

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 19: Feltwell and Hockwold cum  
Wilton (G.35)**

**Examination  
November 2015**

The King's Lynn & West Norfolk Borough Council's response to the Issues and Questions paper from  
Inspector David Hogger

Table of abbreviations used with 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
SuDs	Sustainable Drainage systems
SVAH	Smaller Villages and Hamlets
SWMP	Surface Water Management Plan
THI	Townscape Heritage Initiative
UPC	Un-attributable Population Change

**19.1:**

**Is there evidence that any of the following proposed residential development sites in Feltwell are not justified, sustainable, viable, available or deliverable:**

- **Rear of 24, Oak Street (G35.1)**
- **Land north of Munson's Lane (G35.2)**
- **40 Lodge Lane/Skye Gardens (G35.3)**
- **Land south of South Street, Hockwold cum Wilton (G35.4)**

**If such evidence exists what alternatives are available and have they been satisfactorily considered by the Council?**

**1. Introduction**

1.1. The Council's Sustainability Appraisal (SA01) demonstrates that of all the proposed options for growth for Feltwell and Hockwold cum Wilton the following sites are considered the most sustainable option for development and therefore are chosen for allocation as set out in the SADMP:

- G35.1 Feltwell – Land to the rear of Chocolate Cottage, 24 Oak Street
- G35.2 Feltwell – Land north of Munson's Lane
- G35.3 Feltwell – Land at 40 Lodge Lane / Skye Gardens
- G35.4 Hockwold cum Wilton – Land south of South Street

1.2. This is further explained in the supporting text accompanying the policies within the SADMP.

1.3. The Deliverability Forms prepared by the agents / landowners of the sites indicate that the sites are available now and that there is a desire for the sites to be deliverable within the first 5 years of SADMP adoption, with exception for G35.2 which indicates the second time period. The site deliverability forms are available within the document library as CIV13.

1.4. As a result of representations received at the Pre-Submission consultation stage the Borough Council wishes to emphasise the care required to achieve a form of development which respects the heritage asset to the south of site G35.4. This is an additional consideration for this site. (Further explained in section 2 below).

## 2. Heritage Issues

- 2.1. The response to the SADMP Pre-Submission Consultation (2015) to Site G35.4 from Tom Gilbert – Wooldridge of Historic England (628) highlighted their concerns in relation to a scheduled monument. Whilst the policy and supplementary text within the SADMP does make reference to an area of extensive medieval earthworks, representing the former extent of the village to the south of the allocation, this is in terms of archaeology. This heritage concern was not raised at earlier consultations and therefore the policy did not fully appreciate the heritage asset.
- 2.2. The development of Site G35.4 in terms of layout, density and design of dwellings could be similar to the adjacent style terraced properties rather than a more traditional suburban cul-de-sac of detached properties. This would assist in ensuring that new development would be viewed in context of the existing settlement. There are open views from South Street looking in a southerly direction across landscape and the heritage asset. The allocated site as it is today appears different in nature to the rest of the land and so appears distinctly different in the view. Development at this location would be seen in context of the existing view and could limit the impact upon the significance or setting of the heritage asset. The policy within the SADMP, as is, provides a clause for an archaeological field evaluation. If remains are discovered within site this could potentially aid this and future generations knowledge of the heritage asset.
- 2.3. As suggested the policy needs to reflect the heritage asset and in particular conserve the significance of the scheduled monument. This is discussed further at section 4, proposed modifications, within this statement.
- 2.4. There has been a planning application submitted for Site G35.4 (15/01472/F) for the construction of five dwellings. As part of the application is a Heritage Statement (Appendix 1) and comments from Historic England that state no objection (Appendix 2).

## 3. Comparison of the Growth Options

- 3.1. The Council's Sustainability Appraisal (SA01) details the consideration of all alternative options and the reasons why these were not considered the most sustainable option for development. All sites in Feltwell and Hockwold have identified constraints due to the nature of the settlements (rural highway network, natural environment, rural landscape and flooding etc.) and that in

the interest of delivering development in a Key Rural Service Centre (KRSC) the Council have chosen the *least* constrained, and therefore most sustainable options for development.

3.2. Both settlements are within 1,500 meters of the Breckland Special Protection Area (SPA). Great care therefore needs to be taken to ensure that no harm results to the Stone Curlew population from any development. Sites that are outside of the SPA or masked from the SPA maybe acceptable for allocation. G35.1, G35.2, G35.3 and G35.4 are within the SPA buffer zone, but they are masked from the SPA itself as Core Strategy Policy CS12 Environmental Assets allows for. Within the policies for all four of the allocations at this KRSC is the requirement for a project level habitats assessment demonstrating no likely significant adverse effect on Natura 2000 Sites (in particular the Breckland SPA) and their qualifying features. This is a precautionary feature given the sensitivities in the localities. The Council's Habitats Regulations Assessment (HR01) suggests no likely significant effects. As previously discussed, a planning application has been submitted for Site G35.4 (15/01472/F), Natural England have commented and raise no objection (Appendix 3).

3.3. A number of sites proposed as growth options are constrained by flooding, as identified by the Council's Strategic Flood Risk Assessment (SRFA), being in Flood Zone 2 (medium risk) and / or Flood Zone 3 (high risk). Indeed a large portion of submitted Site Ref 351 is identified as constrained by being located within Flood Zone 2 and 3. Hence this area of the submitted site was not included within the allocation G35.1. This settlement is not identified as being wholly constrained by flood risk and therefore as other sites within the settlement are at less risk to flood it would be inappropriate to allocate a site at such risk.

3.4. The four allocations within this KRSC provide 70 new dwellings; the distribution of development method favoured by the Council originally indicated 54 dwellings. This is to optimise the development potential of each of the allocated sites. This increased level of dwellings equates to 130% of the guide number and therefore the minimum target has been exceeded.

#### 4. Proposed Modifications

4.1. Amend the name of policy / site G35.1 to: 'Policy G35.1 – Feltwell – Land to the north east of Oak Street'. As highlighted by the representation made by

Edward Keymer / Miss N Fletcher (521) the allocation does not sit behind  
Chocolate Cottage, 24 Oak Street.

4.2. SADMP Inset G35 Feltwell, page 231, Amend the development boundary to  
north of Allocation Site G35.3 to reflect recent residential development that  
has taken place. The proposed amended inset can be viewed as Appendix 5.

4.3. The Council proposes two further clauses to Policy G.35.4 in order to take  
account of the heritage issues and to ensure the Plan accurately reflects the  
heritage asset to the south:

- Submission of a Heritage Asset Statement that establishes that  
development will conserve the significance of the scheduled  
monument
- The design and layout of the development, in particular its massing  
and materials, shall conserve the significance of the scheduled  
monument

## 5. Conclusion

5.1. The Council considers that the proposed residential development sites in  
Feltwell and Hockwold cum Wilton given the identified constraints are  
justified, sustainable, viable, available and deliverable but that additional  
points in the policy for Site G35.4 address identified heritage issues.

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## Appendix 1. G35.4 /15/01472/F Heritage Statement

### HERITAGE STATEMENT

#### PROPOSED DEVELOPMENT OF FIVE DWELLINGS AT THE OLD STACK YARD, SOUTH STREET, HOCKWOLD IP26 4JG

The following is a précis of the introduction to the site by John Newman Archaeological Services.

Hockwold-cum-Wilton is located some 10 miles north-west of Thetford in southwest Norfolk with the Fen edge cut-off channel now running along the south-southwestern part of the parish with the proposed development site being some 500m north of the channel and c950m north of the current course of the Little Ouse River. Hockwold-cum-Wilton, as the name implies, is a combined parish with St Peter's Church, Hockwold being c350m north-west of the application site which is on the southern side of South Street and adjacent to a historic farm, that is shown on the parish tithe map of 1839, on its western side. A large area of earthworks, as described by Cushion & Davison (5, 2003), immediately to the south of the PDS is a Scheduled Ancient Monument (SAM) now surviving as a potentially well preserved part of the medieval village with additional evidence for earlier Roman period settlement activity in the area. While the application site is outside the SAM it is immediately adjacent and therefore lead to the requirement by Historic England for a desk based assessment and site evaluation prior to the submission of a planning application for a small scale residential development. It is clear that no significant earthworks extend into the site although there is a slight dip in the ground in the south-eastern part forming a shallow hollow. The application site has been in the same local farming family for a substantial period extending at least into the early 20th century.

Please refer to the full archaeological report by John Newman Archaeological Services, submitted with the application, for full details.

This report was submitted, together with the design scheme, to Historic England and a copy of response from Will Fletcher (Inspector of Ancient Monuments) is attached, together with the Heritage Map Entry.



## Mike Hastings

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**Subject:** FW: The Old Stack Yard, South Street, Hockwold

> From: [Will.Fletcher@HistoricEngland.org.uk](mailto:Will.Fletcher@HistoricEngland.org.uk)  
> To: [hazelwil1@hotmail.co.uk](mailto:hazelwil1@hotmail.co.uk)  
> CC: [Nick.Carter@HistoricEngland.org.uk](mailto:Nick.Carter@HistoricEngland.org.uk); [Eric.Martin@HistoricEngland.org.uk](mailto:Eric.Martin@HistoricEngland.org.uk)  
> Date: Thu, 3 Sep 2015 21:03:17 +0100  
> Subject: RE: The Old Stack Yard, South Street, Hockwold

> Dear Hazel

> Many thanks for your email. You also enclosed additional material including revised plans and a copy of your archaeological evaluation report. As we have previously discussed our concern here would be the change to the setting of the scheduled monument caused by a new development close to the boundary of the monument. We felt that five dwellings would have a mass and density which is greater than anything that currently exist along this part of the village and that this would potentially be harmful to the significance of the monument. What you propose here, five units spread over three buildings would however seem to be a suitable compromise and we are therefore broadly happy to support the development as depicted in the accompanying plan. We would also like to offer the following comments.

> Historic England Advice

> As discussed above, we are therefore broadly happy to support the development as proposed. We also note from the plans that you are not proposing additional structures such as garages, and we support this. The absence of ancillary structures also helps reduce the potential massing on the site. We also support the decision not to place solar panels on the roof particularly when facing the monument. The success of this project will however depend upon the quality of the build and of the materials used. We would always recommend the use of wood for windows, and for buildings such as these the use of materials should also reflect the local vernacular style. I understand from Nick Carter this is why is recommended flint detailing. Flint is a common material here, and is particularly seen as cobbles in the older buildings, walls and barns. It wouldn't necessarily need to be flint and we recognise that other commonly used materials in the village are things like the Norfolk red bricks, pan tiles and the local stone, which is a type of chalk/clunch. Often these are used very successfully in combination. We also recommend that you may like to consider a more traditional Norfolk red brick, to those that you have suggested.

> Thank you for including the archaeological report. The absence of stratified material suggests the medieval settlement within the scheduled monument did not extend this far, but the scatter of medieval pottery reflects the age and importance of the settlement to the south. Overall this appears to be a good result, in that limited archaeological remains were encountered and it means the land did not warrant the same protection given to the SM.

> We fully appreciate your comment about the boundaries, and that you have taken care over the title deeds. We recognise the importance of your continued good stewardship of the monument. The management of scheduled monuments is made much more difficult where parts of the site are in multiple ownerships, and we appreciate that you have considered this aspect carefully. Changes to the boundary (new fences, hedges etc) will require Scheduled Monument Consent and we'd be happy to help you with an application at the appropriate time. Please do not hesitate to get back to me with any other queries you may have about the overall management of the monument or other issues you may have about the wider site, such as illicit metal detecting or management concerns.

> As mentioned above, we do not object to the layout changes that you have highlighted in the accompanying plans, and would be happy to indicate this to the planning authority.

>

> Kind regards

> Will

>

> \_\_\_\_\_

> Will Fletcher BA. PhD. | Inspector of Ancient Monuments (Beds, Norfolk and Suffolk)

> Tel: 01223 582710

> Mob: 07836 239089

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## Appendix 2. G35.4 /15/01472/F Historic England Comments



Historic England

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Mrs H Morris  
Borough Council of King's Lynn & West Norfolk  
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KING'S LYNN  
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Direct Dial: 01223 582710

Our ref: P00479083

5 October 2015



Dear Mrs Morris

### **Arrangements for Handling Heritage Applications Direction 2015 & T&CP (Development Management Procedure) (England) Order 2015**

**THE OLD STACK YARD, SOUTH STREET, HOCKWOLD CUM WILTON,  
NORFOLK IP26 4JG**

**Application No 15/01472/F - construction of five dwellings**

Thank you for the consultation of 22 September 2015 regarding the above planning application.

Historic England have been involved in pre-application discussions with reference to the scheduled monument which is situated on the southern borders of the development area. Our concern would be changes to the setting of the scheduled monument caused by a new development. The proposal to have five units spread over three buildings would appear to be a suitable compromise and we are therefore broadly happy to support the development as depicted in the accompanying plans. We would also like to offer the following comments.

### **Historic England Advice**

The scheduled monument known as the 'Remains of shrunken village E of Hockwold Hall' is an extensive area of well-preserved medieval earthworks, which represent the full extent of a once extensive medieval village. The earthworks which date to the medieval are clearly visible on the ground and include the remains of roads (hollow ways), enclosures, house platforms a moat and fishponds. The preservation and quality of the site is exceptional, and has very high evidential, historical, social and aesthetic values. The development at the Stackyard was first proposed in 2014. Although not within the scheduled monument, it sits on its northern edge. Initially we were concerned about the impact on the setting of the monument, in particular that an overly large and dense development here would have a harmful impact upon the significance of the monument. We also raised concerns about the impact of the development on non-designated heritage assets.



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In terms of the planning legislation and policy context we would therefore want to make the council aware of the core planning principle observed in paragraph 14 and 17 of the National Planning Policy Framework (NPPF) which explains the presumption in favour of sustainable development but also the need to 'conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life for this and future generations' (para 17.) We would also recommend that the application is determined in accordance with Paragraph 131 and 132, but perhaps of most relevance would be paragraph 134. Non-designated heritage assets are covered by paragraphs 135.

We considered that the initial proposal for five dwellings and ancillary structures would have a high massing and density, which would be unwelcome in that area. After discussion, the number of housing units has been reduced and as discussed above, we are broadly happy to support the development as proposed. Five housing units spread over three buildings would appear to be a suitable compromise. We note from the plans that no additional structures such as garages are included, and again we support this as the absence of ancillary structures also helps reduce the potential massing on the site and the impact upon the setting of the monument. We also support the decision not to use place solar panels on the rooves of the new buildings, particularly facing the monument.

Our view is therefore that the impact would be small, and would result in less than substantial harm. We are however aware that that the success of this project will depend upon the quality of the build and on the materials used. We would recommend the use of traditional wooden windows, and that the use and choice of materials (bricks and detailing) should also reflect the local vernacular style. Flint rubble, clunch block and red bricks are common materials in the village and are particularly seen in the older buildings, walls and barns. Often these are used very successfully in combination. We recommend that a traditional style of brick is used and that the use of appropriate materials is secured by condition in accordance with the council's policies.

We note also the inclusion of the heritage statement and archaeological report. The absence of stratified material suggests the medieval settlement represented by the scheduled monument did not extend this far, but the scatter of medieval pottery reflects the age and importance of the settlement to the south. We note however that on the plan layout (drawing no. 11904) that the land to the rear of the property will be used for waste, drainage and soakaways. Only a small part of the land has been evaluated and therefore a further archaeological condition may be necessary to cover the full range of activities on the site. Please refer to Norfolk HES advice.

#### **Recommendation**

As mentioned above, we do not object to the development in principle, the resulting harm would be less than substantial and we recommend that the council should determine the application in accordance with your policies. We would however



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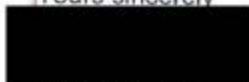


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recommend that the planning authority carefully consider the use of materials and if necessary secure the choices by condition. Further archaeological work may also be required.

Yours sincerely



**Will Fletcher**

Inspector of Ancient Monuments

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## Appendix 3 G35.4 /15/01472/F Natural England Comments

Date: 15 October 2015  
Our ref: 166379  
Your ref: 15/01472/F



Geoff Hall  
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### BY EMAIL ONLY

Dear Mr Hall

**Planning consultation:** Construction of five dwellings.  
**Location:** The Old Stack Yard South Street Hockwold cum Wilton Norfolk.

Thank you for your consultation on the above dated 22 September 2015 which was received by Natural England on 22 September 2015.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

**The Wildlife and Countryside Act 1981 (as amended)**  
**The Conservation of Habitats and Species Regulations 2010 (as amended)**

Natural England's comments in relation to this application are provided in the following sections.

### Statutory nature conservation sites – no objection

Natural England has assessed this application using the Impact Risk Zones data (IRZs). Natural England advises your authority that the proposal, if undertaken in strict accordance with the details submitted, is not likely to have a significant effect on the interest features for which the Breckland SPA has been classified. Natural England therefore advises that your Authority is not required to undertake an Appropriate Assessment to assess the implications of this proposal on the site's conservation objectives.<sup>1</sup>

In addition, Natural England is satisfied that the proposed development being carried out in strict accordance with the details of the application, as submitted, will not damage or destroy the interest features for which the Breckland Farmland SSSI and the Breckland Forest SSSI have been notified. We therefore advise your authority that these SSSIs do not represent a constraint in determining this application. Should the details of this application change, Natural England draws your attention to Section 28(1) of the Wildlife and Countryside Act 1981 (as amended), requiring your authority to

<sup>1</sup> This reply comprises our statutory consultation response under provisions of Article 20 of the Town and Country Planning (Development Management Procedure) (England) Order 2010, Regulation 61 (3) of the Conservation of Habitats and Species Regulations 2010 (as amended), (The Habitat Regulations) and Section 28(1) of the Wildlife and Countryside Act 1981 (as amended).



re-consult Natural England.

**Priority Habitat as identified on Section 41 list of the Natural Environmental and Rural Communities (NERC) Act 2006**

The consultation documents indicate that this development includes an area of priority habitat, as listed on Section 41 of the Natural Environmental and Rural Communities (NERC) Act 2006. The National Planning Policy Framework states that 'when determining planning applications, local planning authorities should aim to conserve and enhance biodiversity. If significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.'

**Protected species**

We have not assessed this application and associated documents for impacts on protected species. Natural England has published [Standing Advice](#) on protected species.

You should apply our Standing Advice to this application as it is a material consideration in the determination of applications in the same way as any individual response received from Natural England following consultation.

The Standing Advice should not be treated as giving any indication or providing any assurance in respect of European Protected Species (EPS) that the proposed development is unlikely to affect the EPS present on the site; nor should it be interpreted as meaning that Natural England has reached any views as to whether a licence is needed (which is the developer's responsibility) or may be granted.

If you have any specific questions on aspects that are not covered by our Standing Advice for European Protected Species or have difficulty in applying it to this application please contact us with details at [consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk).

**Local sites**

If the proposal site is on or adjacent to a local site, e.g. Local Wildlife Site, Regionally Important Geological/Geomorphological Site (RIGS) or Local Nature Reserve (LNR) the authority should ensure it has sufficient information to fully understand the impact of the proposal on the local site before it determines the application.

**Biodiversity enhancements**

This application may provide opportunities to incorporate features into the design which are beneficial to wildlife, such as the incorporation of roosting opportunities for bats or the installation of bird nest boxes. The authority should consider securing measures to enhance the biodiversity of the site from the applicant, if it is minded to grant permission for this application. This is in accordance with Paragraph 118 of the National Planning Policy Framework. Additionally, we would draw your attention to Section 40 of the Natural Environment and Rural Communities Act (2006) which states that 'Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity'. Section 40(3) of the same Act also states that 'conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat'.

**Landscape enhancements**

This application may provide opportunities to enhance the character and local distinctiveness of the surrounding natural and built environment; use natural resources more sustainably; and bring benefits for the local community, for example through green space provision and access to and contact with nature. Landscape characterisation and townscape assessments, and associated sensitivity and capacity assessments provide tools for planners and developers to consider new development and ensure that it makes a positive contribution in terms of design, form and location, to the character and functions of the landscape and avoids any unacceptable impacts.



**Sites of Special Scientific Interest Impact Risk Zones**

The Town and Country Planning (Development Management Procedure) (England) Order 2015, which came into force on 15 April 2015, has removed the requirement to consult Natural England on notified consultation zones within 2 km of a Site of Special Scientific Interest (Schedule 5, v (ii) of the 2010 DMPO). The requirement to consult Natural England on "*Development in or likely to affect a Site of Special Scientific Interest*" remains in place (Schedule 4, w). Natural England's **SSSI Impact Risk Zones** are a GIS dataset designed to be used during the planning application validation process to help local planning authorities decide when to consult Natural England on developments *likely to affect a SSSI*. The dataset and user guidance can be accessed from the [data.gov.uk](https://data.gov.uk) website.

Should the proposal be amended in a way which **significantly** affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England should be consulted again. Before sending us the amended consultation, please assess whether the changes proposed will materially affect any of the advice we have previously offered. If they are unlikely to do so, please do not re-consult us.

Yours sincerely

Alice Watson  
Consultations Team

## Appendix 4: Proposed amended inset G35 Feltwell

