

## G Rural West Norfolk

### G.41 Gayton, Grimston and Pott Row (KRSC)

#### *Key Rural Service Centre*

#### Description

**G.41.1** Gayton is a large, fairly compact village situated astride the B1145 road, seven miles east of King's Lynn, close to the source of the Gaywood River. The village consists of two older parts, around the junction of the B1145 and the B1153 near to the Church of St. Nicholas and about half a mile further west around the Rampant Horse Public House. The older buildings are mostly two storeys with pitched roofs. The building materials of the older buildings are mostly clunch or red brick with pantiles or slates for the roofs. Some of the buildings are rendered or colourwashed. The population of Gayton was recorded as 1,432 in the 2011 Population Census.<sup>(34)</sup>

**G.41.2** Gayton falls within the "Farmland with Woodland and Wetland" landscape. This is described in the Landscape Character Assessment<sup>(35)</sup> as having mixed agricultural fields, interspersed with woodland and areas of open water. This creates a medium scale landscape with a varied sense of enclosure that is flat to gently undulating.

**G.41.3** Grimston is a large village seven miles east of King's Lynn, centred around the Old Bell Guest House. The form of the older part of the village is linear, extending from the Church of St. Botolph in the south to Ivy Farm in the north. Newer development has mostly been located to the west, on Low Road, Lynn Road and on Vong Lane.

**G.41.4** The village of Pott Row is located within Grimston Parish, to the west of Grimston village. Its original linear form has been altered by newer, estate-style development. The limits of the village are not generally well-defined except in the north where Roydon Common effectively defines the extent of the village.

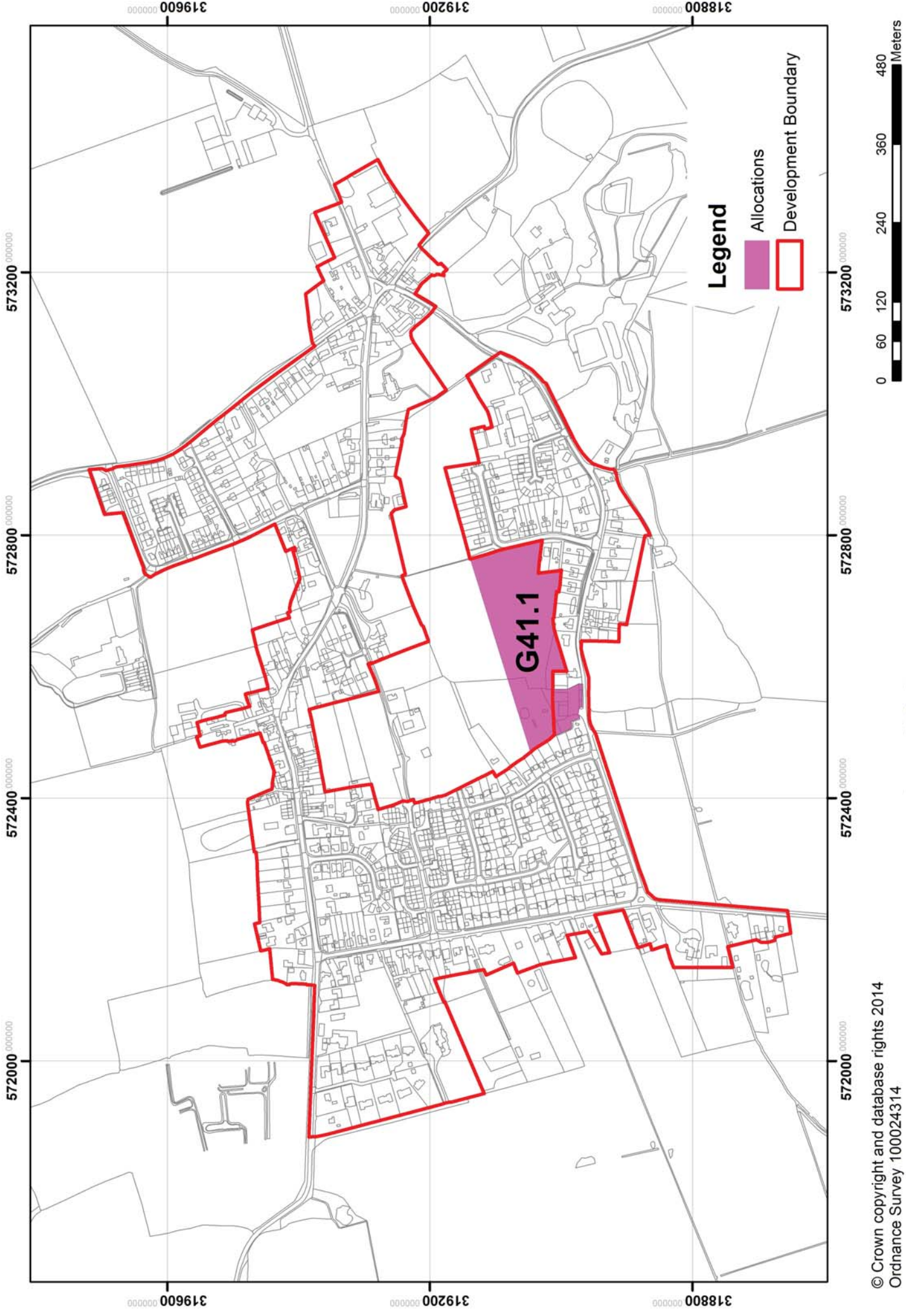
**G.41.5** Together Grimston and Pott Row have a range of facilities including a church, doctor's surgery, primary schools, bus route, pubs, shops and a Post Office. Gayton has a similar range of facilities, with the exception of a doctor's surgery. The population of the villages of Grimston and Pott Row together was recorded as 1,980 in the 2011 Population Census.

**G.41.6** Grimston and Pott Row fall within the "Wooded Slopes with Estate Land" landscape type. This is characterised by the presence of coniferous and mixed plantation woodlands and mixed estate woods but with substantial areas of land given over to arable farming, this is a medium scale landscape with contrasting degrees of enclosure. The small villages bring an intimate quality to the landscape.

**G.41.7** Gayton, Grimston, and Pott Row are designated a joint Key Rural Service Centre in the Core Strategy, and together have the potential to accommodate growth to sustain the wider rural community. On a population pro-rotta basis (see Distribution of Development section) Gayton, Grimston and Pott Row would be allocated a total of 46 new dwellings. The Council has decided these should be split between Gayton (23) and Grimston and Pott Row (23).

34 2011 Population Census Data

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



**Inset G41 Gayton**

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### Site Allocation

#### Policy G41.1 Gayton - Land north of Back Street

**Land amounting to 2.8 hectares north of Back Street as shown on the Policies Map, is allocated for residential development of 23 dwellings. Development will be subject to compliance with all of the following:**

1. Suitable improvements and integration with the Public Right of Way east of the site;
2. Demonstration of safe access onto Back Lane and a continuous footpath linked to Back Lane and to the existing School;
3. Submission of details showing how sustainable drainage measures will be incorporated into the development to avoid discharge to the public surface water network, and also to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission;
4. Development is subject to prior submission of details showing a suitable and deliverable scheme that would create the required capacity at Grimston Water Recycling Centre;
5. Provision of affordable housing in line with the current standards.

### Site Description and Justification

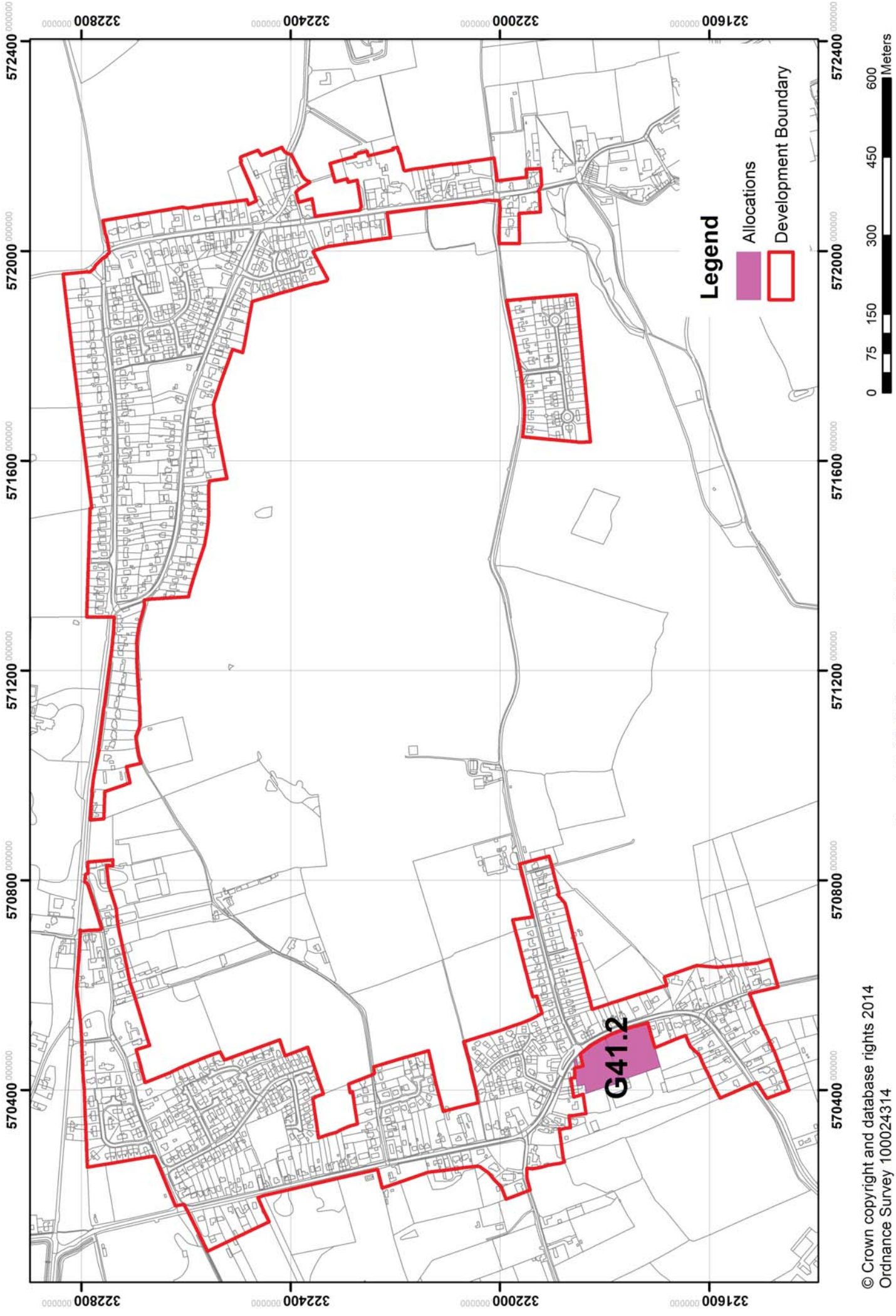
**G.41.8** The allocated site (part of submitted site Ref. No. 1271) is situated south of Gayton, in a built up part of the village. Its south, east and western boundaries abut the proposed development boundary. The site comprises of undeveloped Grade 3 (moderate quality) agricultural land. The land is flat with no landscape features of particular note.

**G.41.9** The site is well integrated with the village, with the surrounding area mostly consisting of existing housing. Views are limited to glimpses from adjacent roads and properties. There are few opportunities for long distance views from the wider landscape but in these views, development would be seen in the context of the existing built environment. The location of the site in a built up area, at the rear of existing housing means that development would not be visually prominent in the landscape and the beauty of the surrounding countryside would remain unaffected by the proposed growth in the village. The site is considered capable of accommodating 23 units at a density consistent with the surrounding area, without detriment to the form and character of the locality.

**G.41.10** The central location of the site means that it is in close proximity and accessible to a number of services in the village. A public right of way runs along the eastern site boundary. The site is of a sufficient scale for development to take place without any substantial detriment to this public amenity. Also walking and cycling access to services particularly the school can be facilitated by connection to this public footpath. Safe site access is obtainable from Back Street as supported by Norfolk County Council Highway Authority.

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**G.41.11** Anglian Water identifies that Grimston Water Recycling Centre (WRC) which also serves Gayton, needs additional capacity for the planned growth in Grimston and Gayton. A clause is included above to ensure that prior to the development taking place the developer, together with Anglian Water, agree a suitable scheme to accommodate the planned growth.



### **Policy G41.2 Grimston and Pott Row - Land adjacent Stave Farm, west of Ashwicken Road**

**Land amounting to 1.3 hectares south of Stave Farm, as shown on the Policies Map, is allocated for residential development of 23 dwellings. Development will be subject to compliance with all of the following:**

1. Submission of a plan identifying the location of the pumping station and the provision of a 15m cordon sanitaire with appropriate screening around it;
2. Submission of details showing how the water main and sewer crossing the site can be accommodated within the development (including any easements/diversions) to the satisfaction of Anglian Water;
3. Details showing a suitable and deliverable scheme that would create the required capacity at Grimston Water Recycling Centre;
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 SUDS should be included with the submission;
5. Delivery of a safe access 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.41.12** The allocated site (submitted Site Ref. No. 469) is situated south of Pott Row village along Ashwicken Road, adjacent the development boundary. The site comprises of Grade 4 (fairly poor) agricultural land and currently consists of two flat, open fields, split by hedgerows, with other trees and vegetation along the borders.

**G.41.13** The surrounding area comprises of residential (mainly frontage) development to the north, south and east with the western boundary of the site leading into undeveloped countryside.

**G.41.14** Views are limited to near distance from adjacent roads and properties. Development on the site would be screened in terms of wider views by existing hedgerows. The location of the site within a built-up area means that the site is viewed in large measure against the backdrop of the existing settlement and that allocation would not encroach into surrounding countryside but would simply close up the gap between the existing developments. The Council considers that development on the site is unlikely to have any significant detrimental visual impacts on the landscape.

**G.41.15** The site is well located, and lies adjacent the road which links the village of Pott Row with Grimston and surrounding towns and villages. It was the highest scoring of all sites under consideration in terms of proximity to services. Its closeness to village services enhances the propensity for residents to walk and cycle. The local Highway Authority considers the site well located and appropriate for development but this is subject to the delivery of a safe access.

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**G.41.16** A pumping station is located within 15 metres of parts of the site and Anglian Water has also indicated that a water mains and a sewer cross the site. These constraints are addressed in the policy above.

**G.41.17** The site is identified as a mineral safeguarded site for carstone, sand and silica but this is not likely to prevent development as the proposed scale of development is less than 1 hectare, however the developer is encouraged to explore the potential to extract the minerals and utilise them on site in the development.

**G.41.18** The size of the site is sufficiently large to help address any possible issues surrounding road frontage, access, loss of hedgerows, pumping station cordon sanitaire and sterilisation of part of the site by water main and sewer.

**G.41.19** Anglian Water identifies that Grimston Water Recycling Centre (WRC) which also serves Gayton, needs additional capacity for the planned growth in Grimston and Gayton. A clause is included above to ensure that prior to the development taking place the developer, together with Anglian Water, agree a suitable scheme to accommodate the planned growth.

## G.42 Great Bircham / Bircham Tofts (RV)

### Great Bircham/Bircham Tofts

#### *Rural Village*

#### Description

**G.42.1** Great Bircham and Bircham Tofts comprise three original settlements along the B1153 and B1155: buildings clustered around Lower and Pond Farms to the east, buildings around the Church in the middle, and buildings around Church Farm and Town Farm and the inn to the south. Subsequent small scale developments during the 1930s, 1980s and 1990s has led to the villages present form. Since then, new dwellings have mostly been by the “conversion” of, or building in traditional styles in the vicinity of, former farm barns and outbuildings.

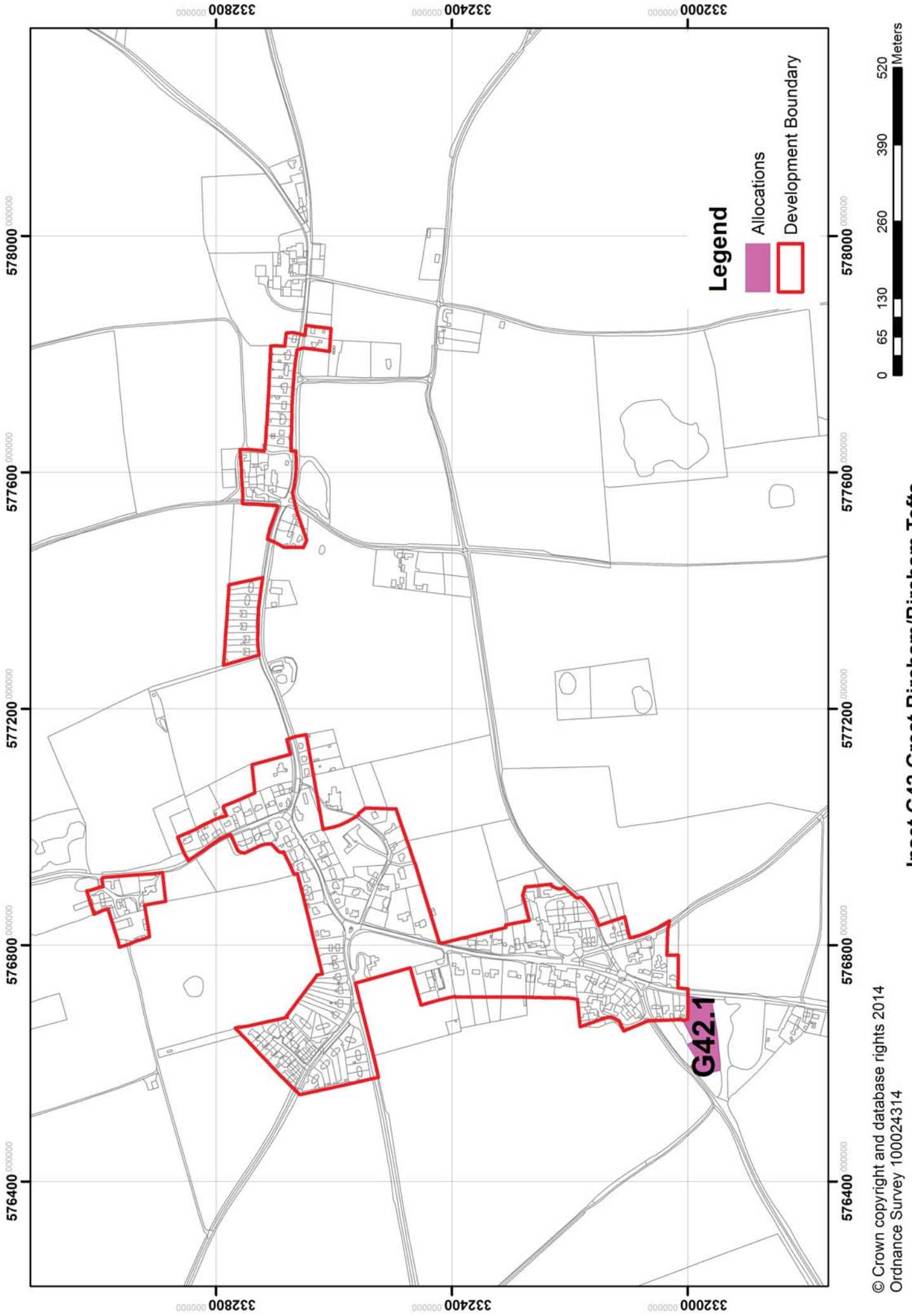
**G.42.2** Great Bircham and Bircham Tofts have some key services such as a school, a convenience shop, an inn, a licensed social and sports club, and a church; but it has no regular public transport service and the Post Office has recently closed. Bircham Parish has a population of 448. A range of employment opportunities exists in nearby Bircham Newton at the National Construction College (East) and headquarters of Construction Skills (Construction Industry Training Board). There is an active community in which high levels of voluntary activity enhance the public service support available to those members with health or social needs.

**G.42.3** The settlements are on a mainly chalk ridge, with little flood risk, and above a large natural aquifer. They are surrounded by a landscape of gently undulating mainly arable farmland with the Peddars Way lying to the west. A prominent local landmark west of the village is the Windmill set in open farmland.

**G.42.4** Great Bircham and Bircham Tofts has a combined population size and level of services fairly typical for a designated Rural Village. These settlements are rural in character and are fairly distant from King’s Lynn and other large towns, but do have the advantage of having a major employer nearby.

**G.42.5** In considering the appropriate level of development in each settlement (as outlined in the Distribution of Development section), Great Bircham and Bircham Tofts would receive an allocation of four new houses. In response to Bircham Parish Council’s request for a greater level of new housing, and in order to optimise the use of land on the site, the Council would prefer to allocate ten houses including, at current standards, two affordable homes.





**Inset G42 Great Bircham/Bircham Tofts**

## Site Allocation

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

Land amounting to 0.58 hectares, as shown on the Policies Map is allocated for residential development of 10 dwellings. Development will be subject to compliance with adopted Core Strategy Policies and all of the following:

1. Provision of safe access onto Lynn Road;
2. Submission of details showing how sustainable drainage measures will integrate with the design of the development and how 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;
3. Implementation of mitigation measures identified in the Ecological Appraisal undertaken by Wild Frontier Ecology (April 2012);
4. Provision of affordable housing in line with the current standards.

## Site Description and Justification

The allocated site (submitted site Ref. Nos. 457 and part of 899) is relatively free of constraints. The site is not within the cordon sanitaire relating to odour issues, it has received no objection from the Highways Authority and development would not compromise the landscape separation between Great Bircham and Bircham Tofts.

In comparison to alternative options, the majority of views of the site are limited to the near distance from adjacent properties; however there are wider views when entering the village from the south. New development will be partially screened by existing vegetation and hedgerows to the south of the site which will help to reduce the visual impact on the wider countryside. The Council considers that development on this site would have the lowest visual impact on the wider countryside in comparison to other alternative site options.

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

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

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### G.43 Great Massingham (KRSC)

#### *Key Rural Service Centre*

#### **Description**

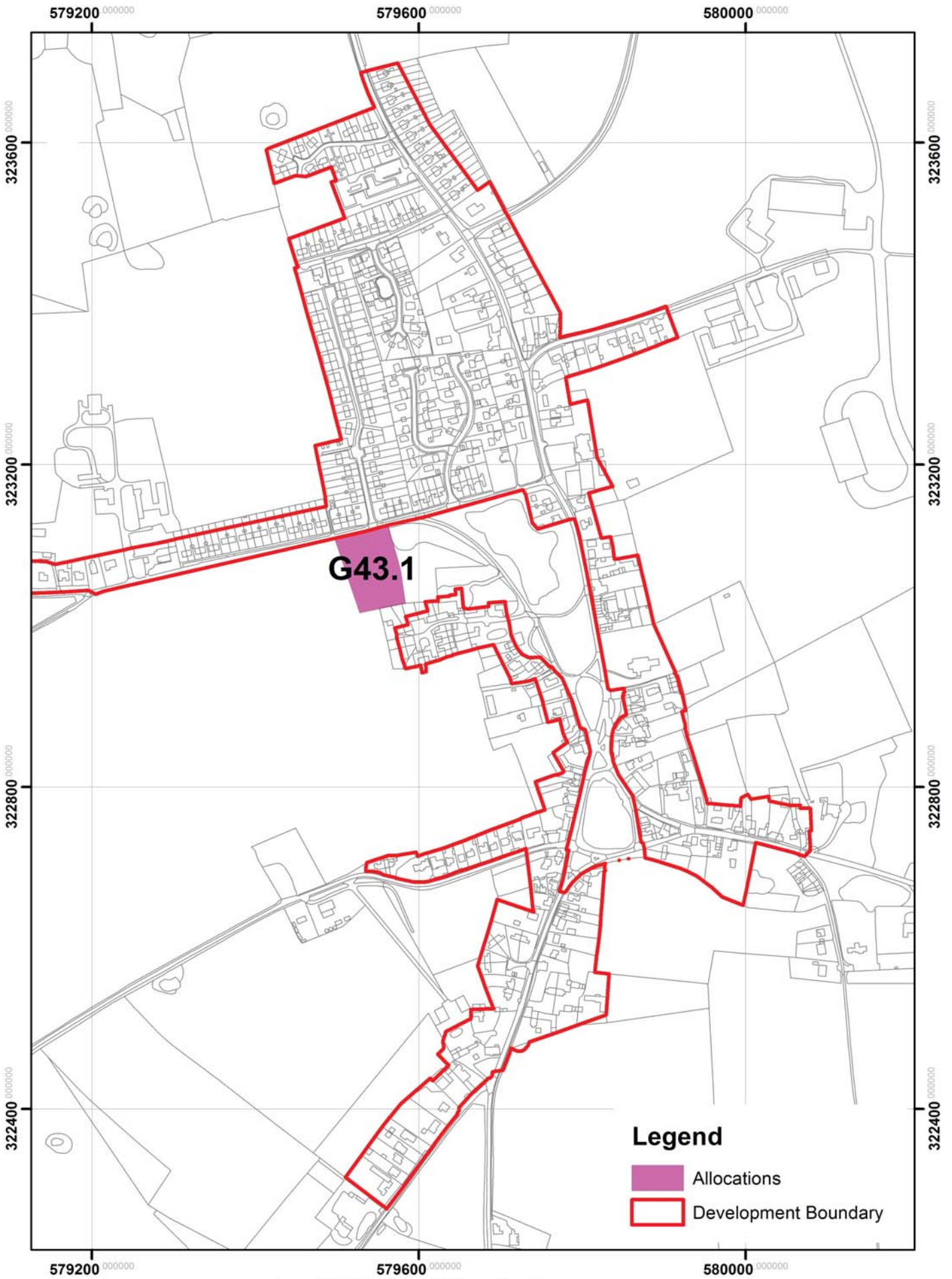
**G.43.1** Great Massingham is a large village situated 12 miles east of King's Lynn. Existing development extends out along most of the roads leaving the village.

**G.43.2** The village is focused on the very attractive village green which extends over a large area between two large ponds. The ponds are important landmarks and contribute significantly to the character of the village. Around the Green are the village shop, pub and church, together with most of the village's older buildings. A large portion of the village is designated a Conservation Area for its historic and architectural value.

**G.43.3** Great Massingham is a thriving community and acts as a centre for the surrounding rural area. It has a range of facilities including a doctor's surgery, primary school, sports and social club, retained fire station, bus route, pub, shop, post office and church. The Parish population was recorded as 902 in the 2011 Population Census.

**G.43.4** In relation to landscape, Great Massingham is situated in the "Plateau Farmland". The Landscape Character Assessment<sup>(36)</sup> describes this as having flat, medium to large, mainly regular, arable fields, generally separated by mature, generally intact, hedgerows with mature oak hedgerow trees. Woodland copses and tree belts intersperse the arable farmland and in places limit views across the area. Hedgerows with mature oak hedgerow trees also line the narrow single-lane roads.

**G.43.5** Great Massingham is designated a Key Rural Service Centre in the Core Strategy for its range of facilities and its potential to accommodate growth to sustain existing rural services and the wider rural community. On a population pro-rotta basis (see Distribution of Development section), Great Massingham is to receive an allocation of 12 new dwellings (including at current standards, 2.4 affordable dwellings and/or equivalent financial contribution).



**Inset G43 Great Massingham**

## G Rural West Norfolk

### Site Allocation

#### **Policy G43.1 Great Massingham - Land south of Walcup's Lane**

**Land amounting to 0.6 hectares on Walcup's Lane, adjacent to Abbey Farm as shown on the Policies Map, is allocated for residential development of 12 dwellings. Development will be subject to compliance with all of the following:**

1. Provision of appropriate new hard and soft landscaping particularly along the western site boundary to alleviate and soften the visual impact of built development on the surrounding landscape;
2. 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 Abbey Farm.
3. Prior submission of a full archaeological assessment as set out in paragraph 128 of the NPPF;
4. The design and layout of the proposed scheme will demonstrate special regard to the character and setting of the heavily treed area (including the TPO area) east of the site and west of the village pond;
5. Suitable improvements and integration with the Public Right of Way on the western site boundary;
6. Submission of details showing how sustainable drainage measures will be incorporated into the development to avoid discharge to the public surface water network, and also to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission;
7. Demonstration of safe highway access that meets the satisfaction of the local Highway Authority and adequate local improvements to the footway network;
8. Provision of affordable housing in line with the current standards.

### Site Description and Justification

**G.43.6** The allocated site (part of submitted Site Ref.1214) is situated west of the centre of the village along Walcup's Lane. The site consists of flat arable land classed as Grade 3 (moderate quality) agricultural land not currently in agricultural production.

**G.43.7** The eastern site boundary is bordered by an overgrown and heavily treed area, with a number of mature trees that are subject to a Tree Preservation Order. This area is of landscape value and is considered to contribute to the amenity of the area. As such, a policy is included above, to ensure that the proposed development has special regard to this area in terms of its design and layout. The mature planting within this area, also provides a natural screening of development when viewed from Abbey Road and the notable village pond immediately opposite.

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**G.43.8** Other surrounding features consists of built development to the north and partly to the south, and open fields to the west. The western site boundary is bordered by a public right of way. The site is sufficiently large for development to take place without any substantial detriment to this public amenity.

**G.43.9** The site is situated in a fairly built-up part of the village and is considered to be well-contained within its surroundings without encroaching into open countryside. In the medium and long distance views that are available from the wider landscape, particularly from the west, development would be seen in the context of the existing village.

**G.43.10** The site is well located in terms of proximity to services and is within reasonable walking distance to a number of local amenities that address the day-to-day needs of the local population. Safe access and egress can be achieved through Walcups Lane. The Highways Authority would not object to the allocation of the site subject to evidence demonstrating a safe and deliverable access and local improvements being made to the footpath network.

**G.43.11** The eastern site boundary immediately abuts Great Massingham Conservation Area, and the Grade II Listed Abbey House adjacent the south-east boundary. The sensitivity of its location requires careful design to ensure that the site makes a positive contribution to the character and distinctiveness of the Conservation Area and the setting of the nearby Listed Building. Standard housing designs are unlikely to achieve this. The design and layout of the scheme must be sympathetic to the historic character of the area.

**G.43.12** The allocated site is identified in the Sustainability Appraisal as the least constrained of all other options to accommodate the required growth in the village. It is of a suitable scale to allow flexibility in layout and could potentially accommodate different forms of development. This is considered to facilitate a development which contributes successfully to the Conservation Area and the site's surroundings.

### **G.44 Grimston & Pott Row - See Gayton**

**G.44.1** Grimston and Pott Row 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 Gayton.

## G Rural West Norfolk

### G.45 Harpley (RV)

#### *Rural Village*

#### **Description**

**G.45.1** Harpley is a small rural village consisting of three distinct parts, two of which are grouped around farms. The settlement pattern is generally linear and development is surrounded by mature trees and the wider countryside. The parish of Harpley has a population of 338<sup>(37)</sup>. The level of services has declined in recent years but still has a village hall, primary school, church and pub. Harpley is in a relatively elevated position in comparison to most rural villages within the Borough, which affords good views. The traditional local vernacular consists of two storey buildings of red brick and clunch with pitched roofs of pantiles or slate.

**G.45.2** The Landscape Character Assessment<sup>(38)</sup> characterises Harpley as ‘Rolling Open Farmland’. The assessment notes that Harpley is a smaller village with a relatively hard urban edge, very visible from the surrounding landscape.

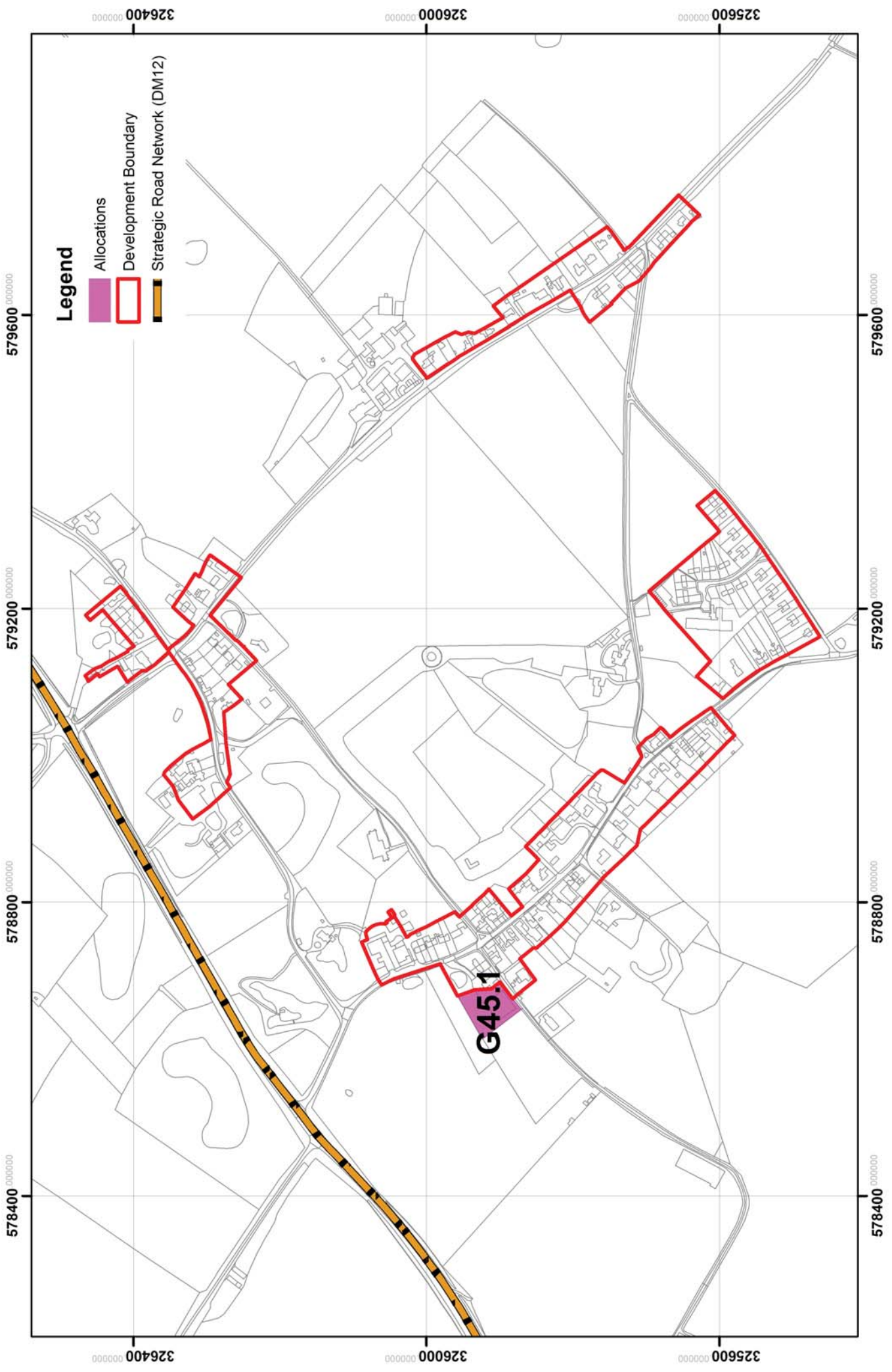
**G.45.3** Harpley is adjacent to the A148, a well used road link between the larger settlements of King’s Lynn and Fakenham. The village is served by a bus stop although services are infrequent.

**G.45.4** Harpley is one of the smaller designated Rural Villages in population size and is very rural in nature. Therefore, the Council seeks limited growth to support essential services. Based on the Council's preferred method of distributing new development (as outlined in the Distribution of Development section), Harpley would receive an allocation of three new houses. In order to trigger the threshold for delivering affordable housing, the Council has allocated five houses including one affordable home.

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37 Census data 2011

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



**Inset G45 Harpley**





## G Rural West Norfolk

### Site Allocation

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

**Land amounting to 0.35 hectare, as shown on the Policies Map, is allocated for residential development of 5 dwellings. Development is subject to compliance with all of the following:**

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

### Site Description and Justification

**G.45.5** The allocated site (submitted site Ref No. 461) is ideally located close to the school and offers a number of options for development. Whilst a grain store occupies the site, evidence has satisfied the Borough Council that it cannot be used for this purpose due to its proximity to the school and the amenity issues when using the dryer. It is considered that an appropriate scheme of development could result in an improvement on the visual amenity of the site that is currently dominated by the grain store.

**G.45.6** The site lies to the west of the settlement just north of the village school. The area currently comprises a non-operational grain store, a small area of uncultivated arable land (grade 3), a redundant barn, a pond, and an access onto Nethergate Street. A mature and established hedgerow bounds the site to the south. Other than the pond and hedgerow there are no other landscape features of importance within the site boundary.

**G.45.7** Views of the site consist of medium distance views from the A148 to the north of the site and near distance views from adjacent roads, properties and public rights of way. Medium and long distance views from the wider landscape are possible from across the valley to the south and south east.

**G.45.8** The Historic Environment Service have indicated that the site is within a deserted section of Harpley. They recommend any development in this location be informed by an archaeological field evaluation by trial trenching, and that any development takes into account the result of the field evaluation. A large undeveloped area adjacent to the north and west boundaries of the site have been found to contain earthworks of a former medieval settlement within parkland belonging to Harpley Hall. Norfolk Wildlife Trust have indicated the applicant should seek retention of, or mitigate against the loss of hedge and pond. The Council seek to retain these features on the site.

## **G.46 Hay Green (SVAH)**

### ***Smaller Village and Hamlet***

**G.46.1** Hay Green 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.46.2** 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.47 Heacham (KRSC)

#### *Key Rural Service Centre*

#### Description

**G.47.1** Heacham is a large village which functions as a service centre and coastal resort. The area immediately adjacent to the Wash on the western edge of the village is dominated by caravans and the village is bounded to the east by the A149 road. Due to its popularity, particularly with tourists and retirees, Heacham has undergone several phases of major growth since the nineteenth century. The Parish of Heacham has population of 4,750<sup>(39)</sup> making it one of the largest parishes in the Borough. The village has two shopping areas, a small parade along Station Road and the High Street, a nursery/infant school and a primary school, a GP surgery, a church and has strong public transport links to King's Lynn and Hunstanton. More extensive retail and service provision is available in the adjacent town of Hunstanton, to the north.

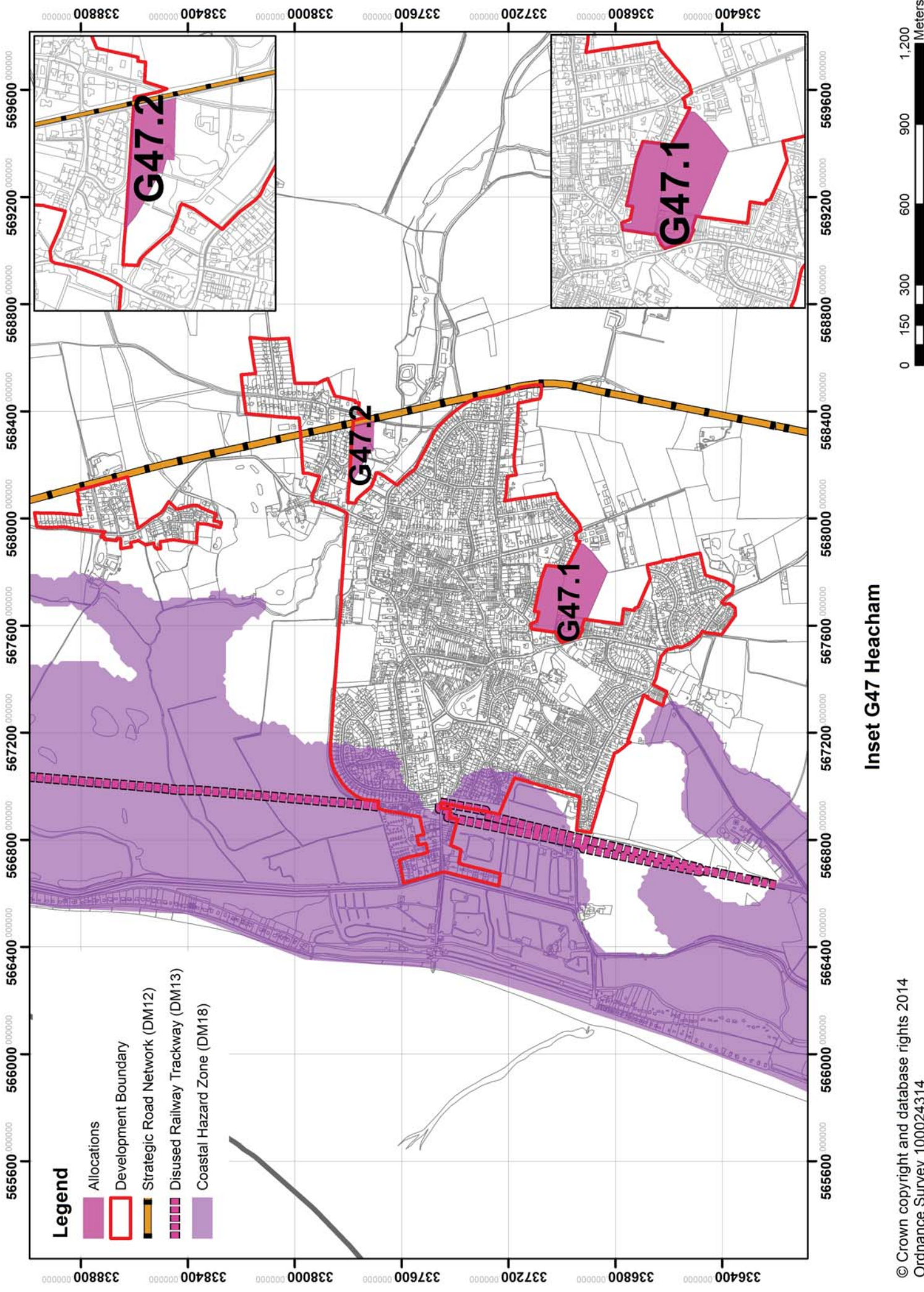
**G.47.2** The Landscape Character Assessment<sup>(40)</sup> defines the Heacham area as 'Drained Coastal Marshes' and identifies that the built character of traditional buildings within the village is dominated by carstone (from the nearby Snettisham quarries), interspersed with chalk clunch and orange bricks roofed with pantiles and slate. The assessment notes that the striking contrast between the orange carstone and white/grey patches of clunch contributes to a distinctive and recognisable sense of place. However, the majority of the housing stock constructed in the 20<sup>th</sup> century does not utilise local, traditional materials.

**G.47.3** A Conservation Area is designated around the Church and older part of the village, adjacent to Heacham Hall and grounds. In addition to the coast itself, Norfolk Lavender, situated to the east of Heacham, is a significant visitor attraction.

**G.47.4** Heacham has one of the largest parish population sizes of all designated Key Rural Service Centres, second only to the combined parish population of Upwell and Outwell. Heacham benefits from a high proportion of services and facilities, and therefore is considered to be a sustainable location to accommodate new residents. However, additions and upgrades to infrastructure will be required to serve an expanded population. The Council proposes what it considers to be the appropriate scale of development based on the population size (as outlined in Section D). Based on the Council's preferred method of distributing new development, Heacham would receive an allocation of 63 new houses. The Council has marginally increased this to 66 homes in order to optimise the development potential of the identified sites and increase the provision of affordable housing.

39 Census data 2011

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



Inset G47 Heacham

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### Site Allocations

#### Policy G47.1 Heacham - Land off Cheney Hill

**Land amounting to 6 hectares, as shown on the Policies Map, is allocated for residential development of 60 dwellings. Development will be subject to compliance with all of the following:**

1. Establishment of safe pedestrian and vehicular access to the site with primary access from Cheney Hill. Opportunities for increasing connectivity to the surrounding secondary road network for pedestrian/cycle access should be explored;
2. Submission of details of layout, phasing, and conceptual appearance;
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. A financial contribution for any upgrades or additional provision in terms of water supply, sewerage, schools, highways etc. necessary to serve the development;
5. Enhanced informal recreational provision on, or in the vicinity of the allocated site to limit the likelihood of additional recreational pressure (particularly in relation to exercising dogs) on Habitats Regulations protected nature conservation sites in the wider area. This provision may consist of some combination of
  1. informal open space (over and above the Council's normal standards for play space)
  2. pedestrian routes which provide a variety of terrain, routes and links to greenspace and/or the wider footpath network;
  3. a contribution to greenspace provision or management in the wider area within which the site is located;
6. Provision of a programme of publicity aimed at both occupants of the development and other residents of Heacham, highlighting the opportunities for recreation (especially dog walking) in the vicinity avoiding areas within the Wash Special Protection Area and the North Norfolk Coast Protection Area and the North Norfolk Coast Special Protection Area, and the sensitivity of those areas to dog walking and other recreation.
7. A project level habitats regulations assessment, with particular regard to the potential for indirect and cumulative impacts through recreational disturbance to the Wash Special Protection Area and the North Norfolk Coast Protection Area.
8. Provision of affordable housing in line with the current standards.

### Site Description and Justification

**G.47.5** The allocated site offers the greatest potential to integrate new housing with existing development as the site is surrounded on three sides by existing development. The site is located close to the village centre and local services, which enables new residents to easily access village facilities by walking or cycling. There are several potential access points to the surrounding road

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network, which provides the opportunity to improve the connectivity of the surrounding area. Norfolk County Council Highways Authority have indicated that this area of land is favourable for development in terms of access.

**G.47.6** The site is currently used as arable agricultural land (grade 3) and is split into four fields divided by drainage ditches and some hedgerow in places. Other than the hedgerow and a few trees there are no other significant landscape features on the site. Whilst development would result in the loss of productive agricultural land, it is not possible to provide this level of housing on previously developed land in Heacham and development in this location would not encroach on the wider countryside.

**G.47.7** The Plan's Habitats Regulations Assessment Report identified the need for measures, as included in the policy, to ensure no adverse impact on the nearby designated nature conservation areas through exacerbation of existing adverse recreational impacts.

**G.47.8** The Surface Water Network has been identified as being at capacity meaning a Sustainable Drainage System (SUDS) would be sought to serve the new development.

**G.47.9** The potential impact on the wider countryside to the east of Heacham is somewhat limited due to the site being screened by existing industrial/agricultural buildings to the east of the site surrounding School Road. A further network of fields separates the site from the Area of Outstanding Natural Beauty, and the Norfolk Coast Partnership and Natural England have expressed a preference for development at this location above alternative options.

**G.47.10** Notwithstanding this, the design of the development should have regard to the potential visual impact on the wider countryside and to existing residents in the surrounding area.

#### **Policy G47.2 Heacham - Land to the south of St. Mary's Close**

**Land amounting to 1.3 hectares, as shown on the Policies Map, is allocated for residential development of 6 dwellings. Development will be subject to compliance with all of the following:**

1. Establish a safe vehicular and pedestrian access point from St. Mary's Close;
2. Submission of a Tree Survey to establish the significance of the trees on site and identify trees which must be retained;
3. 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;
4. Submission of an archaeological assessment.
5. The design of development, and in particular its massing and materials, shall have regard to its potential impact on the setting of Heacham Conservation Area and the Area of

## G Rural West Norfolk

Outstanding Natural Beauty. Established trees and vegetation should be retained on the south-west boundary of the site to provide natural screening from Heacham Conservation Area. The hedgerow should be retained on the eastern boundary of the site to provide natural screening from the Area of Outstanding Natural Beauty;

6. Enhanced informal recreational provision on, or in the vicinity of the allocated site to limit the likelihood of additional recreational pressure (particularly in relation to exercising dogs) on Habitats Regulations protected nature conservation sites in the wider area. This could be in the form of a contribution to greenspace provision or management in the wider area within which the site is located, or provision may consist of some combination of informal recreational open space (over and above the Council's normal standards for play space) and/or pedestrian routes which help provide a variety of terrain, routes and links to greenspace and/or the wider footpath network.
7. 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;
8. Provision of a financial contribution towards affordable housing commensurate with the current standards.

### Site Description and Justification

**G.47.11** The site lies to the south of St Mary's Close, which is a small cul-de-sac of large detached properties. The site currently comprises a private landscaped garden with some established trees within the site. The site provides the opportunity to create a low density development of detached properties which take advantage of the setting of the site. The site is well integrated with existing development to the north and new development would not encroach on the wider countryside. Views of the site are limited to the near distance from adjacent roads/ footpaths and properties. The site is well connected to the more historic part of Heacham within close proximity of the A149 strategic road link and within walking distance of bus stops connected to the village centre and on the A149.

**G.47.12** There is a Historic Environment Record for the vicinity of a post medieval system of drainage ditches acting as water meadows along the Heacham River valley, which is identified through earthworks and crop-marks. An archaeological assessment is therefore required, and discussion of this with Norfolk Historic Environment Service is recommended.

**G.47.13** 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.47.14** The west and south west boundary of the site abuts Heacham Conservation Area and is close to Historic Park and Gardens. A line of trees and shrubs provides a natural visual screen from the Conservation Area to the site and the policy contains a clause to retain this vegetation. The site does contain further areas of dense vegetation and established trees in addition to a pond

## Rural West Norfolk G

to the south. The policy requires an ecological survey to be undertaken to establish the significance of flora and fauna on the site. Where possible, the Council will seek to retain established vegetation but will need to consider detailed design and layout configurations at the planning application stage.

**G.47.15** To the east of the site lies the Area of Outstanding Natural Beauty (AONB). The site is currently well screened from the AONB by established trees and hedgerow which bound the east of the A149 road. An immature hedgerow, bank and fence exists on the eastern boundary of the site and these should be retained and enhanced to provide further screening from the site.

**G.47.16** A proportion of affordable housing would normally be expected to be included in the development, however in this particular case in view of the nature of the site and the anticipated character of the development an equivalent contribution to affordable housing elsewhere will be acceptable.

### G.48 Hilgay (RV)

#### *Rural Village*

#### **Description**

**G.48.1** Hilgay is situated four miles south of Downham Market, to the east of the A10. The village is built on elevated land which rises from the River Wissey in the north and the surrounding fenland to the west. There is a bridge over the river. This was a former section of the A10. The village was once linear in form, but estate development has since rounded out its form. The materials of the older buildings include Norfolk red brick and Cambridge yellow brick. Roofs are mainly pitched and of orange/red pantiles and Welsh slate. There are some employment opportunities in the village but few services. The Parish of Hilgay has a population of 1,341<sup>(41)</sup>.

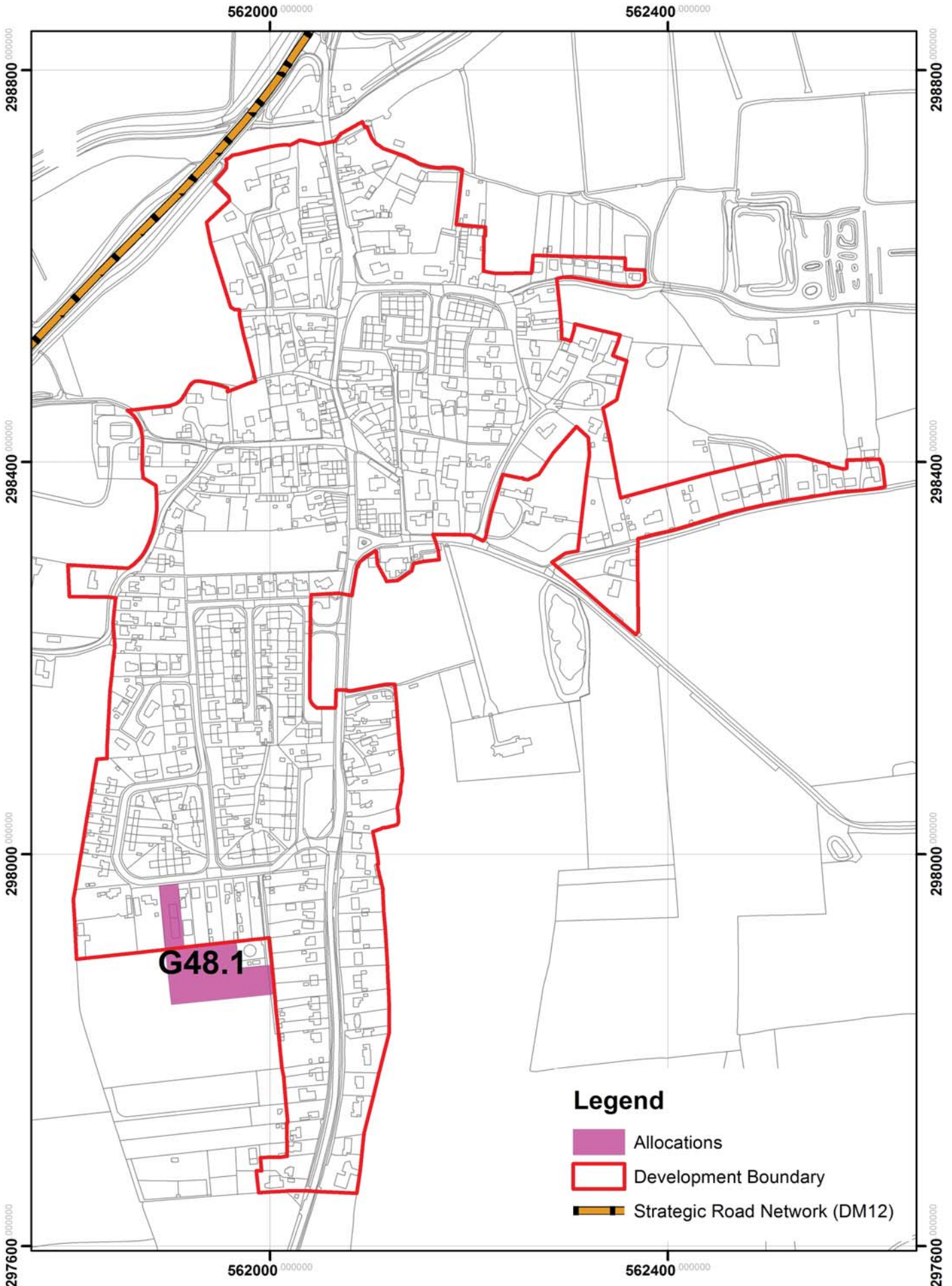
**G.48.2** The village is situated within the 'Settled Farmland with Plantations' landscape character type<sup>(42)</sup>. This is defined as having a mature landscape structure including mature trees and patches of intact hedgerows, views onto the fen landscapes and a moderate to strong sense of tranquillity.

**G.48.3** Hilgay is designated as a Rural Village by the Core Strategy. The Council's preferred distribution of development between Rural Villages based on a population pro-rata approach (see Distribution of Development Section) would indicate 12 additional dwellings including (at current standards) 2 affordable dwellings, in Hilgay.

41 Census Data 2011

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





**Legend**

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

**Inset G48 Hilgay**

## Site Allocation

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

Land amounting to 0.6 hectares, as identified on the Policies Map, is allocated for residential development of 12 dwellings. Development will be subject to compliance with the following:

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

## Site Description and Justification

**G.48.4** The allocated site (part of submitted site Ref. No. 801) is situated towards the south west of the settlement, south of Forester's Avenue. The development boundary immediately abuts the northern and eastern site boundaries. The site is located close to a bus stop and within a relatively short distance of the local school. The Council considers the site capable of accommodating the 12 residential units required in the settlement at a density reflecting that of the surrounding area. Development on this site is supported by Hilgay Parish Council.

**G.48.5** The site is currently agricultural land (grade 3) and there is a water tower located towards the north east corner of the site. There are no important landscape features on the site (e.g. hedgerows or trees) and development would be well screened in the context of the existing settlement.

**G.48.6** Norfolk County Council as the local highway authority have no objection to this site being developed providing local improvements to the footway network are made. Access would be achieved from Forester's Avenue.

**G.48.7** The Historic Environment Service have identified the site as an area of archaeological interest and therefore the allocation policy requires a desk based archaeological assessment prior to development.

**G.48.8** The following constraints must be resolved prior to development, a sewer and water mains crosses the site and therefore easement/ diversion may be required in consultation with Anglian Water.

## G Rural West Norfolk

### G.49 Hillington (RV)

#### *Rural Village*

#### **Description**

**G.49.1** Hillington is essentially a linear village straddling the A148 King's Lynn to Cromer road. Aside from this road, the village is very rural in character and is centred around the historic entrance to Hillington Hall, on the edge of the Sandringham Estate. Development also stretches along the B1153 near to St. Mary's Church. Buildings are mainly two-storey with pitched roofs. Hillington has many character buildings adjacent to the A148 which are constructed of local materials; generally shelled carstone and red brick, with plain tiles being the dominating roofing material. Hillington has a shop / petrol station, pub, and bus services. The level of services generally relate to the position of the settlement on the A148, as the parish has a population of only 400<sup>(43)</sup> making it one of the smaller rural villages. It lies seven miles north east of King's Lynn.

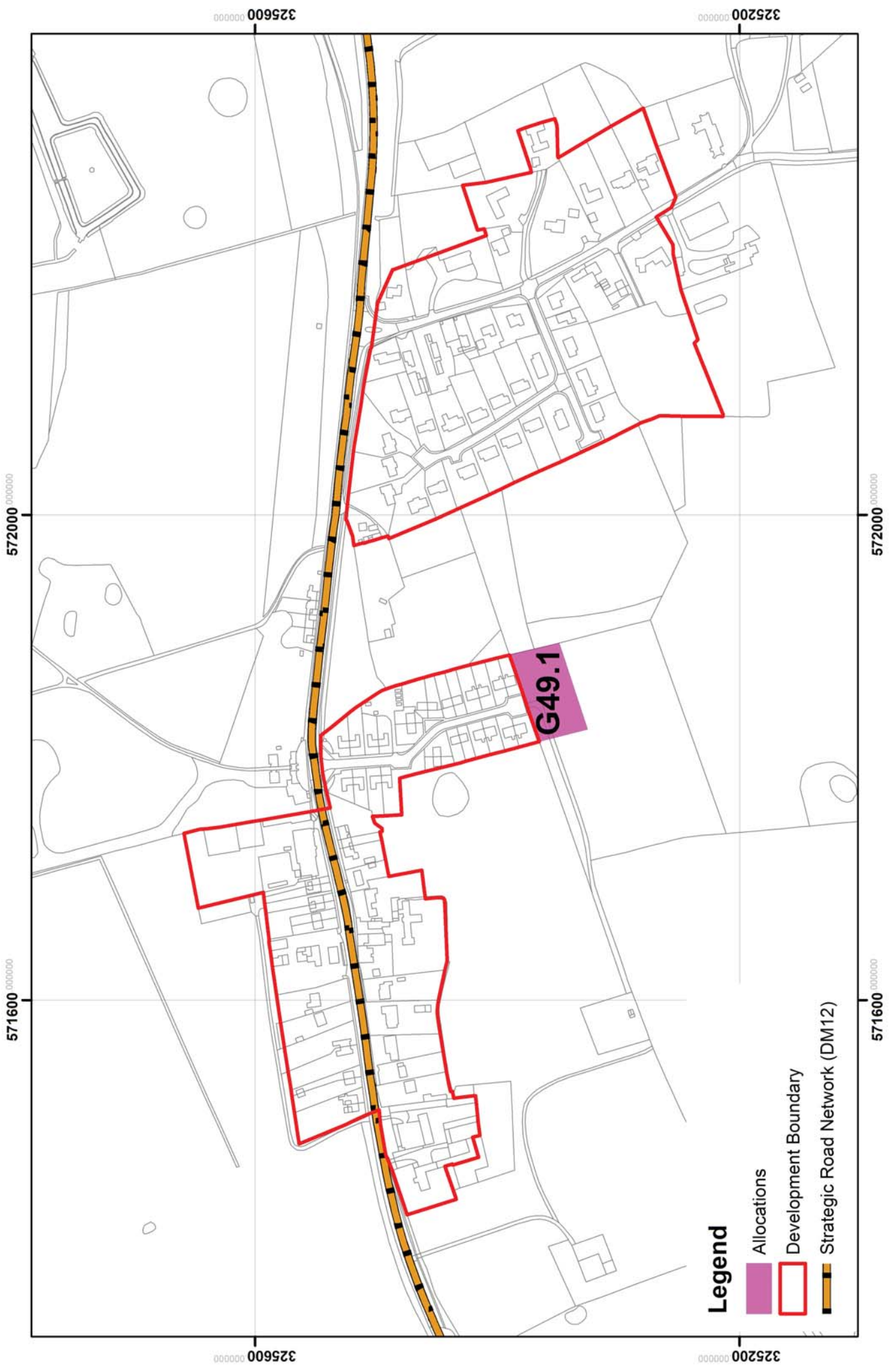
**G.49.2** The village is situated in the "Wooded Slopes with Estate Land" landscape character type. This is defined in the Landscape Character Assessment<sup>(44)</sup> as an area dominated by the presence of coniferous and mixed plantation woodlands and mixed estate woods but with substantial areas of land given over to arable farming. It is a medium scale landscape with contrasting degrees of enclosure. The small villages bring an intimate quality to the landscape.

**G.49.3** Hillington is designated as a Rural Village, capable of accommodating modest growth to support essential rural services. The Council considers that the level of development in each rural village should generally be based on the population size as outlined in the distribution of development section. Based on this approach, Hillington would receive an allocation of four new houses. In order to trigger the threshold for delivering affordable housing, the Council would prefer to allocate five houses including one affordable home.

**G.49.4** Land within the development boundary has generally been developed and therefore there is little scope for growth in Hillington without a new housing allocation. The surrounding landscape comprises a gently rolling landform and is dominated by intensive arable production and medium to large open generally arable fields bordered by hedges forming a strong geometric field pattern. The landscape is relatively undeveloped, although clearly in this context Hillington is a distinctive settlement. Any new development will encroach to some degree on the countryside but effective screening could minimise the adverse impact on views to and from the settlement. The area surrounding Hillington has also been identified as containing mineral deposits of carstone, used as a local building material. However, this does not preclude small scale new development.

43 Census data 2011

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



**Inset G49 Hillington**

## G Rural West Norfolk

### Site Allocation

#### Policy G49.1 Hillington - Land to the south of Pasture Close

**Land amounting to 0.3 hectare , as shown on the Policies Map, is allocated for residential development of 5 dwellings. Development will be subject to compliance with development plan policies and all of the following:**

1. Provision of new hard and soft landscaping. The landscaping plan should show retention of trees wherever possible and clearly show those trees that are to be felled with a clear explanation as to why they cannot be retained;
2. Incorporation of a landscaping scheme to the south, east and west boundaries to minimise the impact of the development on the wider countryside;
3. Submission of an Archaeological Field Evaluation based on the potential for Early Medieval and Medieval occupation deposits which should be used to inform the planning application;
4. Consultation with the Environment Agency and the Council to establish sewage treatment in the absence of a public facility and whether an Odour Assessment would be required;
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 details relating to the sewer that crosses the site together with mitigation (easement/ diversion) to the satisfaction of Anglian Water;
7. Retention of the existing access to the sewage pumping station;
8. Subject to the provision of appropriate site access and footways improvements, to the satisfaction of the local highways authority.
9. Provision of affordable housing in line with the current standards.

### Site Description and Justification

**G.49.5** The allocated site (part of submitted site 188/1071) provides an opportunity to create a small development which is easily accessible, close to facilities and is already well screened to the east from wider countryside views. The new development would form a well connected extension to the existing housing on Pasture Close.

**G.49.6** The site is close to the facilities that serve the settlement minimising the need for residents to use their cars to access key services. The site can be safely accessed from Pasture Close which joins directly onto the A148 minimising the need to develop additional road infrastructure. Some significant trees, that constitute part of Pasture Close's southern boundary, are able to be retained and would afford natural protection and screening from the new development to the existing single storey dwellings that occupy this end of Pasture Close.

## Rural West Norfolk G

**G.49.7** The settlement is not served by a public Waste Water Treatment Works and therefore provision of a private sewerage will require further investigation. 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 may need to provide an odour assessment to determine the extent of any such issue.

**G.49.8** The Historic Environment Service has indicated that the undeveloped area to the south of the site is adjacent to a number of findspots of Early Medieval and Medieval occupation deposits as well as a burial ground. They have recommended an archaeological field evaluation by trial trenching prior to development in this area.

**G.49.9** The site is agricultural grade 3 land and therefore would result in some loss of productive agricultural land. However, only a small amount of land would be required due to the modest amount of housing sought. There is a belt of significant trees running along the east of the site. Other than boundary trees / hedgerows there are no other landscape features of importance within the site boundary. Long and medium views would be limited to glimpses with the only real views being from adjacent properties.

**G.49.10** 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.49.11** The site provides access to a small sewerage pumping station which would need to be retained. Norfolk County Council as the local highways authority have no objections, subject to the provision of appropriate site access and footways improvements.

### **G.50 Hockwold cum Wilton - See Feltwell**

**G.50.1** Hockwold cum Wilton 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 Feltwell.

### **G.51 Holme next the Sea - (SVAH)**

#### ***Smaller Village and Hamlet***

**G.51.1** Holme next the Sea 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.51.2** 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.52 Ingoldisthorpe (RV)

#### *Rural Village*

#### **Description**

**G.52.1** Ingoldisthorpe Parish has a population of 849<sup>(45)</sup>. The central part of the village contains a convenience store and school. The village is served by good public transport links and is well connected to King's Lynn, Hunstanton and the nearby larger villages of Heacham and Dersingham via the Lynn Road (B1440). Ingoldisthorpe village currently consists of three distinct parts, the largest being centred around the junction of Hill Road with Lynn Road.

**G.52.2** The western part of the village is characterised as 'Wooded Slope with Estate Land' whereas the eastern part of the village is characterised as 'Rolling Open Farmland' in the Landscape Character Assessment<sup>(46)</sup>. The eastern part of the village feels more enclosed with notable traditional buildings interspersed with mature trees and hedgerows.

**G.52.3** Ingoldisthorpe has a medium population in comparison to other settlements designated as Rural Villages by the Core Strategy, but has a limited range of facilities in the village itself. However, the village lies between the Key Rural Service Centres of Dersingham and Snettisham, meaning residents can access a greater range of services in these settlements, which are at a distance of around one mile. Based on the Councils preferred method of distributing new development (as outlined in the Distribution of Development section), Ingoldisthorpe would receive an allocation of eight new houses. However, in order to maximise the development potential of the preferred site and maximise affordable housing delivery, the number of dwellings allocated in Ingoldisthorpe is marginally increased to 10 dwellings.

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45 Census data 2011

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

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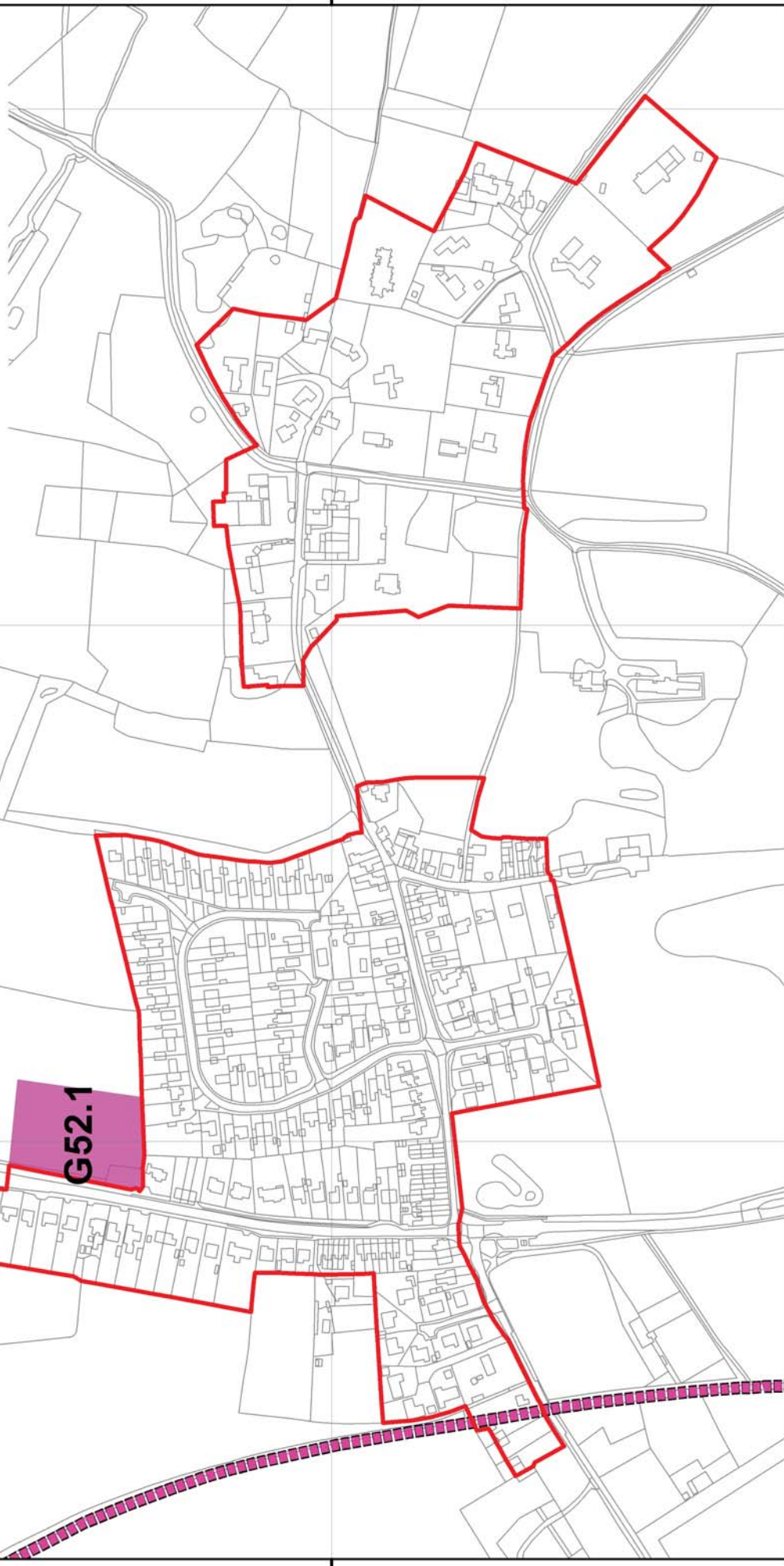
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### Legend

Allocations

Development Boundary

Disused Railway Trackway (DM13)



**G52.1**

### Inset G52 Ingoldisthorpe





## G Rural West Norfolk

### Site Allocation

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

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

1. Provision of a new footway which would join the site with the village services and the existing footway on Lynn Road;
2. Submission of details showing how sustainable drainage measures will integrate with the design of the development and how 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;
3. Provision of affordable housing in line with current standards.

### Site Description and Justification

**G.52.4** The allocated site (submitted site Ref. No. 1230 and part of 862) lies to the north of the village adjacent the proposed development boundary on its south and west sides. The site is situated in a fairly built up part of the settlement with the surrounding area consisting of road frontage residential developments to the west and south, and undeveloped agricultural land on the remaining two sides to the north and east.

**G.52.5** The site itself is currently flat, undeveloped agricultural land (grade 3), bordered by trees and hedgerows on all sides. Whilst development would result in the loss of undeveloped land, the limited land required for the development of ten houses would enable the remainder of the field to continue to be used for arable farming.

**G.52.6** Views of the site from the existing properties and the rest of the village are fairly near distance, as it is largely screened by the vegetation surrounding the site. Wider views exist when entering the village from the north, however the site is again hidden somewhat by trees and hedgerows.

**G.52.7** The site presents the opportunity to develop 10 dwellings fronting onto the B1440 road, mirroring existing housing on the opposite (western) side of the road. The site is well located to some local amenities; it is directly opposite the village post office, shop and bus stops. Norfolk County Council, as highway authority, have expressed concern about pedestrian access to the school from the proposed site. To address this issue, the Council would require a new footway from the proposed site to be joined up with the village services and the existing footway on Lynn Road.

**G.52.8** The Council considers that development on the site would have limited negative impact on form, character, visual amenity and accessibility.

### **G.53 Lakesend (SVAH)**

#### ***Smaller Village and Hamlet***

**G.53.1** Lakesend 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.53.2** 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.54 Leziate (SVAH)**

#### ***Smaller Village and Hamlet***

**G.54.1** Leziate 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.54.2** 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.55 Little Massingham (SVAH)**

#### ***Smaller Village and Hamlet***

**G.55.1** Little Massingham 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.55.2** 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.56 Marham (KRSC)

#### *Key Rural Service Centre*

#### Description

**G.56.1** Marham is situated to the southeast of King's Lynn, and is almost equidistant between King's Lynn, Downham Market (to the southwest) and Swaffham (to the east). The settlement of Marham is spread over a large area, comprising both Marham village and RAF Marham. A proportion of the village services and facilities are located on the RAF base but available for all residents to use, these include a school, GP surgery, bus routes, retail and employment uses. The Parish of Marham has a population of 3,531.<sup>(47)</sup>

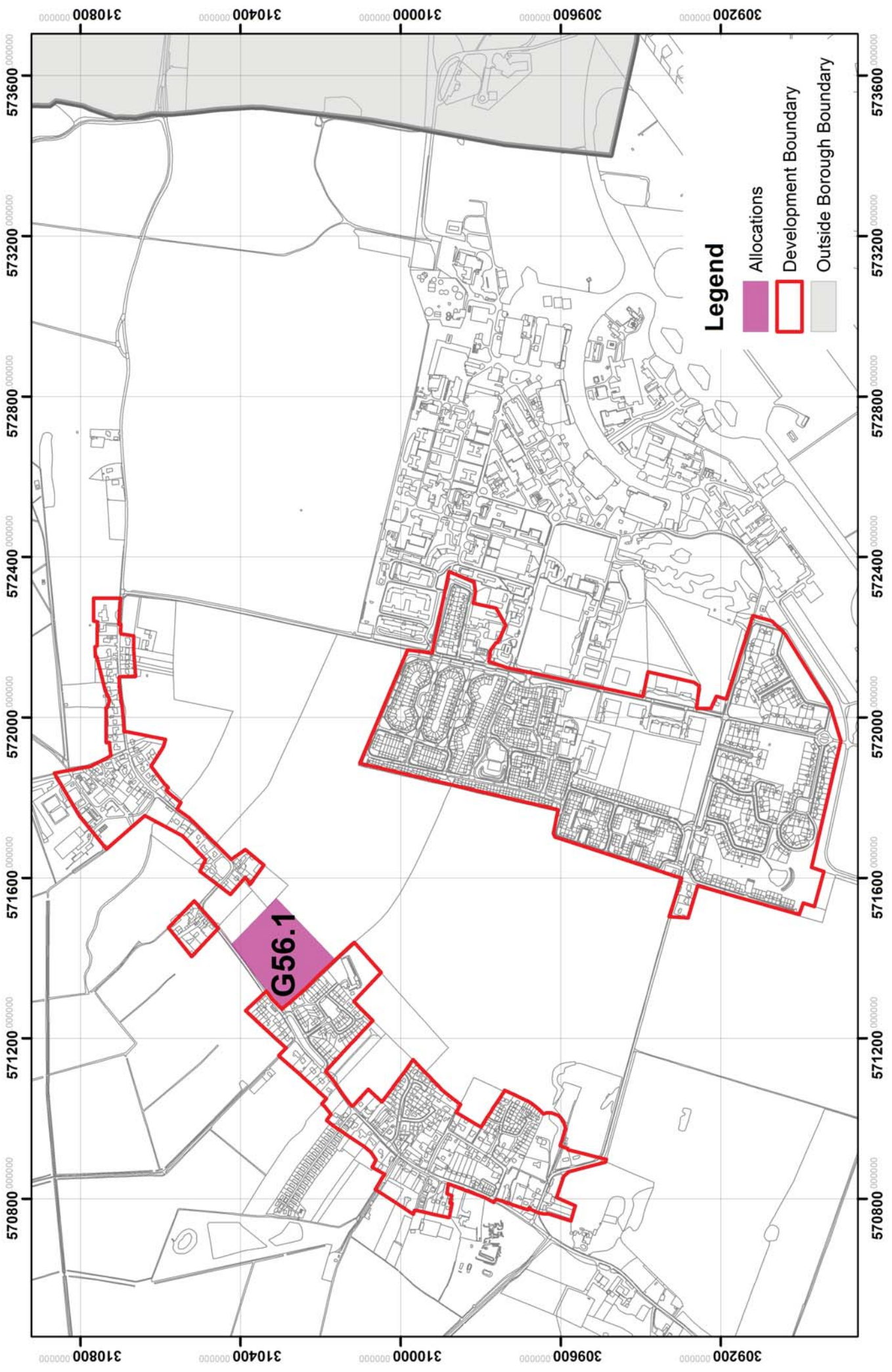
**G.56.2** RAF Marham is currently the largest operational front-line base of the RAF. It is currently home to a major part of the RAF Tornado GR4 Force and has been designated the sole operating base for the Lightning II aircraft which will replace the Tornado. It is the largest single-site employer in the Borough by a considerable margin, representing the equivalent of around 1 in 12 of employed jobs in the Borough. With dependants the RAF Marham 'community' is over 8,000 people; some living on the base itself and others in local towns and settlements. This figure is expected to rise, if the major role of the base is maintained, towards 10,000. Overall, the base is estimated to contribute in excess of £130 million per annum into the local economy through salaries and payments to local businesses. In turn the base community is a significant user of local services.

**G.56.3** The old village of Marham has a linear form of development along 'The Street'. The village is distinct from the RAF base and with landmarks including The Church of the Holy Trinity and the Cistercian Abbey Ruins. The village-scape consists of mainly modern development, and there are views across from landscape from the edges of the village. The older buildings consist of yellow and red brick walls, often painted and red clay pantiles and Welsh slate for the roofs.

**G.56.4** The Landscape Character Assessment<sup>(48)</sup> highlights that the area is bordered to the north by 'The Fens- Open Inland Marshes', whilst 'Settled Farmland with Plantations' flank the area to the south and west. Views across the settlement are generally open and dominated by wide, open skies and the RAF settlement conveys a strong sense of place. Landscape and settlement pattern is greatly influenced by the presence of RAF base, much of which has modern red-brick buildings, with the Marham Airfield and associated structures, in the northeast corner of the area.

47 Census Data 2011

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



**Legend**

- Allocations
- Development Boundary
- Outside Borough Boundary

**Inset G56 Marham**



## G Rural West Norfolk

### Policy G56.1 - Land at The Street, Marham

**Land amounting to 3.6 Hectares as identified on the Policies Map, is allocated for 50 dwellings, together with a range of community benefits. Development is subject to**

1. Provision of a new road access to the school; new bus pull-in on The Street, improvements to the footpath between the old village and the airbase; a new footpath avoiding the double bends in The Street; and a community area including open space and a play area.
2. Safe access being achieved to the satisfaction of the local highway authority;
3. Provision of a proportion of affordable housing in line with the current standards;
4. Financial contributions to the provision of education and other infrastructure.

### Site Description and Justification

**G.56.5** The allocated site is well located adjacent to the school, provides for an appropriate scale of housing for the village, and offers of a range of benefits to the local community along with 50 dwellings.

**G.56.6** The scale of development is in line with Marham's status as a Key Rural Service Centre. In addition to the community facilities identified in the policy there is also, subject to negotiation, the potential for an additional school parking/drop off area.

**G.56.7** The community benefits involved were offered by the owners as a package of measures that justified allocation of this site in preference to others, and were important in influencing support for the development. This proposal received the support of the Parish Council and a number of members of the public. The Parish Council says that this proposal has the advantages 'joining up the village' as identified in the 2008 Parish Plan; provides direct access from The Street (removing any problems which would be caused by traffic accessing a site through a minor roadway; would alleviate all the traffic problem currently present at the School; increase safety for children attending the school; and provide 'open space', footpaths and possibly other community facilities. The owners of the site have confirmed their intention to proceed with the development.

**G.57 Marshland St. James / St. John's Fen End / Tilney Fen End (RV)****Marshland Saint James/ Saint John's Fen End/ Tilney Fen End*****Rural Village*****Description**

**G.57.1** Marshland St James is a linear settlement, 11 miles southwest of King's Lynn, extending along Smeeth Road, the central part being south of its junction with Walton Road to the cemetery and north to the village hall. Although set in flat, open countryside the presence of mature trees and hedgerows gives a pleasant enclosed character to certain parts of the settlement such as the areas around the primary school and cemetery. The older buildings vary in both built form, some being single and others two-storeys high, and in materials of construction which include timber and rendered finishes as well as the more common red brick. Most of the roofs of these older houses have slate coverings. Newer buildings are mainly bungalows, usually red, buff or brown brick with interlocking like roofs. The village has a modest range of services including a school and pub but no public transport service. The population of Marshland St James is 1,336<sup>(49)</sup>. The other villages form part of other parishes.

**G.57.2** St John's Fen End is situated around the bridge over the Smeeth Lode Drain, but the major part of the village stretches north along the western side of School Road. The village is linear in nature. Mature trees help to define the edge of the village along Low Road and behind School Farm. Most of the buildings are pre 1900 and are of two storey construction with red brick or in a few cases rendered or whitewashed brick walls, with mainly slate or pantile roofs.

**G.57.3** In considering landscape character Marshland St James falls within "The Fens- Settled Inland Marshes" character type<sup>(50)</sup>. This is defined as a large scale, low lying landscape offering distant, panoramic views that evoke a sense of openness. This open character is less evident where settlements, shelterbelts and orchards occur. It has a simple terrain characterised by a distinctly flat landform providing wide horizons. Earthworks in the form of rivers and creek embankments bring topographic change and strong, straight lines of contrast. It is an intensively farmed arable landscape comprising predominantly geometric fields divided by straight drainage channels and dykes and underlain predominantly by silts.

**G.57.4** Field size is variable in places with small units defining settlement edges. Fruit orchards are a relatively common (yet declining) feature with rectangular plots ordered into rows. These rows often channel views and where orchards occur alongside roads, views across the landscape are more restricted. Conifer planting is also a relatively common feature. Buildings and storage associated with horticulture and food production industries, as well as power stations, pumping stations and sluices, provide visible human built elements. The area is well served by a network of rural roads that follow an irregular path.

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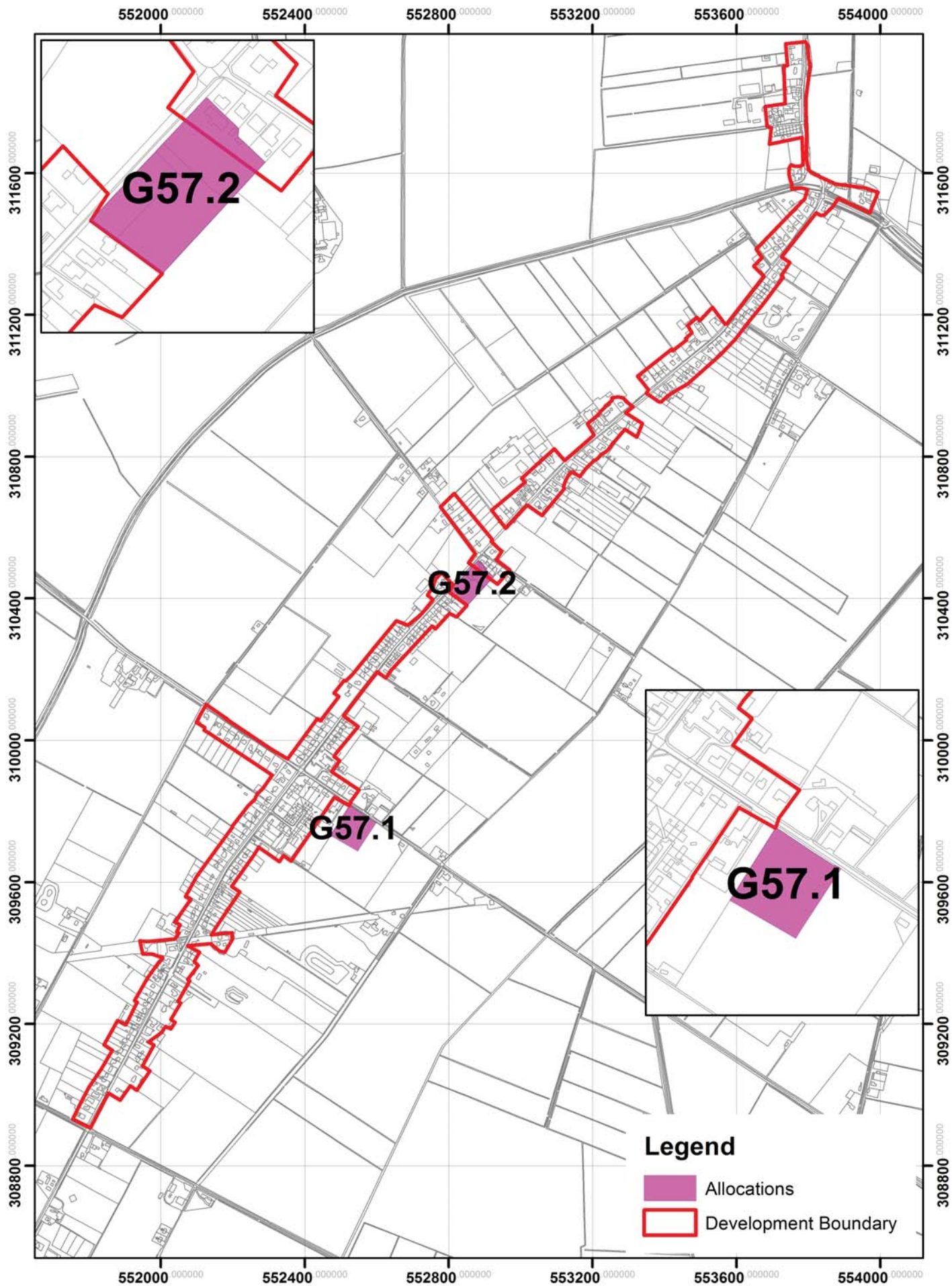
49 Census Data 2011

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

## G Rural West Norfolk

**G.57.5** Marshland St James, St John's Fen End & Tilney Fen End are jointly designated as a Rural Village by the Core Strategy, and together have a moderate range of services and facilities to serve the existing community. The approach to the distribution of development (see earlier section of this document) suggests 12 additional dwellings are sought here. However, the Council considers the chosen sites could accommodate a number of dwellings above the guideline, and that 25 dwellings including at current standards, 5 affordable dwellings, would be appropriate to maximise development potential of the allocated sites.

**G.57.6** The two allocated sites are considered to have a less negative impact upon the landscape and form of the settlement than the potential alternatives, and are well located within close proximity to services and facilities in comparison to alternative options.



**Inset G57 Marshland St James/St John's Fen End/Tilney Fen End**



## G Rural West Norfolk

### Site Allocations

#### **Policy G57.1 Marshland Saint James - Land adjacent to Marshland Saint James Primary School**

Land adjacent Marshland Saint James Primary School amounting to 0.8 hectares, as identified on the Policies Map, is allocated for residential development of 15 dwellings. Development will be subject to compliance with all of the following:

1. Achievement of suitable access to the site and local improvements being made to the footway network to the satisfaction of the Highways Authority;
2. Submission of a Flood Risk Assessment (FRA) that should address all forms of flood risk (coastal inundation, fluvial, pluvial and groundwater). The FRA should explain how surface water drainage will be managed. The FRA must demonstrate how the development would provide wider sustainability benefits to the community that outweigh the risk associated with flooding and that the development would be safe for its lifetime without increasing flood risk elsewhere and, where possible, would reduce flood risk overall. The FRA should suggest appropriate mitigation (flood resiliency measures);
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.57.7** The allocated site (part of submitted site Ref. No. 112) is situated towards the south of the settlement, adjacent to the local primary school. The recommended development boundary immediately abuts the sites north west boundary. The Council considers the site is suitable to accommodate 15 residential units at a density consistent with that of the surrounding area.

**G.57.8** The site scored highly in terms of sustainability particularly in relation to its proximity to services as it is located next to the primary school, therefore helping minimise the need for new residents to use cars in the settlement.

**G.57.9** The site is currently classed as high quality agricultural land (grade 2), bound to the north by hedgerows. Whilst development would result in the loss of undeveloped land, this applies to all potential development options located outside the village boundary. Whilst development at this site would not create a linear frontage as seen along Smeeth Road, it would be in keeping with the immediate form and surrounding landscape in the settlement, as an estate style development is seen on the opposite side of the school at Hickathrift Field.

**G.57.10** The local highway authority has no objection to this site been allocated providing safe access can be achieved and improvement to pavements to link the site to the services.

## Rural West Norfolk G

**G.57.11** The site lies within Flood Zone 3 (high risk of flooding) identified by the Borough's Strategic Flood Risk Assessment. None of the available sites in the settlement is at a lower risk of flooding as the whole of the settlement is in Flood Zone 3. Therefore the sequential test set by the National Planning Policy is met. A site specific flood risk assessment has not yet been carried out. This would be required before this site could pass the exceptions test set by the National Planning Policy Framework and be developed. This site could only be granted permission if such an assessment demonstrates that housing development on this site would be safe, and it can be shown that this can be achieved in a way compatible with the site's surroundings. It will be for the site owner or prospective developer to provide such an assessment. The detailed requirements for this are set out in DM21: sites in areas of flood risk (see earlier in this document).

**G.57.12** 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.57.13** The majority of the views in to the site are limited to near distance from adjacent roads, properties and school. There are few opportunities for long distance views due to the site being located within a developed area. The site is completely screened by housing on the north-west boundary; the remainder of the site abuts open countryside. In the limited views that are available the site is seen in the context of the existing settlement.

**Policy G57.2 Marshland Saint James - Land adjacent 145 Smeeth Road, Marshland Saint James**

Land adjacent 145 Smeeth Road, Marshland Saint James amounting to 0.75 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 a Flood Risk Assessment (FRA) that should address all forms of flood risk (coastal inundation, fluvial, pluvial and groundwater). The FRA should explain how surface water drainage will be managed. The FRA must demonstrate how the development would provide wider sustainability benefits to the community that outweigh the risk associated with flooding and that the development would be safe for its lifetime without increasing flood risk elsewhere and, where possible, would reduce flood risk overall. The FRA should suggest appropriate mitigation (flood resiliency measures);
2. 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;
3. Provision of affordable housing in line with the current standards.

## G Rural West Norfolk

### Site Description and Justification

**G.57.14** The allocated site (submitted site Ref. No. 755) is situated towards the centre of the settlement, south of the Smeeth Road and Bonnets Lane junction. The current proposed development boundary immediately abuts the site's north east and south west boundaries. The Council considers the site is suitable to accommodate 10 residential units at a density consistent with that of the surrounding area.

**G.57.15** The site scored highly in terms of sustainability particularly in relation to its proximity to services as it is located near to the village playing field and village hall. The school is within walking distance and an existing footpath runs along the site's frontage, therefore minimising the need for new residents to use cars in the settlement.

**G.57.16** The site is currently classed as high quality agricultural land (grade 2). Whilst development would result in the loss of undeveloped land, this applies to all potential development options located outside the village boundary. Development at this site would create a linear frontage in keeping with the form and surrounding landscape in the settlement, as seen along Smeeth Road. The site is supported by Marshland Saint James Parish Council.

**G.57.17** The local highways authority has no objection to this site being allocated as it is well related for local services and suitable for low scale frontage development.

**G.57.18** The site lies within Flood Zone 3 (high risk of flooding) identified by the Borough's Strategic Flood Risk Assessment. None of the available sites in the settlement is at a lower risk of flooding as the whole of the settlement is in Flood Zone 3. Therefore the sequential test set by the National Planning Policy is met. A site specific flood risk assessment has not yet been carried out. This would be required before this site could pass the exceptions test set by the National Planning Policy Framework and be developed. This site could only be granted permission if such an assessment demonstrates that housing development on this site would be safe, and it can be shown that this can be achieved in a way compatible with the site's surroundings. It will be for the site owner or prospective developer to provide such an assessment. The detailed requirements for this are set out in DM21: sites in areas of flood risk (see earlier in this document).

**G.57.19** The majority of the 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 within a developed area. The site is completely screened by housing on the north-east and south-west boundaries; the remainder of the site abuts open countryside. In the limited views that are available the site is seen in the context of the existing settlement.

**G.57.20** 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.58 Methwold Hythe (SVAH)

### *Smaller Village and Hamlet*

**G.58.1** Methwold Hythe 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.58.2** 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.59 Methwold & Northwold (KRSC)

### *Key Rural Service Centre*

#### **Description**

**G.59.1** Methwold and Northwold are situated to the south of the Borough. The villages are approximately 9 and 10 miles respectively south west of Downham Market. Methwold is a large village and has open views towards the Fens in the west, whilst bordering the Brecks in the south east. The village has contrasting character; an imposing village centre with an almost urban character which is dominated by St. George’s Church; the more peaceful, rural, setting of the outskirts of the village, in which farm buildings dominate; and an area of pronounced “industrial” character in the east of the village. The quality of the streetscape, in terms of the design of village spaces and the buildings which define them is outstanding and often enhanced by interesting detailing such as stone walling and well matured, landscape settings.

**G.59.2** Northwold has a peaceful rural setting with many quality architectural features. The village has buildings of contrasting styles with walls of flint, clunch or bricks, with roofs mainly of orange clay pantiles or in a few cases slate. The village is essentially linear village along an east-west axis.

**G.59.3** The Parish of Methwold has a population of 1,502, and the Parish of Northwold 1,085<sup>(51)</sup>. Collectively, these villages are in proximity to a range of village services which include a GP surgery, schools, bus route, Post Office, pub, filling station and other employment and retail uses. Both settlements have designated listed buildings which are spread through the Conservation Areas centred in Methwold and Northwold.

**G.59.4** The Landscape Character Assessment<sup>(52)</sup> highlights that the settlements are striking in built character and strong in historic integrity which creates a moderate to strong sense of tranquillity throughout the area. The villages fall within the ‘Settled Farmland with Plantations’ landscape character type and the area surrounding the village has a mature landscape structure including belts and copses of plantation woodland, mature trees and patches of intact hedgerows.

51 Census Data 2011

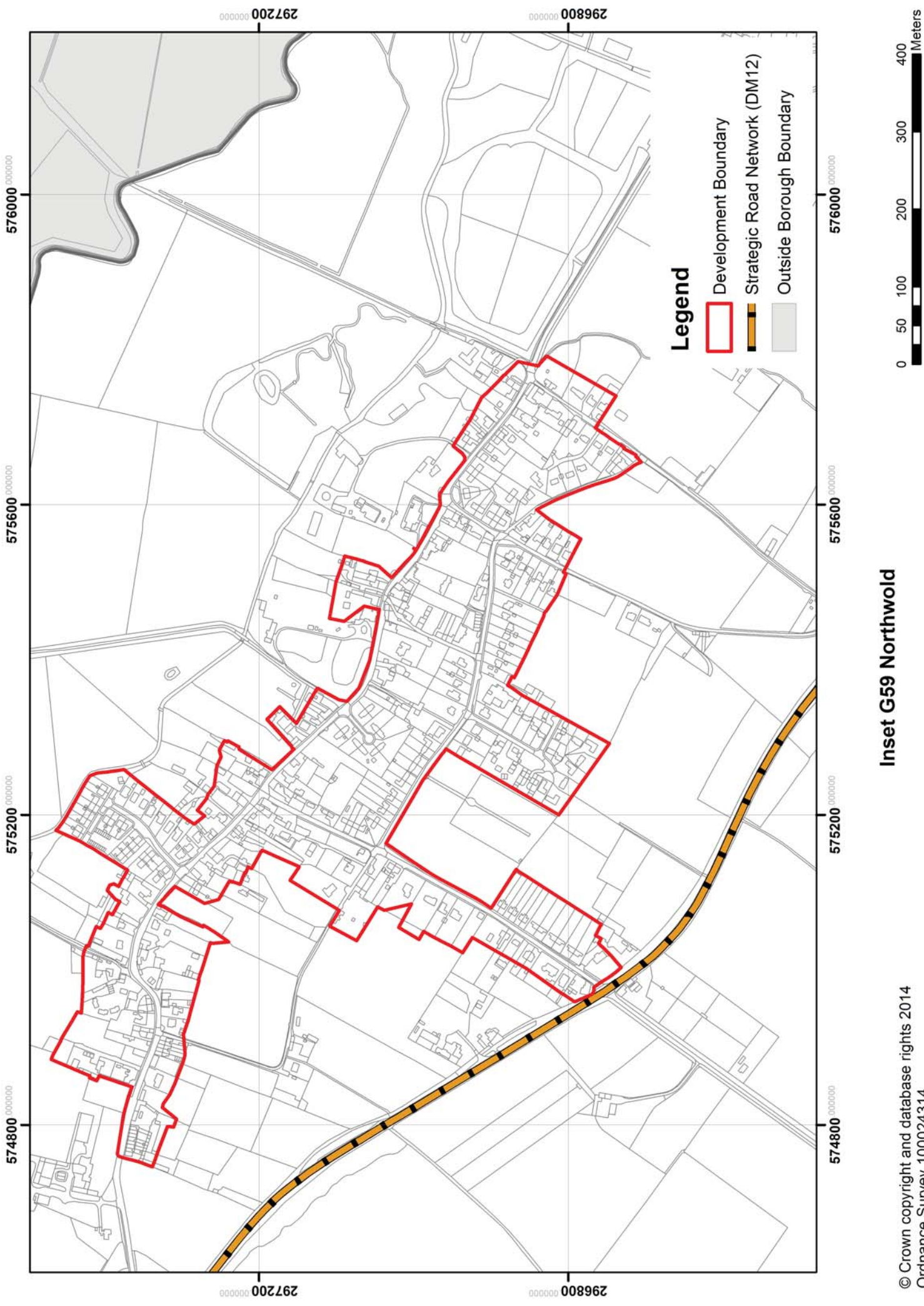
52 Borough Council of King's Lynn and West Norfolk (2007) Landscape Character Assessment Final Report, Chris Blandford Associates

## G Rural West Norfolk

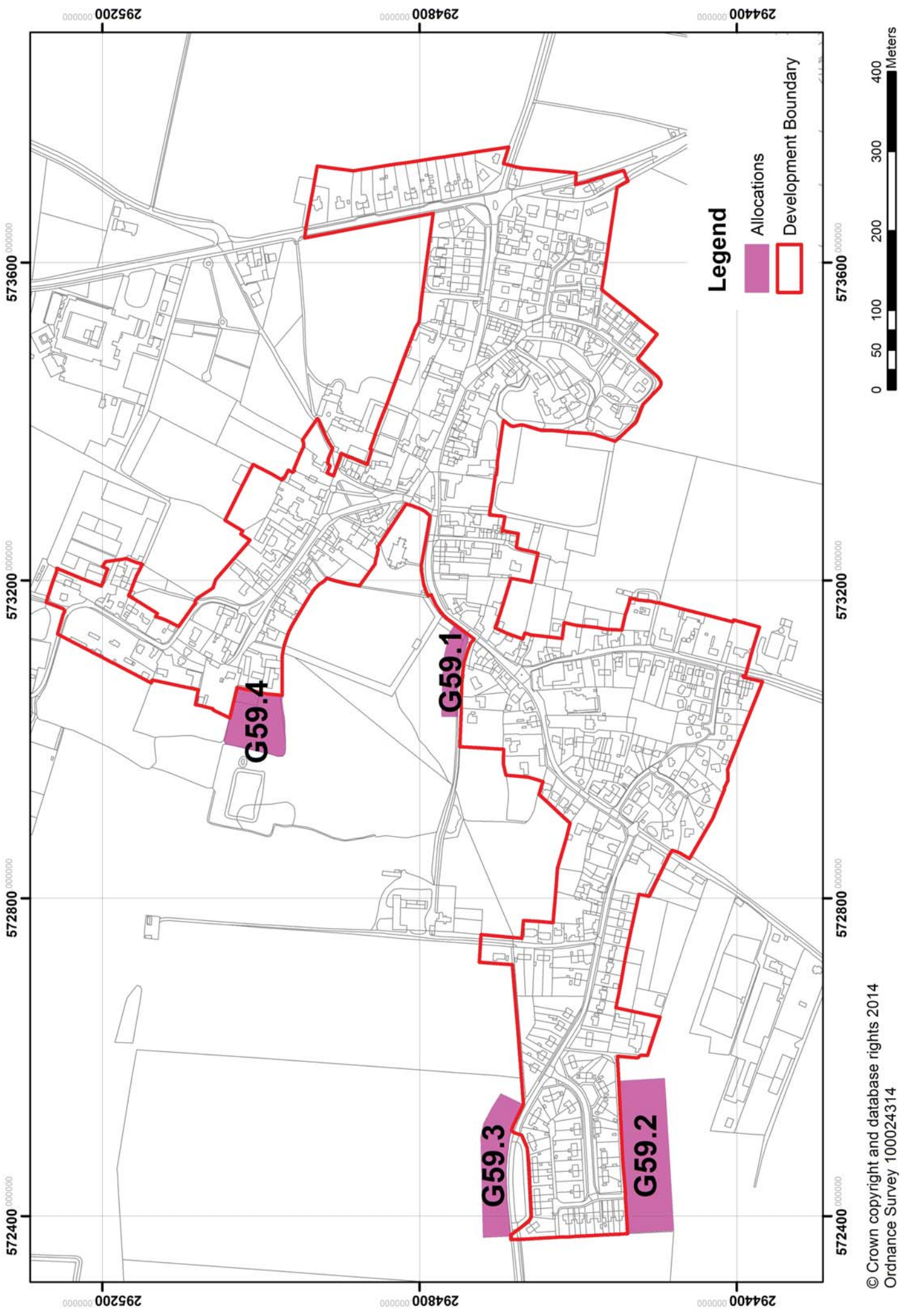
**G.59.5** Methwold and Northwold were grouped together by the Core Strategy to collectively form a Key Rural Service Centre and are considered to have a good range of services and facilities which serve the existing community.

**G.59.6** The Council has allocated 4 sites for development, to provide 45 dwellings overall, including affordable housing (of which there would be 9 at current standards), optimising the development potential of the sites and supporting the settlements' facilities. These sites are considered to be well located and provide development that will have a limited negative impact on the character and landscape of the settlement.

**G.59.7** There were no available sites in Northwold which could satisfy the local highway authority's requirements, and hence the Council has chosen not to allocate any sites there.



**Inset G59 Northwold**



## Site Allocations

### Policy G59.1 Methwold - Land at Crown Street

Land at Crown Street amounting to 0.25 hectares, as identified on the Policies Map, is allocated for high quality residential development of 5 dwellings. Development will be subject to compliance with all of the following:

1. Submission of an odour assessment, to the satisfaction of Anglian Water, in relation to any impacts on residential occupation of the site from the nearby sewage treatment works;
2. 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;
3. Submission of a Heritage Asset Statement that establishes that development will enhance and preserve the setting of the Conservation Area and of the nearby Listed Building;
4. Submission of a field based archaeological assessment prior to development
5. The layout of development should preserve the area to the east of the site that is subject to a Tree Preservation Order;
6. Suitable integration with the Public Right of Way to the east and south of the site;
7. Safe access and visibility being achieved to the satisfaction of the local highways authority;
8. Provision of affordable housing in line with the current standards.

## Site Description and Justification

**G.59.8** The allocated site (part of submitted site Ref. No 316) is located in the heart of the village, southeast of the village recreation ground and church and in close proximity to the majority of the village services to address the daily needs of the residents. The Council considers the site is capable of achieving 5 dwellings in the settlement at a density consistent with that of the surrounding area.

**G.59.9** The site scores highly in terms of sustainability, being ideally located close to the school and near the Post Office. The allocated site lies with the Conservation Area and abuts a public right of way and is bounded by trees which provide a natural screening to the site. Where possible, these important landscape features should be retained and incorporated into the design of the development. Although this is a sensitive location, the Council considers that with a high standard of design and layout, development could conserve and enhance the Conservation Area.

**G.59.10** The majority of views into the site are from Crown Street and adjacent properties. There are extensive views from Crown Street through the site to the open countryside. The site area selected enabled this view to be maintained. There are opportunities for long distance views looking back at the site from the footpath network in the countryside but the site is seen in the context of the existing settlement.



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**G.59.11** There is only one suitable access point to the site and that is from Crown Street. The site is Norfolk County Council Highways preferred location for growth providing safe access can be achieved.

**G.59.12** The Historic Environment Service have indicated that the site is a find spot for late Saxon, medieval and post-medieval finds. Development on this site should take into account the findings of the required archaeological field evaluation.

**G.59.13** 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;

**G.59.14** An odour assessment must be carried out to the satisfaction of Anglian Water to ensure any amenity issues relating to odour for new residents are avoided.

### Policy G59.2 Methwold - Land at Herbert Drive

Land amounting to 1.1 hectares, as identified on the Policies Map, is allocated for residential development of 25 dwellings. Development will be subject to the following:

1. 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;
2. 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;
3. Safe access being achieved onto Herbert Drive to the satisfaction of the local highway authority;
4. Provision of affordable housing in line with the current standards.

### Site Description and Justification

**G.59.15** This site (part of submitted site Ref. No 588) is situated on the south-western edge of the village. The site is located relatively close to the school, and the site is of a distance from the Conservation Area to suggest that development would not impact to a significant degree on this Heritage Asset. This is reflected in the positive scoring in the sustainability appraisal for these factors.

## Rural West Norfolk G

**G.59.16** The Council considers the site is capable of accommodating 25 residential units. The development would form an extension off Herbert Drive and would be of a density which is considered appropriate given the proximity of the site to the centre of settlement and the surrounding area.

**G.59.17** The site is currently greenfield agricultural land (Grade 2), however the Council considers due to the size and location of the development it is appropriate to develop on this high quality land. The only suitable place where access could be achieved is from Herbert Drive, this is supported by the local highway authority.

**G.59.18** Sand and gravel deposits have been identified in this part of the village but Norfolk County Council, as mineral planning authority, has indicated this would not prevent small scale development. However Norfolk County Council encourages developers to explore opportunities to extract sand and gravel from the development site for use in the construction phases of development.

**G.59.19** There are limited views in to the site with only glimpses available from Herbert Drive and Buntings Lane, which is a private road. The adjacent properties will be affected by development but suitable boundary treatment and integration would reduce this. Any long distance views from the countryside are seen in the context of the existing settlement.

**G.59.20** The Surface Water Network has been identified as being at capacity meaning a sustainable drainage system (SUDS) would be sought to serve new development.

### Policy G59.3 Methwold - Land at Hythe Road

Land at Hythe Road amounting to 0.6 hectare, 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 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;
2. Subject to safe access being achieved from Hythe Road to the satisfaction of the local highways authority;
3. Provision of affordable housing in line with the current standards.

### Site Description and Justification

**G.59.21** This site (part of submitted site Ref. No 972) is situated on the west approach to the settlement along Hythe Road. The current proposed development boundary immediately abuts the site's southern boundary. The Council considers that the site is capable of accommodating 10 residential units. The development density is considered appropriate given the proximity of the site to the centre of settlement and the density of the surrounding area.

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**G.59.22** The site is located relatively close to the school, and bus stop, making the site accessible. The site is of a distance from the Conservation Area to suggest that development would not impact to a significant degree on this Heritage Asset. This is reflected in the positive scoring in the sustainability appraisal for these factors.

**G.59.23** The land is currently in agricultural use (Grade 2), however there are no particularly important landscape features on the site and the Council considers due to the modest size of the site it is appropriate to develop on this high quality agricultural land. Development will form a minor extension to the south west of Methwold, along with G59.2. Access would be achieved from Hythe Road, as supported by the Highways Authority.

**G.59.24** The majority of the views in to the site are limited to near distance from Hythe Road and adjacent properties. There are opportunities for long distance views from the north but they are seen in the context of the existing settlement.

**G.59.25** The Surface Water Network has been identified as being at capacity meaning a sustainable drainage system (SUDS) would be sought to serve new development.

### **Policy G59.4 Methwold - Land off Globe Street/St George's Court**

Land off Crown Street/St George's Court amounting to 0.5 hectares, as identified on the Policies Map, is allocated for a high quality residential development of 5 dwellings. Development will be subject to compliance with all of the following:

1. Submission of an odour assessment, to the satisfaction of Anglian Water, in relation to any impacts on residential occupation of the site from the nearby sewage treatment works;
2. 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;
3. Submission of a Heritage Asset Statement that establishes that development will enhance and preserve the setting of the Conservation Area and of the nearby Listed Building;
4. Retention of existing trees on the site boundaries;
5. Subject to the submission of a field based archaeological assessment prior to development;
6. Provision of affordable housing in line with the current standards.

### **Site Description and Justification**

**G.59.26** The allocated site (submitted site Ref. No 863) is centrally located within the village, north west of the recreation ground and church. It is in close proximity to the majority of the village services. The Council considers the site is capable of achieving 5 dwellings at a density consistent with that of the surrounding area.

## Rural West Norfolk G

**G.59.27** The site scores highly in terms of sustainability, being located within close proximity of the school and Post Office. It lies within the Conservation Area and is bounded by trees which provide a natural screening to the site. Where possible, these should be retained and incorporated into the design of the development. Despite its sensitive location, the Council considers that with a high standard of design and layout, development could conserve and enhance the Conservation Area, as seen with existing residential dwellings that currently form St George's Court to the east.

**G.59.28** The majority of views into the site are from the village recreation ground and adjacent properties. There are also medium distance views available from Crown Street. There are opportunities for long distance views looking back at the site from the footpath network in the countryside but the site is seen in the context of the existing settlement and in particular the St George's Court development.

**G.59.29** The Historic Environment Service have indicated that the site is immediately adjacent to an earthwork site thought to represent a medieval moat or fishpond and a series of tofts, indicative of medieval settlement. In addition a possible medieval castle or hall is recorded as being located to the south east of the site. Consequently there is potential that significant heritage assets with archaeological interest (buried archaeological remains) may be present at the site. They recommend any development on this site takes into account the findings of an archaeological field evaluation.

**G.59.30** Access would be achieved to the site from Globe Street via the St George's Court development. The highways authority consider this as acceptable access.

**G.59.31** The following site constraints must be resolved prior to development. An odour assessment must be carried out to the satisfaction of Anglian Water to ensure any amenity issues relating to odour for new residents are overcome, as the north western edge of the village is within a cordon sanitaire for a sewage treatment works. 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 Rural West Norfolk

### G.60 Middleton (RV)

#### *Rural Village*

#### **Description**

**G.60.1** Middleton is situated 3 miles southeast of King's Lynn on the A47. The busy traffic corridor of the A47 runs through the village dividing the settlement into two and disturbing its generally tranquil character. The village has a traditional focus around the Church and crossroads. The limits of the village are defined by an immediate transition to agricultural land. The streetscape is varied in character with the area around the village hall being high quality. The materials of the older buildings consist of carstone, red brick and yellow brick. Roofs are mainly pitched and of red clay pantile and slate.

**G.60.2** Middleton benefits from a range of services including a school, bus route, shop, village hall, post office, church and pub but employment opportunities in the village are limited. The Parish population of the settlement was recorded as 1450 in the 2011 Population Census<sup>(53)</sup>.

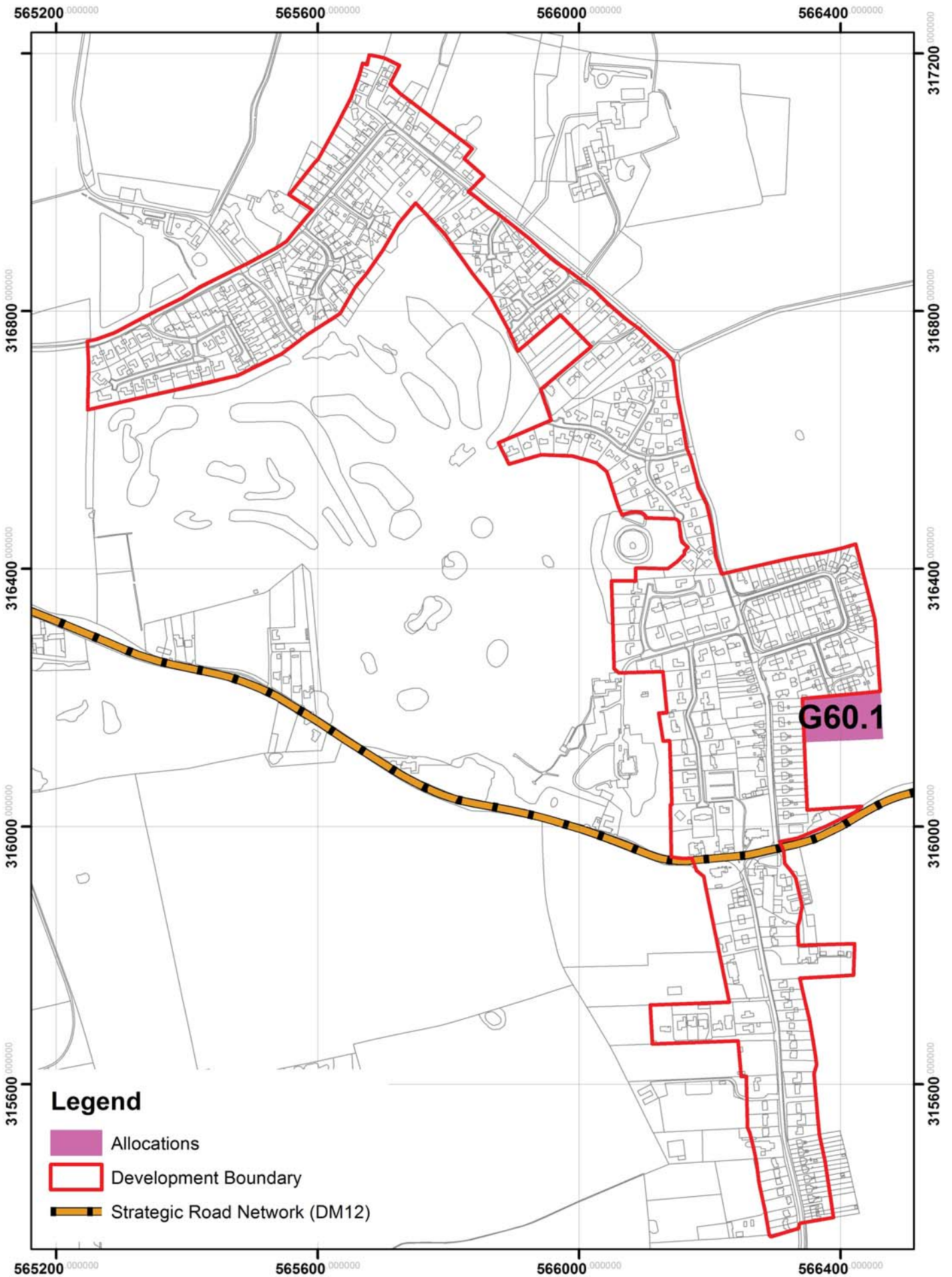
**G.60.3** The village falls within the "Farmland with Woodland and Wetland" landscape type. This is defined in the Landscape Character Assessment<sup>(54)</sup> as having an intact mature landscape structure including mature parkland trees, hedgerows and woodlands. The landscape character of Middleton adds to its strong historic integrity and the moderate to strong sense of tranquillity in the area.

**G.60.4** Middleton is designated a Rural Village in the Core Strategy identified as been capable of accommodating modest growth to support essential rural services. On a population pro-rotta basis (see Distribution of Development section) Middleton would receive an allocation of 15 new dwellings (including, at current standards, 3 affordable dwellings or the equivalent financial contribution).

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53 2011 Census Data

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



**Inset G60 Middleton**

## G Rural West Norfolk

### Site Allocation

#### Policy G60.1 Middleton - Land south of Walter Howes Crescent

**Land amounting to 0.8 hectares south of Walter Howes Crescent, 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 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;
2. Provision of safe access from Walter Howes Crescent to the satisfaction of the local Highway Authority;
3. Provision of affordable housing in line with the current standards.

### Site Description and Justification

**G.60.5** The allocated site (part of submitted site Ref. No. 1204) is situated in a fairly central part of Middleton on the northern side of the A47, with its northern and western boundaries immediately adjacent existing housing development. The site comprises of Grade 3 (good to moderate quality) agricultural land not currently in agricultural production.

**G.60.6** The surrounding landscape like the general landscape of Middleton is predominantly flat farmland. Other than boundary hedgerows there are no significant landscape features on the site.

**G.60.7** The neighbouring area comprises of established housing development to the north and west and agricultural land to the east. The southern boundary is screened by the A47. Its location in a fairly built up area, at the rear of existing housing means that development is likely to be well screened with views restricted to near distance from adjacent roads and properties. There are few opportunities for long distance views due to the site being located on the edge of a developed area but in this view, development would be seen in the context of the existing built environment. The site is considered to be well integrated with its surroundings and development is not likely to be visually prominent or intrusive within the landscape.

**G.60.8** The allocated site is identified as the most sustainable option of those examined. It is reasonably close to some village services including a bus route, post office and church. Its proximity to services provides some opportunity for residents to walk or cycle. Access to the site is proposed from Walter Howes Crescent, as supported by Norfolk County Council Highway Authority subject to demonstration of safe access.

## Rural West Norfolk G

**G.60.9** The site is well integrated with the main built up area of the village and development would constitute a continuation of existing development on Walter Howes Crescent. Development on the site is likely to conserve the local character and respect the historic settlement pattern. If designed correctly with suitable landscaping the allocation could potentially conserve and possibly enhance the landscape setting of village.

**G.61 New Houghton (SVAH)*****Smaller Village and Hamlet***

**G.61.1** New Houghton 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.61.2** 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.62 Nordelph (SVAH)*****Smaller Village and Hamlet***

**G.62.1** Nordelph 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.62.2** 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.63 North Creake (SVAH)*****Smaller Village and Hamlet***

**G.63.1** North Creake 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.63.2** 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.64 North Runcton (SVAH)*****Smaller Village and Hamlet***

**G.64.1** North Runcton is designated a 'Smaller Village and Hamlet' by the 2011 Core Strategy. As such the settlement does not have any specific site allocations or a development boundary. Only very limited development would be expected in the village, 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).



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**G.64.2** Note, however, that part of the wider parish of North Runcton outside the settlement falls within a strategic growth area, where substantial development is planned. For details of this please see under 'West Winch' at Section E2 earlier in this document.

### G.65 Northwold - see Methwold

#### *Rural Village*

**G.65.1** Northwold is designated part of a joint 'Rural Village' by the 2011 Core Strategy. Allocations and policies for this location can be found under Methwold.

### G.66 North Wootton - see under King's Lynn & Surrounding Area

**G.66.1** North Wootton is covered under the part of this document dealing with King's Lynn and Surrounding Areas. Please section 5, and section 5.5 in particular.

### G.67 Old Hunstanton (RV)

#### *Rural Village*

#### **Description**

**G.67.1** Old Hunstanton is a small coastal village located just to the north of the seaside resort of Hunstanton. It lies adjacent to the Norfolk Coast Area of Outstanding Natural Beauty. (A small part of the eastern end of the development boundary lies within it). The village has a tranquil setting and contains mainly residential development. The village can become very busy in the summer with day trippers and weekenders due to its location with good access to the beach and the Norfolk Coast Path. The village features some traditional beach huts, hotels, the RNLI lifeboat station and is close to the Hunstanton Golf Course.

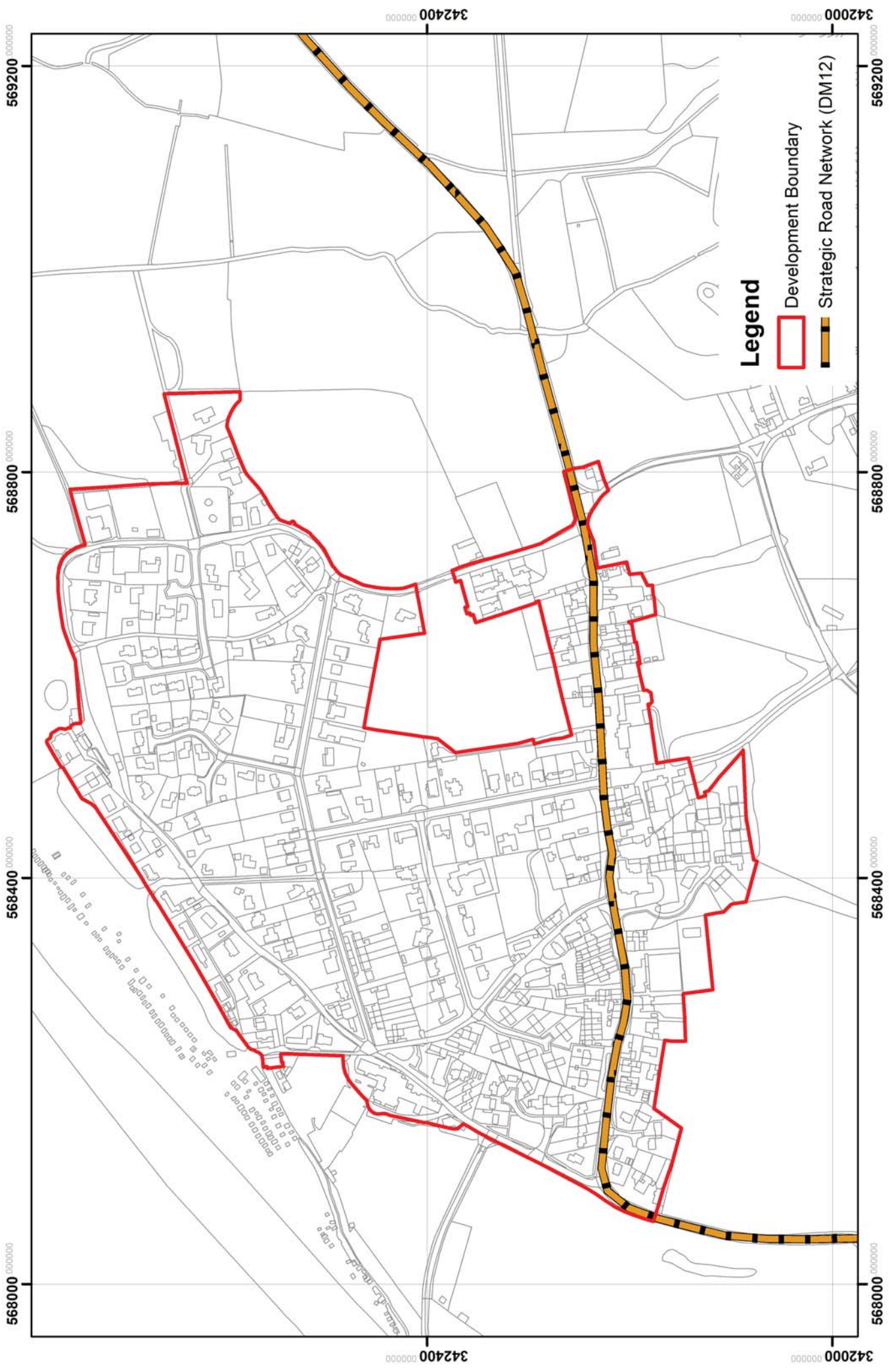
**G.67.2** Old Hunstanton has no school but contains a broader range of facilities and is close to the larger service resort centre of Hunstanton. The village is connected to other coastal villages via the Coasthopper bus route along the A149 which interchanges in Hunstanton and Wells-next-the-Sea. Old Hunstanton parish has a population of 628<sup>(55)</sup>. Part of the village is designated a Conservation Area. The Landscape Character Assessment<sup>(56)</sup> characterises the settlement as 'coastal slopes' immediately adjacent to the northern 'Open Coastal Marshes'.

**G.67.3** Old Hunstanton has an average population size and a slightly lower than average level of services compared to the other settlements designation as a Rural Village by the Core Strategy.

**G.67.4** Based on the Council's preferred method of distributing new development (as outlined in the first section) Old Hunstanton would receive an allocation of six new houses including one affordable home. However, no sites suitable for allocation have been identified in the village.

55 Census data 2011

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



**Legend**

- Development Boundary
- Strategic Road Network (DM12)

**Inset G67 Old Hunstanton**



## G Rural West Norfolk

### G.68 Outwell - See Upwell

**G.68.1** Outwell is designated part of a 'Key Rural Service Centre' by the 2011 Core Strategy. Allocations and policies for this location can be found under 'Upwell with Outwell' at section G104 of this document.

### G.69 Pentney (SVAH)

#### *Smaller Village and Hamlet*

**G.69.1** Pentney 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.69.2** 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.70 Ringstead (SVAH)

#### *Smaller Village and Hamlet*

**G.70.1** Ringstead 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.70.2** 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.71 Roydon (SVAH)

#### *Smaller Village and Hamlet*

**G.71.1** Roydon 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.71.2** 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.72 Runcton Holme (RV)

### *Rural Village*

#### Description

**G.72.1** Runcton Holme is situated approximately nine miles south of King's Lynn, four miles north of Downham Market, and to the west of the A10. The village has developed around the crossroads between the Watlington to Downham Market Road, School Road and Common Road. The village is basically linear in form and has a rural setting and a good relationship with the surrounding open countryside. This rural character is strengthened by hedgerows and garden planting. The materials of the older buildings consist of carstone, red brick and yellow brick. Roofs are mainly pitched and of red clay pantiles and slates.

**G.72.2** The Parish of Runcton Holme has a population of 657<sup>(57)</sup>. The village has very few services and limited employment uses.

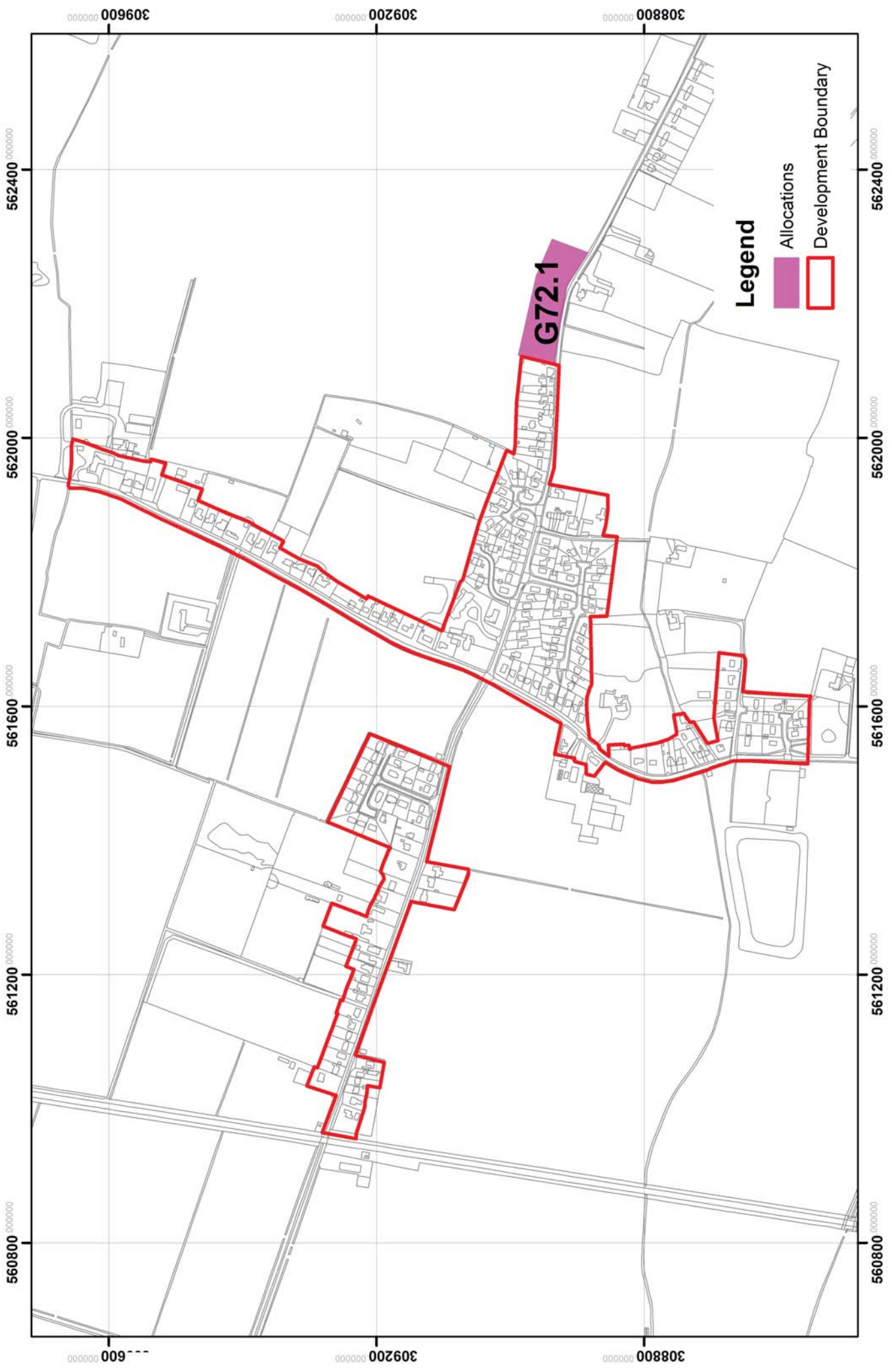
**G.72.3** In considering the landscape character, the village is situated within the 'Settled Farmland with Plantations' character type<sup>(58)</sup>. This is defined as having intact mature landscape structure including mature parkland trees, intact hedgerows and woodland plantations. There is also a patchwork of grazed parkland in a moderate to sense of tranquillity throughout the area.

**G.72.4** Runcton Holme is designated as a Rural Village by the Core Strategy. The approach to the distribution of development (see earlier in this document) suggests 6 additional dwellings are sought here. However, the Council considers the provisionally chosen site could satisfactorily accommodate more, and that 10 dwellings would be an appropriate number (at current standards 2 of these would be affordable dwellings).

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57 Census Data 2011

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



**Inset G72 Runcion Holme**



## Site Allocation

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

Land at School Road amounting to 0.9 hectares, as identified on the Policies Map, is allocated for residential development of 10 dwellings. Development will be subject to compliance with all of the following:

1. Provision of safe and appropriate access with good visibility, and improvements to the local footpath network, to the satisfaction of the local highway authority;
2. Submission of details showing how sustainable drainage measures will integrate with the design of the development and how 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;
3. Provision of affordable housing in line with the current standards.

## Site Description and Justification

**G.72.5** The site (part of submitted site Ref. No. 512) is situated to the eastern edge of the settlement. The development boundary immediately abuts the site's western boundary. The Council considers that the site is capable of accommodating 10 residential units in the settlement at a density which reflects that of the surrounding area.

**G.72.6** Scoring highly in terms of sustainability, the site is located close to the local primary school and adjacent to detached dwellings. New housing would form an extension of this residential linear frontage style development along School Road towards the east of the settlement.

**G.72.7** The site is high quality agricultural land (Grade 2) and bounded to the west by hedgerows, however the Council considers due to modest amount of land required for development and proximity to services it is appropriate to develop on this agricultural land.

**G.72.8** The majority of the views in to the site are limited to near distance from School Road and adjacent properties. There are few opportunities for long distance views due to the site being located within a developed area. The site is completely screened by housing on the west boundary. In the limited views that are available the site is seen in the context of the existing settlement.

**G.72.9** Access to the site is gained via School Road, which is supported by the local highway authority provided that safe and deliverable access can be achieved and improvements are made to the local footpath network. The number of driveways directly linked to School Road should be limited through either the use of shared driveways as seen with existing development along School Road, or an access road.

**G.72.10** The Surface Water Network has been identified as being at capacity meaning a sustainable drainage system (SUDS) would be required to serve new development.

## G Rural West Norfolk

**G.72.11** This site is considered favourably by the Council as the allocation for housing in Runcton Holme due to its proximity to the school and as it is considered to have a less negative impact on the landscape in comparison to the potential alternatives.

### G.73 Ryston (SVAH)

#### *Smaller Village and Hamlet*

**G.73.1** Ryston 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.73.2** 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.74 Saddlebow (SVAH)

#### *Smaller Village and Hamlet*

**G.74.1** Saddlebow 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.74.2** 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.75 St. John's Fen End - see Marshland St. James

**G.75.1** St. John's Fen End is designated part of a joint 'Rural Village' by the 2011 Core Strategy. Allocations and policies for this location can be found under Marshland St. James at section G57 of this document.

### G.76 St John's Highway - see Terrington St John

**G.76.1** St John's Highway 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 Terrington St John.

### G.77 Salters Lode (SVAH)

#### *Smaller Village and Hamlet*

**G.77.1** Salters Lode 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.77.2** 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.78 Sedgeford (RV)

### *Rural Village*

#### Description

**G.78.1** Sedgeford is a small rural village located to the east of Heacham, approximately three miles from the Wash. The western half of Sedgeford is within the Norfolk Coast Area of Outstanding Natural Beauty and the village also has a designated Conservation Area. Sedgeford parish has a population of 613<sup>(59)</sup> and has grown little over the last century. Sedgeford has limited services, but does have a primary school, village hall and pub. The settlement is not served by public transport links.

**G.78.2** The village contains a mixture of traditional development built of carstone, red brick and clunch materials, and modern development which has generally takes a linear form along the B1454. The village has an enclosed character which results from its sheltered setting in the vale of the Heacham River. The local landscape is characterised in the Landscape Character Assessment<sup>(60)</sup> as 'Rolling Open Farmland', generally undulating which enables significant countryside views from several points around the village, particularly from the fields to the west.

**G.78.3** Sedgeford has an average population size and a slightly lower than average level of services for its designation as a Rural Village by the Core Strategy. The settlement is very rural in character and is in a very picturesque location within the Area of Outstanding Natural Beauty. Its undulating nature means there are many viewpoints within and towards the village, therefore a key consideration in locating development is minimising the visual impact on the surrounding countryside and preserving the rural character of the village.

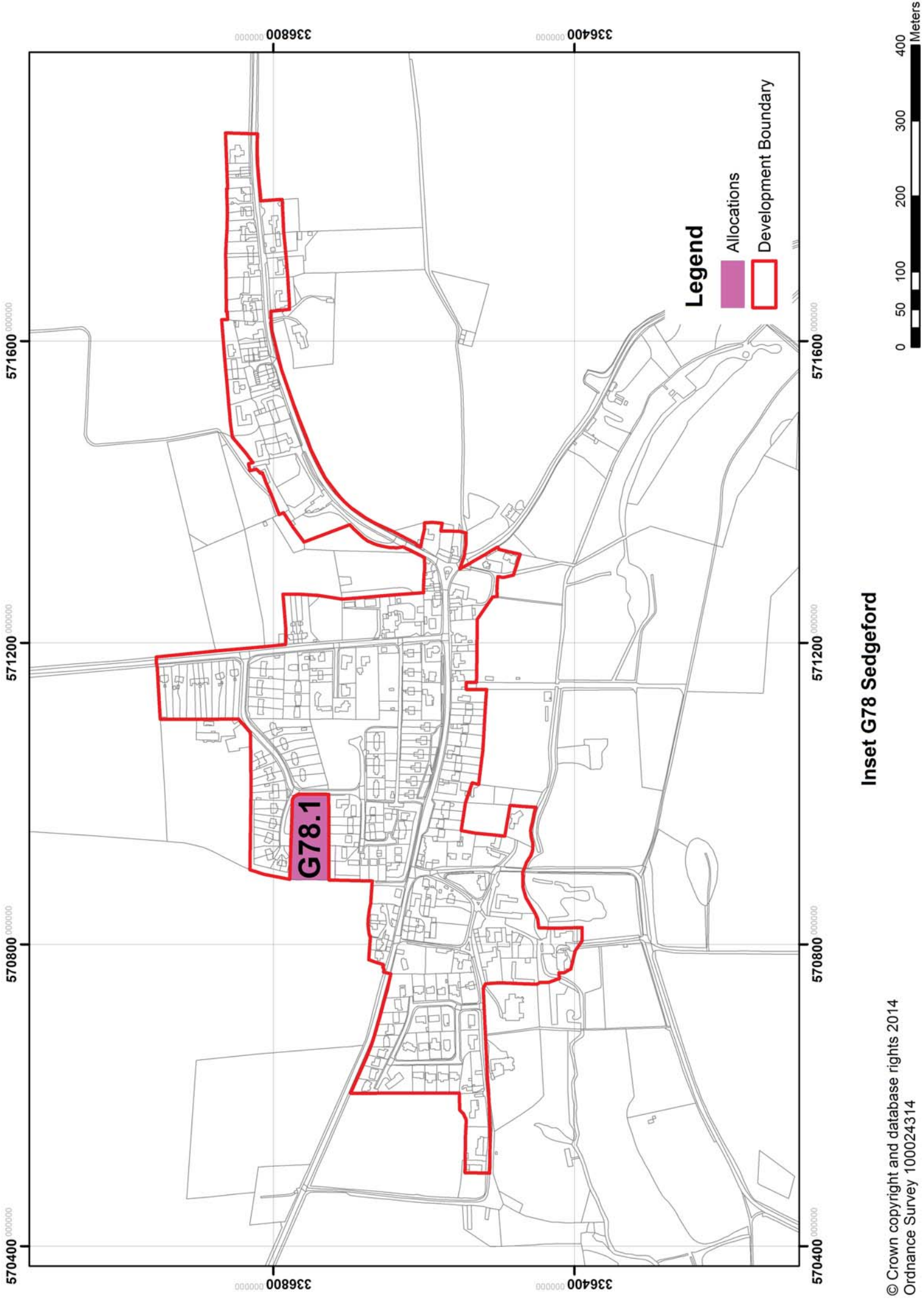
**G.78.4** Based on the Council's preferred method of distributing new development (as outlined in the beginning section) Sedgeford would receive an allocation of six new houses including one affordable home. However, to optimise the development potential of the allocated site the Council has chosen to marginally increase this number to ten dwellings. Two of these dwellings would be affordable homes under current policy.

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59 Census data 2011

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





### Inset G78 Sedgeford

## Site Allocation

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

**Land amounting to 0.6 hectare, as shown on the Policies Map, is allocated for residential development of 10 dwellings. Development will be subject to compliance all of the following:**

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

## Site Description and Justification

**G.78.5** The site (submitted site Ref. Nos. 882 & 26) lies in a relatively central location in the village, with existing housing on three sides. The site currently comprises uncultivated Grade 3 agricultural land. There are no available opportunities to utilise previously developed land for new housing in Sedgeford. In this context, the site provides the opportunity to develop land which has no identified use.

**G.78.6** The area in the immediate vicinity slopes in a north south direction with the site sitting in a central position between Jarvie Close (on higher ground to the north) and Mill View (on lower ground to the south). The natural topography of the site, being on a slope with development on both higher and lower ground, would lessen the impact of development on the surrounding area, limiting the impact on the local visual amenity and the scenic beauty of the Area of Outstanding Natural Beauty and other countryside. Long views are afforded of the site from the west, but any development would be read in the context of the existing village and not be of detriment to the character of the settlement. The policy includes a clause to give emphasis to the importance of addressing landscape impacts in the design of the proposed housing.

## G Rural West Norfolk

**G.78.7** Apart from the hedgerows on the western boundary, there are no important landscape features on the site although the site itself is within the Area of Outstanding Natural Beauty. The Conservation Area sits a good distance from the site (approximately 100 metres to the south). Due to the distances involved and the built form in the immediate vicinity of the site, it is not considered that development of the site would be of detriment to the character and appearance of Sedgeford's Conservation Area. There are no Listed Buildings in the vicinity of the site.

**G.78.8** A development of six dwellings on the site would either result in a very low density development or create left over space which would likely come forward for housing in the near future. By allocating ten dwellings on the site the Council can increase the level of affordable housing to two dwellings and ensure the site is development comprehensively, with a design and layout that fits in with the surrounding area.

**G.78.9** Norfolk County Council Highways Authority consider the site well located and appropriate for development subject to the delivery of safe access. They have also expressed preference for minor development of this site over the alternative development option. Sedgeford Parish Council and the Norfolk Coast (AONB) Partnership have both expressed a preference for minor development of this site due to the lesser visual impact on the landscape and Area of Outstanding Natural Beauty. Sedgeford Parish Council have also identified potential ownership constraints in accessing the alternative site and would strongly resist development of that site.

**G.78.10** 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.78.11** One constraint which must be resolved prior to development is that a water main(s) cross the site and therefore easement / diversion may be required in consultation with Anglian Water.

**G.78.12** 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 ten houses on the preferred site would enable the delivery of two affordable homes.

### G.79 Setchey (SVAH)

#### ***Smaller Village and Hamlet***

**G.79.1** Setchey 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.79.2** 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).