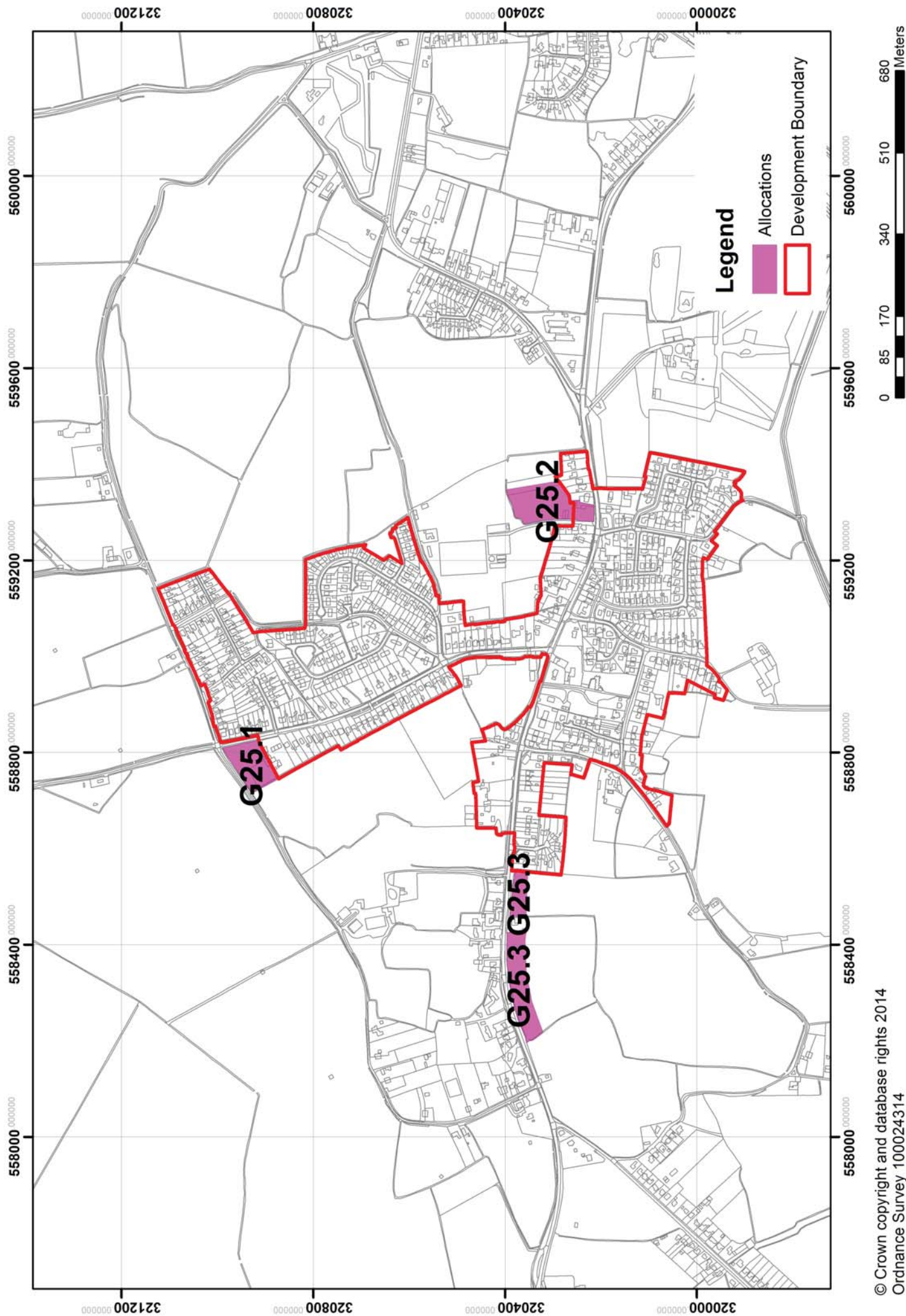
G.25.1 Clenchwarton is a large, scattered village situated on the old A17 (now by-passed) on the west side of the River Great Ouse about two miles west of King's Lynn. There is a high proportion of single storey developments in the village particularly amongst the newer development. The majority of the buildings in Clenchwarton are constructed from red or yellow brick with plain or interlocking roof tiles. The settlement has a population of 2171⁽¹⁶⁾. Clenchwarton benefits from a range of facilities including surgery, school, bus route, post office, pub, church and other employment and retail uses.

G.25.2 In relation to landscape, Clenchwarton is situated within "The Fens – Settled Inland Marshes". This is described in the Landscape Character Assessment⁽¹⁷⁾ as having panoramic views across the area and beyond, over the adjacent fen landscape, a strong historic integrity and a historic drainage network, with a moderate to strong sense of tranquillity throughout the area.

G.25.3 Clenchwarton is designated a Key Rural Service Centre in the Core Strategy, identified as having the potential to accommodate growth to sustain the wider rural community. On a population pro-rotas basis (see Distribution of Development section), Clenchwarton should receive an allocation of 29 new dwellings. However it was considered that Clenchwarton could accommodate development above the guideline due to the range of services available and the large number of sites submitted. Therefore in order to maximise development potential and affordable housing delivery Clenchwarton has an allocation of 50 new dwellings (including at current standards 10 affordable housing units or the equivalent financial contribution). The entire settlement falls within the highest flood risk area and is largely within a tidal hazard risk area, identified by the Environment Agency. Appropriate site mitigation measures will be required as advised by site specific flood risk assessments.

16 Parish Population Census Data 2011

17 King's Lynn & West Norfolk Landscape Character Assessment (2007)



G Rural West Norfolk

Site Allocation(s)

Policy G25.1 Clenchwarton - Land between Wildfields Road and Hall Road

Land amounting to 0.7 hectare to the south of Wildfields Road as shown on the Policies Map is allocated for residential development of 10 dwellings. Development will be subject to compliance with all of the following:

1. Submission of a Flood Risk Assessment (FRA) that should address all forms of flood risk (coastal inundation, fluvial, pluvial and groundwater). The FRA should explain how surface water drainage will be managed. The FRA must demonstrate how the development would provide wider sustainability benefits to the community that outweigh the risk associated with flooding and that the development would be safe for its lifetime without increasing flood risk elsewhere and, where possible, would reduce flood risk overall. The FRA should also suggest appropriate mitigation (flood resiliency measures);
2. Suitable improvements to pedestrian links from the site to existing highway infrastructure;
3. Submission of details relating to the sewer that crosses the site together with mitigation if required (i.e. easement/diversion) to the satisfaction of Anglian Water;
4. Submission of details showing how sustainable drainage measures will be incorporated into the development to avoid discharge to the public surface water network, and also to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the Sustainable Drainage System (SUDS) should be included with the submission;
5. Provision of affordable housing in line with the current standards.

Site Description and Justification

G.25.4 The allocated site (submitted site Ref. No. 474) is situated north of Clenchwarton in a built up part of the village, with its southern and eastern boundaries immediately abutting the proposed development boundary. The site comprises Grade 2 (good quality) agricultural land. Whilst development on the site would result in the loss of good quality agricultural land, majority of the site options in the settlement fall within the same category and the need to allocate additional housing to sustain existing services outweigh this constraint.

G.25.5 The site is considered to be suitably located for residential development. It is situated on the edge of a built up area with established residential development on the east and south. Development would form a natural continuation of housing along Hall Road without detriment to the form and character of the surrounding area. The site is relatively close to village services and provides some opportunity for residents to walk or cycle to these services. The local Highway Authority identifies the site to be well located and has no objections to the allocation of the site subject to a safe access and provision of the appropriate footway links.

G.25.6 Landscape features within the site include boundary hedgerows and trees, a ditch along the northern boundary, and a number of trees within the site but these are not subject to any tree preservation orders. The site is well integrated with its surrounding and it is considered that

Rural West Norfolk G

development would not be visually intrusive in the landscape as the site is well screened and the mature planting along the western site boundary forms a natural boundary with existing line of development. Views are limited to near distance from adjacent roads and properties.

G.25.7 The site falls within flood zone 3 (high flood risk area) and the flood hazard zone, but this applies to the majority of the settlement. As such development is subject to the appropriate flood mitigation measures as set out in the policy above.

Policy G25.2 Clenchwarton - Land north of Main Road

Land amounting to 1.07 hectares to the north of Main Road as shown on the Policies Map is allocated for residential development of 20 dwellings. Development will be subject to compliance with all of the following:

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

Site Description and Justification

G.25.8 The allocated site (submitted site Ref. No. 152) is located on the eastern part of Clenchwarton in a built up part of the settlement. The site comprises Grade 2 agricultural land but is not currently in agricultural production. The site is bordered by mature trees and hedgerows but there are no identified biodiversity constraints.

G.25.9 The site is well located within the built-up area of the village and is mostly surrounded by existing residential development. It is well screened and views are limited to long distance from the wider landscape, but in this view the site is seen in context of the existing built environment. Near distance views are limited to glimpses from adjacent roads and from neighbouring properties.

G.25.10 The site is identified as the highest scoring site in terms of proximity to services. Clenchwarton is well serviced and the central location of the site makes it easily accessible to a number of local services including the school, bus route, shop and Post Office. Thus providing an opportunity for residents to walk and cycle to these services. Safe access into the site can be

G Rural West Norfolk

achieved from the existing access to the south of the site from Main Road. Norfolk County Council Highways has no objections to the allocation of the site provided safe access is delivered and has shown a preference to the allocation of the site over some other sites in the settlement.

G.25.11 The Council considers that the site is of a suitable scale to accommodate 20 dwellings at a density consistent with its surrounding area and without detriment to the form and landscape character of the locality.

G.25.12 The site falls within a high flood risk area and hazard zone, but this applies to the majority of the settlement. As such development is subject to the appropriate flood mitigation measures as set out in the policy above.

Policy G25.3 Clenchwarton - Land south of Main Road

Land amounting to 1.2 hectares to the south of Main Road as shown on the Policies Map is allocated for residential development of 20 dwellings. Development will be subject to compliance with all of the following:

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

Site Description and Justification

G.25.13 The allocated site (submitted site Ref. No. 336) is situated on the western edge of Clenchwarton south of Main Road. The eastern site boundary immediately abuts the proposed development boundary. The site, classed as grade 2 agricultural land, comprises of two separate sections with a detached two storey dwelling between the two sections. There are no landscape features of note within the site.

G.25.14 The surrounding area comprises of existing development to the north and east with open fields to the south and west. The site scores positively in terms of proximity and access to services; it is situated on Main Road where majority of the local services in the settlement are

Rural West Norfolk G

located with a public house immediately opposite. Safe site access and egress is obtainable off Main Road as supported by the Local Highway Authority subject to provision of adequate footpath links.

G.25.15 The site is on the edge of a line of established development. It is considered that in comparison to some other site options, development on the site would have minimal impacts on the form and character of the locality but would form a natural continuation of existing housing along Main Road. The site is capable of accommodating 20 dwellings at a density consistent with its surrounding area.

G.25.16 The site falls within a high flood risk area and hazard zone, but this applies to the majority of the settlement. As such development is subject to the appropriate flood mitigation measures as set out in the policy above.

G Rural West Norfolk

G.26 Congham (SVAH)

Smaller Village and Hamlet

G.26.1 Congham is designated a 'Smaller Village and Hamlet' by the 2011 Core Strategy. As such it does not have any specific site allocations or a development boundary.

G.26.2 Only very limited development would be expected here, and this would be judged against the range of policies in the Core Strategy and the Development Management Policies in this Plan (including, in particular, DM3: Infill Development in the Smaller Villages and Hamlets).

G.27 Crimplesham (SVAH)

Smaller Village and Hamlet

G.27.1 Crimplesham is designated a 'Smaller Village and Hamlet' by the 2011 Core Strategy. As such it does not have any specific site allocations or a development boundary.

G.27.2 Only very limited development would be expected here, and this would be judged against the range of policies in the Core Strategy and the Development Management Policies in this Plan (including, in particular, DM3: Infill Development in the Smaller Villages and Hamlets).

G.28 Denver (RV)***Rural Village*****Introduction**

G.28.1 Denver is situated one mile south of Downham Market and has a range of facilities and services that serve the local community including a primary school, bus route, Post Office and other retail and employment uses. The village has a linear form although the centre focuses on the Church of St Mary at the crossroads between Sluice Road, Ryston Road and Ely Road. The approach to the centre is characterised by a gently curving village street. The Grade II* Denver Windmill is a key landmark situated within the village. The older buildings within the village comprise of Cambridge yellow brick and carstone with pitched roofs of Welsh slate or Norfolk clay pantiles. The Parish of Denver has a population of 890 ⁽¹⁸⁾.

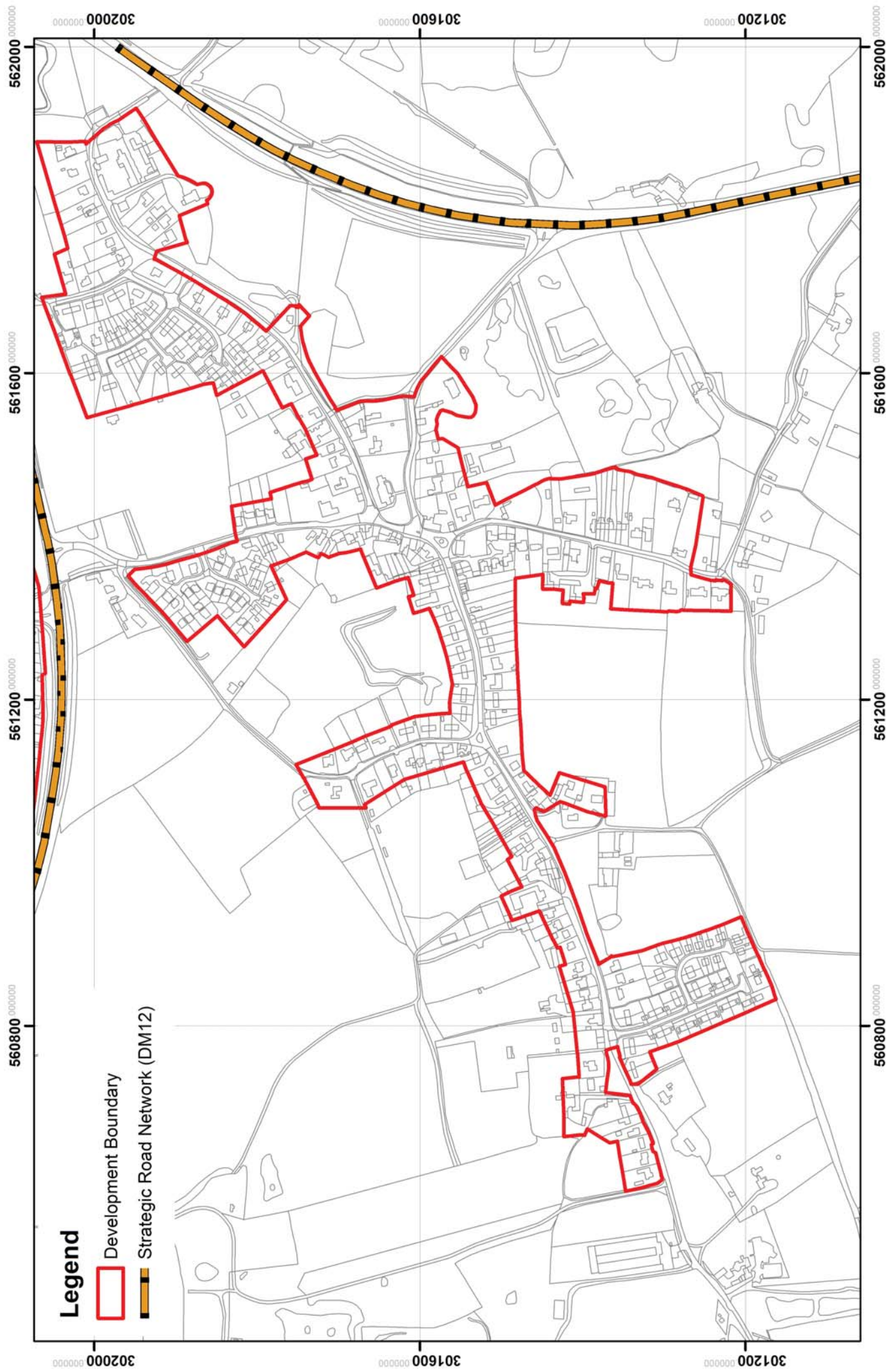
G.28.2 The village is situated in the 'Settled Farmland with Plantations' landscape character type ⁽¹⁹⁾. This is defined as having a strong landscape structure apparent in places including intact, mature field boundaries, strong historic integrity with historic features including the landmark church, windmill, hall, two moated sites and areas of common land.

G.28.3 Denver is designated as a Rural Village by the Core Strategy and is considered to have a good range of services and facilities. Based on the Council's preferred method of distributing new development (see Distribution of Development Section) Denver would receive an allocation of 8 additional dwellings.

G.28.4 However, having had regard to the form and character of the village, which is noted for large areas of undisturbed common land interspersed with a network of wildlife habitats and heritage assets and to the servicing/access and other constraints, the Council considers there are no available sites suitable for allocation.

18 2011 Census Data

19 Borough Council of King's Lynn and West Norfolk (2007) Landscape Character Assessment Final Report, Chris Blandford Associates



Inset G28 Denver

G.29 Dersingham (KRSC)**Dersingham*****Key Rural Service Centre*****Description**

G.29.1 The village of Dersingham is well served by a range of local amenities including a Post Office, supermarket, library, fire station, pubs, churches and schools. The parish of Dersingham has a population of 4,640⁽²⁰⁾. In addition, the village has a health centre and range of small business premises. Dersingham is approximately eight miles from King's Lynn and seven miles from Hunstanton and benefits from a regular bus service between the settlements along the A149. The level of services and facilities as well as the good accessibility to larger towns qualifies Dersingham as a Key Rural Service Centre.

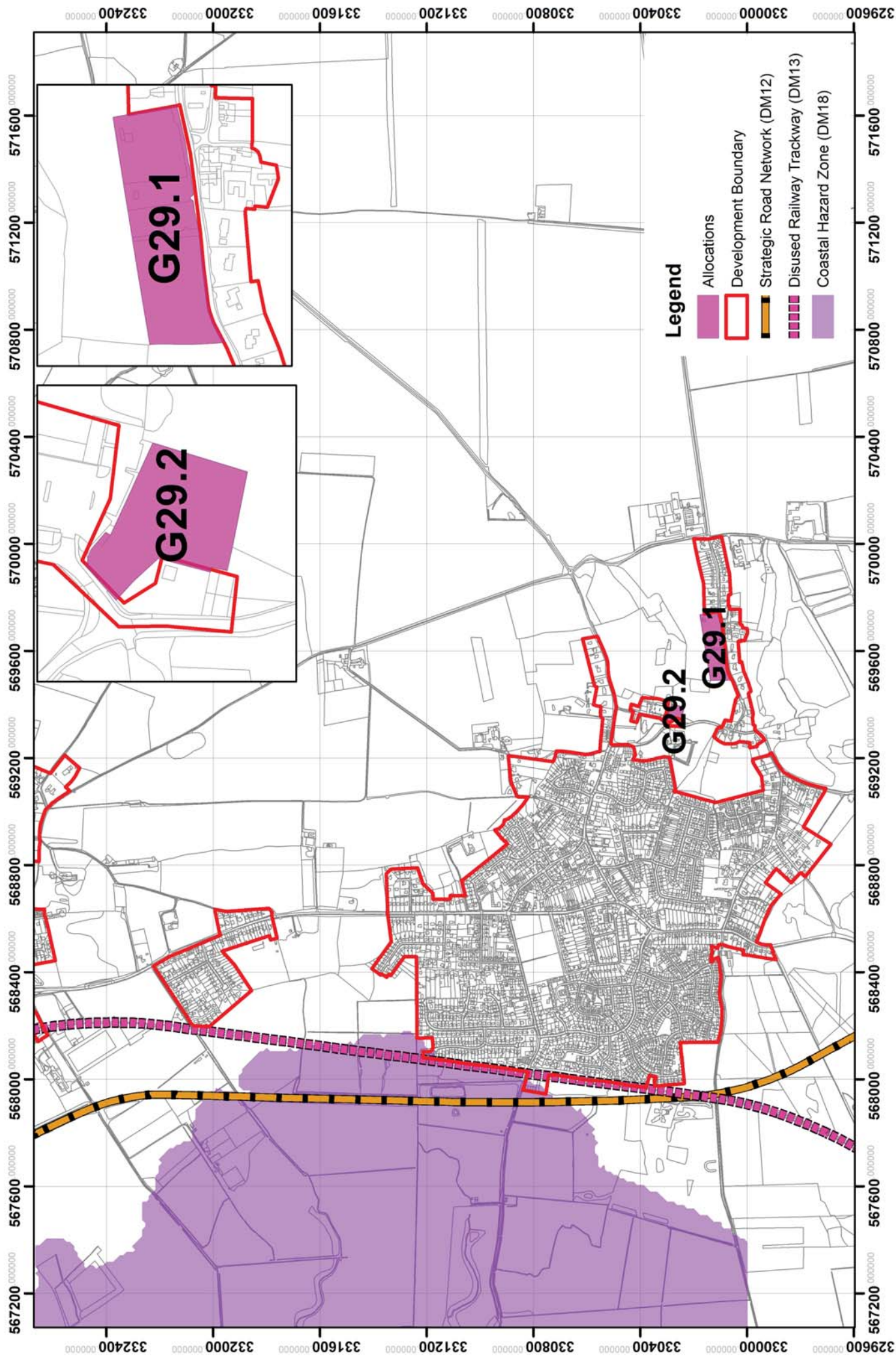
G.29.2 Dersingham is a historic settlement which has some traditionally constructed buildings of carrstone and flint, a designated Ancient Monument and the Grade I Listed Church of St. Nicholas. Dersingham has undergone a few phases of expansion, having tripled in size since 1961, and maintains its appeal as a popular place to live today with its own distinctive rural character.

G.29.3 The Landscape Character Assessment⁽²¹⁾ characterises the local area as 'Wooded Slopes with Estate Land'. In terms of distinctive local landscape features; Dersingham is adjacent to Sandringham House and Country Park to the south, and Dersingham Bog designated Site of Special Scientific Interest to the west of the village. Both are significant recreational areas.

G.29.4 Dersingham has seen a high level of housing development in the last century, and benefits from a high proportion of services and facilities which relate to the population size. Based on the Council's preferred method of distributing new development (as outlined in the Distribution of Development section), Dersingham would receive an allocation of 62 new houses. However, insufficient suitable land has been identified to accommodate this level of housing and consequently the Council have allocated a total of 30 houses across two sites.

20 Census data 2011

21 Borough Council of King's Lynn and West Norfolk (2007) Landscape Character Assessment Final Report, Chris Blandford Associates



Inset G29 Dersingham

Site Allocations

Policy G29.1 Dersingham - Land north of Doddshill Road

Land amounting to 1.8 hectares , as shown on the Policies Map, is allocated for residential development of 20 dwellings. Development will be subject to compliance with all of the following:

1. Provision of safe access following improvement works to the local highways network including footpath extensions, junction improvements and road widening, to the satisfaction of Norfolk County Council Highways Authority;
2. Incorporation of a high quality landscaping scheme including the retention of established hedgerow, where possible, to the site boundaries to minimise the impact of the development on the Conservation Area and the wider countryside;
3. The design of development, and in particular its massing and materials, shall have regard to its potential impact on the setting of Dersingham Conservation Area;
4. Submission of a Heritage Asset Statement that establishes that there will be no negative impact on Heritage Assets in the locality, accompanied by an Archaeological Field Evaluation of the site;
5. Submission of details showing how sustainable drainage measures will integrate with the design of the development and how the drainage system will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission;
6. Submission of a project level Habitats Regulation Assessment to ascertain the effects of growth in Dersingham on the Dersingham Bog National Nature Reserve, (designated Special Area of Conservation, Site of Special Scientific Interest and Ramsar), and provide suitable mitigation where necessary.
7. Provision of affordable housing in line with the current standards.
8. Submission of an Environmental Statement that satisfies Norfolk County Council that:
 - i) the applicant has carried out investigations to identify whether the resource (Carr Stone) is viable for mineral extraction;

and if the mineral resource is viable, that:
 - ii) the applicant has considered whether it could be extracted economically prior to development taking place;

and if the mineral resource can be extracted economically, whether (or not):
 - iii) there are opportunities to use the onsite resource during the

G Rural West Norfolk

construction phases of the development;

Site Description and Justification

G.29.5 The allocated site (submitted site ref. 456) provides the opportunity to create a development which is located alongside existing housing and is close to some local services and the Junior School. In comparison to alternative site options, the proposed allocation site is in a less sensitive location, outside of the Conservation Area and is not subject to an objection by Norfolk County Council Highways Authority. The site is also of a suitable scale to accommodate 20 dwellings at a density that is consistent with the surrounding area.

G.29.6 The site lies to the east of the village immediately adjacent to the existing settlement boundary. The site has previously been used for horse paddocks and smallholdings and is classified as Grade 4 agricultural land which is not the highest quality. The site is bordered by a hedge fronting Doddshill Road. The policy contains a clause to ensure the existing hedgerow is retained, where possible in the new development.

G.29.7 While the site is on higher ground to the north and east, the majority of views of the site are limited to the near distance from adjacent roads and properties. The slope and the wood beyond in the north-west corner afford some natural screening from the wider landscape. For medium and long distance views from the wider landscape and the village, these views of the site are seen in the context of the existing built environment. There are no significant landscape features of importance within the site boundary other than the hedgerow.

G.29.8 The impact of potential growth on Dersingham Bog National Nature Reserve which, amongst other designations is a Special Area of Conservation, needs to be established before development is commenced. A project level Habitats Regulation Assessment would be required to establish the impact of growth and potential mitigation strategies.

G.29.9 Areas to the west and north of the site have been marked by Historic Environment Records relating to probable medieval and post medieval earthworks. To the west of the site there are possible Late Iron Age and Roman cropmarks. The western boundary of the site abuts the newly designated Conservation Area. It is likely the site could contain further historical finds therefore further work is necessary to assess the archaeological significance of the site.

G.29.10 The policy includes a clause to give emphasis to the importance of addressing heritage impacts in the design of the proposed housing. The policy also requires a Heritage Asset Statement and Archaeological Field Evaluation to be undertaken prior to development. A high quality development incorporating natural landscaping would reduce the visual impact of the development on the surrounding area, minimising the impact on the setting of the Conservation Area.

G.29.11 The Council considers that a modest development, designed sensitively in response to the location, including appropriate screening, would not have a significant adverse impact on the historic character of the surrounding area. The new development would enable the settlement to grow over the plan period at a modest scale and also improve connectivity to the eastern part of the settlement.

Rural West Norfolk G

Policy G29.2 Dersingham - Land at Manor Road

Land amounting to 0.3 hectares , as shown on the Policies Map, is allocated for residential development of 10 dwellings. Development will be subject to compliance with all of the following:

1. Provision of safe access via St Nicholas Court following the removal of two parking spaces and creation of a new entrance to the site through removal of part of the wall, details of this shall be submitted and agreed by Norfolk County Council Highways Authority prior to development taking place;
2. Retention of the wall which encloses the site other than a new opening to enable safe vehicular access to the site on the northern boundary. Any potential necessary improvements or alterations to the wall should not alter the visual appearance of the wall and should be outlined in the planning application;
3. The design of development, and in particular its massing and materials, shall preserve and enhance Dersingham Conservation Area. Development will be limited to single storey dwellings with a restricted roof height to minimise the visual impact on the setting of Dersingham Conservation Area and the Grade 1 Listed Church of St. Mary;
4. Submission of a Heritage Asset Statement that establishes that there will be no negative impact on Heritage Assets in the locality, accompanied by an Archaeological Field Evaluation of the site;
5. Provision of affordable housing in line with the current standards;

Site Description and Justification

G.29.12 The allocated site (submitted site ref. No. 455) lies east of Dersingham, adjacent the development boundary. The site is situated in a less built up part of the settlement with the surrounding area consisting of mixed uses. Opposite the site, on the north-western side is the Grade 1 Listed Church of St Mary, to the west is a detached residential dwelling and on the north is a small complex of businesses including the doctor's surgery. Open fields borders the eastern and southern site boundaries. The site is enclosed by an attractive low old brick wall and currently houses a few outbuildings and a grass area used as pasture land. A policy is included above to ensure retention of the attractive low brick wall which is considered to be of heritage and amenity value. There are no other landscape features of note within the site.

G.29.13 In terms of views, existing development screens the site from the north and partly from the west. The majority of views of the site are limited to those from adjacent roads and properties. There are opportunities for medium and long distance views from the wider landscape particularly from the east and south but in these views, development on the site would be seen in the context of the existing built environment.

G Rural West Norfolk

G.29.14 The site scores averagely in the sustainability appraisal in terms of proximity and access to services, this is mainly because it is not in the central part of the village where majority of the local amenities are situated. It is however within walking distance to the doctor's surgery, some business uses, a place of worship, bus stops, and a public house with good vehicular and pedestrian links to other local amenities. Site access is obtainable through St Nicholas Court to the north. The access point would be gained through removal of two parking spaces and the removal of part of the wall. Norfolk County Council Highway Authority has no objections to the proposed access arrangements but this is subject to its implementation.

G.29.15 The site enjoys a fairly prominent position within Dersingham Conservation Area. In addition, it is opposite the Grade 1 Listed Church of St Mary, and its walled yard is also referred to in the accompanying character statement suggesting some heritage value. Therefore, given its sensitive location, the development would require careful design and layout that would enhance and preserve the character of the Conservation Area and the setting of the Listed Building. The scale, height and layout of the scheme is crucial in determining the impact on heritage and landscape.

G.29.16 The site is promoted by the landowner for development of retirement dwellings. The Council considers that modest scale development of 10 sensitively designed single storey housing for a specific identified need in the area, makes the best use of the otherwise fairly untidy plot, without detriment to the form and character of the locality.

G.30 Docking (KRSC)

Key Rural Service Centre

Description

G.30.1 Docking is a large rural village centred around the Church of St. Mary with a landmark tower, Docking Hall and its associated mature parkland landscape and a village pond. The settlement has a Conservation Area and contains a mix of older buildings constructed with traditional materials and interspersed with pockets of more modern development. Docking has a high level of services for a rural settlement including a GP surgery, school, convenience store, pub and small retail and business premises. The parish of Docking has a population of 1,200⁽²²⁾.

G.30.2 Docking, at around 85m AOD, is the highest point in West Norfolk. The Landscape Character Assessment⁽²³⁾ characterises the area as 'Plateau Farmland' which radiates from the village of Docking. Long distance, panoramic and open views across farmland are characteristic of the area.

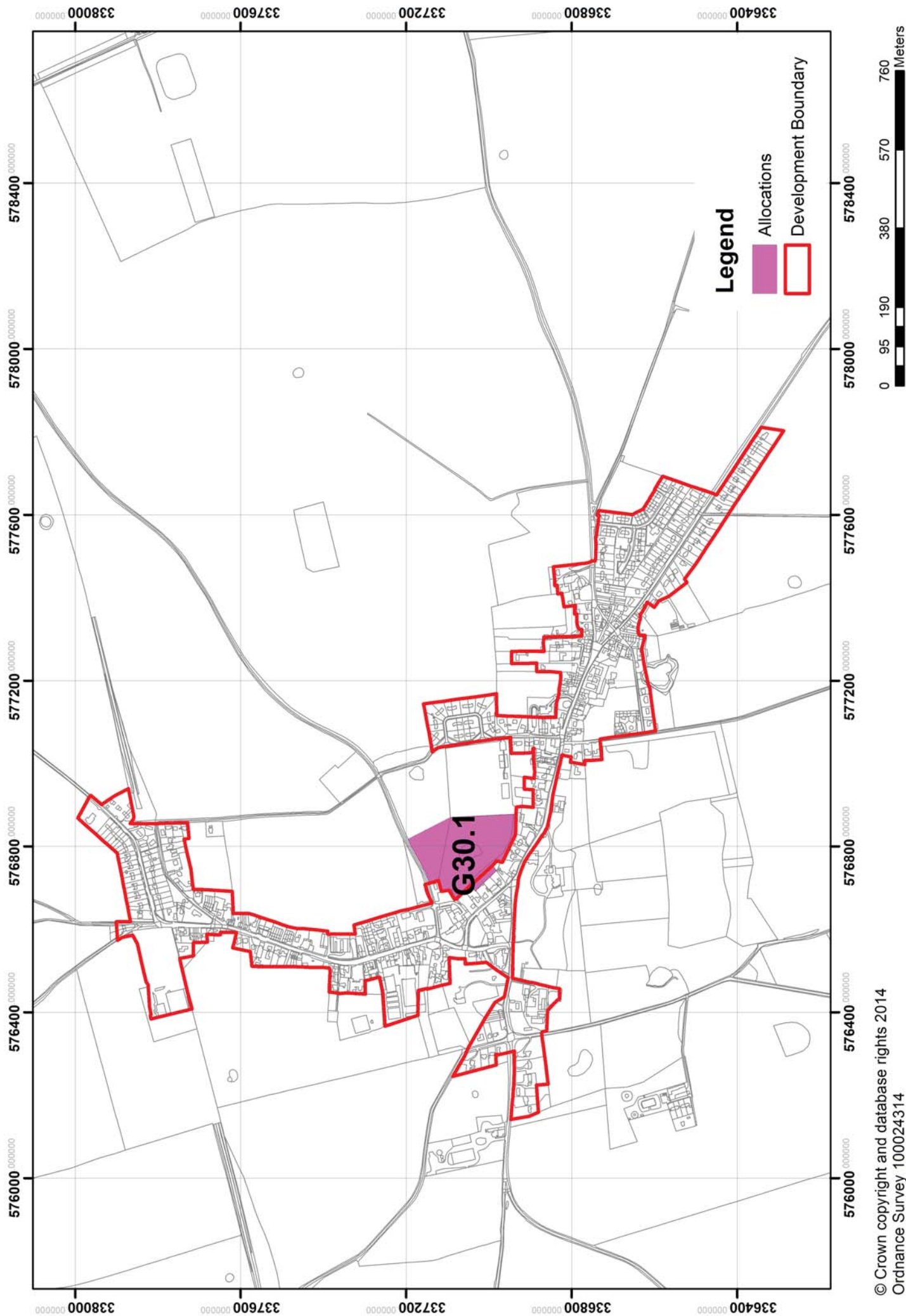
22 Census data 2011

23 Borough Council of King's Lynn and West Norfolk (2007) Landscape Character Assessment Final Report, Chris Blandford Associates

Rural West Norfolk G

G.30.3 Whilst Docking currently has a good level of facilities within the village, there are some infrastructure constraints to further growth of the settlement. Additionally Docking is not served by public transport links, and therefore currently lacks any sustainable means of commuting to King's Lynn or the borough's other main towns.

G.30.4 Based on the Council's preferred method of distributing new development (as outlined in the earlier chapter), Docking would receive an allocation of 16 new houses including 3 affordable houses. However, the Council considers the provisionally chosen site could satisfactorily accommodate more, and that 20 dwellings would be an appropriate number (at current standards 4 of these would be affordable dwellings).



Site Allocation

Policy G30.1 Docking - Land situated off Pound Lane (Manor Pasture)

Land amounting to 3.4 hectares, as shown on the Policies Map, is allocated for residential development of 20 dwellings. Development is subject to compliance with all of the following:

1. Suitable provision / improvements to pedestrian links including road widening and links to footways on Pound Lane from the site to Station Road and / or Chequers Street;
2. Submission of a Heritage Asset Statement that establishes that there will be no negative impact on Heritage Assets in the locality;
3. Incorporation of a high quality landscaping scheme including the retention of established hedgerow, where possible, to the west and south boundaries to minimise the impact of the development on the Conservation Area;
4. Retention of the existing pond at the centre of the site to form an integral part of the development scheme. Opportunities for ecological enhancement should be implemented, as identified in the Ecological Study;
5. Submission of details showing how sustainable drainage measures will integrate with the design of the development and how the drainage system will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission;
6. Submission of an Ecological Study that establishes that either:
 - i. There would be no negative impact on flora and fauna;
 - or, if any negative impacts are identified, establishes that:
 - ii. These negative impacts could be suitably mitigated against;
7. Provision of affordable housing in line with the current standards.

Site Description and Justification

G.30.5 The site (submitted site ref. 859) lies in a central village location and is therefore well integrated with the services and facilities that address the daily needs of residents. In comparison to alternative options for development which are situated on the outskirts of the settlement, the preferred site will not encroach on the surrounding countryside and provides the greatest opportunity for new residents to walk to existing services and the school.

G.30.6 The site is classified as grade 3 agricultural land, and appears to be used for grazing. Whilst development would result in the loss of undeveloped land, this applies to all potential development options located outside the village boundary, most of which are used more intensively for arable crop production.

G Rural West Norfolk

G.30.7 The south west border of the site abuts Docking Conservation Area. Views from and to the Conservation Area are obscured as the site is bordered by significant trees along its eastern, south-eastern, southern, and south-western boundaries. The policy includes a clause to give emphasis to the importance of addressing heritage impacts in the design of the proposed housing.

G.30.8 The majority of views of the site are limited to the near distance from adjacent roads to the north and north-east of the site (where established hedgerows are sporadic in places) and nearby properties and public rights of way. Medium and long distance views are limited to the diagonal trajectory that may be glimpsed through the break in development between Sandy Lane and Bradmere Lane. These glimpses of the site are read in the settlement's semi-urban character. In this context it is considered that development in this location would have would have minimal visual impact on the wider countryside.

G.30.9 The Surface Water Network has been identified as being at capacity meaning a sustainable drainage system (SUDS) would be sought to serve new development.

G.30.10 The policy includes a clause to establish the importance of the sites ecology and a clause to ensure that identified ecological enhancements are implemented.

G.30.11 A pond occupies a relatively central position within the site. The site presents the opportunity to create a high quality, low density development that makes use of this natural environmental feature as part of the design of the development.

G.31 East Rudham (KRSC)***Key Rural Service Centre*****Description**

G.31.1 East Rudham is situated on the A148 road between King's Lynn and Fakenham (seven miles west of Fakenham) and has a population of 541⁽²⁴⁾. The village centre is characterised by the attractive village green, enclosed with buildings and mature trees. Buildings are mainly two storey with pitched roofs. The main building material is white flint nodules and orange / red brick. There is also a significant number of colour washed buildings.

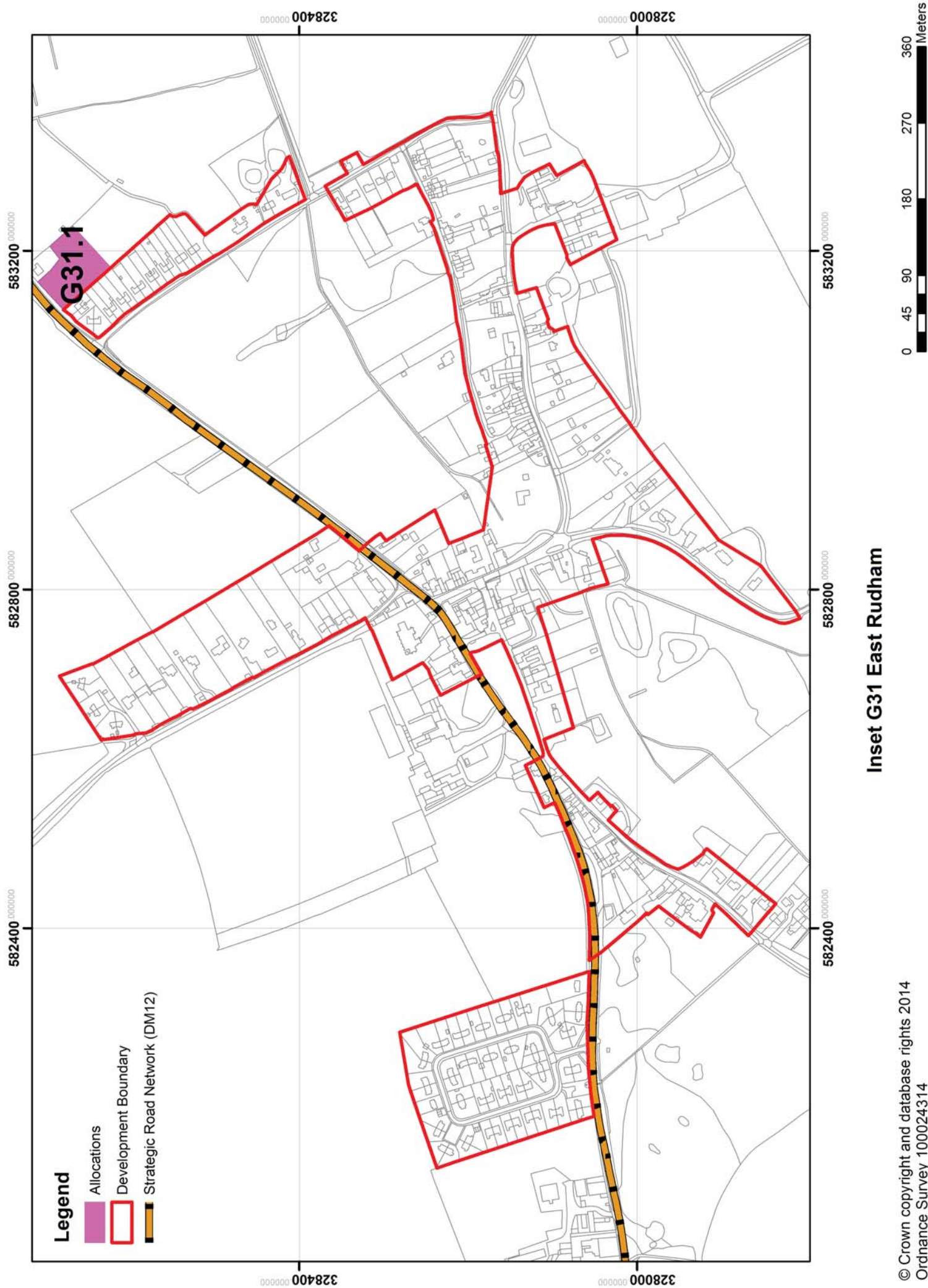
G.31.2 In terms of landscape character East Rudham is situated in the "Rolling Open Farmland" as defined in the Borough's Landscape Character Area Assessment⁽²⁵⁾. This landscape has an overriding sense of openness, wide open skies, medium to large field units, and the presence of large features such as linear Scots Pine shelterbelts. It has shallow river valleys and dry tributary valleys which cut through the Middle and Upper Chalk geology to give rise to a gently rolling landform. It is dominated by intensive arable crop production contained within a network of regular shaped fields that form a strong geometric landscape pattern. Hawthorn hedgerows demarcate field boundaries and align rural roads.

G.31.3 The approved northern route for the A148 East and West Rudham Bypass (Norfolk County Council 1 October 1992) will continue to be protected. The route can be seen on the Policies Map.

G.31.4 East Rudham acts as a centre for the surrounding rural area. It has a range of facilities including a primary school, bus service, pub, shop and Post Office. This role is reflected in the designation of Key Rural Service Centre in the Core Strategy. Based on the Council's preferred method of distributing new development (as outlined in the initial section), East Rudham would receive an allocation of 7 new houses including 1 affordable home. However, the Council considers that it is appropriate to marginally increase the level of new housing to 10 dwellings in order to optimise the development potential of the allocated site and increase contributions of affordable housing to 2.

24 Census data 2011

25 Borough Council of King's Lynn and West Norfolk (2007) Landscape Character Assessment Final Report, Chris Blandford Associates



Inset G31 East Rudham

Site Allocation

Policy G31.1 East Rudham - Land off Fakenham Road

Land amounting to 0.4 hectares, as identified on the Proposals Map, is allocated for residential development of 10 dwellings. Development will be subject to compliance with the following:

1. No construction shall commence before sewerage arrangements and confirmation of sewerage capacity have been submitted to and approved by the local planning authority (Given the concerns identified in the HRA).
2. Provision of safe vehicular and pedestrian access connecting the site to Fakenham Road (A148), to the satisfaction of the local highway authority;
3. Retention of existing hedgerows on the site boundaries;
4. Provision of affordable housing in line with the current standards.

G.31.5 The allocated site (part of submitted site ref. 1231) is situated towards the north east of the settlement, along Fakenham Road (A148) and adjacent to residential development in the form of semi-detached houses on Eye Lane. The site is located next to bus stops and whilst in a peripheral location, the site is immediately adjacent to the existing development boundary and is therefore considered to be a relatively sustainable location for development in the context of this settlement, which is characterised by outlying pockets of development. Development here provides the opportunity for safe walking access to village services and the local primary school via Fakenham Road, which is paved.

G.31.6 The site is classified as grade 3 agricultural land and bounded by hedgerows. The policy contains a clause to retain the existing site boundary hedgerows, in order to minimise the impact of development on the wider countryside. Apart from these hedgerows there are no other landscape features of importance within the site boundary. The western boundary of the site is adjacent to existing development on Eye Lane and would connect a lone single story property to the east but otherwise is surrounded by agricultural land. Whilst the development would result in the loss of undeveloped land the Council considers due to the modest scale of development and the need to allocate new dwellings, development on this land is justified.

G.31.7 The Council considers the site suitable to accommodate the 10 residential units required in the settlement at a density consistent with the surrounding area. The site as submitted was slightly larger and has been reduced in size, in order to create a development that would be less visually intrusive in the countryside to the south. Given that the site is bordered by semi-detached housing to the west and a detached bungalow to the east it would represent an infill plot.

G.31.8 The Plan's Habitats Regulations Assessment Report identified the need for a measure to ensure suitable sewerage capacity, to avoid adverse impact on the nearby Wensum Special Area of Conservation, as included in the policy.

G Rural West Norfolk

G.31.9 The majority of views in to the site are limited to near distance from adjacent roads and properties. There are few opportunities for long distance views due to the site being located close to a developed area. The site is completely screened by housing to the western boundary. In the limited views that are available the site is seen in context of the existing settlement.

G.31.10 The Strategic Flood Risk Assessment identifies that an area of flood zone 3 (fluvial) runs through the centre of East Rudham and along Station Road constraining development in those parts of the village. This site, in the north east of the settlement, is however identified as being within an area of low risk to flooding, flood zone 1 (fluvial).

G.31.11 Norfolk County Council as local highways authority support the allocation as there is a continuous footpath into the centre of the settlement, a bus stop adjacent to the site and access from the site to the Fakenham Road (A148) could meet highway requirements.

G.31.12 The Council considers this option for growth to be favourable, as the site scored the highest of those available in the village in terms of sustainability and is supported by East Rudham Parish Council. The site has the benefit of being connected to local services, helping reduce the need for residents to use cars to access key services and maximising the potential to walk, cycle and utilise public transport.

G.32 East Walton (SVAH)

Smaller Villages and Hamlet

G.32.1 East Walton is designated a 'Smaller Village and Hamlet' by the 2011 Core Strategy. As such it does not have any specific site allocations or a development boundary.

G.32.2 Only very limited development would be expected here, and this would be judged against the range of policies in the Core Strategy and the Development Management Policies in this Plan (including, in particular, DM3: Infill Development in the Smaller Villages and Hamlets).

Rural West Norfolk G

G.33 East Winch (RV)***Rural Village*****Description**

G.33.1 The village of East Winch is situated to the east of the Borough on the A47, seven miles east of King's Lynn and eleven miles west of Swaffham. The village consists of three parts; East Winch Hall to the east, development around the junction of the A47 and stretching along School Road in a linear pattern; and the largest part of the village is around the junction of the A47 and then follows Gayton Road north and east containing estate development. The materials of the older buildings are mainly carstone for walls and red clay pantiles or Welsh slate for roofs. The modern development has both buff and red brick, with red/brown plain tiles.

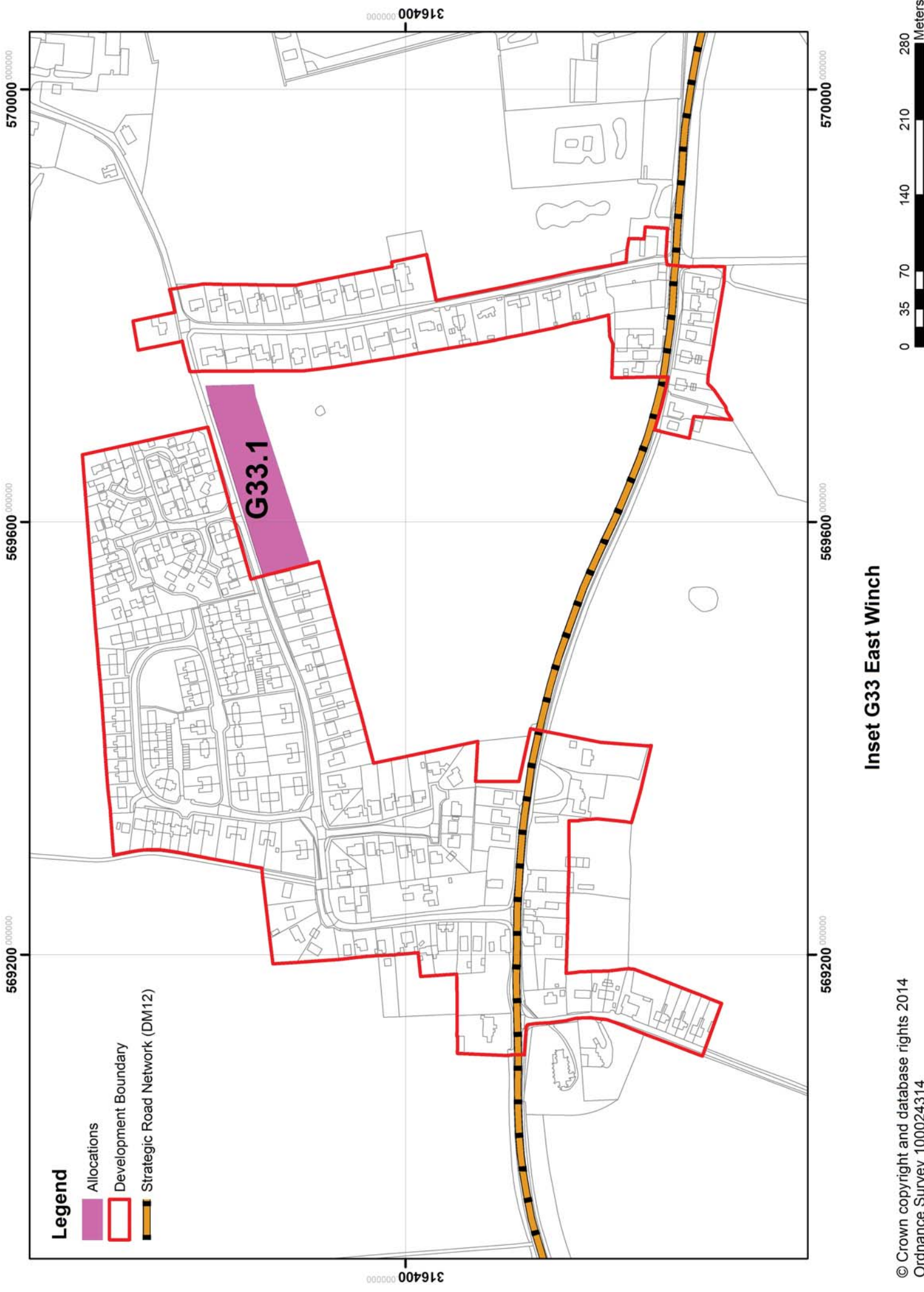
G.33.2 The Parish of East Winch has a population of 779⁽²⁶⁾. The village benefits from services including a school, regular bus service, Post Office, pub and local employment.

G.33.3 The Landscape Character Assessment⁽²⁷⁾ explains this area encompasses a small-scale landscape exhibiting a variety of different habitats, mainly agricultural fields. Farmland is interspersed with fairly large (plantation) woodland and areas of open water are also an important feature, associated with the valley of the River Nar to the south. Settlement is relatively scarce and consists of a number of small villages and hamlets, including East Winch.

G.33.4 East Winch is designated a Rural Village in the Core Strategy. On a population pro-rotas basis, the Council's preferred distribution of development between Rural Villages, East Winch is to receive an allocation of 8 additional dwellings. However, the Council considers the allocated site could satisfactorily accommodate slightly above the guideline and that 10 dwellings (including, at current standards, 2 affordable dwellings). This is considered to be the appropriate level of housing, allowing modest growth which fits within the existing form and character of the village.

26 2011 Census Data

27 Borough Council of King's Lynn and West Norfolk (2007) Landscape Character Assessment Final Report, Chris Blandford Associates



Site Allocation

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

Land south of Gayton Road amounting to 0.8 hectares, as identified on the Policies Map, is allocated for residential development of 10 dwellings. Development will be subject to compliance with all of the following:

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

Site Description and Justification

G.33.5 The allocated site (part of submitted site Ref. No. 546) is centrally located in the village, surrounded by existing housing on the north, east and west. The site comprises of Grade 4 (poor quality) agricultural land and other than boundary hedgerows there are no landscape features of note within the site.

G.33.6 The site is well integrated with built development and does not encroach into surrounding countryside in comparison to other considered site options. The site is well screened by existing housing and boundary planting, as such it is considered that development on the site is likely to have minimal impacts on the visual amenity of the area but would be mainly viewed in the context of the existing settlement. Its central position in the village means that is well located to the available local services, providing some opportunity for residents to walk and cycle to these services. The site fronts directly onto Gayton Road. The local Highway Authority indicates that the road network can adequately accommodate the proposed development.

G.33.7 Development on the site would constitute a continuation of housing along Gayton Road, infilling the gap between existing housing rather than extending the settlement further. In addition the site is considered favourable by the Council as it lends itself to development that is consistent with the existing form and character of the surrounding area. The allocated site is also supported by the local Parish Council.

G.33.8 Whilst the site is identified as a mineral safeguarded area for silica sand and gravel, this is not considered a constraint as the proposed scale of development is less than 1 hectare. The developer is however encouraged to explore the potential to extract the minerals and utilise them on site in the development.

G Rural West Norfolk

G.34 Emneth (KRSC)

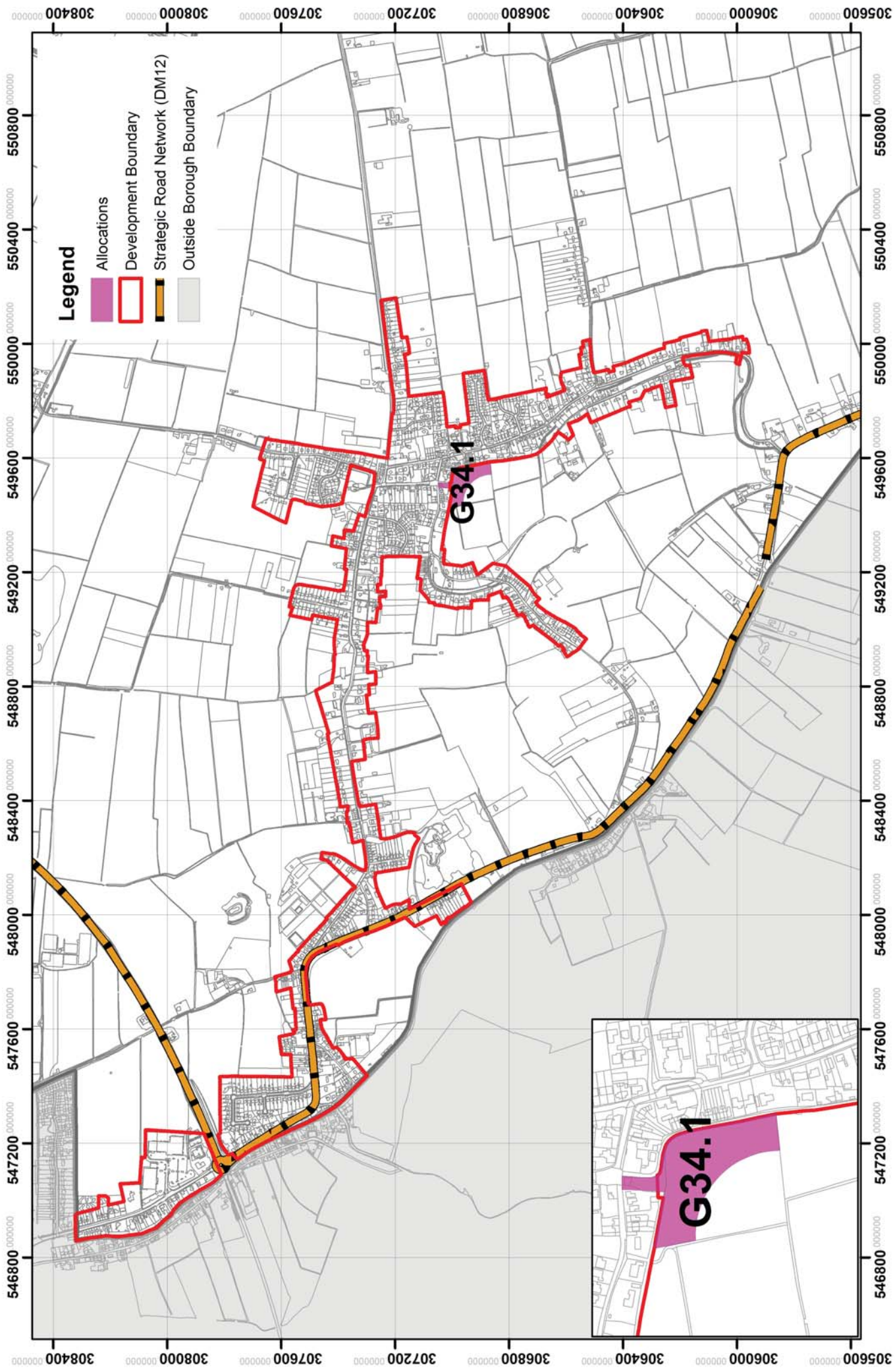
Key Rural Service Centre

Description

G.34.1 Emneth is a large village which is closely related to the neighbouring town of Wisbech to the west. It is to the south west of King's Lynn and adjacent to the A47. In the east the village has a distinct form centred on Gaultree Square and then a smaller part of the village is to the west along the A1101 road. The eastern part of the village consists of a central core with spurs of development radiating outwards along the highways, while the form of the western part of the village is linear. The Parish of Emneth has a population of 2,617, and a range of services including a school, shops, bus services and employment uses.

G.34.2 The Landscape Character Assessment refers to Emneth bordering the 'Open Inland Fens' to the east and encompassing a rich mix of arable fields, fruit orchards, plantations and pasture. It has an intact mature landscape structure including the rows of poplars and large concentration of fruit orchards with panoramic views across the area, frequently framed by the orchards. There is an historic drainage network, and a strong sense of tranquillity throughout the area.

G.34.3 Emneth is designated in the Core Strategy, as amended by this Plan (see Section B), as a Key Rural Service Centre.



G Rural West Norfolk

Site Allocation

Policy G34.1 Emneth - Land on south of The Wroe

Land amounting to 1.1 hectares, as identified on the Policies Map, is allocated for the residential development of 36 dwellings. Development will be subject to compliance with all of the following:

1. Provision of safe access and visibility to the satisfaction of the Highways Authority.
2. Provision of affordable housing in line with the current standards.

Site Justification

The site (a combination of part of submitted site Ref. No. 421 and whole of site 1185) is located in the central area of the settlement in close proximity to the village services. The development boundary immediately abuts the sites northern and eastern boundaries and part of the western boundary. The Council considers the site is capable of achieving the 36 residential units required in the settlement at a density consistent with that of the surrounding area. Development of this site is supported by Emneth Parish Council.

To the north of the site there is a residential property, and the remaining site is in agricultural use (Grade 1). There is a public right of way crossing the site, however there are no important landscape features and the Council considers due to the proximity to services and the size of the development it is appropriate to develop on this high quality agricultural land. The site is well integrated into the surroundings and development would conserve the local character. Norfolk County Council as the Highways Authority support development of the site.

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

This site is allocated by the Council for housing development due to its proximity to services and facilities, and limited impact on the character of the settlement.

G.35 Feltwell & Hockwold cum Wilton (KRSC)

Key Rural Service Centre

Description

G.35.1 Feltwell and Hockwold cum Wilton are situated to the far southeast of the Borough. The villages are respectively 13 and 16 miles to the north of Downham Market and 5 and 7 miles to the east of Brandon. The villages benefit from a full range of services and facilities including a

Rural West Norfolk G

school, GP surgery, bus route, shop, pub and local employment. Feltwell is also home to an RAF station (currently used by the United States Air Forces, Europe). The Parish of Feltwell has a population of 2,825⁽²⁸⁾

G.35.2 Feltwell has developed around the B1112 and B1386 crossroads. The core of the village has an urban character with approach roads to the village being more rural in character with views across open countryside. The older buildings in the village are built with a range of materials including knapped flint and Norfolk orange/ red clay pantiles.

G.35.3 Hockwold cum Wilton is a compact village which was linear in its basic form, with more recent development taking place on backland areas. There is a Conservation Area to the east of the village. There is a wide range of materials used in the older buildings including red brick, cobbled or knapped flint and brick walls with roofs made of clay pantiles.

G.35.4 In relation to landscape character the villages are situated in the 'Settled Farmland with Plantations'. This is defined as being flat to very gently undulating landscape, with an underlying geology of chalk and limestone encompasses a number of villages, large farms and estates, set within a backdrop of farmland and plantation woodland⁽²⁹⁾. The plantation woodland in the area strongly influences the views across the villages and contributes to a sense of enclosure.

G.35.5 Feltwell and Hockwold cum Wilton were grouped together by the Core Strategy to collectively form a Key Rural Service Centre as they have a good range of services and facilities to serve the existing community. The Council's preferred distribution of development between Key Rural Service Centres on a population pro-rata approach (see Distribution of Development Section) would indicate 54 additional dwellings between Feltwell and Hockwold. The Council has spilt the development between 4 sites and increased the level of new housing in order to optimise the development potential of the preferred sites and increase contributions towards affordable housing. The Council has allocated 70 houses although, with 65 in Feltwell and 5 in Hockwold.

G.35.6 Feltwell and Hockwold are within 1500 metres of the Breckland Special Protection Area (SPA). Stone curlews are sensitive to human presence, and nightjar and woodlark for recreational impacts. These bird populations are qualifying features of this SPA and protected by law. The areas around the designated SPA in the vicinity of Feltwell and Hockwold are important to the stone curlew population within the SPA. Great care therefore needs to be taken to ensure that no harm results to this bird population from any development in the locality, and in law the onus is on the promoters of development to demonstrate no harm, rather than harm having to be proven to resist development.

G.35.7 The understanding of the potential effects of additional development and human population in the vicinity of these bird populations is incomplete but developing. It is now believed that where new housing is limited in scale and screened by existing development the direct impact of the new housing itself and activities around it are unlikely to be problematic.

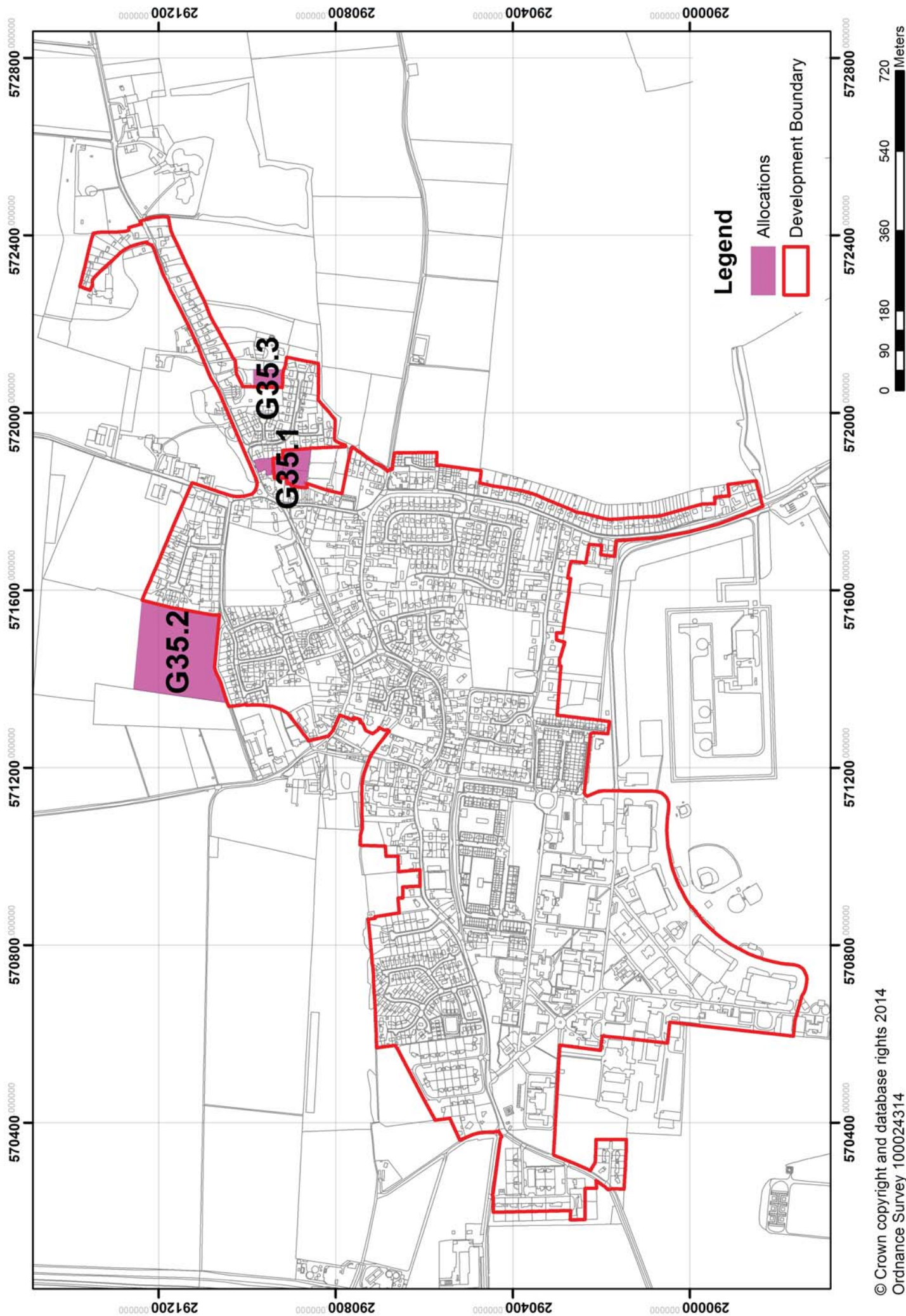
28 2011 Census Data

29 Borough Council of King's Lynn and West Norfolk (2007) Landscape Character Assessment Final Report, Chris Blandford Associates

G Rural West Norfolk

G.35.8 However, the Habitats Regulations Assessment for the Site Allocations and Development Management Policies Pre -Submission Document identifies potential for disturbance of the protected bird populations from recreational impacts from daily activities of local people, such as dog walking in the forest, associated with the additional human population in new development. The recreational impacts arising from the proposed allocations in Feltwell and Hockwold are thought unlikely to alone cause significant effects, but they may do so in combination with other developments in neighbouring districts.

G.35.9 In order to address this issue the site allocations for development in these settlements are each subject to a project level habitats regulations assessment to consider this in more detail in relation to the specific development proposals and the up-to-date situation in the neighbouring districts.



G Rural West Norfolk

Site Allocations

Policy G35.1 Feltwell - Land to the rear of Chocolate Cottage, 24 Oak Street

Land of around 0.7 hectares to the rear of Chocolate Cottage, 24 Oak Street, as shown on the Policies Map, is allocated for residential development of 15 dwellings, subject to compliance with all of the following:

1. Submission of a project level habitats regulations assessment demonstrating no likely significant adverse effect on Natura 2000 Sites (in particular the Breckland SPA) and their qualifying features;
2. Provision of access from Lodge Road to the satisfaction of the local highways authority;
3. The site overlies a Groundwater Vulnerability Zone. Accordingly, the developer should address any risks to controlled waters from contamination at the site, following the requirements of the NPPF and the Environment Agency Guiding Principles for Land Contamination;
4. Submission of details showing how sustainable drainage measures will integrate with the design of the development and how the drainage system will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission;
5. Submission of an archaeological field evaluation prior to development, in accordance with paragraph 128 of the NPPF;
6. Provision of affordable housing in line with the current standards.

Site Description and Justification

G.35.10 The allocated site (part of submitted site Ref. No. 351) is located a short distance to the east of the centre of Feltwell, within close proximity to village services and facilities. Development at this location provides the greatest opportunity for new residents to walk to existing services, in particular the local school. The Council considers the site suitable to accommodate 15 residential units at a density consistent with that of the surrounding area.

G.35.11 The local highway authority has no objection to the site providing safe access is achieved from Lodge Road.

G.35.12 The site is classified as grade 3 agricultural land, currently being used to keep horses and includes paddocks, a menéage and stables. Trees and hedgerows form the site boundaries, and this could potentially be incorporated into the design of the development. The site is situated within the Special Protection Area “buffer zone,” for stone curlews but it is well screened on all sides by single and two storey development and therefore development at this location is likely to have minimal impact on the visual amenity of the surrounding landscape and the SPA, although a project level habitats regulations assessment will be required.

Rural West Norfolk G

G.35.13 The majority of views of the site are limited to the near distance from adjacent roads, properties and public rights of way. Medium and long distance views from the wider landscape are possible from the south east. However, in these views the site is seen in the context of the existing settlement.

G.35.14 The original submitted site lies partially within Fluvial Flood Zone 2 (medium risk) and Fluvial Flood Zone 3 (high risk) which is not considered appropriate for housing development, therefore the Council has allocated part of the site which is less constrained by flooding.

G.35.15 The Historic Environment Services have identified the site as having considerable archaeological potential, as it is adjacent to a medieval cross, which may indicate a former focal point for the settlement. Therefore an archaeological field evaluation must be submitted with any planning permission, in accordance with paragraph 128 of the NPPF.

Policy G35.2 Feltwell - Land north of Munson's Lane

Land of around 3.6 hectares, as shown on the Policies Map, is allocated for the residential development of 40 dwellings, subject to compliance with the following:

1. Submission of a project level habitats regulations assessment demonstrating no likely significant adverse effect on Natura 2000 Sites (in particular the Breckland SPA) and their qualifying features;
2. Submission of details showing how the water main crossing the site can be accommodated within the development (including any easements/diversions) to the satisfaction of Anglian Water;
3. Provision of highway improvements including footways and safe access to the satisfaction of the local highways authority;
4. Submission of details showing how sustainable drainage measures will integrate with the design of the development and how the drainage system will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission;
5. Submission of an archaeological field evaluation prior to development, in accordance with paragraph 128 of the NPPF;
6. Provision of affordable housing in line with the current standards.

Site Description and Justification

G.35.16 The allocated site (submitted site Ref. No. 548) is situated to the north of the settlement within walking distance to the local services and facilities. The site abuts the development boundary to the south and east. The Council considers the site of suitable scale to accommodate 40 residential units at a density consistent with that of the surrounding area.

G Rural West Norfolk

G.35.17 The site scored positively overall in the sustainability appraisal, particularly in relation to access to services as the site is located within close proximity to the school and contains good pedestrian links which will potentially encourage new residents to walk to existing services. The site is the local highways authority's preferred location for growth within the settlement.

G.35.18 Furthermore, with housing development to the east and south of the site, the site form provides the opportunity for a continuation to existing housing development to the north of the settlement.

G.35.19 Existing development to the east and south of the site screens it from the Special Protection Area, however a project level habitats regulation assessment will nonetheless be required.

G.35.20 The site is a mixture of grade 2 and grade 3 agricultural land and is bounded by hedgerows to the north and west. Whilst development would result in the loss of undeveloped land, the Council considers due to the scale of development and the ideal location of the site the benefits of allocating the site outweighs this constraint.

G.35.21 Views are available from the north and west but these are seen in the context of the existing settlement. Existing development surrounding the site, particularly to the east, are mostly two storey dwellings, one plot in depth with gardens to the front and rear. This site could potentially be developed in the same way.

G.35.22 A policy is included above to ensure that prior to development taking place, advice is sought from Anglian Water and appropriate measures agreed in relation to the water main(s) that crosses the site.

G.35.23 The Historic Environment Services have identified the site as having considerable archaeological potential, as it is adjacent to the excavated remains of a Roman villa, which may extend into the proposed development area. Therefore an archaeological field evaluation must be submitted with any planning permission, in accordance with paragraph 128 of the NPPF.

Policy G35.3 Feltwell - Land at 40 Lodge Lane / Skye Gardens

Land of around 0.3 hectares, as shown on the Policies Map, is allocated for the residential development of 10 dwellings, subject to compliance with the following:

1. Submission of a project level habitats regulations assessment demonstrating no likely significant adverse effect on Natura 2000 Sites (in particular the Breckland SPA) and their qualifying features;
2. Provision of highway improvements including an access road of adoptable standard, to the satisfaction of the local highways authority;
3. Submission of details showing how sustainable drainage measures will integrate with the design of the development and how the drainage system will contribute to the amenity

and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission;

4. Provision of affordable housing in line with the current standards.

Site Description and Justification

G.35.24 The allocated site (part of submitted site Ref. No. 263) lies north-east of the settlement within walking distance to the local services and facilities. The site abuts the development boundary to the south. The Council considers the site is of suitable scale to accommodate 10 residential units at a density consistent with that of the surrounding area.

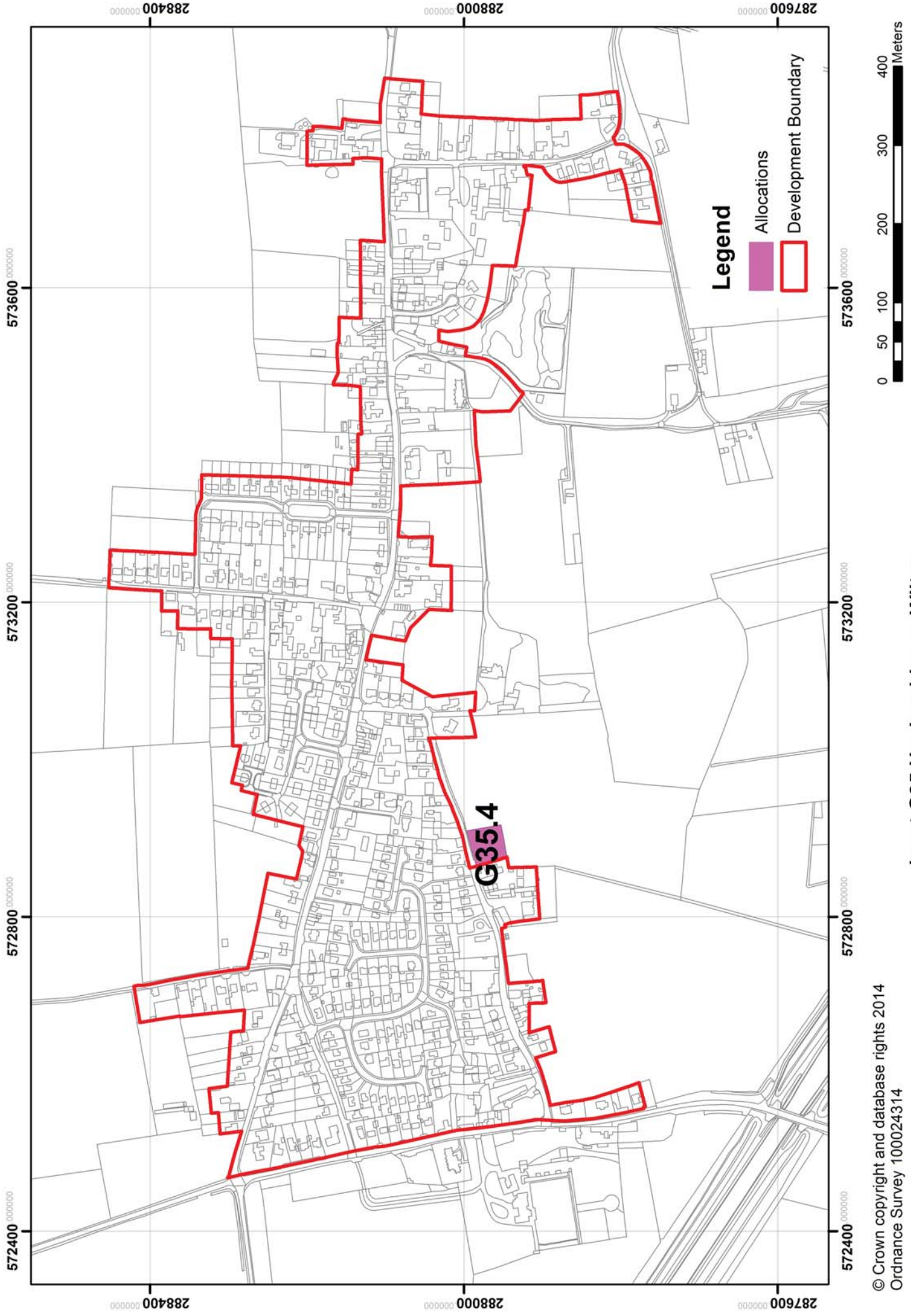
G.35.25 The site scored highly in terms of sustainability and contains good pedestrian links to services which will encourage new residents to walk to existing services. Furthermore, with housing development to the immediate north, development of the site would form an acceptable continuation of this residential estate development. The local highways authority have stipulated that the current access road from Lodge Road (Skye Gardens) must be of adoptable standard for the site to be developed.

G.35.26 The site is identified as grade 3 agricultural land, although not currently in agricultural usage. Whilst development would result in the loss of undeveloped land, the Council considers due to the scale of development and the benefits of the site it is appropriate to develop on this grade of agricultural land.

G.35.27 Whilst the site is located within the Breckland Special Protection Area buffer zone, it is enclosed by existing development to all four aspects. However a project level habitats regulation assessment will have to be provided.

G.35.28 Short distance views into the site are available and these are seen in the context of the existing settlement. Existing development surrounding the site, particularly immediately to the north, are two storey dwellings in an estate style arrangement, one plot in depth with gardens to the rear of the dwelling, this site could potentially be developed in a similar way.

G.35.29 The Surface Water Network has been identified as being at capacity meaning a sustainable drainage system (SUDS) would be sought to serve new development.



Site Allocation

Policy G35.4 Hockwold cum Wilton - Land south of South Street

Land of around 0.2 hectares, as shown on the Policies Map, is allocated for the residential development of 5 dwellings, subject to compliance with the following:

1. Submission of a project level habitats regulations assessment demonstrating no likely significant adverse effect on Natura 2000 Sites (in particular the Breckland SPA) and their qualifying features;
2. Provision of safe access to South Street to the satisfaction of the local highways authority;
3. Submission of details showing how sustainable drainage measures will integrate with the design of the development and how the drainage system will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission;
4. Submission of an archaeological field evaluation prior to development, in accordance with paragraph 128 of the NPPF;
5. Provision of affordable housing in line with the current standards.

Site Description and Justification

G.35.30 The allocated site (submitted site Ref. No. 379) is located to the south west of Hockwold cum Wilton, outside of the Conservation Area and fairly close to existing services therefore scoring fairly highly in terms of sustainability. The Council considers the site is suitable to accommodate 5 residential units at a density consistent with that of the surrounding area.

G.35.31 The site relates well to the existing settlement. Development would form a natural continuation of the existing housing development along South Street. The Conservation Area sits a good distance from the site and therefore development would not be of detriment to the character and appearance of Hockwold Conservation Area, as indicated by the sustainability appraisal. Hockwold Parish Council support this site.

G.35.32 The site is classified as grade 4 agricultural land, therefore development will not result in the loss of high quality agricultural land. There are trees scattered throughout the site which provide natural screening and have the potential to be incorporated in the design where possible. Views are available from the east and south of the site but these are seen in the context of the existing settlement so development is likely to have minimal visual impact. The local highways authority have raised no objection to this site being developed providing safe access can be achieved on South Street.

G.35.33 The site is situated within the Breckland Special Protection Area buffer zone, but it is masked from the SPA by existing development, however there will be a requirement to provide a project level habitats regulations assessment.

G Rural West Norfolk

G.35.34 The Surface Water Network has been identified as being at capacity meaning a sustainable drainage system (SUDS) would be sought to serve new development.

G.35.35 The Historic Environment Services have identified the site as having considerable archaeological potential, as it is adjacent to an area of extensive medieval earthworks representing the former extent of the village, which may extend into the proposed development area. Therefore an archaeological field evaluation must be submitted with any planning permission, in accordance with paragraph 128 of the NPPF.

G.35.36 The Council considers these sites as advantageous over other sites in the settlement due to the lesser likelihood of impact on the Stone Curlew buffer zone, the lower flood risk and the proximity to local services and facilities.

G.36 Fincham (RV)

Rural Village

Description

G.36.1 Fincham is located on the A1122, 12 miles south of King's Lynn. It is set in a mature landscape which gives the village an enclosed character, in contrast to the wide, open nature of the surrounding countryside. The centre of Fincham is designated a Conservation Area with attractive buildings and a strong sense of local character. Fincham is linear in form, being contained between the junctions of two minor roads and the A1122. The materials of the older buildings include unknapped flint, Norfolk red brick and Cambridge yellow brick. Roofs are mainly pitched and of orange/red pantiles and Welsh slate. The Parish of Fincham has a population of 496⁽³⁰⁾. There are some employment opportunities and few services which include a shop, pub and church in the village.

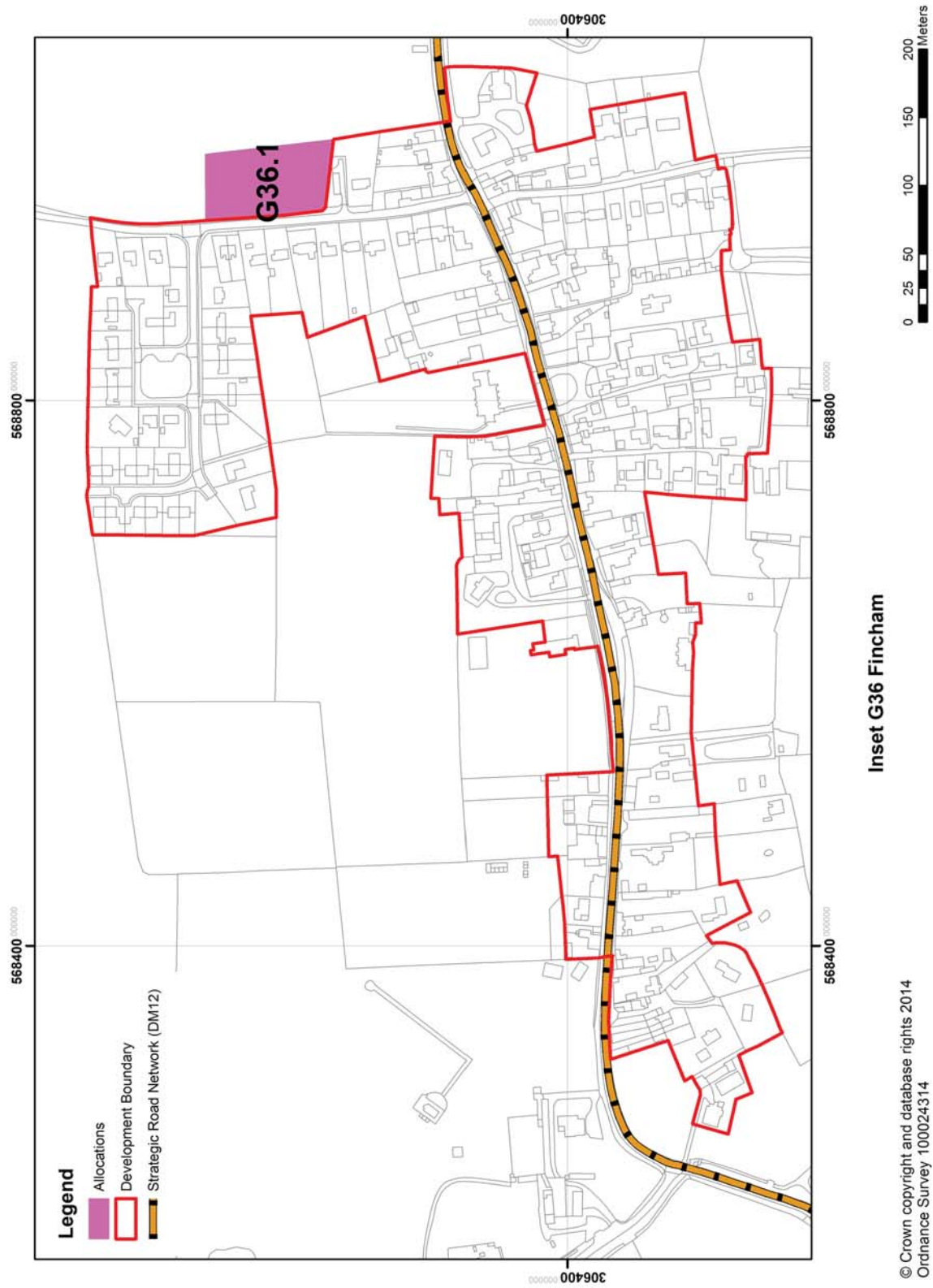
G.36.2 The village is situated within the 'Settled Farmland with Plantations' landscape character type⁽³¹⁾. This is defined as having intact mature landscape structure including intact hedgerows and woodland plantations. There is a contrast between open and enclosed views and a relatively strong sense of tranquillity throughout the area.

G.36.3 Fincham is designated a Rural Village by the Core Strategy. The Council's preferred distribution of development between Rural Villages on a population pro-rata approach would indicate 5 additional dwellings for Fincham. This modest level of growth is considered appropriate given the existing population and limited services in the settlement.

30 Census Data 2011

31 Borough Council of King's Lynn and West Norfolk (2007) Landscape Character Assessment Final Report, Chris Blandford Associates

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Site Allocation

Policy G36.1 Fincham - Land east of Marham Road

Land amounting to 0.5 hectares, as shown on the Policies Map, is allocated for residential development of 5 dwellings. Development will be subject to compliance with all of the following

1. Demonstration of safe highways access that meets the satisfaction of the Highway Authority;
2. Submission of an Odour Assessment, to the satisfaction of Anglian Water, in relation to any impacts on residents of the site from the nearby sewage treatment works;
3. Submission of details showing how sustainable drainage measures will integrate with the design of the development and how the drainage system will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission;
4. Provision of affordable housing in line with the current standards.

Site Description and Justification

G.36.4 The allocated site (part of submitted site Ref. No. 1267) is situated towards the north east edge of the settlement. The current proposed development boundary immediately abuts the site's southern and western boundaries. The Council considers the site is capable of providing 5 dwellings at a density appropriate to its location. The Highway Authority has no objection to small scale development on this site.

G.36.5 The site runs parallel to frontage development on the western side of Marham Road, it is considered that development could take place without detriment to the form and character of the settlement by reflecting this linear frontage development. The site would form a natural extension to the settlement and is ideally located, being within walking distance to village services and facilities.

G.36.6 The Conservation Area is a short distance from the site, therefore any development should protect and enhance the character and appearance of Fincham Conservation Area.

G.36.7 The site is classified as grade 3 agricultural land.

G.36.8 The majority of the views in to the site are limited to near distance from adjacent roads and properties. Medium and long distance views from the wider landscape are possible from the north and there are limited views from the east. However, in these views the site is seen in the context of the existing settlement.

G.36.9 Most of the village is within a cordon sanitaire for a sewage treatment works. This indicates there may be an amenity issue relating to odour for new residents. Any application for development would need to provide an odour assessment to demonstrate this will not be a problem.

Rural West Norfolk G

G.36.10 The Surface Water Network has been identified as being at capacity meaning a sustainable drainage system (SUDS) would be sought to serve new development.

G.36.11 No alternative sites considered in Fincham, in terms of the form, character and servicing constraints of the village, are suitable to allocate for residential development.

G.37 Flitcham (RV)

Rural Village

Description

G.37.1 Flitcham is a small linear settlement which spreads from the Church of St. Mary towards Flitcham Abbey and is situated seven miles northeast of King's Lynn. Flitcham is low in overall service provision but the village does support a small school. The main access road from Flitcham is the B1153 but the village is not served by public transport links. Flitcham with Appleton parish has a population of 276⁽³²⁾.

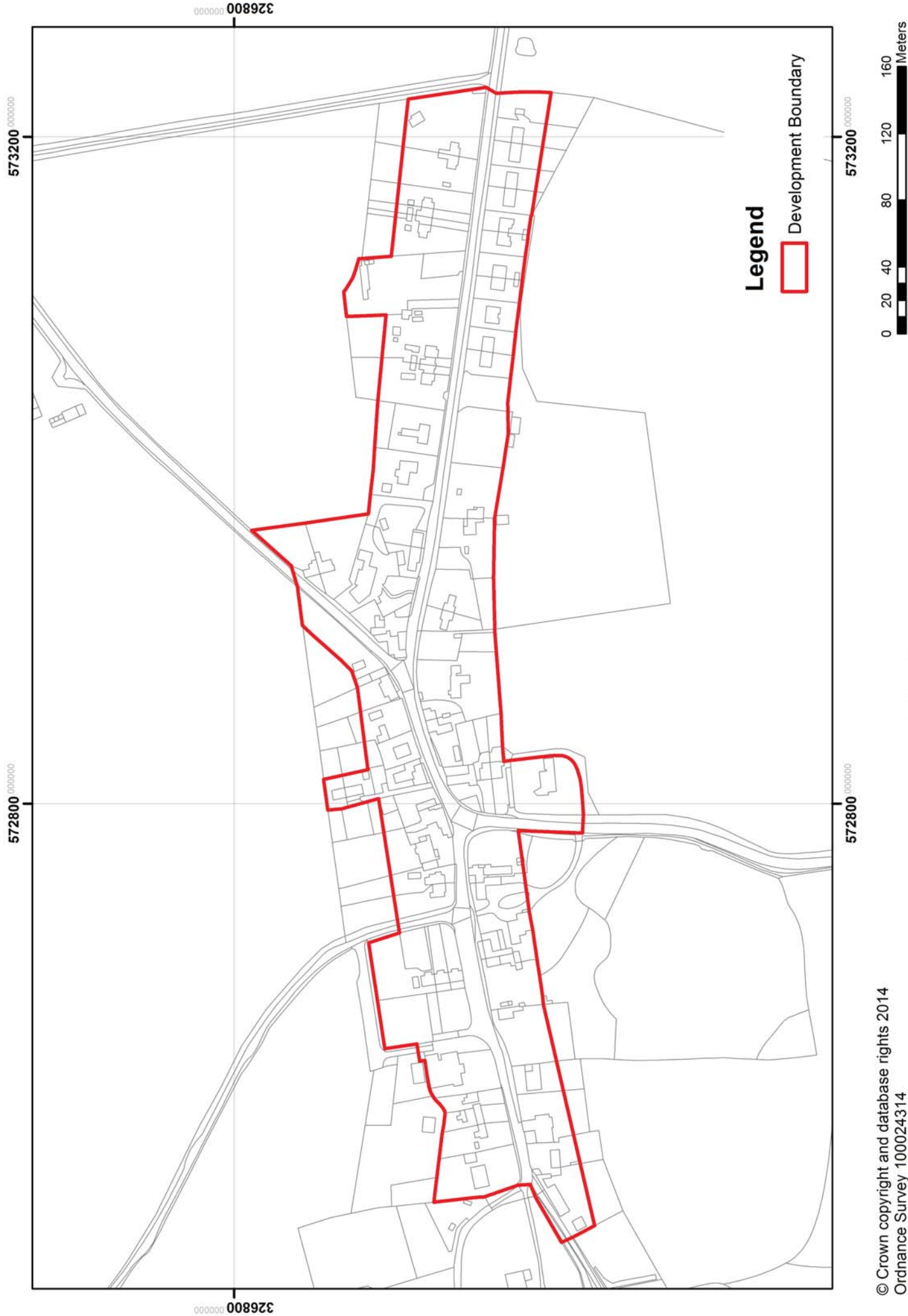
G.37.2 The local vernacular consists mainly of red brick but flint and chalk faced walls are also present. The village contains a Conservation Area. Flitcham is characterised as 'Rolling Open Farmland' in the Landscape Character Assessment⁽³³⁾. The area contains a mature landscape structure including belts and copses, woodland, mature trees and patches of intact hedgerow.

G.37.3 Flitcham has a small population size and a lower than average level of services for its designation as a Rural Village by the Core Strategy.

G.37.4 Based on the Council's preferred method of distributing new development (as outlined in Section D), Flitcham would receive an allocation of three new houses. However, no sites were identified which were acceptable in terms of heritage, landscape and highways issues. Therefore no sites have been allocated in Flitcham in this Plan.

32 Census data 2011

33 Borough Council of King's Lynn and West Norfolk (2007) Landscape Character Assessment Final Report, Chris Blandford Associates



G.38 Fordham (SVAH)

Smaller Village and Hamlet

G.38.1 Fordham is designated a 'Smaller Village and Hamlet' by the 2011 Core Strategy. As such it does not have any specific site allocations or a development boundary.

G.38.2 Only very limited development would be expected here, and this would be judged against the range of policies in the Core Strategy and the Development Management Policies in this Plan (including, in particular, DM3: Infill Development in the Smaller Villages and Hamlets).

G.39 Fring (SVAH)

Smaller Village and Hamlet

G.39.1 Fring is designated a 'Smaller Village and Hamlet' by the 2011 Core Strategy. As such it does not have any specific site allocations or a development boundary.

G.39.2 Only very limited development would be expected here, and this would be judged against the range of policies in the Core Strategy and the Development Management Policies in this Plan (including, in particular, DM3: Infill Development in the Smaller Villages and Hamlets).

G.40 Gayton Thorpe (SVAH)

Smaller Village and Hamlet

G.40.1 Gayton Thorpe is designated a 'Smaller Village and Hamlet' by the 2011 Core Strategy. As such it does not have any specific site allocations or a development boundary.

G.40.2 Only very limited development would be expected here, and this would be judged against the range of policies in the Core Strategy and the Area-Wide Policies in this Plan (including, in particular, Policy POAW 3 'Infill Development in the Smaller Villages and Hamlets').