

Borough Council of
**King's Lynn &
West Norfolk**



**Borough Council of King's Lynn and West Norfolk's
Response to
the Issues and Questions raised by Inspector David
Hogger
in relation to the
King's Lynn and West Norfolk Local Plan:
Site Allocations and Development Management
Policies**

**Issue 8:
North Wootton (E.5)**

Examination
June 2015

Table of abbreviations used in the Council's Statements

Abbreviation	Full Wording
AONB	Area of Outstanding Natural Beauty
BCKLWN	Borough Council of King's Lynn and West Norfolk
BDC	Breckland District Council
CLG	Communities and Local Government
CITB	Construction Industry Training Board
CS	Core Strategy
DM	Development Management
DPD	Development Plan Document
EA	Environment Agency
FDC	Fenland District Council
FRA	Flood Risk Assessment
GI	Green Infrastructure
GTANA	Gypsy and Traveller Accommodation Needs Assessment
ha	Hectare
HELAA	Housing and Economic Land Availability Assessment
HLF	Heritage Lottery Fund
HRA	Habitats Regulation Assessment
HSEHA	Health and Safety Executive Hazard Areas
IDB	Internal Drainage Board
KRSC	Key Rural Service Centres
KLATS	King's Lynn Area Transportation Strategy
LDS	Local Development Scheme
LLFA	Lead Local Flood Authority
LPSO	Local Plan Sustainability Objectives
NCC	Norfolk County Council
NE	Natural England
NP	Neighbourhood Plan
NPPF	National Planning Policy Framework
NORA	The Nar Ouse Regeneration Area
NWT	Norfolk Wildlife Trust
OAN	Objectively Assessed Need
PPG	Planning Practice Guidance
PPTS	Planning Policy for Traveller Sites
RV	Rural Village
RAF	Royal Air Force
RLA	Residential Land Assessment
SA	Sustainability Appraisal
SAC	Special Area of Conservation
SADMP	Site Allocation and Development Management Policies Plan
SCI	Statement of Community Involvement
SEA	Strategic Environmental Assessment
SFRA	Strategic Flood Risk Assessment
SHMA	Strategic Housing Market Assessment
SHLAA	Strategic Housing Land Availability Assessment
SMP	Shoreline Management Plan
SPA	Special Protection Area
SSF	Site Sustainability Factors
SSSI	Site of Special Scientific Interest
SuD	Sustainable Drainage systems
SVAH	Smaller Villages and Hamlets
SWMP	Surface Water Management Plan
THI	Townscape Heritage Initiative
UPC	Un-attributable Population Change

Response to Question:

8.1

Paragraph E.5.3 confirms that North Wootton has a range of services and facilities and is close to King's Lynn. Is the Council's decision not to allocate land for development at North Wootton justified?

1. At the time of the CS it was envisaged that growth would potentially take place in South Wootton and continue northwards into North Wootton, and incorporate a new road to access the length of the development. As more detailed work progressed it became apparent that flood risk, ownership issues and local objection to the overall scale of development around the Woottons militated against this continuous form of development, but areas within North Wootton might be suitable for separate development. Several potential sites for such development were put forward. An assessment of the available sites was summarised in the Preferred Options draft of the Plan, indicating their location in the AONB and other issues (as set out in the Sustainability Appraisal Report page 253) made them unsuitable for allocation in this plan.
2. A further site, outside the AONB, was put forward in response to consultation on the Preferred Options. An assessment was made that, despite being a stronger candidate in relation to the AONB and relationship to existing development, the site did not warrant allocation. Unfortunately, due to an oversight neither this site, nor the justification for its rejection, were incorporated into the text of the submitted plan or the SA Report. The Council apologises to the sites promoters for this oversight, and the difficulty this has caused them.
3. A revised SA Report extract for North Wootton is now attached as appendix to this statement. The reason for the site's non-allocation was inadequacy of access. Norfolk County Council was consulted, and was advised of the promoter's claim that this could be overcome, but stated:

'It is the view of the Highway Authority that we would not support allocation of this site for housing. As both you and the site promoter acknowledge,

the proposed access is from Nursery Lane which is narrow and has no footway provision for the majority of its length. There are indeed wide verges in places but it is unlikely that a continuous footway could be provided along the length of Nursery Lane. In addition, the site is almost a mile from the nearest school.'

4. A Transport Assessment further outlining how Nursery Lane might be improved to improve the access to the proposed development has since been submitted to the Inspector by Mr. Engledow. This Assessment was copied to BCKLWN by Mr. Engledow, and received before completion of this statement. The Highway Authority (NCC) has now been further consulted, and stated in response 'We have considered the transport assessment and our objection still stands.'
5. As a result BCKLWN's assessment remains that there is currently no site suitable for allocation in North Wootton. It is proposed that that SA Report is amended as shown in the appended updated extract for North Wootton.

Appendices - Table of Contents

APPENDIX 1 – Proposed revised SA Report summary table for North Wootton

Appendix 1: SA Report proposed revised North Wootton summary table (replacement page 253 of SA Report)

North Wootton - Sustainability Appraisal

Site Ref	Site Sustainability Factor									
	Access to Services	Community & Social	Economy A Business	Economy B Food Production	Flood Risk	Heritage	Highways & Transport	Landscape & Amenity	Natural Environment	Infrastructure, Pollution & Waste
1180	x	+	o	o	+/x	#	x	x	#	#
712	+	+	o	+	+	o	x	#	#	+
1290	+	+	o	0	+/x	#	x	o	#	0

KEY: ++ very positive; + positive; x negative; xx very negative; ~ negligible; o none; # depending on implementation; ? uncertain.

1180 Site is at the north western edge of North Wootton village and is currently accessible from a narrow lane. There are no footpaths to services. Improvements to pedestrian and highway access could be made as part of any development which would also improve access to the Rugby Club. Norfolk County Council Highways Authority state that local footway links and road network is inadequate for this scale of development and that the site should not be considered for housing. The site is within the Area of Outstanding Natural Beauty and currently forms a network of fields bordered by hedgerow and trees with a few houses to the north and south of the site. Major development here would be contrary to NPPF 116 unless exceptional circumstances prevailed. Norfolk Coast Partnership and Natural England do not support development at this location because of the visual impact on the countryside and AONB, and NPPF 115 requires great weight to be given to these factors. The very western edge of the site is at risk if fluvial flooding (climate change scenario zone 2) but this would not prevent development. The site contains a couple of historic environment records and therefore further investigation on the heritage would be advisable prior to development.

712 Site is accessible to services. Norfolk County Council Highways Authority have reviewed information provided by the agent at preferred options stage and still consider they would object to development based on inadequate access proposal. The site is currently undeveloped agricultural land set behind existing development and contains some pasture with trees and a strongly defined hedgerow with trees along the northern boundary. There is a small wooded area to the west of the site. The site is within the Area of Outstanding Natural Beauty and the Norfolk Coast Partnership support rejection of the site for housing due to potential impact on the AONB. The enclosed nature of the site could

help to shield any development from the wider countryside but it would present an extension of development into the designated AONB area. The site itself is part of the AONB and should be treated accordingly. The site is not at risk of flooding.

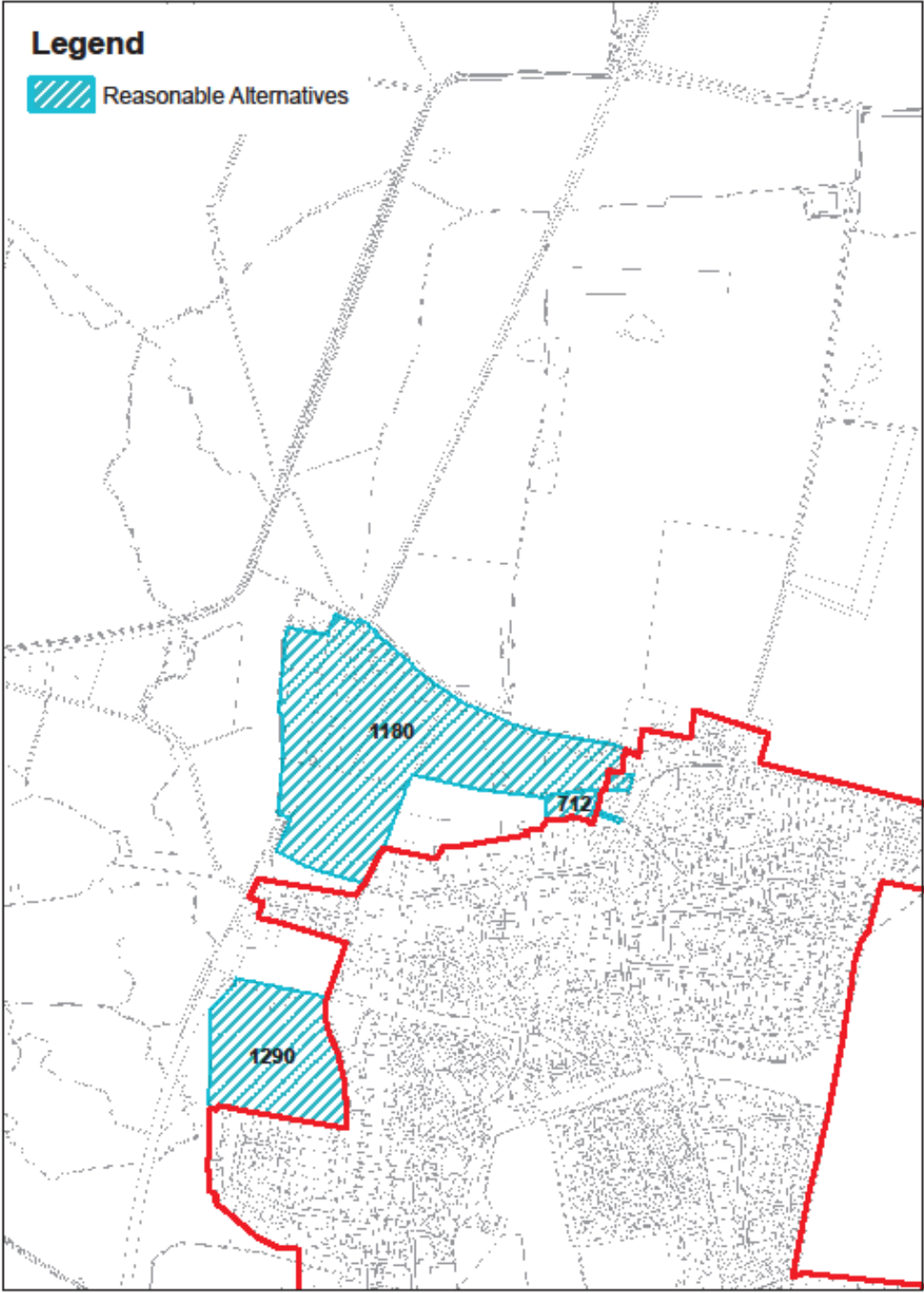
1290 The site lies to the west of Nursery Lane and north of Wheatley Drive. It has development immediately adjacent on two sides, and at some distance from a third, and would have limited landscape impact. It is relatively well related to services and facilities, and slightly closer to these than the other two sites in North Wootton, and would provide the community with housing. The site is low quality Grade 4 agricultural land. The site lies partly in flood risk zone 2 in the SFRA (but a site specific flood risk assessment has been put forward arguing that it is sufficiently well defended and the practical risk of flooding remote). There are three nearby Grade 2 listed buildings, including the church, further north and on the opposite side of Nursery Lane which may need to be considered in the design of any development. The local highway authority would object to its allocation on ground of inadequate access, Nursery Lane being narrow and lacking a footway for most of its length. If this could be resolved, either by improvements to Nursery Lane or provision of a new road to the west of existing development, the site may become suitable for development at some point in the future.

Discussion

- The sustainability appraisal identifies some potential negative impacts associated with development on site 1180. Site 712 scores more favourably against most indicators but the impact on 'landscape and amenity' and 'natural environment' are dependent on implementation.
- The chapter had a very low response rate overall with statutory consultees North Wootton Parish Council and Norfolk Coast Partnership supporting the rejection of proposed options and Natural England supporting the rejection of site 1180 due to its location within the boundary of the AONB. There were no responses from the public. The agent representing site 712 provided further supporting information and stated that previous issues with access have been resolved.
- There is no set level of housing that is being sought to be delivered in North Wootton, but it was identified as a strategic growth area. There are two proposed growth area allocations close by which will together deliver 900 houses. North Wootton is considered a sustainable location for growth and therefore all sites should be considered as potential options for housing provided there are no identified constraints to development.
- Following the preferred options consultation, additional queries were raised with Norfolk County Council (Highways Authority) regarding some new sites or in response to new information provided by agents and landowners about proposed access to sites. The Highway Authority said it would object to either site 712 (Land off Ryalla Drift) or site 1290 (Nursery Lane) being allocated.

Conclusion

- The access issues with sites 712, 1180 and 1129, and landscape issue on 1180 and 712 means it would be inappropriate at this point to allocate any of the sites available. Therefore there are no allocations in North Wootton.



North Wootton

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