

## G.80 Shernborne (SVAH)

### *Smaller Village and Hamlet*

**G.80.1** Shernborne 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.80.2** 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.81 Shouldham (RV)

### *Rural Village*

#### **Description**

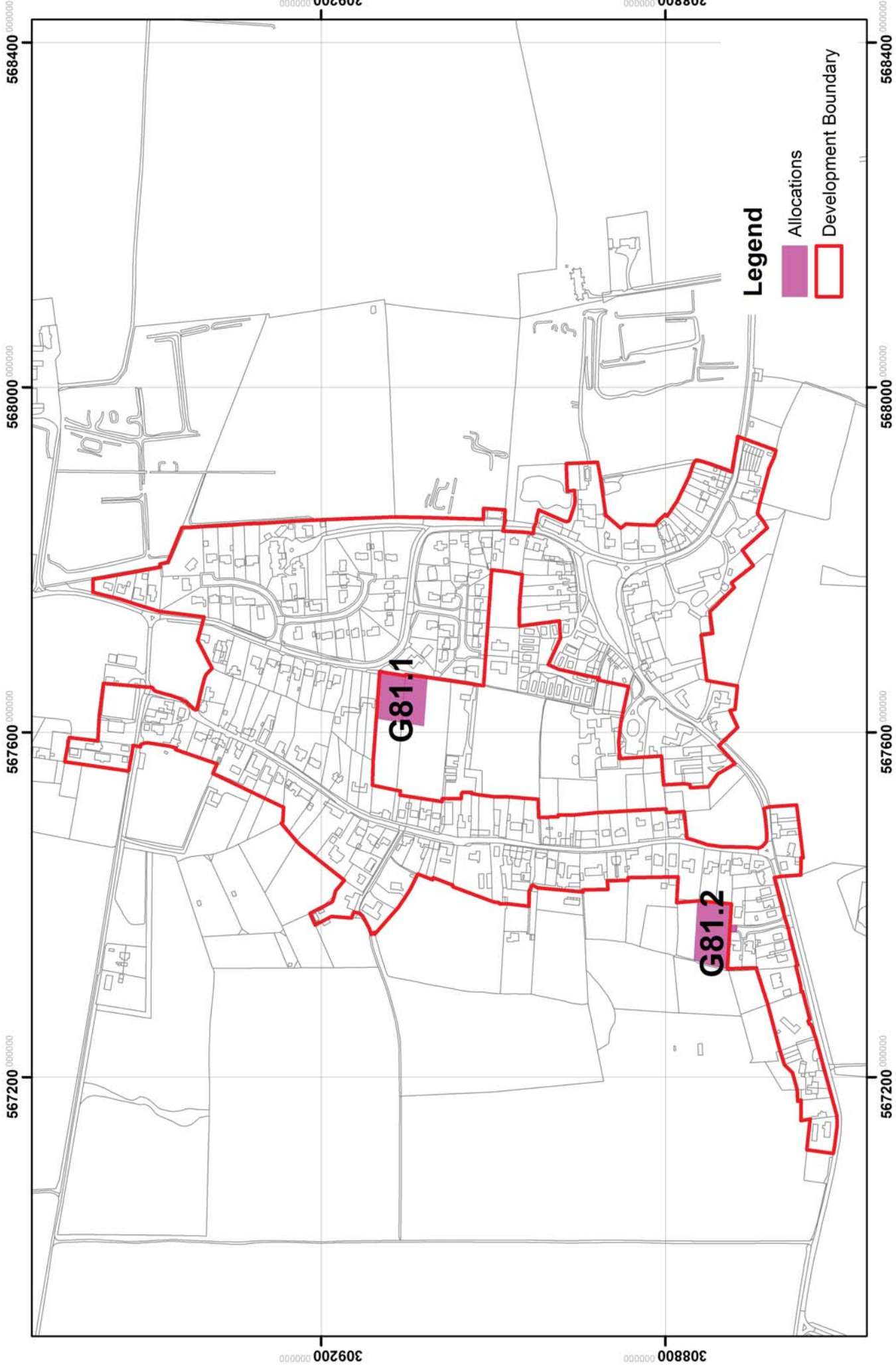
**G.81.1** Shouldham is situated approximately ten miles south east of King's Lynn and approximately six miles north east of Downham Market. The village is based on a circuit form and the high quality character has been recognised through designation as a Conservation Area towards the south east of the settlement. Buildings are generally two-storey with the materials of the older buildings consisting of carstone, and red and yellow brick. Roofs are mainly pitched and of red clay pantiles and slates. The village has an adequate range of services including a school, a bus route, shop, Post Office and there are some employment opportunities. The Parish of Shouldham has a population of 605<sup>(61)</sup>.

**G.81.2** In considering landscape character the village is situated within "Settled Farmland with Plantations" character type<sup>(62)</sup>. This is defined as having intact mature landscape structure including mature parkland trees, intact hedgerows and woodland plantations. Also a patchwork of grazed parkland and a moderate to strong sense of tranquillity throughout the area.

**G.81.3** Shouldham is designated as a Rural Village by the Core Strategy and is considered to have an adequate range of services and facilities. The Council considers that the level of development in each Rural Village should be based on a pro-rata approach to population and 5 additional dwellings could be sought in Shouldham. However, it is considered that the village has the capacity to accommodate 10 dwellings between two sites. By allocating development across two sites the overall form and character of the village can be maintained and enhanced.

61 Census Data 2011

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



**Inset G81 Shouldham**

## Site Allocation

### Policy G81.1 Shouldham - Land South of no.1 New Road

Land of around 0.3 hectares south of 1 New Road, as shown on the Policies Map, is allocated for residential development of 5 dwellings. Development will be subject to compliance with all of the following:

1. Provision of suitable safe access to the site through New Road to the satisfaction of the local Highway Authority
2. Suitable integration with the Public Right of Way that runs across the centre and to the east of the site
3. Provision of affordable housing in line with current standards.

## Site Description and Justification

**G.81.4** The allocated site (part of submitted site Ref. No. 470) is situated in the centre of the settlement and is therefore well integrated with the services and facilities that address the daily needs of residents. 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. The Council considers that the site is suitable to accommodate 5 residential units at a density reflecting that of the surrounding area.

**G.81.5** The site is classified as grade 4 agricultural land and therefore not a constraint on development due to its low quality. The site is bounded to the east by trees and to the south by hedgerows and has a public right of way cutting across the site. The Council considers that, where possible, these landscape features should be carefully integrated into the design of the development

**G.81.6** The majority of the views in to the site are limited to near distance from New Road, land and the school to the south 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.81.7** Norfolk County Council, as local highway authority, considers the only suitable access point is on to New Road.

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

Land accessed from Rye's Close, amounting to 0.3 hectares, as identified on the Policies Map, is identified for residential development of 5 dwellings. Development will be subject to compliance with all of the following.

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

### Site Description and Justification

**G.81.8** The allocated site (part of submitted site Ref. No. 1011) is situated towards the south west of the settlement. The current development boundary immediately abuts the sites south and east boundary. The Council considers the site is suitable to accommodate 5 residential units at a density reflecting that of the surrounding area.

**G.81.9** The site is located a short distance from the school and is of a distance from the Conservation Area such that development would not impact to any significant degree on this heritage asset. The site is well screened from the settlement by existing development. The site is bounded by trees which could be incorporated into the design. It is currently used as agricultural land (grade 4), and therefore is not a constraint on development due to its low quality.

**G.81.10** Norfolk County Council, as local highways authority have advised the only suitable access point is on to Rye's Close.

**G.81.11** A water main crosses the site and therefore easement/ diversion may be required in consultation with Anglian Water.

### G.82 Shouldham Thorpe (SVAH)

#### *Smaller Village and Hamlet*

**G.82.1** Shouldham Thorpe is designated a 'Smaller Village and Hamlet' by the 2011 Core Strategy. As such it does not have any specific site allocations or a development boundary.

**G.82.2** 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.83 Snettisham (KRSC)

### *Key Rural Service Centre*

#### **Description**

**G.83.1** Snettisham is a village situated to the east of the A149 in the vale of the River Ingol. Snettisham is a relatively large village with a good range of services including shops, a GP clinic, a school, pubs and other small businesses. Snettisham parish has a population of 2,570<sup>(63)</sup>. Frequent bus services run between King's Lynn and Hunstanton via Snettisham along the A149. To the west of the village is Snettisham Scalp, and The Wash which has numerous environmental designations for its importance for wildlife and habitats, as well as a RSPB bird reserve.

**G.83.2** Part of the village is a Conservation Area which contains many traditional buildings of carstone and red brick covered with pantile roofs. Buildings are set right up to the pavement on the curved streets, which create a distinctive street scene. The former station building and the white washed carstone Rose and Crown pub are prominent features. There are significant views to the church which is situated at a slight distance to the east of the main settlement upon higher ground within adjacent 'Rolling Open Farmland'. The area is generally characterised by 'Wooded Slopes with Estate Land' and arable farming in the Landscape Character Assessment<sup>(64)</sup>.

**G.83.3** Snettisham has a good range of facilities and is well connected to other larger villages and towns via the A149 coastal road. Like most settlements on the coastal fringe, the local infrastructure can become strained in the summer months due to the seasonal influx of tourists.

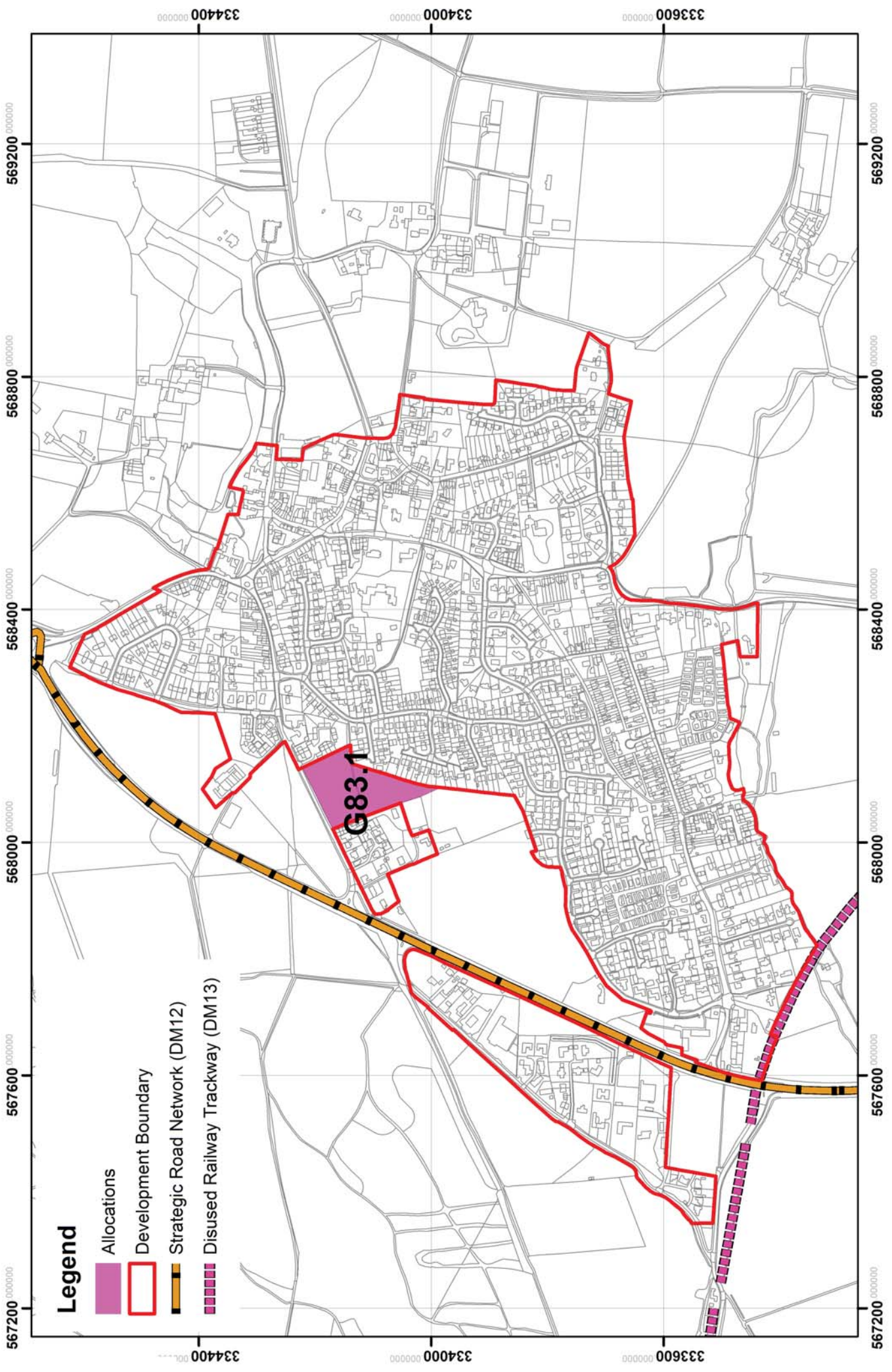
**G.83.4** Based on the Council's preferred method of distributing new development (see earlier section), Snettisham would receive an allocation of 34 new houses including (under current requirements) 6 affordable houses.

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63 Census Data 2011

64 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)
- Disused Railway Trackway (DM13)

**Inset G83 Snettisham**



## Site Allocation

### Policy G83.1 Snettisham - Land south of Common Road and behind Teal Close

Land amounting to 1.5 hectares, as shown on the Policies Map, is allocated for residential development of 34 dwellings. Development will be subject to compliance with all of the following:

1. Provision of safe vehicular and pedestrian access connecting the site to Common Road;
2. Submission of details of sustainable drainage measures and how they will integrate with the design of the development and how they 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;
4. Submission of a Heritage Asset Statement that establishes that there will be no negative impact on Heritage Assets in the locality, accompanied by an Archaeological Field Evaluation of the site;
5. Submission of details showing how the sewer crossing the site can be accommodated within the development (including any easements/diversions) to the satisfaction of Anglian Water;
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 provision may consist of some combination of informal open space (over and above the Council's normal standards for play space)
  - pedestrian routes which provide a variety of terrain, routes and links to greenspace and/or the wider footpath network;
  - a contribution to greenspace provision or management in the wider area within which the site is located.

## Site Description and Justification

**G.83.5** The site (submitted sites 189/549 and 1284) offers the opportunity for infill development as there is existing development to the south, west and east. The site is close to the villages' services and facilities and there is potential for safe walking/cycling access to the village centre from Common Road and Alma Road.

**G.83.6** From the surrounding area the site is viewed against a semi-urban backdrop. The majority of views of the site are limited to the near distance from adjacent roads, properties and public rights of way. Medium and long distance views from the wider landscape are possible from across the field to the north. In these views the site is seen in the context of the existing village. The site is adjacent to the Area of Outstanding Natural Beauty (AONB) which abuts the north west boundary of the site opposite Common Road. It is not considered that development on the site would have

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an adverse impact on the AONB as it lies within existing development. Development of part of the site received support of a range of consultees, including the Parish Council, local highway authority, and Norfolk Coast (AONB) Partnership.

**G.83.7** The site is currently a greenfield site (agricultural grade 3/4) mainly used for pasture and grazing, with a hedgerow along the Common Road frontage. Whilst new housing would result in the loss of undeveloped land, there are no currently available opportunities to utilise previously developed land for new housing in Snettisham. Apart from the hedgerows there are no other landscape features of importance within the site boundary. There is a power line over part of the site which would be a design consideration.

**G.83.8** A number of Medieval and Post-Medieval archaeological finds have been identified immediately west, south and east of the site including drainage and boundary ditches and pits as well as evidence of a probable Roman track or road to the south of the site. Due to the potential for archaeological finds it is required that the site archaeology is further investigated prior to development.

**G.83.9** The Internal Drainage Board for King's Lynn state that there is a need for careful surface water drainage design to avoid increasing the risk of flooding on drains south of Snettisham meaning a Sustainable Drainage System (SUDS) would be sought to serve new development.

**G.83.10** The Habitats Assessment Report has identified a risk of indirect adverse effects on designated nature conservation sites from development in this location. In order to avoid any such effect particular measures need to be delivered with development, as set out in the Policy.

### G.84 South Creake (SVAH)

#### *Smaller Village and Hamlet*

**G.84.1** South 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.84.2** 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.85 Southery (RV)

#### *Rural Village*

#### **Description**

**G.85.1** Southery is situated approximately five miles south of Downham Market. The A10 trunk road by-passes the settlement to the west. The village is located in the Fens on a slightly elevated area and is a large settlement. The village has grown by linear expansion, and the centre has an urban character which contrasts with the quieter rural parts of the village. The materials of the older buildings include Norfolk red brick and Cambridge yellow brick with some flint used. The



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roofs are mainly pitched and of clay pantiles and Welsh slate. The Parish of Southery has a population of 1,324<sup>(65)</sup>. The village has a range of services and facilities which include a school, bus route, shop and pub with some employment opportunities.

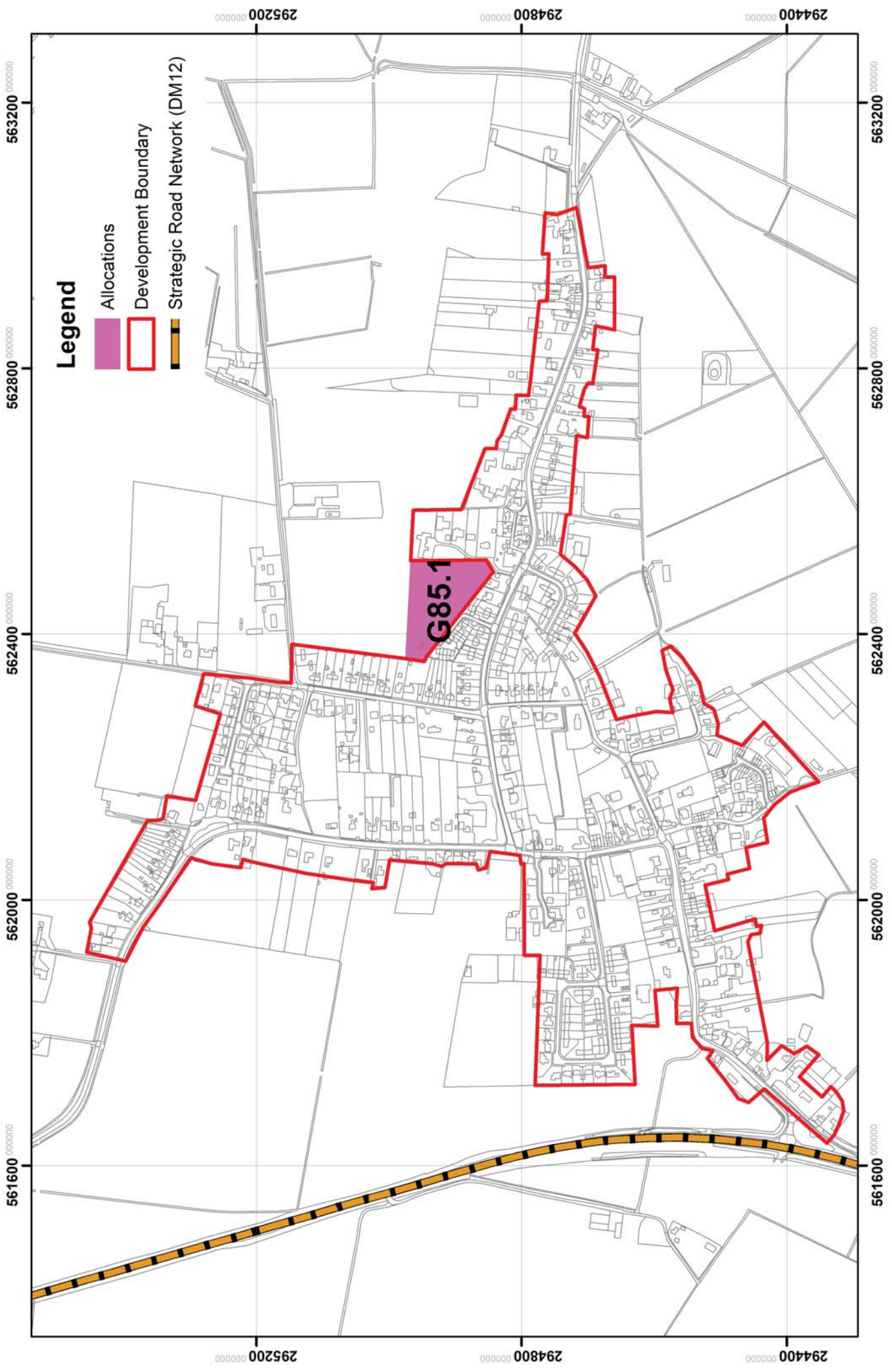
**G.85.2** The village is situated within the “Settled Farmland with Plantations” landscape character type<sup>(66)</sup>. This is defined as having a mature landscape structure including, mature trees and patches of intact hedgerows, views on to fen landscapes and moderate to strong sense of tranquillity throughout the area.

**G.85.3** Southery is designated as a Rural Village by the Core Strategy and is considered to have an adequate range of services to serve the existing community. The approach to the distribution of development suggests 12 additional dwellings are sought here. However, the Council considers the provisionally chosen site could satisfactorily accommodate a little more, and that 15 dwellings, at current standards 12 market dwellings and 3 affordable dwellings, would be an appropriate number.

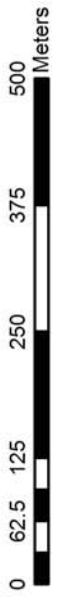
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65 Census Data 2011

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



**Inset G85 Southern**



## Site Allocation

### Policy G85.1 Southery - Land off Lions Close

Land amounting to 1.2 hectares, as identified on the Policies Map, is allocated for the residential development of 15 dwellings. Development will be subject to 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. Safe and suitable access being achieved with access off Lions Close, with Lions Close being adopted, to the satisfaction of the local highways agency;
4. Provision of affordable housing in line with the current standards.

## Site Description and Justification

**G.85.4** The allocated site (part of submitted site Ref. No. 452) is located towards the east in the central area of the settlement and is therefore well integrated with the services and facilities that address the daily needs of the residents, as reflected by the positive scores in the sustainability appraisal. The development boundary immediately abuts the site on the east, south and west boundaries. The site is of high quality agricultural use (Grade 2) and the Council considers due to modest amount of land required for development and proximity to services it is appropriate to develop on this agricultural land. The development will form part of an infill development between two residential sites.

**G.85.5** The Council considers the site is capable of accommodating 15 residential units at a density which is considered appropriate given the proximity of the site to the centre of the settlement. If designed correctly with suitable landscaping and publicly accessible open spaces the allocation would conserve the landscape setting of village.

**G.85.6** The majority of views of the site are limited to the near distance from adjacent roads, and properties. Medium and long distance views from the wider landscape are possible from the north. However, in these views the site is seen in the context of the existing settlement.

**G.85.7** Norfolk County Council as Highways Authority consider the site to be acceptable with access off Lions Close, this road would need to be adopted.

**G.85.8** One constraint which must be resolved prior to development to the satisfaction of Anglian Water; an odour assessment must be carried out to determine the likelihood of any amenity issues relating to odour, as the site is located within a cordon sanitaire for a sewage treatment works.

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**G.85.9** The Surface Water Network has been identified as being at capacity meaning a sustainable drainage system (SUDS) would be sought to serve new development.

**G.85.10** This site is considered favourably by the Council as the allocation for housing in Southery as it is capable of providing the housing numbers as infill rather than extending the settlement. Furthermore, in comparison to the other sites it is considered to have the least negative impact upon the landscape.

### **G.86 South Wootton - see under King's Lynn & Surrounding Area**

**G.86.1** South Wootton is covered under the part of this document dealing with King's Lynn and Surrounding Areas. Please see section E3.

### **G.87 Stanhoe (SVAH)**

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

**G.87.1** Stanhoe 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.87.2** 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.88 Stoke Ferry (KRSC)

### *Key Rural Service Centre*

#### Description

**G.88.1** Stoke Ferry is situated on a rising, elevated site above the vale of the River Wissey. It is located 6.5 miles south east of Downham Market. The village centre has a pleasant character which is reflected in the designation of a Conservation Area for much of the village. The outlying areas provide a contrast with a peaceful rural quality. The older buildings display traditional two and three storey pitched roofs and consist of flint and yellow brick with pantile roofs.

**G.88.2** The Parish of Stoke Ferry has a population of 1,020<sup>(67)</sup>. The settlement has a good range of services and facilities including a surgery, school, bus route, Post Office, take away, pub and other employment and retail uses. The village provides a local employment base which has developed from its role in serving the local agricultural community.

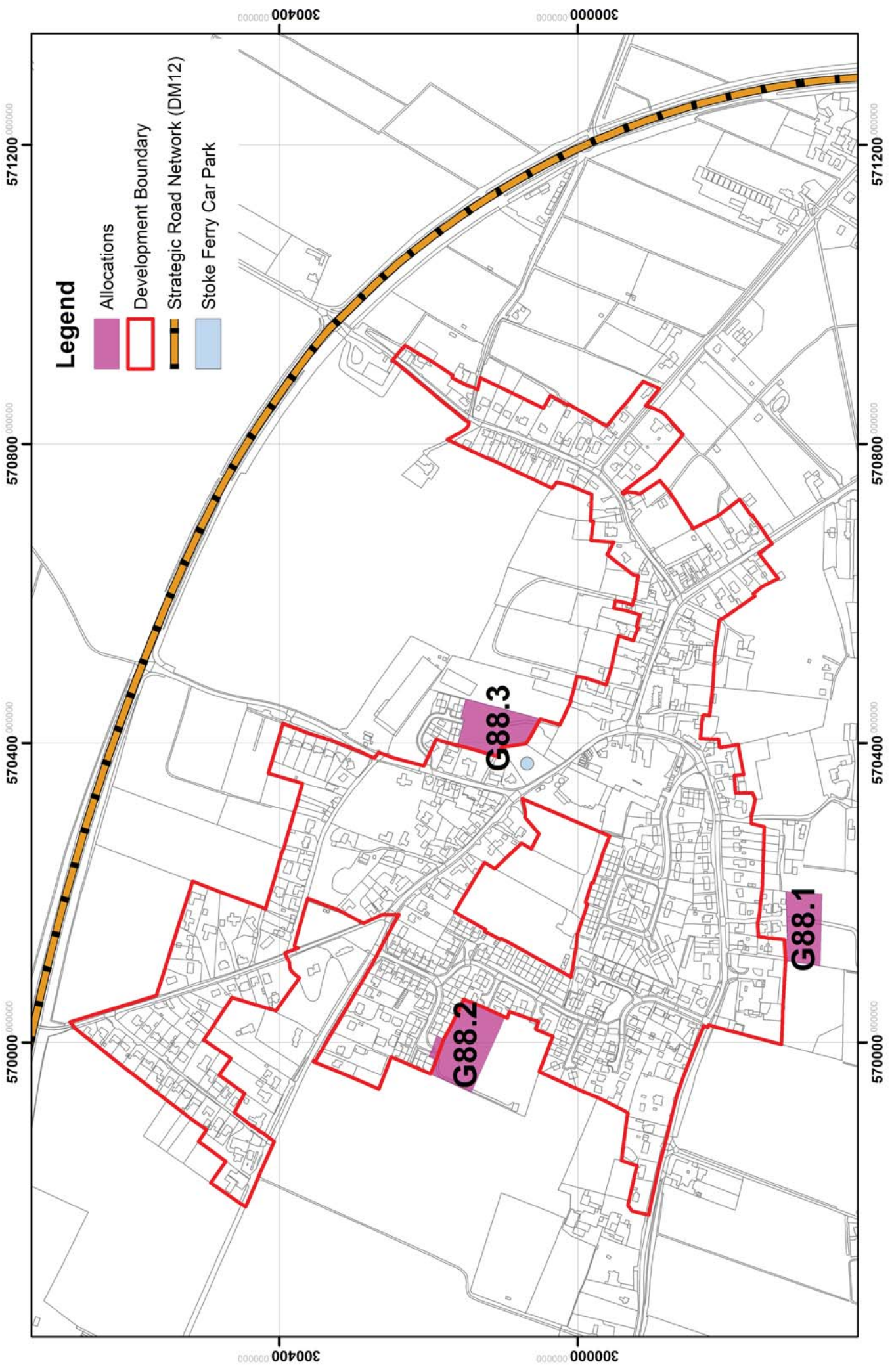
**G.88.3** In relation to the landscape character the village is situated in the “Settled Farmland with Plantations” character type. This is defined in the Landscape Character Assessment<sup>(68)</sup> as having an intact mature landscape structure including intact hedgerows and woodland plantations. There are also views of plantations both within the area and in adjacent character areas. The landscape settings of the small villages are apparent and a moderate to strong sense of tranquillity exists throughout the area.

**G.88.4** Stoke Ferry is designated as a Key Rural Service Centre by the Core Strategy and is considered to have a range of services and facilities to serve the existing community. The population pro-rata approach to the distribution of development suggests 14 additional dwellings are sought here. However, the Council considers the chosen sites could satisfactorily accommodate more, and that 27 dwellings, (at current standards 5 would be affordable dwellings) would be an appropriate number.

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67 Census Data 2011

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



**Inset G88 Stoke Ferry**

## Site Allocations

### Policy G88.1 Stoke Ferry - Land South of Lark Road/ Wretton Road

Land south of Lark Road/Wretton Road amounting to 0.4 hectares, as identified on the Policies Map, is allocated for residential development of 5 dwellings. Development will be subject to compliance with all of the following:

1. Submission of details showing how the sewer crossing the site can be accommodated within the development (including any easements/diversions) to the satisfaction of Anglian Water;
2. 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;
3. Demonstration of safe highway access that meets the satisfaction of the Highway Authority;
4. Submission of details showing how sustainable drainage measures will integrate with the design of the development and how the drainage system will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission;
5. Provision of affordable housing in line with the current standards.

### Site Description and Justification

**G.88.5** This site (part of submitted sites Ref. Nos. 210, 565, & 742) is located to the south west area of Stoke Ferry and situated immediately to the south of a new cul-de-sac development at Lark Road. The current development boundary immediately abuts the site's northern boundary. The Council considers the site is suitable to accommodate 5 residential units at a density consistent with that of the surrounding area.

**G.88.6** The site scored relatively highly in the sustainability appraisal due to its proximity to a range of services, in particular the local school. The land is currently in agricultural use (grade 3) and development on the site will form an extension onto Lark Road, which is considered the only suitable access point. Stoke Ferry Parish Council are in favour of this site being allocated.

**G.88.7** There are no major landscape features on the site (e.g tress or hedgerows) however there is a path running across the centre of the site which could potentially be incorporated into the design of development. The site sits a distance from the Conservation Area, screened by development and it is not considered that development of the site would be of detriment to the character and appearance of this Heritage Asset.

**G.88.8** The majority of the views in to the site are limited to near distance from Lark 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 north boundary. In the limited views that area available the site is seen in the context of the existing settlement.

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**G.88.9** The following constraints must be resolved prior to development, a sewer crosses the site and therefore easement/ diversion may be required in consultation with Anglian Water. 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. 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 G88.2 Stoke Ferry - Land at Bradfield Place

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

1. Submission of details showing how the water mains crossing the site can be accommodated within the development (including any easements/diversions) to the satisfaction of Anglian Water;
2. Safe access and visibility being achieved to the satisfaction of the local highways authority
3. Submission of details showing how sustainable drainage measures will integrate with the design of the development and how the drainage system will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission;
4. Provision of affordable housing in line with the current standards.

### Site Description and Justification

**G.88.10** The site (part of submitted site Ref. No. 37) is located to the west of the settlement, outside of the Conservation Area and within fairly close proximity of village services, scoring positively for this factor in the sustainability appraisal. The site is situated to the rear of residential properties, with the northern and eastern boundaries abutting the current proposed development boundary. The Council considers the site is suitable to accommodate 10 dwellings at a density consistent with that of the surrounding area.

**G.88.11** Currently the site is in agricultural use (Grade 3), and apart from a few hedgerows and trees there are no other landscape features of importance within the site boundary. The Stoke Ferry Conservation Area sits a good distance from the site and due to 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 the Conservation Area. Stoke Ferry Parish Council support this site.

**G.88.12** Norfolk County Council as local highways authority support development on this site providing safe access and visibility is achieved.

**G.88.13** The site abuts existing development on two sides with the western boundary bordered by agricultural land. Views are limited to near distance from adjacent roads and properties. In the wider views are available from the west the site is seen in the context of the existing settlement.



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**G.88.14** A water main(s) cross the site and therefore easement/diversion may be required in consultation with Anglian Water. 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 G88.3 Stoke Ferry - Land at Indigo Road / Lynn Road

Land at Indigo Road / Lynn Road amounting to 0.5 hectares, as identified on the Policies Map, is allocated for residential development of 12 dwellings. Development will be subject to compliance with all of the following:

1. Submission of a detailed contamination assessment in accordance with the requirements of the NPPF and the Environment Agency's 'Guiding Principles for Land Contamination'
2. Safe access and visibility being achieved to the satisfaction of the local highways authority;
3. Submission of details showing how sustainable drainage measures will integrate with the design of the development and how the drainage system will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission;
4. Land to the west of the village hall will be allocated for a c.26 car space car park. Submission of a suitable plan for the future management and maintenance of the car park;
5. Submission of an agreed schedule for financial contributions to the village hall community facility.
6. Provision of affordable housing in line with the current standards.

### Site Description and Justification

**G.88.15** The site (part of submitted site Ref. No. 951) is identified as a chosen allocation by the Council as indicated by the positive scores in the sustainability appraisal. Site G88.3 has support from Stoke Ferry Parish Council as well as the public because the site is centrally located within the settlement, therefore in close proximity of village services and it would provide a much needed formal car parking facility, and financial contributions, to the village hall, benefiting the local community.

**G.88.16** The site is situated to the south of the Indigo Road residential development and to the north of Lynn Road and the feed mill. The southern and western boundaries abut the recommended development boundary, with the southern boundary meeting the Stoke Ferry Conservation Area.

**G.88.17** The Council considers the site is suitable to accommodate 12 dwellings at a density consistent with that of the surrounding area, in particular that seen at Indigo Road, together with a car park.

**G.88.18** The northern section of the originally submitted site has been excluded as it has already been developed as a residential estate (Indigo Road). The southern section of the originally submitted site is in the same ownership as Site 87.3 and has been partially excluded. It lies within

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the development boundary and should come forward for residential development as part of a development phasing scheme, although part of this land, to the west of the village hall, has been included as it will be allocated for the provision of a c.26 car spaces car park for the village hall. An approximate location guide for this facility is indicated on the Policies Map.

**G.88.19** The site is classed as agricultural land (Grade 3) however it is currently an unused brownfield site, formally a petrol station, now cleared. This and other previous site uses have led to contamination of the land.

**G.88.20** Development of this site would allow the reuse of this currently used, centrally located, parcel of land and through the use of a high design standard has the potential to positively contribute to the visual amenity of the locality.

**G.88.21** Access to the site could be gained from Indigo Road, to the north, and/or Lynn Road, to the south. Norfolk County Council as local highways authority support development on this site providing safe access and visibility is achieved.

**G.88.22** Views into the site are limited to the near distance from adjacent roads and properties. In these views the site is seen in the context of the existing built environment of the settlement.

**G.88.23** 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.89 Stow Bardolph (SVAH)

#### *Smaller Village and Hamlet*

**G.89.1** Stow Bardolph 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.89.2** 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.90 Stow Bridge (SVAH)

#### *Smaller Village and Hamlet*

**G.90.1** Stow Bridge 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.90.2** 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.91 Syderstone (RV)

### *Rural Village*

#### **Description**

**G.91.1** Set on a rising site above an extensive common, Syderstone is a small linear village situated in the north eastern area of the borough. The village contains many traditional character buildings of flint and red brick and contains a landmark feature: the round tower church of St. Mary's. The village contains very few facilities other than a pub. The school is located in nearby Blenheim Park. The settlement is not served by public transport links. Syderstone Parish has a population of 445<sup>(69)</sup>.

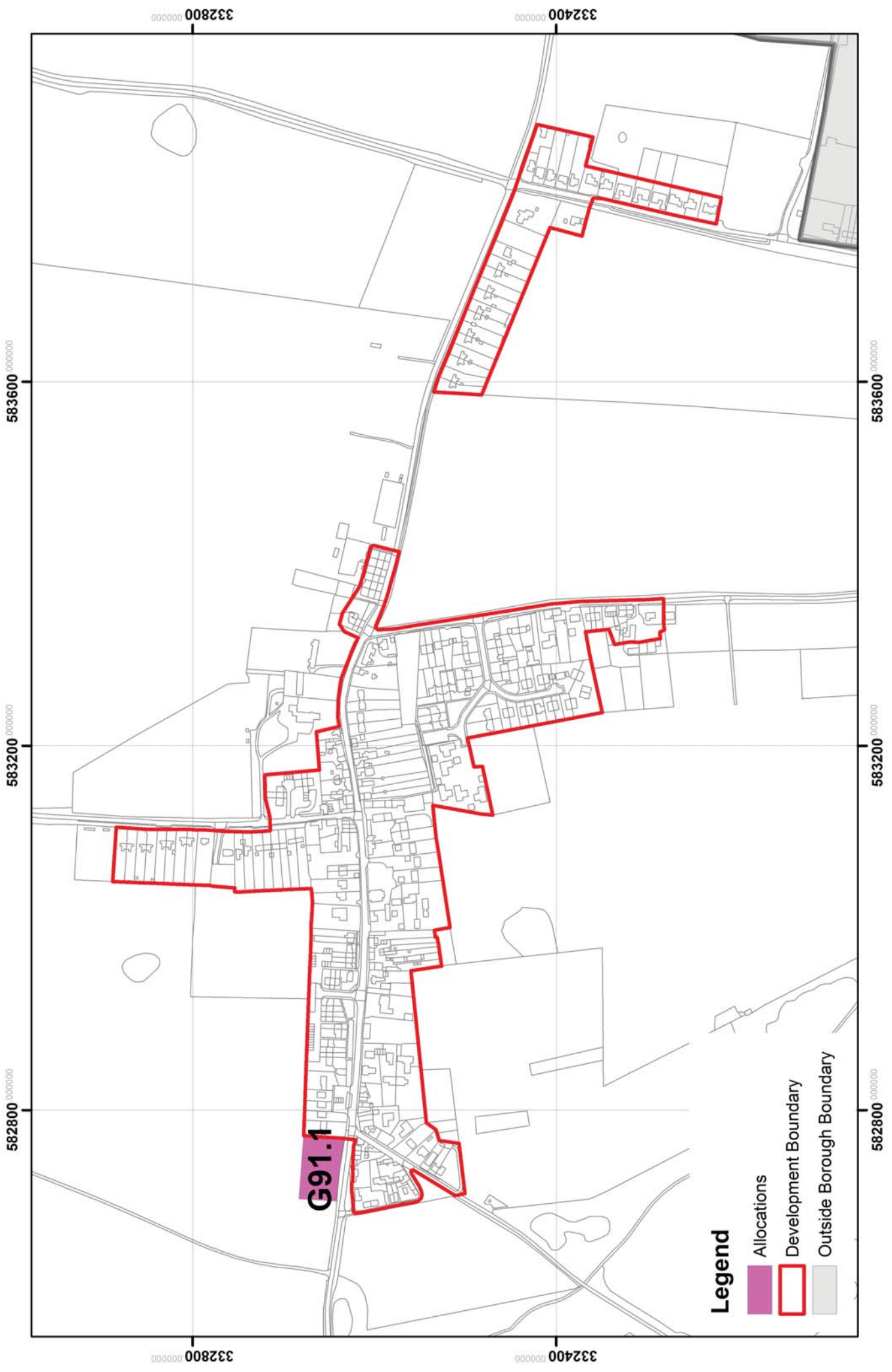
**G.91.2** Syderstone Common is a Norfolk Wildlife Trust nature reserve, and designated as an SSSI (Site of Special Scientific Interest). The Landscape Character Assessment<sup>(70)</sup> characterises the area surrounding Syderstone as part 'Rolling Open Farmland' and part 'Plateau Farmland'. The area is distinctly rural and peaceful which is partly due to its position away from more strategic road links.

**G.91.3** Syderstone has an average population size and is very limited in services in comparison to other settlements designated as Rural Villages by the Core Strategy. The village is about 7 miles west of the town of Fakenham (in bordering North Norfolk District) which provides a good range of services and facilities. Based on the Council's preferred method of distributing new development (as outlined in the first section), Syderstone would receive an allocation of four new houses. In order to trigger the threshold for delivering affordable housing, the Council prefers to allocate five houses including one affordable home.

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69 Census data 2011

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



**Inset G91 Syderstone**



## Site Allocation

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

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

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

## Site Description and Justification

**G.91.4** The site (an enlargement of 753) is of a size that could accommodate five dwellings taking full regard of the form, character and density of development in the locality of the site. The site is situated on the western edge of village and is within walking distance to central village services.

**G.91.5** The site is classed as agricultural grade 3 and therefore any development would result in a loss of productive agricultural land. However, only a small amount of land would be required due to the nominal amount of housing sought.

**G.91.6** Norfolk County Council as local highway authority have no objections to site subject to evidence demonstrating a safe and deliverable access and improvements being made to the footway network.

**G.91.7** The site is adjacent to frontage development on the northern side of The Street and opposite to development along the southern side of Docking Road, it is considered that development could take place without detriment to the form and character of the settlement by reflecting the existing frontage development.

**G.91.8** The site is screened by existing development to the south and east meaning that short distance views into the site are afforded from the local highway and these properties, these would be read in the context of development of the adjacent and opposite local built up environment.

## G Rural West Norfolk

There are some opportunities for medium and long distance views from the wider countryside to the north and west of the site, however the policy contains a clause for the Incorporation of a high quality landscaping scheme in order to minimise the impact of development on the countryside.

**G.91.9** The Surface Water Network has been identified as being at capacity meaning a sustainable drainage system (SUDS) would be sought to serve new development.

**G.91.10** The Council considers the site to offer the best combination of advantages in the settlement as it would form a natural extension to the western edge of the village, and is favoured by Syderstone Parish Council.

## G.92 Ten Mile Bank (RV)

### *Rural Village*

#### Description

**G.92.1** Ten Mile Bank is situated approximately five miles south of Downham Market and eighteen miles south of Kings Lynn. It is situated on the west bank of the River Great Ouse between Denver and Littleport and has the only road crossing of the river between these two points. The river road between Denver and Littleport runs parallel to the main A10 London- Cambridge- King's Lynn road on the opposite side of the river. The village is part of Hilgay Parish with a population of 277 <sup>(71)</sup> and contains a school and bus service.

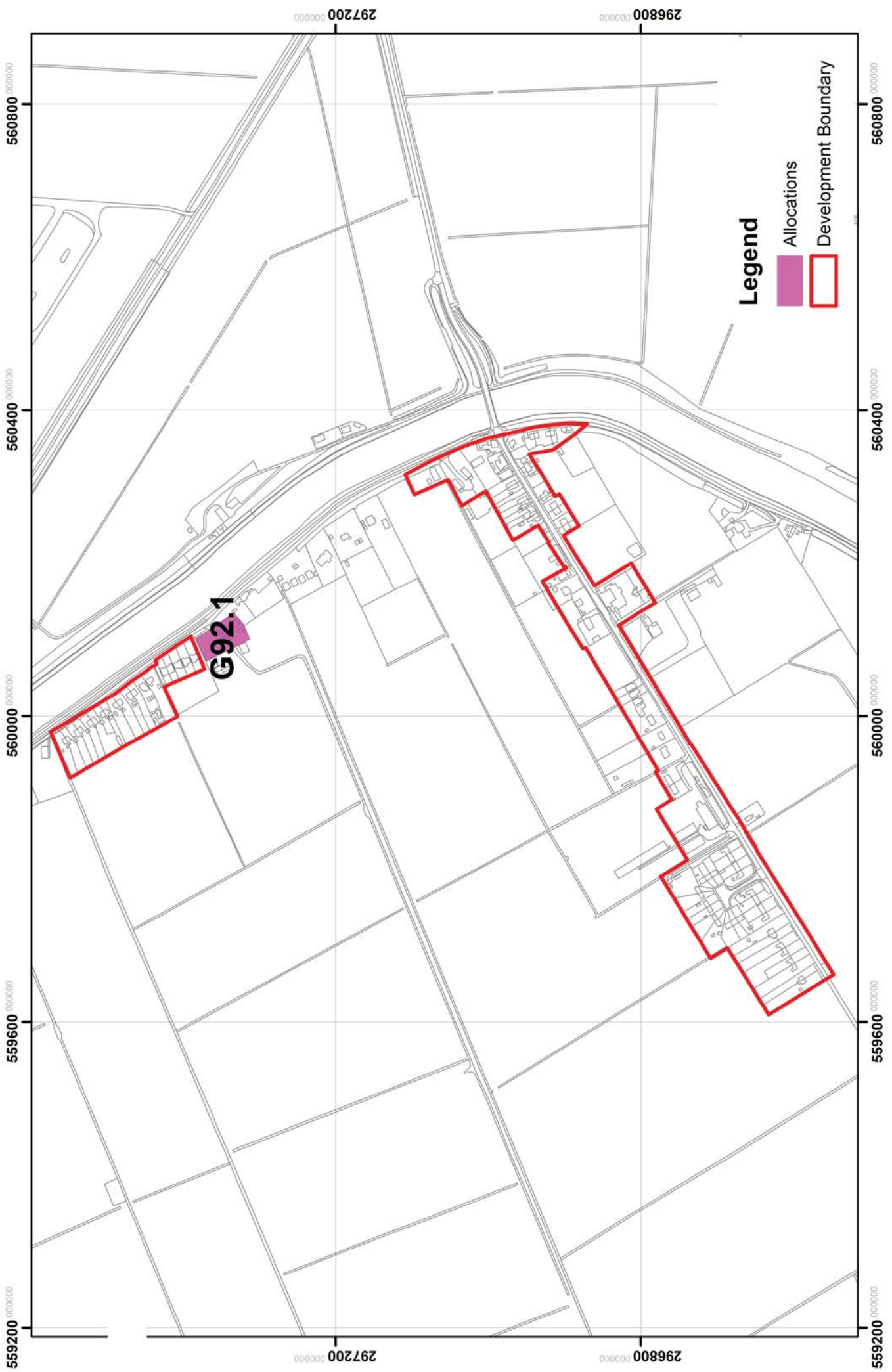
**G.92.2** Ten Mile Bank falls within "The Fens- Open Inland Marshes" character type<sup>(72)</sup>. This is defined as being characterised by a large scale landscape with extensive vistas and wide open skies evoking a strong sense of openness, exposure and isolation. Strong geometric and linear landscape patterning is defined by large scale intensive arable farming with extensive field units divided by a regular network of drainage ditches and dykes, long straight roads, large straight rivers and cut off channels. This is a largely unsettled landscape with villages and dispersed farmsteads with adjoining outbuildings.

**G.92.3** Ten Mile Bank is designated as a Rural Village by the Core Strategy. The Council's preferred distribution of development between Rural Villages on a population pro-rata approach (see Distribution of Development Chapter) would indicate 3 additional dwellings for Ten Mile Bank. However, to optimise the development potential of the preferred site the Council considers 5 dwellings (including, at current standards, 1 affordable dwelling) to be an appropriate number.

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71 Census Data 2011

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



**Inset G92 Ten Mile Bank**



## Site Allocation

### Policy G92.1 Ten Mile Bank - Land off Church Road

Land amounting to 0.23 hectares, as identified on the Policies Map, is allocated for the residential development of 5 dwellings. Development will be subject to compliance with the following:

1. Submission of a Flood Risk Assessment (FRA) that should address all forms of flood risk (coastal inundation, fluvial, pluvial and groundwater). The FRA should explain how surface water drainage will be managed. The FRA must demonstrate how the development would provide wider sustainability benefits to the community that outweigh the risk associated with flooding and that the development would be safe for its lifetime without increasing flood risk elsewhere and, where possible, would reduce flood risk overall. The FRA should suggest appropriate mitigation (flood resiliency measures);
2. 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 suitable access and local highway improvements to the satisfaction of the local Highways Authority;
4. Provision of affordable housing in line with the current standards.

## Site Description and Justification

**G.92.4** The allocated site (part of submitted site Ref. No. 1228) is situated towards the north of the settlement, opposite the River Great Ouse and adjacent to residential development in the form of detached houses. The site is used as agricultural land (grade 1) and contains some derelict farm buildings and a vacant bungalow, however the Council considers due to the location and potential of the site it is appropriate to develop on this land. Apart from the hedgerows to the south of the site there are no other landscape features of importance within the site boundary.

**G.92.5** The Council considers the site is suitable to accommodate the 5 residential units required in the settlement at a density consistent with the surrounding area. Given that the site is bordered on one side by development it would represent a natural extension to the village. The site provides the opportunity for views along the River Great Ouse. Medium and long distance views from the wider landscape are possible from the south and west. However, in these views the site is seen in the context of the existing settlement.

**G.92.6** Norfolk County Council as local highways authority comment that the site is remote from services and facilities. The Council understands these concerns but is committed to providing small scale development in each Rural Village to support rural services and address affordable housing need. The highways authority also comment that there would be a need for the provision of suitable access and local highway improvements.

## G Rural West Norfolk

**G.92.7** The whole of the settlement of Ten Mile Bank is within both Flood Zone 3 (high risk) and the Hazard Zone. Following consultation with the Environment Agency, the Borough Council considers that the need for additional housing in Ten Mile Bank to help support existing facilities justifies housing allocations notwithstanding the flood risks. In terms of the sequential test (see NPPF paragraph 101), the housing required in Ten Mile Bank cannot be allocated in a lower degree of flood risk because the whole of the settlement is subject to such risk and there are not alternative, lower risk areas available. In terms of the exceptions test (see NPPF paragraph 102), the Borough Council judges that the benefits of the housing in supporting the sustainability of the services and community of Ten Mile Bank outweigh the flood risk. In accordance with the NPPF development of sites will be subject to a site specific flood risk assessment and demonstration of the safety of the development, and are likely to require specific design measures to manage the residual risk.

**G.92.8** 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.92.9** The Council considers this site to form a natural extension to the settlement along Church Road.

## G.93 Terrington St. Clement (KRSC)

### *Key Rural Service Centre*

#### Description

**G.93.1** Terrington St Clement is a relatively large marshland village situated to the north of the A17 road, 7 miles west of King's Lynn. The village church known as the 'Cathedral of the Marshland' dominates the surrounding fenland and forms the core of the village. The pattern of the village often follows the lines of sea defence banks and parts of the intervening spaces have been in-filled with development. The often mature landscape gives the village a rural feel which is enhanced by frequent glimpses of open countryside.

**G.93.2** A part of the settlement (north-east) is designated a Conservation Area to preserve and enhance its special architectural and historic quality. The predominant building materials in the village are red and brown brick with slate or pantile roofing.

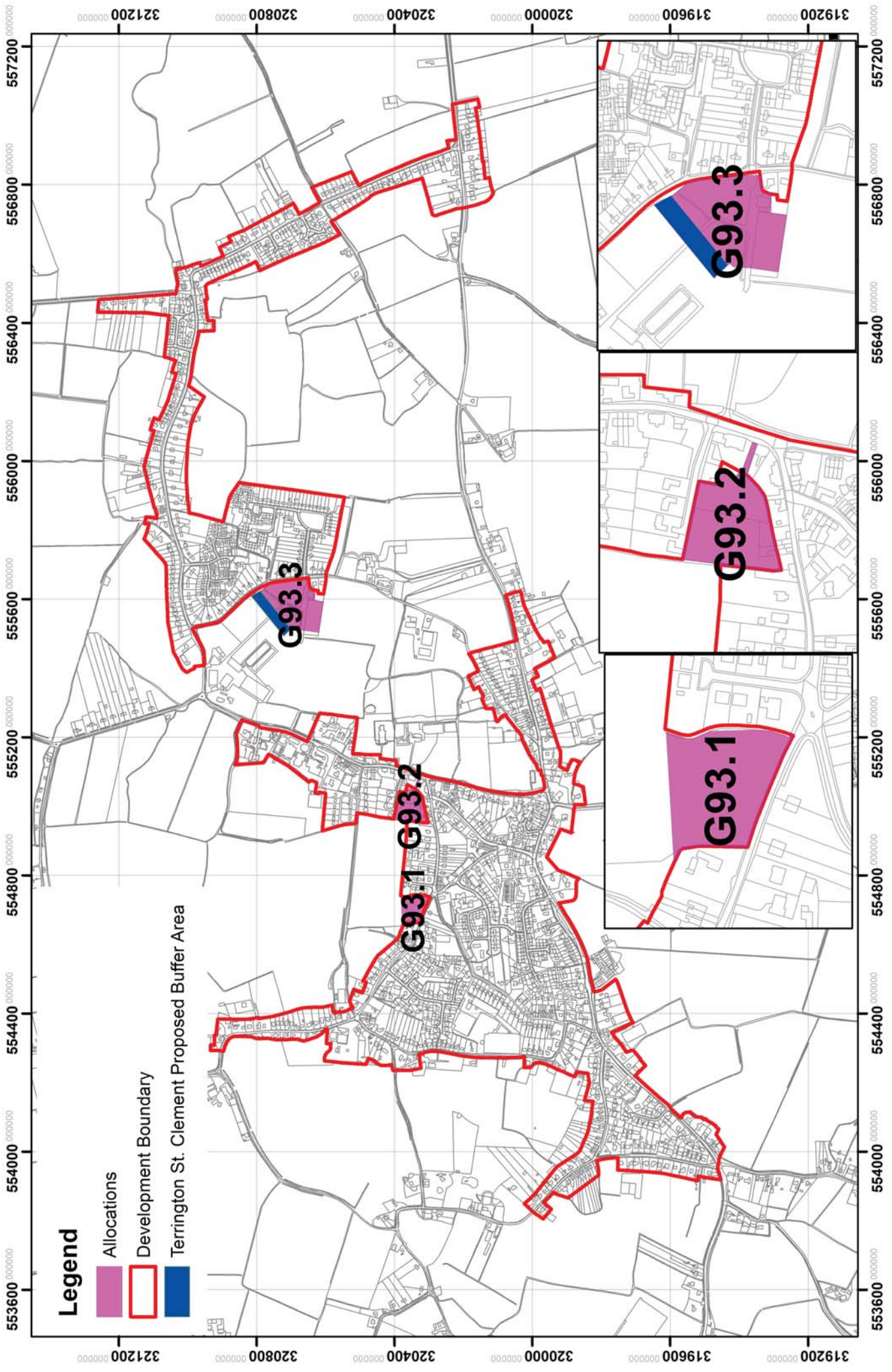
**G.93.3** The settlement benefits from a range of services including schools, surgery, bus route, post office, shops, pubs, filling station and other employment and retail uses. The village and its importance as a centre for services and employment create a lively and active place. The population of the parish is 4,125<sup>(73)</sup>.

**G.93.4** In relation to landscape, Terrington St Clement falls within the 'Drained Coastal Marsh'. This is defined in the Landscape Character Assessment<sup>(74)</sup> by a strong sense of openness, with open views towards a generally undeveloped coastal skyline. It is predominantly isolated and rural with open, panoramic views across the ever-changing nature of the seascape (The Wash) and an intricate network of inter-tidal habitats.

**G.93.5** Terrington St Clement is designated a Key Rural Service Centre in the Core Strategy because of the range of facilities available and its potential to accommodate growth to sustain the wider rural community. On a population pro-rotta basis (see the Distribution of Development section), Terrington St Clement should receive an allocation of 55 new dwellings, including 11 affordable dwellings (at current standards) or its equivalent financial contribution. However, it is considered that the settlement has the potential to accommodate development above the guideline due to the range of services available in the settlement and the development potential of sites submitted. As such Terrington St Clement is allocated a total of 62 new dwellings.

73 2011 Population Census Data

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



**Legend**

- Allocations
- Development Boundary
- Terrington St. Clement Proposed Buffer Area

**Inset G93 Terrington St Clement**





## Site Allocations

### Policy G93.1 Terrington St. Clement - Land at Church Bank, Chapel Road

**Land amounting to 0.5 hectare at Church Bank, Chapel Road, as shown on the Policies Map is allocated for residential development of 10 dwellings. Development will be subject to compliance with all of the following:**

1. Prior submission of a desk-based archaeological assessment of the site and proposed development;
2. A Flood Risk Assessment (FRA) that should address all forms of flood risk (coastal inundation, fluvial, pluvial and groundwater). The FRA should explain how surface water drainage will be managed. The FRA must demonstrate how the development would provide wider sustainability benefits to the community that outweigh the risk associated with flooding and that the development would be safe for its lifetime without increasing flood risk elsewhere and, where possible, would reduce flood risk overall. The FRA should also suggest appropriate mitigation (flood resiliency measures);
3. Submission of details showing how the sewer crossing the site can be accommodated within the development (including any easements/diversions) to the satisfaction of Anglian Water;
4. Demonstration of safe access and provision of adequate improvements to local road network;
5. Provision of affordable housing in line with the current standards.

## Site Description and Justification

**G.93.6** The allocated site (part of submitted site Ref. No. 539) is situated in a central part of the settlement immediately adjacent the proposed development boundary. The site comprises Grade 1 (excellent quality) agricultural land. Whilst development would result in the loss of productive agricultural land, this also applies to other developable site options in the village and there is an identified need for additional housing in the settlement. The land is flat grassland and other than boundary hedgerows there are no landscape features of importance on the site.

**G.93.7** The site is situated in a built up part of the village. The surrounding area comprises of existing housing development to the south, east and west with open fields to the north. It is considered that development on the site will not be visually intrusive in the landscape. Views are limited to near distance from adjacent roads and properties. Wider views are available from the north but in this view development would be seen in the context of the existing settlement.

**G.93.8** It is considered that development of 10 residential dwellings in this location will not be detrimental to the form and character of the area but would rather form a continuation of existing housing on Chapel Street, infilling the gap between existing housing to its east and west. The site is well integrated with the central part of the village and in close proximity to a number of services

## G Rural West Norfolk

the village has to offer. This potentially provides opportunity for residents to walk or cycle to these amenities. The local Highway Authority identifies the site to be well located and made no objections to the allocation of 10 dwellings on the site subject to localised improvements to the road network.

**G.93.9** In line with the sequential test, the site is located in a lower flood risk area compared to other higher flood risk sites in the settlement. The appropriate flood mitigation measures are required by the allocation policy above.

### **Policy G93.2 Terrington St. Clement - Land Adjacent King William Close**

**Land amounting to 0.7 hectare north of Chapel Road, as shown on the Policies Map is allocated for residential development of 17 dwellings. Development will be subject to compliance with all of the following:**

1. Submission of a Heritage Asset Statement that establishes that development would enhance and preserve the setting of the Conservation Area and the setting of the nearby Listed Building;
2. Submission of a detailed contamination assessment in accordance with the requirements of the National Planning Policy Framework (NPPF) and the Environment Agency's 'Guiding Principles for Land Contamination';
3. Demonstration of safe access and adequate visibility being achieved, the details of which are to be agreed by Norfolk County Council as local highway;
4. Provision of affordable housing in line with the current standards.

### **Site Description and Justification**

**G.93.10** The allocated site (submitted site Ref. No. 67/486/696) lies north of the settlement, immediately adjacent the proposed development boundary. The site previously contained industrial buildings but these have since been demolished. Development of the site would allow the reuse of this previously developed land thus reducing the pressure to build on productive agricultural land. Landscape features within the site include boundary hedgerows but no other landscape features of note.

**G.93.11** The site is located in a built up part of the village. It is largely surrounded on all sides by existing housing. As such, the proposed development would relate satisfactorily with the existing character of the area. Views are limited to glimpses from adjacent roads and properties. There are few opportunities for long and medium distance views from the west, but in these views, development would largely be seen in the backdrop of the existing settlement.

**G.93.12** The site's eastern boundary immediately abuts Terrington St Clement Conservation Area, there is a Listed Building adjacent the site and access is proposed through the Conservation Area. Therefore, given its sensitive location, the design and layout of the development must be of a high standard that would conserve and enhance the setting of the Conservation Area and respect the settings of the Listed Building.

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**G.93.13** This site is identified as the highest scoring site, of those available in the village, in terms of proximity to services; it is well located with good links and provides an opportunity for residents to walk or cycle to key village services. Safe access into the site can be achieved from either King William Close or the junction off Churchgate Way adjacent the public house. King William Close is a private road, as such the developer would be required to bring it up to adoptable standards in order for access to be gained. Access could alternatively be obtained off Churchgate Way, at the junction next to the public house subject to adequate visibility being achieved. The policy ensures that the specific details regarding access be agreed by the local Highway Authority prior to the development taking place.

**G.93.14** Whilst the eastern part of the site has been granted planning permission, allocating the entire site would help meet the housing need in the settlement and would also increase viability for the developer.

### **Policy G93.3 Terrington St. Clement - Land West of Benn's Lane**

**Land amounting to 2.2 hectares west of Benn's Lane, as shown on the Policies Map is allocated for residential development of 35 dwellings. Development will be subject to compliance with all of the following:**

1. A significant buffer area (minimum width of 30m) as indicated on the Proposals Map, shall be incorporated and retained thereafter along the northern site boundary to mitigate any impacts from the adjacent employment use. Details of this shall be submitted to and agreed by the LPA prior to use of the land taking place;
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 also suggest appropriate mitigation (flood resiliency measures);
3. Submission of a detailed contamination assessment in accordance with the requirements of the National Planning Policy Framework (NPPF) and the Environment Agency's 'Guiding Principles for Land Contamination';
4. Demonstration of safe access from Benn's Lane and the provision of adequate pedestrian/cyclist links;
5. Provision of affordable housing in line with the current standards.
6. Satisfactory accommodation of the Internal Drainage Board maintained drain crossing the site.

### **Site Description and Justification**

**G.93.15** The allocated site (part of submitted site Ref. No. 583/533) is situated north-east of the village of Terrington St Clement, with its eastern boundary abutting the development boundary. The site comprises brownfield land. The land currently accommodates derelict greenhouses which

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were previously used for horticultural purposes. Development of the site, reduces the pressure to build on greenfield productive land and also provides an opportunity to improve the existing derelict appearance of the site. Landscape features on the site include mature hedges along the site boundaries.

**G.93.16** The surrounding area consists of residential road frontage development to the east, open fields to the south and west, and industrial land to the north. The site is well screened by mature hedges along the eastern site boundary. Near distance views are limited to glimpses from adjacent road and nearby properties. There is some opportunity for medium and long distance views particularly when viewed south of Benn's Lane, but in these views, development would be seen in the context of the existing built environment. Therefore, it is considered that development would not be harmful to the visual and landscape amenity of the area but would rather be an improvement on the derelict structures presently on the site.

**G.93.17** The site and the area north of the site is subject to a certificate of lawful use for B2 (general industrial) which was granted in 2010. There is currently no industrial development in the area but in order to avoid any conflicts between the proposed residential development and any future potential industrial uses north of the site, a policy is included as part of the allocation to ensure an explicit buffer area (minimum width of 30m) is provided along the northern site boundary as part of the residential development.

**G.93.18** There is an open drain within the site which is maintained by King's Lynn Internal Drainage Board (IDB). It is recommended that discussions are held with the IDB prior to the planning application stage.

**G.93.19** In terms of access and proximity to services, the site is within reasonable walking distance to Churchgate Way where the majority of local services are situated including the primary and high schools, shops, public house, village hall, post office and bus stops. Site access is proposed from the existing access on Benn's Lane. Due to the nature of the southern part of Benn's Lane and the junction onto Lynn Road, it is recommended that appropriate works are undertaken, and the design and layout of the scheme should aim to encourage use of the Northgate Way junction and the northern part of Benn's Lane.

**G.93.20** The size of the site is sufficiently large to accommodate 35 dwellings at a density consistent with the locality and also accommodate the aforementioned buffer area north of the site and address any other possible issues surrounding the drain within the site, site access and loss of hedgerows.

**G.93.21** Whilst the site is within a high flood risk area (flood zone 3) and hazard zone, all other site options at lower degrees of flood risk are not considered to be more suitable in terms of distance to services, remoteness from the village and access constraints. Development on the site is subject to the appropriate flood mitigation measures outlined in the policy above.

**G.93.22** In summary, the Council considers that this site provides an ideal opportunity for a well located residential development on a derelict, brownfield site whilst also visually improving the area.



## G.94 Terrington St. John, St. John's Highway & Tilney St. Lawrence (KRSC)

### **Key Rural Service Centre**

#### **Description**

**G.94.1** Terrington St. John, Tilney St. Lawrence and St. John's Highway are designated a joint Key Rural Service Centre in the Core Strategy due to the way that they function together. Collectively they have the potential to accommodate growth to sustain the wider rural community. On a population pro-rotta basis (see Distribution of Development section) the settlements would be allocated a total of 35 new dwellings (including at current standards, 7 affordable housing or the equivalent financial contribution).

**G.94.2** Terrington St. John is a marshland village situated to the south of the main A47, six miles to the west of King's Lynn, with a population of 891<sup>(75)</sup>. Extensive, flat plains of fertile agricultural land surround the village. The character of Terrington St. John owes a great deal to the use of local traditional materials in the construction of its older buildings include orange, red and brown brick, pantiles and Welsh slate.

**G.94.3** St. John's Highway is a linear settlement which has been extended to a more rectangular form over the years. The main road divides the settlement. However, away from the major road, the harmony of the built form and materials, coupled with extensive hedgerows and groups of mature trees, give the village a pleasing overall character. The predominant construction materials are red / buff brick with either slate or pantiles.

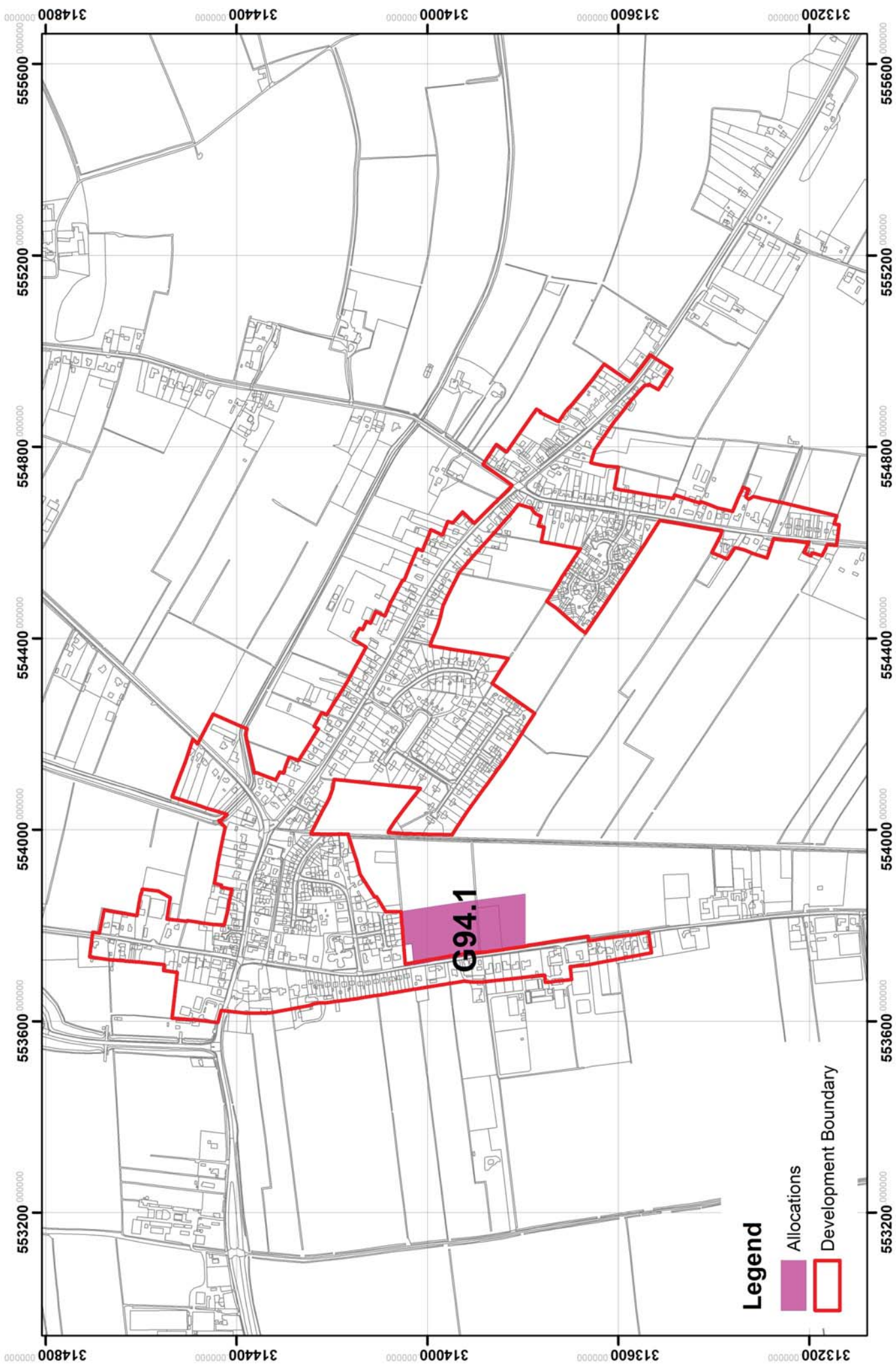
**G.94.4** Tilney St. Lawrence is a scattered settlement that is situated approximately 9.7 miles west of King's Lynn. The village comprises of four areas of development with a focus around the Saint John's Road / School Road crossroads which has a semi-rural character. Most of the village services and facilities are located in this part of the village. The most extensive development has taken place along St. John's Road in the village. The predominant construction materials are red brick with either slate or pantiles. The parish population was recorded as 1,576 in the 2011 Population Census.

**G.94.5** Terrington St. John, Tilney St. Lawrence and St. John's Highway together benefit from a range of facilities which include a surgery, school, bus route, post office, pub, filling station, church and other employment and retail uses.

**G.94.6** In relation to landscape, Terrington St. John, Tilney St. Lawrence and St. John's Highway fall within the 'Drained Coastal Marsh'. The Landscape Character Assessment<sup>(76)</sup> defines this as having a strong sense of openness, with open views towards a generally undeveloped coastal skyline. It is predominantly isolated and rural with open, panoramic views across the ever-changing nature of the seascape (The Wash) and has an intricate network of inter-tidal habitats.

75 2011 Population Census Data

76 King's Lynn & West Norfolk Landscape Character Assessment



**Inset G94 Terrington St John's/St John's Highway/Tilney St Lawrence**



## Site Allocation

### **Policy G94.1 Terrington St John, St John's Highway and Tilney St Lawrence - Land east of School Road**

**Land amounting to 2.8 hectares, as identified on the Policies Map, is allocated for residential development of 35 dwellings. Development will be subject to compliance with the following:**

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

## Site Description and Justification

The allocated site (which includes part of submitted site Ref No 890 and 393/417) is situated east of School Road, south of Terrington St. John. It is located in a fairly built up area with its northern and western boundaries immediately abutting the development boundary. Open fields border the site on the south and east. The site mostly comprises of scrub land classed as Grade 2 (good quality) agricultural land but does not currently appear to be in agricultural production. Whilst development of the site would result in the loss of productive agricultural land, this applies to all other growth options in this settlement.

There are no significant landscape features within the site other than boundary hedges and trees. There is a school playing field within part of the site. This is proposed to be relocated as part of the scheme. The allocation includes a policy above to ensure that a suitable replacement playing field is provided prior to use of the land taking place.

The site is considered to be ideally located for housing development. It is situated in a relatively built up area with established housing to its north and west. Development would form a continuation of existing housing on School Road without detriment to the form and character of the locality. In

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terms of visual and landscape impacts, whilst wider views of the site are available particularly from the south, development would mostly be seen in the backdrop of the existing settlement and would not cause significant harm to the visual amenity of the area.

In addition, the site is well positioned in relation to local services, particularly the primary school which is situated immediately opposite. The site is also within reasonable walking/cycling distance to Main Road where the majority of local services are located. Site access is obtainable from School Road as supported by the Local Highway Authority subject to its design and layout.

The site is identified to be the least constrained site over other considered sites in the settlement, and is of a sufficient scale to accommodate the 35 dwellings sought in the village at a density that is consistent with its surrounding area.

In line with the sequential test, the site is located in a lower flood risk area compared to other higher flood risk sites in the settlement. The appropriate mitigation measures would be required in line with the allocation policy above.

### G.95 Thornham (RV)

#### *Rural Village*

#### **Description**

**G.95.1** Thornham is a linear coastal settlement located approximately four miles from the town of Hunstanton. The village contains a shop, two pubs and a GP surgery but no school. Thornham parish has a population of 496<sup>(77)</sup>. Thornham is linked to other coastal villages via the Coasthopper bus route along the A149 between Hunstanton and Wells-next-the-Sea.

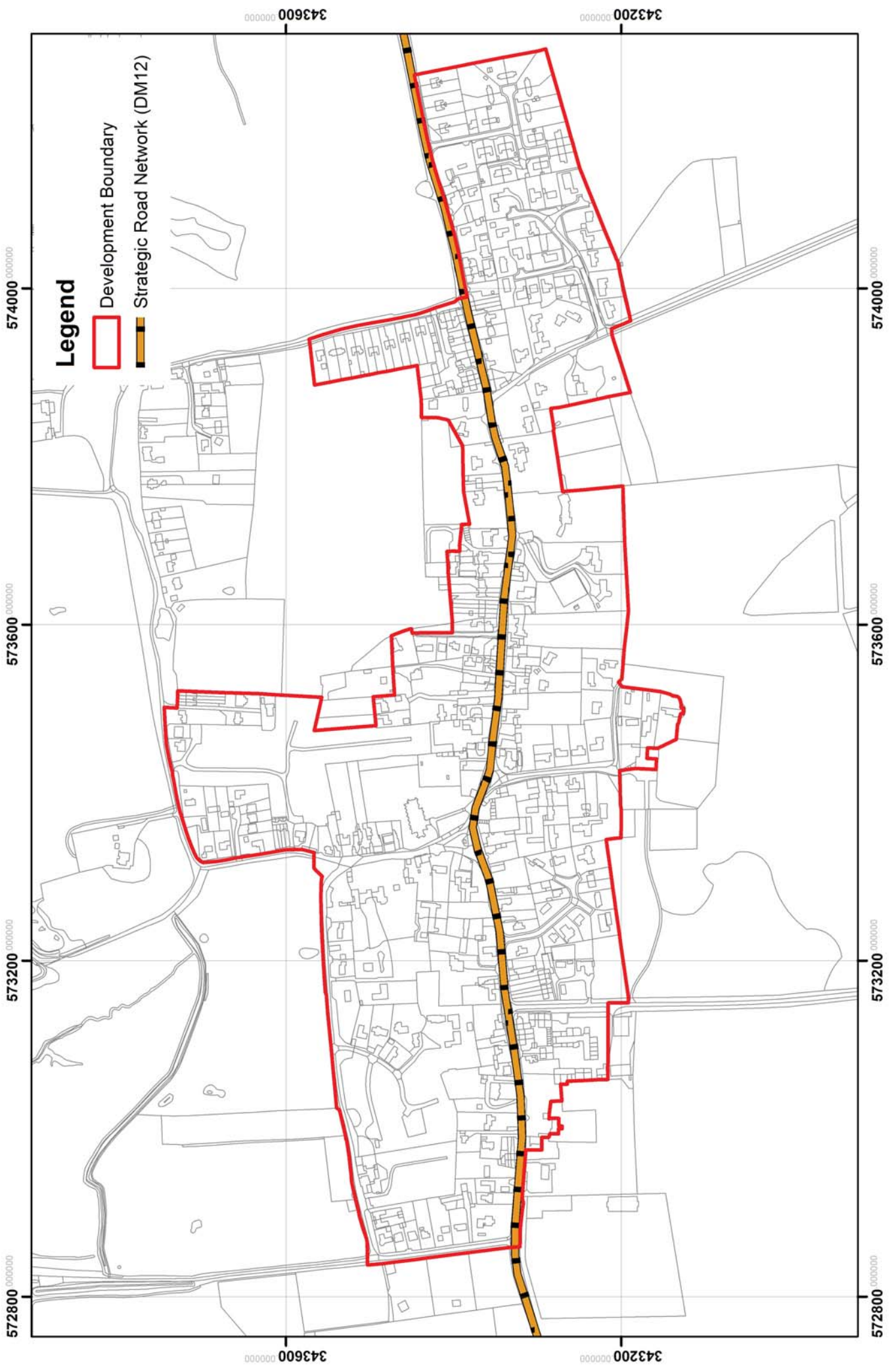
**G.95.2** Thornham attracts tourists due to its accessibility on the main coastal route (A149) and due to its position within Norfolk Coast AONB and directly on the Norfolk Coast Path. The village contains some traditional and modern development, often constructed with white clunch, flint, red brick and red clay pantiles and has a designated Conservation Area. The village abuts open coastal marshes to the north and the area includes a dynamic patchwork of saltmarsh and mudflats, dissected by a complex network of ditches, creeks and lagoons along the coastal fringe. There are open panoramic views towards the coast from northern parts of the village.

**G.95.3** Thornham has an average population size and number of services in comparison to other settlements designated as Rural Villages by the Core Strategy, although it has no primary school. The settlement is in a sensitive location within the Area of Outstanding Natural Beauty and adjacent to the coastline which has many international designations to protect its environmental, biodiversity and heritage significance. As such, development must be particularly sensitive both in terms of visual impact and the impact new residents could have on the immediate surroundings. Based on the Council's preferred method of distributing new development (as outlined earlier in the plan), Thornham would receive a total allocation of five new houses including one affordable home.



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**G.95.4** The environmental, heritage and highways constraints limit the potential for development in this village. All sites previously considered received objections from Norfolk County Council (highways authority), Natural England, English Heritage and the Norfolk Coast (AONB) Partnership. Therefore no allocations for development have been made in Thornham.



**Inset G95 Thornham**

## G.96 Three Holes (RV)

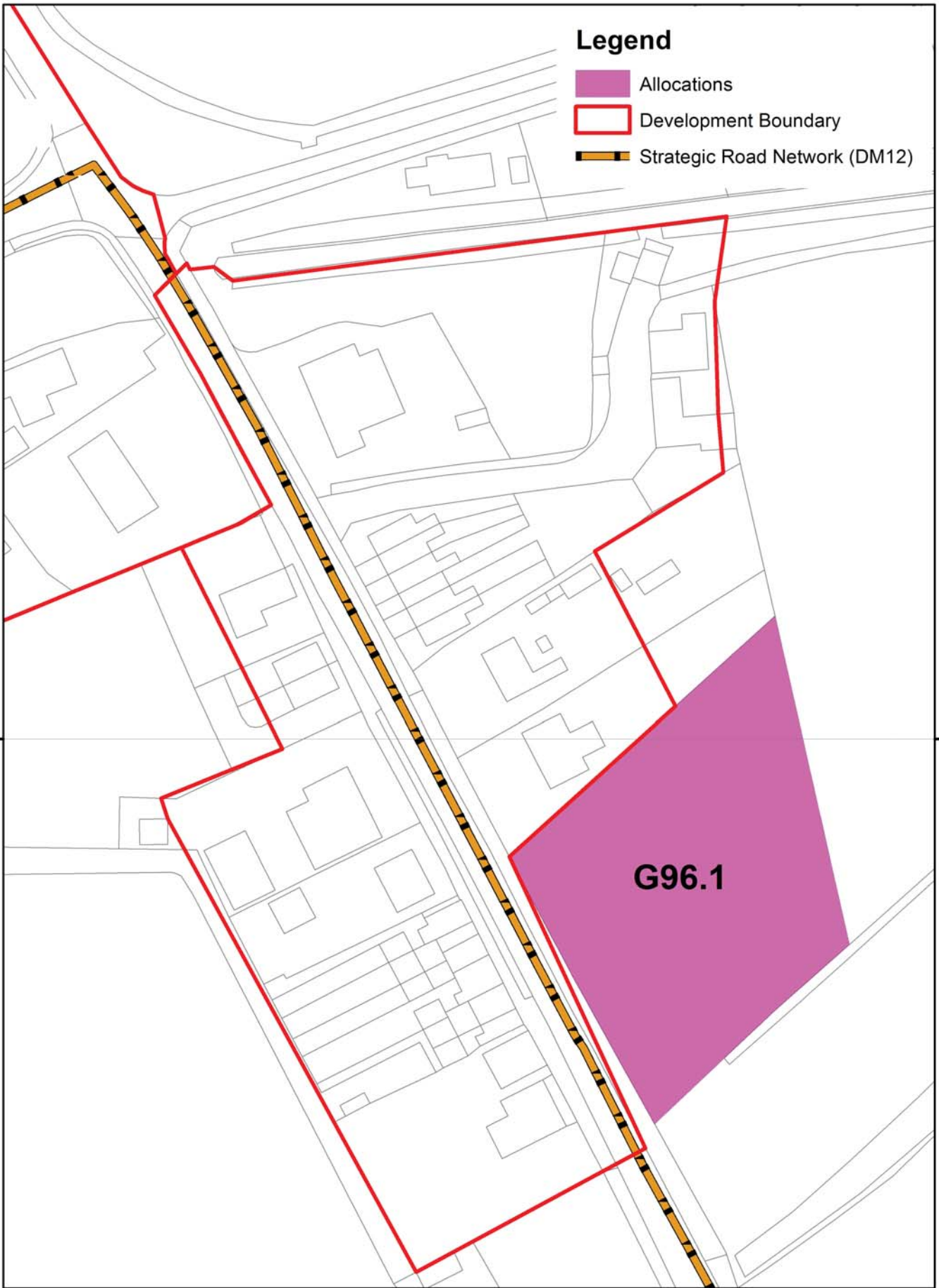
### *Rural Village*

#### **Description**

**G.96.1** Three Holes is situated to the south of Upwell, where the A1101 bridges the Middle Level Main Drain. The settlement is linear and sprawling in form along the A1101 Main Road and is located eight miles south of Wisbech. The village is part of Upwell Parish and contains a shop, commutable bus route and employment uses.

**G.96.2** The village lies between two landscape types. “The Fens- Settled Inland and Marshes”, within a backdrop of arable farmland and plantations, dominate this very flat, low-lying landscape with its vast open skies. The settlement pattern further consists of several isolated farmsteads with associated farm buildings, dotted linearly along the rural roads. The second character area, “The Fens- Open Inland Marshes”, is situated to the east of Downham Market with the Middle Level Main Drain diagonally cutting the area in half. The land use in this large-scale, low-lying landscape is predominantly intensively managed arable farmland with a dense regular network of dykes and ditches.

**G.96.3** Three Holes is designated as a Rural Village by the Core Strategy. The Council’s preferred distribution of development between Rural Villages on a population pro-rata approach (see earlier section in this document) would indicate 4 additional dwellings for Three Holes. However, the Council considers that it is appropriate to increase marginally the level of new housing to 5 dwellings in order to optimise the development potential of the preferred site and provide affordable housing.



**Inset G96 Three Holes**



## Site Allocation

### Policy G96.1 Three Holes - Land adjacent to 'The Bungalow', Main Road

Land amounting to 0.3 hectares, as identified on the Policies Map, is allocated for residential development of 5 dwellings. Development will be subject to compliance with the following:

1. Submission of a Flood Risk Assessment (FRA) that should address all forms of flood risk (coastal inundation, fluvial, pluvial and groundwater). The FRA should explain how surface water drainage will be managed. The FRA must demonstrate how the development would provide wider sustainability benefits to the community that outweigh the risk associated with flooding and that the development would be safe for its lifetime without increasing flood risk elsewhere and, where possible, would reduce flood risk overall. The FRA should suggest appropriate mitigation (flood resiliency measures);
2. 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. Subject to improvements to the local footway network to the satisfaction of the local Highways Authority;
4. Provision of affordable housing in line with the current standards.

## Site Description and Justification

The allocated site (submitted site 488) is situated to the south of the settlement, along Main Road. The site is located next to a bus stop and relates well to the existing settlement therefore scoring highly in terms of sustainability. The Council considers the site is capable of accommodating 5 residential, forming a linear development that would be in keeping with that of the surroundings and without harming the amenity of neighbouring occupiers. The allocation is supported by the Parish Council.

The local highways authority has no objection to this site providing safe access is achieved from Main Road and local footpath improvements are made.

The site is classified as Grade 1 agricultural land and is bounded by hedgerows. Whilst the development would result in the loss of high quality undeveloped land, this applies to all potential development options located outside the village boundary. Wider views are available and can be seen in the context of the existing development.

The site is situated completely within Flood Zones 2 and 3 Fluvial (climate change) and as such would not normally be allocated for development on that basis. However additional housing is needed to support the facilities and services in the Key Rural Service Centres and Rural Villages completely at risk from flooding (Flood Zones 2 and 3). Therefore it is appropriate to allocate

## G Rural West Norfolk

housing in the village by applying the sequential test to aid selection of the most suitable land. Whilst there was an alternative option in the settlement only partially at risk of flooding the access and egress of that site are affected by flooding.

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

### G.97 Tilney All Saints (RV)

#### *Rural Village*

#### **Description**

**G.97.1** Tilney All Saints is a small village situated approximately three miles southwest of King's Lynn, between the A17 and A47. The village is made up of two parts; Tilney All Saints itself and Tilney High End. The village is located in the Fens. The population of the settlement was recorded as 573 in the 2011 Census<sup>(78)</sup>.

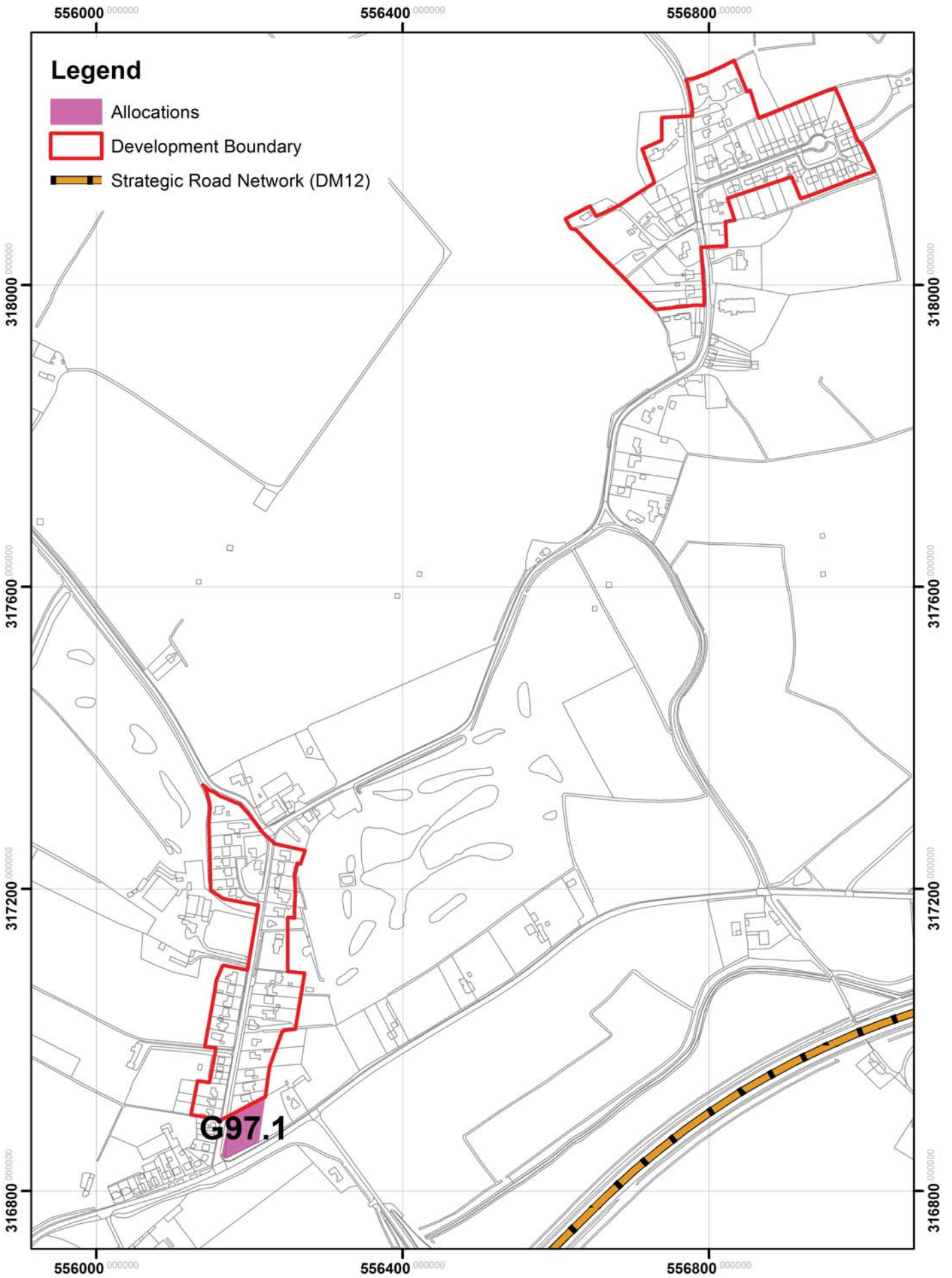
**G.97.2** There are limited employment opportunities in the village and the few services include a school, church and bus route.

**G.97.3** In relation to landscape, the village falls within "The Fens – Settled Inland Marshes". This is defined in the Landscape Character Assessment<sup>(79)</sup> as having panoramic views across the area and beyond, over the adjacent fen landscape. It is also defined by a strong historic integrity with historic drainage network and a moderate to strong sense of tranquillity throughout the area.

**G.97.4** Tilney All Saints is designated a Rural Village in the Core Strategy, identified as being capable of accommodating modest growth to support essential rural services. On a population pro-rotta basis (see Distribution of Development section) Tilney All Saints is to receive an allocation of 5 new dwellings (which would include, at current standards, 1 affordable housing or the equivalent financial contribution).

78 Population Census Data 2011

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



**Inset G97 Tilney All Saints**

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### Site Allocation

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

**Land amounting to 0.25 hectares east of School Road, as shown on the Policies Map is allocated for residential development of 5 dwellings. Development will be subject to compliance with all of the following:**

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

### Site Description and Justification

**G.97.5** The allocated site (submitted site ref. no. 329) lies south of Tilney High End, Tilney All Saints, on the edge of a built up area, immediately abutting the development boundary. The site currently comprises of an area of uncultivated flat scrub land designated as Grade 2 (good quality) agricultural land. Although development would result in the loss of good quality agricultural land, all sites within the settlement fall within this category and the scale of development proposed is not likely to have a detrimental impact on the availability of productive agricultural land. The site has defined boundaries in the the form of mature hedges and planting. Other than this, there are no landscape features of note within the site.

**G.97.6** The surrounding area is predominantly residential in character with housing to the north and west and some housing to the east. The site is well screened in terms of views from the wider landscape and it is considered that development is not likely to be visually intrusive in the landscape but would rather be seen in the context of the existing settlement.

**G.97.7** The site relates well with the existing form and character of the area. Development would form a natural extension of existing residential dwellings along School Road. The site could potentially be developed as frontage development which would be consistent with the form of the adjacent existing development. In addition, the site is significantly closer to the main facilities the settlement has to offer in particular the school and a bus route. The local highway authority has no objections to this allocation. The site is also supported by the local parish council.



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**G.97.8** With regards to flood risk, the sequential test is applied in line with the National Planning Policy Framework. The allocated site is in a lower flood risk area (tidal flood zone 2) compared to other higher flood risk sites in the settlement. Development is subject to the appropriate flood mitigation measures as outlined in the allocation policy above.

**G.98 Tilney cum Islington (SVAH)*****Smaller Village and Hamlet***

**G.98.1** Tilney cum Islington 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.98.2** 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.99 Tilney Fen End - see Marshland St James**

**G.99.1** Tilney 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.100 Tilney St. Lawrence - See Terrington St. John**

**G.100.1** Tilney St. Lawrence 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.101 Titchwell (SVAH)*****Smaller Village and Hamlet***

**G.101.1** Titchwell 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.101.2** 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.102 Tottenhill (SVAH)*****Smaller Village and Hamlet***

**G.102.1** Tottenhill 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.102.2** 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).

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### G.103 Tottenhill Row (SVAH)

#### *Smaller Village and Hamlet*

**G.103.1** Tottenhill Row 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.103.2** 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.104 Upwell with Outwell (KRSC)

#### *Key Rural Service Centre*

#### **Description**

**G.104.1** Upwell and Outwell are situated towards the south west of the Borough. Upwell is a long linear settlement either side of the old course of the River Nene. The village of Outwell has a similar form set alongside Well Creek and the path of the former Wisbech Canal. The villages are 7 and 5 miles, respectively, to the southeast of Wisbech. The Parish of Upwell has a population of 2,750 (including the settlements of Three Holes and Lakes End) and the Parish of Outwell has 2,083<sup>(80)</sup>. Collectively these villages have a good range of facilities which include a GP surgery, school, shops, pub, good public transport and employment uses.

**G.104.2** In Upwell the form of the village follows the River Nene (old course) and for much of the length is only a single plot in depth. The range of attractive vistas are provided as the river turns in a gentle arc and the historic buildings which line it work to produce an attractive setting, resulting in the area running either side of the river being a designated Conservation Area. The settlement has also grown to the southeast along New Road and Small Lode.

**G.104.3** Outwell’s waterside development is distinctive and differs from the more rural parts of the settlement. The main part of the village is situated between the two watercourses, but then extends out from this. In the north the character is dictated by the open green area, the filled in course of the Wisbech Canal.

**G.104.4** In both settlements the older buildings were largely constructed using red and yellow bricks for walls with Norfolk clay pantiles or Welsh slate on roofs.

**G.104.5** The Landscape Character Assessment<sup>(81)</sup> highlights that the village is situated in the southern extend of the ‘Settled Inlands Fens.’ The practically merged villages, within a backdrop of arable farmland and plantations, dominate this very flat, low-lying landscape with its vast open skies. Both Upwell and Outwell encompass two roads on either side of a watercourse (the old course of the River Nene) with the buildings lining the roads. The presence of several small bridges

80 2011 Census Data

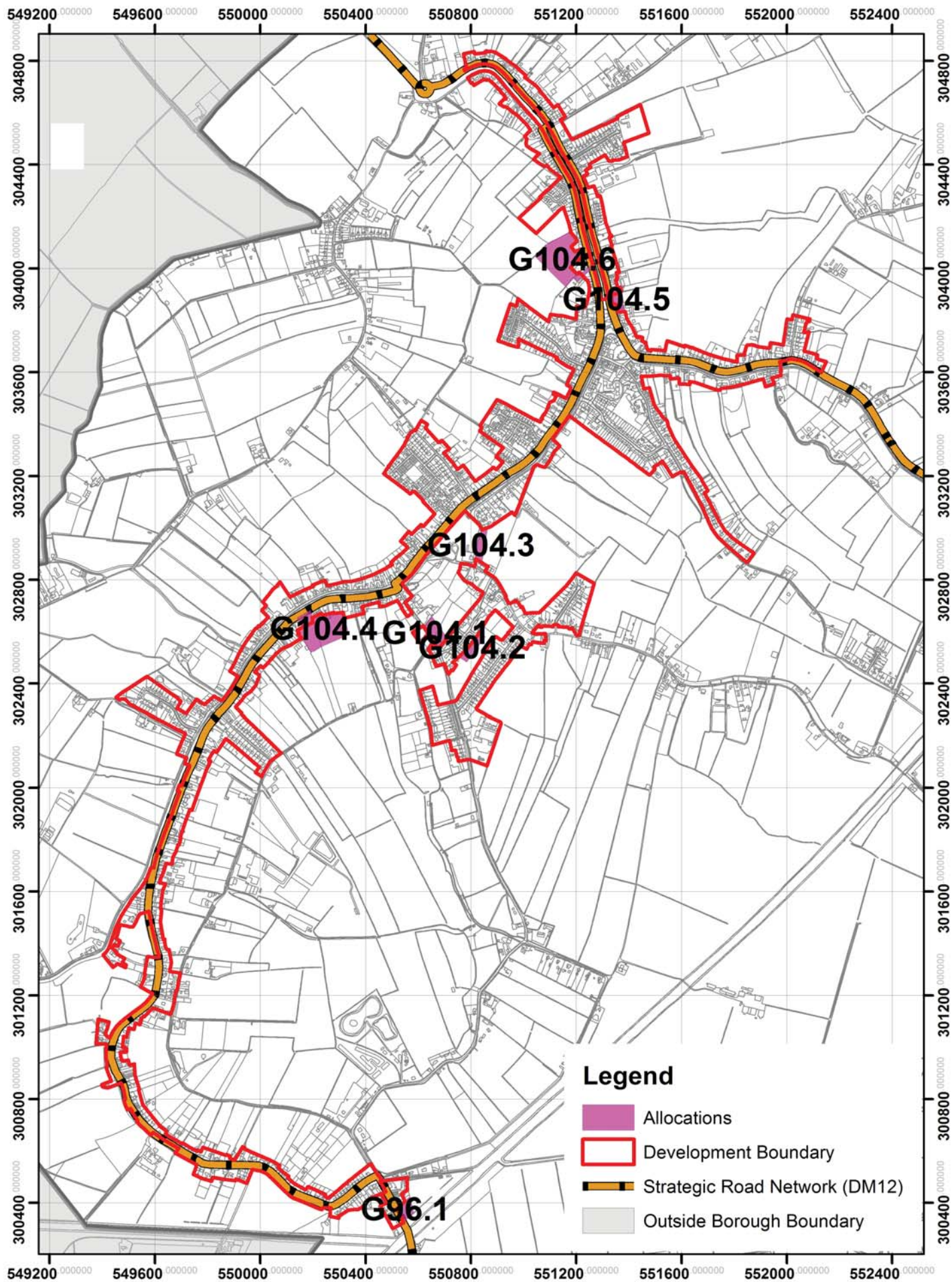
81 Borough Council of King's Lynn and West Norfolk (2007) Landscape Character Assessment Final Report, Chris Blandford Associates

## Rural West Norfolk G

giving access to the houses contributes to the distinctive nature of the area. Settlement pattern further consists of several isolated farmsteads with associated farm buildings, dotted linearly along the rural roads.

**G.104.6** Upwell and Outwell were grouped together in the Core Strategy to form a Key Rural Service Centre. Collectively the villages are considered to have a good range of services and community facilities to serve the community. The Council's preferred distribution of development between Key Rural Service Centres on a population pro-rata approach (see Distribution of Development Chapter) would indicate 64 additional dwellings for Upwell and Outwell. The Council has split the figure between 6 sites in Upwell and Outwell and marginally increased the level of the new housing to 80 in order to optimise the development potential of the sites and to increase contributions to affordable housing. Norfolk County Council has stated that its local primary school (one of two in the settlement) could accommodate a small level of growth at the present time and there is some scope to expand the school site if in the future necessary.



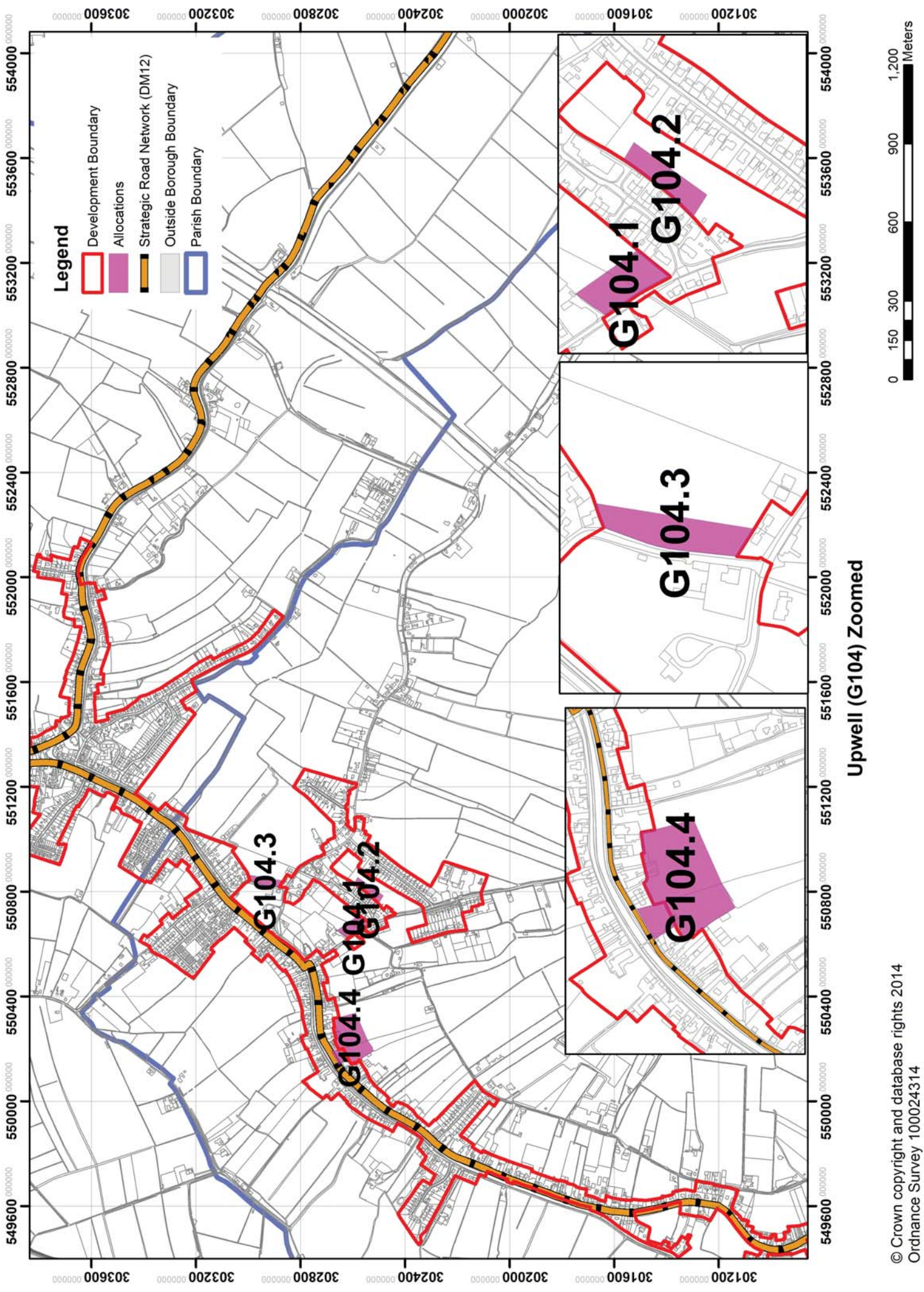


**Legend**

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

**Inset G104 Upwell and Outwell**





## G Rural West Norfolk

### Policy G104.1 Upwell - Land north west of Townley Close

Land north-west of Townley Close amounting to 0.5 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. Submission of details showing how the sewer and water main crossing the site can be accommodated in the development (including any easements/ diversions) to the satisfaction of Anglian Water;
2. Careful design ensuring no adverse impact on the Conservation Area close by, and to strengthen local distinctiveness;
3. Safe vehicular access and improvements to the footway being achieved to the satisfaction of the Highways Authority;
4. Provision of affordable housing in line with the current standards.

### Site Description and Justification

**G.104.7** The allocated site (part of submitted site Ref. Nos. 249 and 524) is ideally located in the heart of the village, close to village services and within close proximity of the Conservation Area. The Council considers the site is suitable to accommodate 15 of the 80 residential units sought in the settlement at a density consistent with that of the surrounding area.

**G.104.8** The site scored highly for its proximity to village services and facilities; it is well located and with enhancements to the local footway provides encouragement for residents to walk or cycle to key village services. Norfolk County Council, as local highways authority, considers the site acceptable providing safe access can be achieved onto the A1101.

**G.104.9** The site is classified as Grade 1 agricultural land. Whilst new housing would result in the loss of undeveloped land, the Council considers due to the scale of development and the wider benefits to the community it is appropriate to develop on this high quality land.

**G.104.10** The site is situated adjacent to the Conservation Area and within close proximity of the Grade II listed building Welle Manor Hall. However, the Council considers that a modest development, if designed sensitively could conserve and enhance the setting of these.

**G.104.11** The allocation site is located to the west of Townley Close and could potentially accommodate a frontage development which is in keeping with the linear nature of the village. The majority of the views into the site are available from New Road (A1101), Townley Close and adjacent properties on Lister's Road. The site is already surrounded on all sides by development so there are no real long distance views looking back at the site from the footpath network in the countryside.

**G.104.12** The following site constraint must be resolved prior to development. A water main and sewer cross the site and this may affect the layout of the development. Easement and diversion may be required. Anglian Water should be consulted to resolve these issues.

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**G.104.13** Whilst the level of housing proposed on this site is higher than the Parish Council wishes, the Council consider the wider benefits to the community and the proximity to services is justification for the number of dwellings at this location.



## G Rural West Norfolk

### Policy G104.2 Upwell - Land south/ east of Townley Close

Land south/ east of Townley Close amounting to 0.3 hectares, as identified on the Policies Map, is allocated for residential development of 5 dwellings. Development will be subject to compliance with all of the following:

1. Submission of details relating to overcoming the major constraints with regards to the foul sewerage network to the satisfaction of Anglian Water;
2. Subject to safe access and improvements to the footway being achieved to the satisfaction of the Highways Authority;
3. Provision of affordable housing in line with the current standards.

### Site Description and Justification

**G.104.14** The allocated site (part of submitted sites Ref. No. 358 and 527) is located within the heart of the village, within close proximity of village services and facilities. The site immediately abuts the existing settlement to the west. The Council considers the site is suitable to accommodate 5 of the 80 residential units sought in the settlement at a density consistent with that of the surrounding area. This scale of development is supported by the Parish Council.

**G.104.15** The site is located outside of the Conservation Area, and development will form an extension to the south/east of Townley Close. Norfolk County Council as Highways Authority considers the site acceptable providing safe access can be achieved onto the A1101 and enhancements are made to the local footway.

**G.104.16** The site is classified as Grade 1 agricultural land, and currently a wooded area which where possible could be incorporated into the design of the development. The location of the site means it is well screened from public view.

**G.104.17** The majority of the views into the sites are available from New Road (A1101) and Townley Close and adjacent properties on Lister's Road. The site is already surrounded on all sides by development so there are no real opportunities for long distance views looking back at the site from the footpath network in the countryside.

**G.104.18** There is one constraint which must be resolved prior to development in that the foul sewerage network has reached capacity and therefore agreements with Anglian Water must be made prior to development.



**Policy G104.3 Upwell - Land at Low Side**

Land at Low Side amounting to 0.3 hectares, as identified on the Policies Map, is allocated for residential development of 5 dwellings. Development will be subject to compliance with all of the following:

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

**Site Description and Justification**

**G.104.19** The allocated site (whole of submitted site Ref. No. 681) is ideally located within the centre of the village. The Council considers the site is suitable to accommodate 5 of the 80 residential units sought in the settlement at a density consistent with that of the surrounding area. This scale of development is supported by the Parish Council.

**G.104.20** The site scored highly in terms of sustainability for its access to services. There are good footpaths alongside the site and it is within walking distance of village services and facilities. Therefore, new residents are encouraged to walk or cycle which potentially reduces the need to use vehicles in the village.

**G.104.21** The site is classified as Grade 1 agricultural land, however it does not appear to be in active use and there are no important landscape features (e.g trees or hedgerows) on the site. The Council consider due to the scale of development it is appropriate to develop this high quality agricultural land.

**G.104.22** The allocated site lies adjacent to the Conservation Area and Council considers that a modest development, if designed sensitively would conserve and enhance the setting of the Conservation Area.

**G.104.23** The majority of views in to the site are available from Low Side and Small Lode and the adjacent properties. There are opportunities for long distance views looking back at the site from the surrounding countryside, but the site is seen in the context of the existing settlement.

**G.104.24** The following constraints must be resolved prior to development, a sewer cross the site and therefore easement/ diversion may be required in consultation with Anglian Water.

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### Policy G104.4 Upwell - Land off St Peter's Road

Land off St Peter's Road amounting to 2.0 has, 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. Careful design is required to ensure no adverse impact on the Conservation Area and its setting, and to strengthen local distinctiveness;
2. Subject to safe access and improvements to the footway being achieved to the satisfaction of the Highways Authority;
3. Provision of affordable housing in line with the current standards;
4. Provision of a drainage strategy to address surface water run-off and requirements set down by statutory consultees to reduce flood risk.

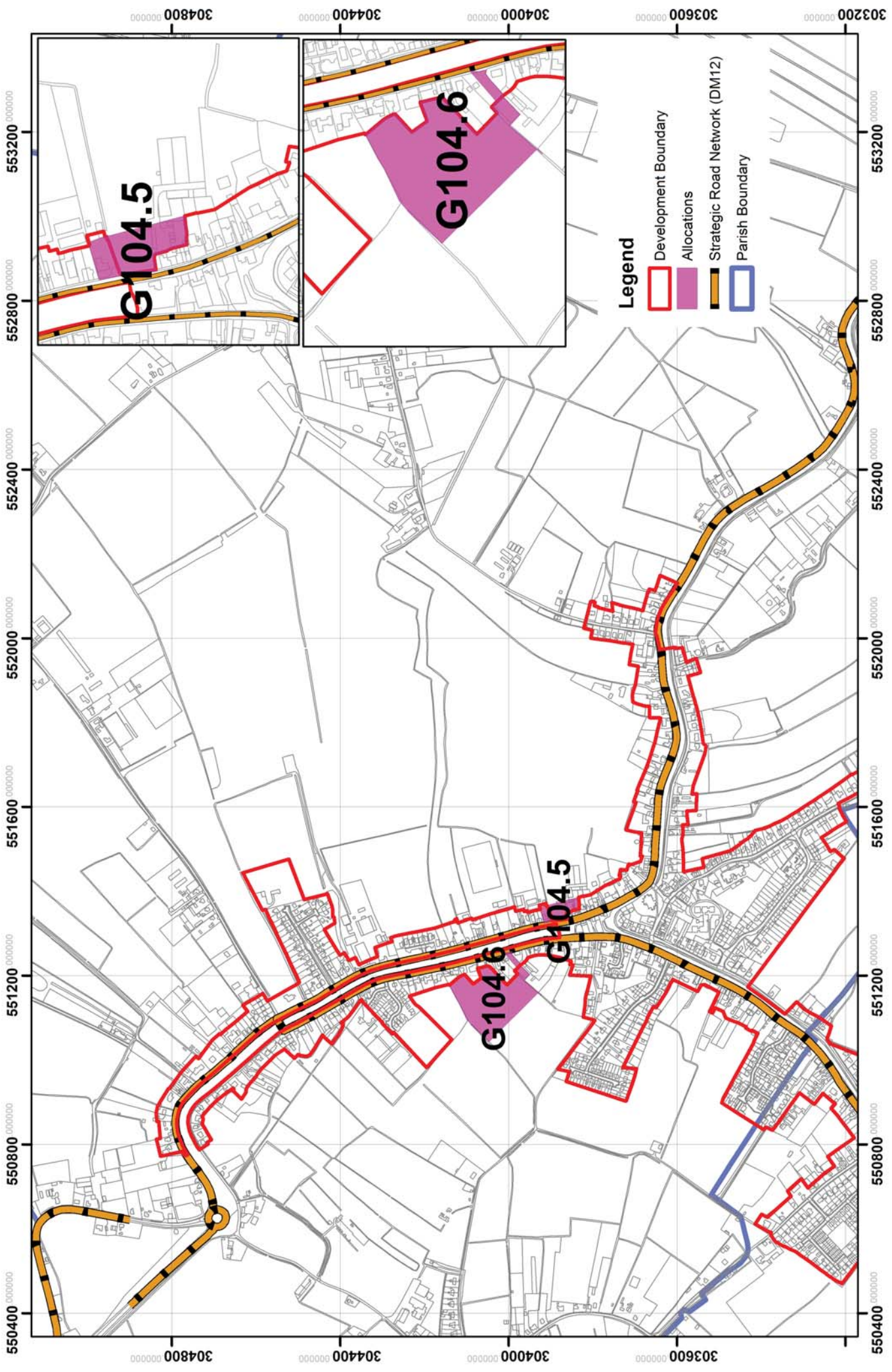
### Site Description and Justification

**G.104.25** The allocated site (Site Ref. No. 682), previously a non preferred option, is in the centre of the village. Norfolk County Council, as highway authority, had expressed reservations regarding to the access arrangements. The site boundaries have been changed to include more land fronting on to St Peter's Road and the highway authority have withdrawn their earlier objection and consider that details can be addressed during the processing of an application.

**G.104.26** The site is well integrated into the village, close to services and partly within the Conservation Area. The site is flat, and is partly in agricultural use. There is an area of well established planting along the south western edge which continues southwards as a defined feature in the landscape. The Council considers that the development of the site is appropriate given the location, and the wider benefits it would bring to the local community.

**G.104.27** The majority of views into the site are available from St Peter's Road, Town Street and from the navigable watercourse adjacent. The site is bounded to the sides by development where it fronts St Peter's Road.

**G.104.28** The site had not been previously been rejected on grounds of flood risk, but it is considered that a drainage strategy would be required on account of the proximity to the watercourse to the north of the site.



Outwell (G104) Zoomed

## G Rural West Norfolk

### Site Allocation

#### Policy 104.5 Outwell - Land at Wisbech Road

Land amounting to 0.3 hectares, as identified on the Policies Map, is allocated for residential development of 5 dwellings. Development will be subject to compliance with all of the following:

1. Submission of details relating to the sewer that crosses the site together with mitigation (easement/ diversion) to the satisfaction of Anglian Water;
2. 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;
3. Subject to safe access being achieved to the satisfaction of the local highways authority;
4. Provision of affordable housing in line with the current standards.

### Site Description and Justification

**G.104.29** The allocated site (whole of submitted site Ref. No. 236/961) is ideally located in the centre of village within close proximity of village services and facilities. The Council considers the site is suitable to accommodate 5 of the 80 residential units required in the settlement at a density reflecting that of the surrounding area. This scale of development is supported by the Parish Council.

**G.104.30** The site is well integrated within the village and provides the opportunity for infill development along Wisbech Road. The frontage development will be in keeping with surrounding area. The site is classified as grade 1 agricultural land; however there are no landscape features of importance. The Council considers that small scale development on this high quality land is appropriate considering its location and wider benefits to the community.

**G.104.31** Norfolk County Council as local highways authority have no objection to this site providing safe access is achieved.

**G.104.32** The majority of the views in to the site are from the adjacent properties and from Wisbech. There are long distance views looking back at the site from the surrounding countryside, but here the site is seen in the context of the existing settlement.

**G.104.33** The following constraints must be resolved prior to development, a sewer crosses the site and therefore easement/ diversion may be required in consultation with Anglian Water. An odour assessment must be carried out to the satisfaction of Anglian Water to ensure any amenity issues relating to odour are overcome.



### Policy 104.6 Outwell - Land Surrounding Isle Bridge

Land amounting to 2.0 hectares, as identified on the Policies Map, is allocated for residential development of 35 dwellings. Development will be subject to compliance with all of the following:

1. Submission of details relating to the sewer that crosses the site together with mitigation (easement/ diversion) to the satisfaction of Anglian Water;
2. 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;
3. Subject to safe access to the site being achieved from Isle Road to the satisfaction of the local highways authority;
4. Provision of affordable housing in line with the current standards.

### Site Description and Justification

**G.104.34** The allocated site (part of submitted sites Ref. No. 104, 434 and 1085) is located in the heart of the village and within close proximity to the majority of village services and facilities. The Council considers that, at a density consistent with that of the surrounding area, the site is suitable to accommodate 35 of the 80 residential units required in the settlement. Larger scale development on this site is supported by the Parish Council.

**G.104.35** The site is well screened from public view by the existing settlement and will if design appropriately will form an extension off Isle Road. Norfolk County Council as local highways authority have no objection to this site providing safe access is achieved.

**G.104.36** The site is classified as grade 1 agricultural land containing no landscape features of importance. The Council considers that small scale development on this high quality land is appropriate considering its location and wider benefits to the community.

**G.104.37** The majority of the views in to the site are available from Isle Road (A1101), Isle Bridge Road and the adjacent properties. There are long distance views looking back at the site from the surrounding countryside, but from here the site is seen in the context of the existing settlement.

**G.104.38** The following constraints must be resolved prior to development in that a sewer crosses the site and therefore easement/ diversion may be required in consultation with Anglian Water. Further consultation with Anglian Water may be necessary regarding the pumping station on site. An odour assessment must be carried out to the satisfaction of Anglian Water to ensure any amenity issues relating to odour for are overcome.

**G.104.39** These sites are considered favourably by the Council as the preferred options for housing allocation in Upwell and Outwell. These sites are considered advantageous in comparison to the other submitted sites; it is felt that development on the other sites would have a greater impact on the character, Conservation Area and landscape of the locality.

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### G.105 Walpole Cross Keys (RV)

#### *Rural Village*

#### **Description**

**G.105.1** Walpole Cross Keys is a comparatively small village that lies to the north of the A17 approximately six miles west of King's Lynn and six miles northeast of Wisbech. The village is positioned in the Fens and is mainly linear in form with an area which contains the few services in the settlement. The topography is flat and this gives the settlement an open feel. The predominant building material is brick, usually light red in colour or occasionally buff. Roofs are in the main pitched covered with either pantiles or slate.

**G.105.2** There are limited employment opportunities in the village and few services aside from the school and bus route. The population was recorded as 518 in the 2011 Census<sup>(82)</sup>.

**G.105.3** The settlement is situated within the "Drained Coastal Marsh" landscape type. This is described in the Landscape Character Assessment<sup>(83)</sup> as having a strong sense of openness, with open views towards a generally undeveloped coastal skyline. It is predominantly isolated and rural with open, panoramic views across the ever-changing nature of the seascape (The Wash) and has an intricate network of inter-tidal habitats.

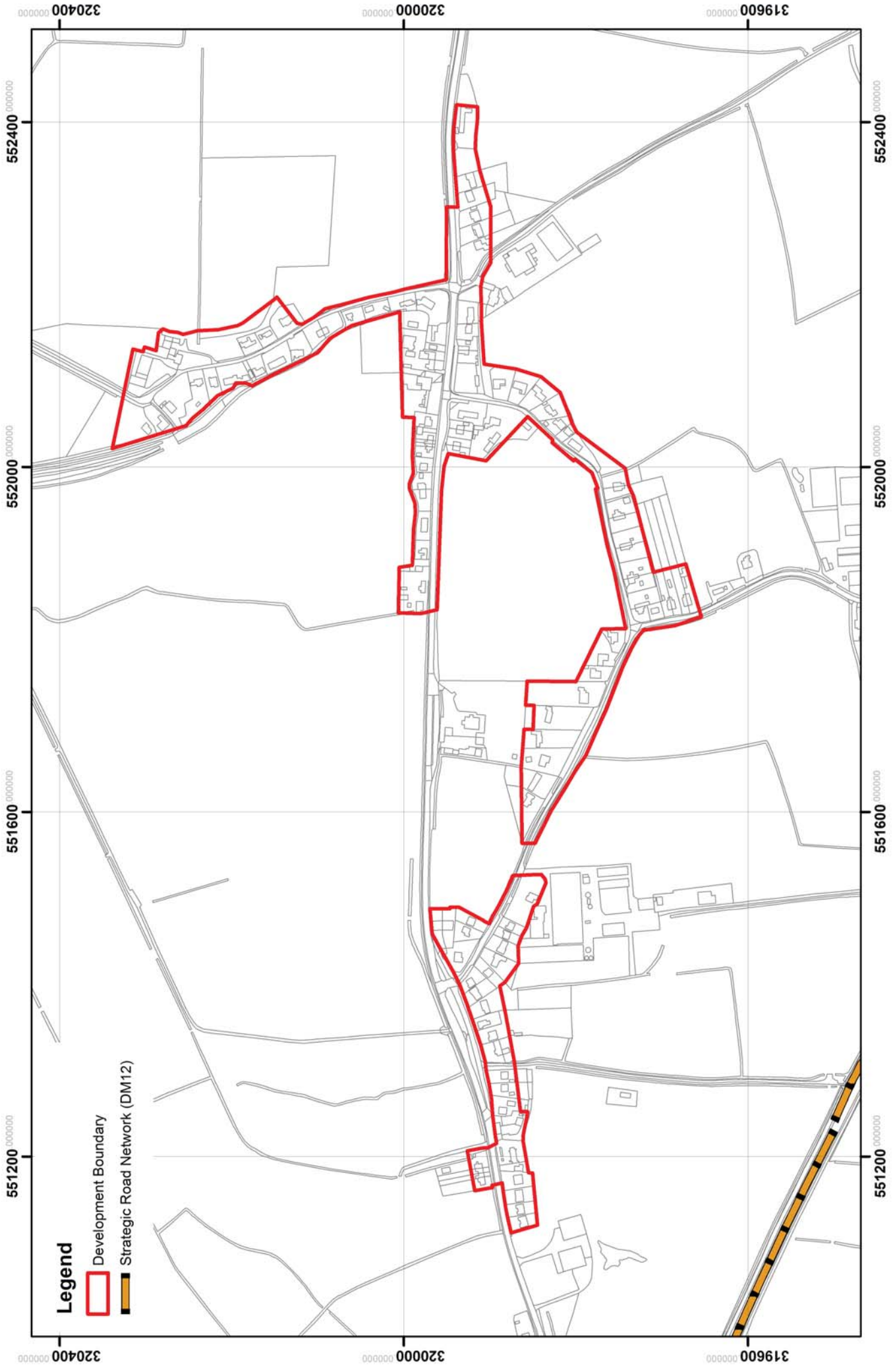
**G.105.4** Walpole Cross Keys is designated a Rural Village in the Core Strategy, capable of accommodating modest growth to support essential rural services. On a population pro-rotas basis (see Distribution of Development section) Walpole Cross Keys would receive an allocation of 5 new dwellings. However no suitable site has been identified in the settlement due to constraints in terms of form, character, highway and access. As such Walpole Cross Keys will not receive an allocation.

**G.105.5** Walpole Cross Keys Parish Council are preparing a neighbourhood plan for the parish which will help guide development in the area.

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82 2011 Parish Population Census

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



**Legend**

- Development Boundary
- Strategic Road Network (DM12)

**Inset G105 Walpole Cross Keys**

