

## **Development Boundary Changes**

A number of sites or proposals to move the boundary lines in a range of settlements were proposed in the draft submission stage (Reg.18) of the Local Plan Review, to be added and reflected in the pre-submission stage (Reg.19) of the Local Plan Review and moving forward.

These representations were taken into consideration and were publicised in the public domain in August 2020. To bring together the agreed changes for information purposes, the below table and maps in this appendix highlights the changes which have been made and gives a view of the before and after map for individuals to see the physical change.

The following Appendix XX2- presents a summary table of all the map changes which have taken place throughout the LPR and the reasons for these changes for users to keep track of.

The settlements and maps will be presented in chronological order:

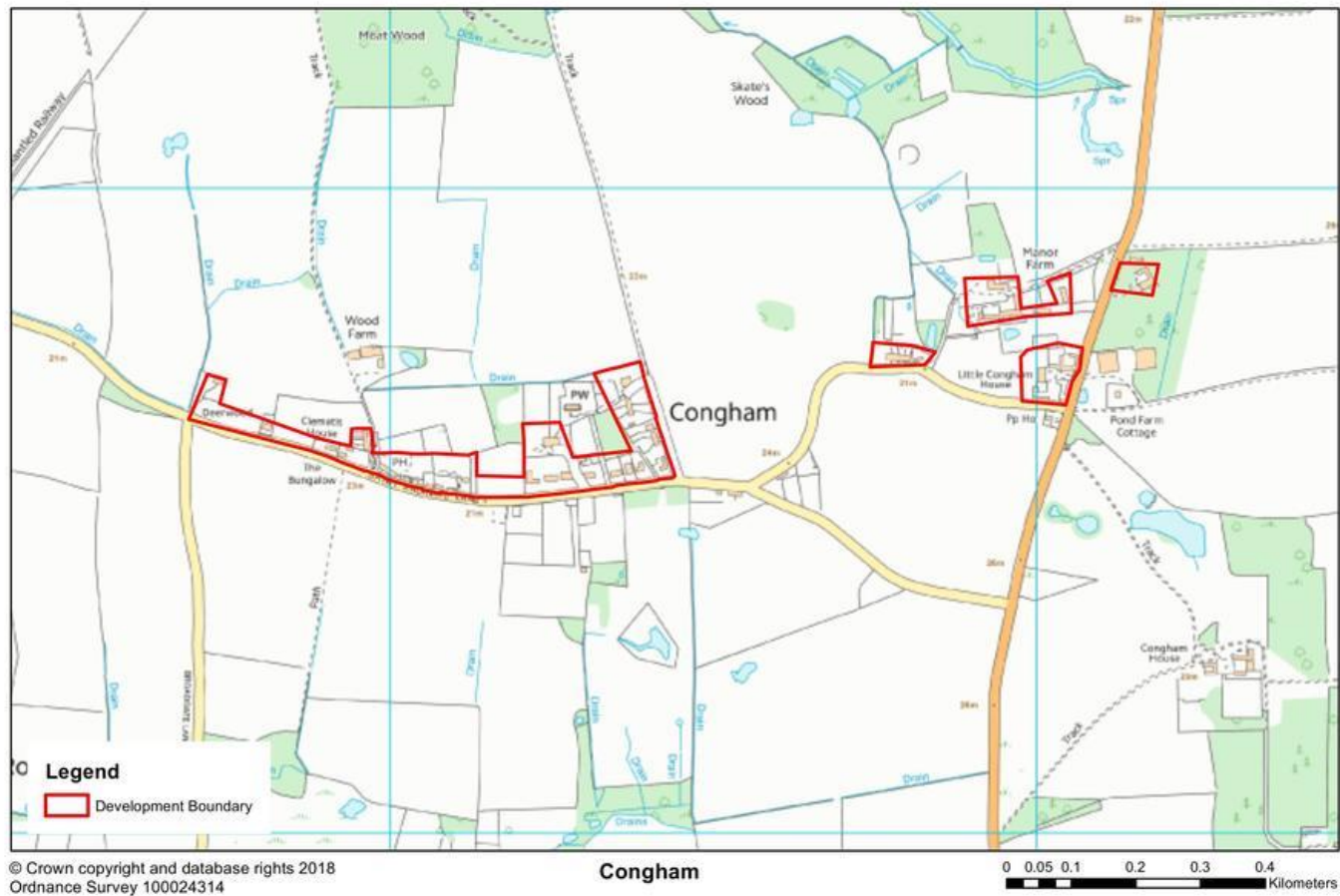
- Congham (*Roydon Map in the LPR was changed to reflect the Congham DB changes also*)
- Denver
- Marshland St James
- Shouldham
- Stow Bridge
- Terrington St Clements
- Walpole Marsh
- West Walton
- Wiggenhall St Mary Magdalen

Settlement	Commentary on proposed development boundary change	Officer comments
Congham	<ul style="list-style-type: none"> <li> <b>Congham Parish Council</b> “The Local Plan review identifies a number of changes to the Congham development boundary which has been extended on the west of St Andrews Lane to the junction with Broadgate Lane, in contradiction of a planning application which was refused in 17/00812/F. west of Deerwood. The boundary has also been modified in the Little Congham settlement complex adjacent to the B1153. <i>There has already been significant development in this small rural village in the last three years which further exacerbates transport movements along this very narrow St Andrews Lane. Vehicles can only move in single file, using gateways and 3 passing places; agricultural machinery movements along this very narrow lane have already caused damage to property as it passes through the centre of the village near the Anvil and has cut away the banks along the side of the lane bringing soil onto the lane. This village has been designated open countryside and previous planning applications have been built in open countryside rather than in infill locations. The Parish Council therefore expects the boundary to be taken back to the edge of the bungalow Deerwood. The map of the Congham settlement does not include the development boundary along Low Rd and it therefore appears to be in the Key centre of Grimston; this is not the case, as the north side of Low rd is in the parish of Congham and all residents in Low Rd Congham wish to remain on the edge of open countryside. The Parish Council would respect the residents of view on Low Rd and object to any development at HO63, currently designated as greenfield, and as it is in Congham village - open countryside.” Suggested modification was to reduce the DB to the west of St Andrews Lane</i> </li> <li> <b>Cllr Tim Tilbrook:</b> “supports Congham PC removal of cricket ground no development amendment of village boundary- point 2 fully support the Congham Parish council view that the extension of the village plan to the west along St Andrews is wrong. The boundary should end after the three new houses built when the council had lost its land supply appeal and the old bungalow to the east of these. The road is totally unsuitable for more </li> </ul>	<p>Analysing the comments and proposals made here, we agree with the suggestions made and will update the map and development boundary accordingly.</p>

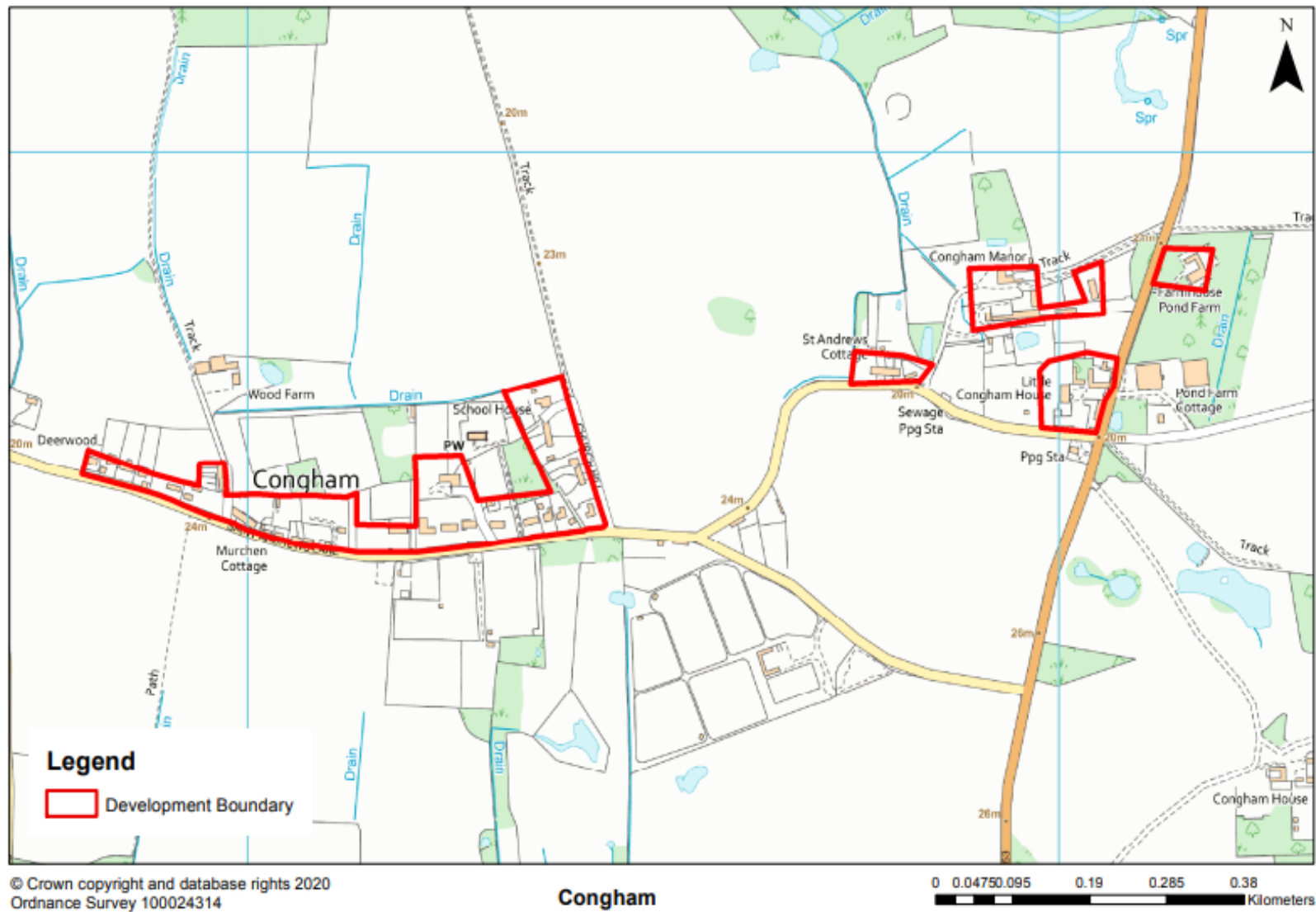
	<p><i>development. The village would be stretched even further. Again the neighbourhood plan would be unlikely to support development but might come too late. Both the council planning department and parish council have fought an application here and appeal recently. The same reasons for objecting to it remain.”</i></p> <ul style="list-style-type: none"> <li>• <b>Mr Andrew Page-</b> <i>“The Congham map indicates the development boundary extending to the west of the property Deerwood up to Broadgate Lane but this land was considered to be in open countryside reference planning refusal 17/00812/F which was upheld at appeal. Any further linear development along St Andrews Lane will further destroy the original spatial development pattern which pre-existed prior to the damage policy DM3 has inflicted on this rural hamlet. Policy DM3 is unsuitable for most small villages and rural hamlets. <b>Modification</b> The boundary should be amended to the stop on the western boundary of Deerwood with 33 &amp; 34 St Andrews Lane being in open countryside consistent with 12,13 and Bramble Cottage on St Andrews Lane”</i></li> </ul>	
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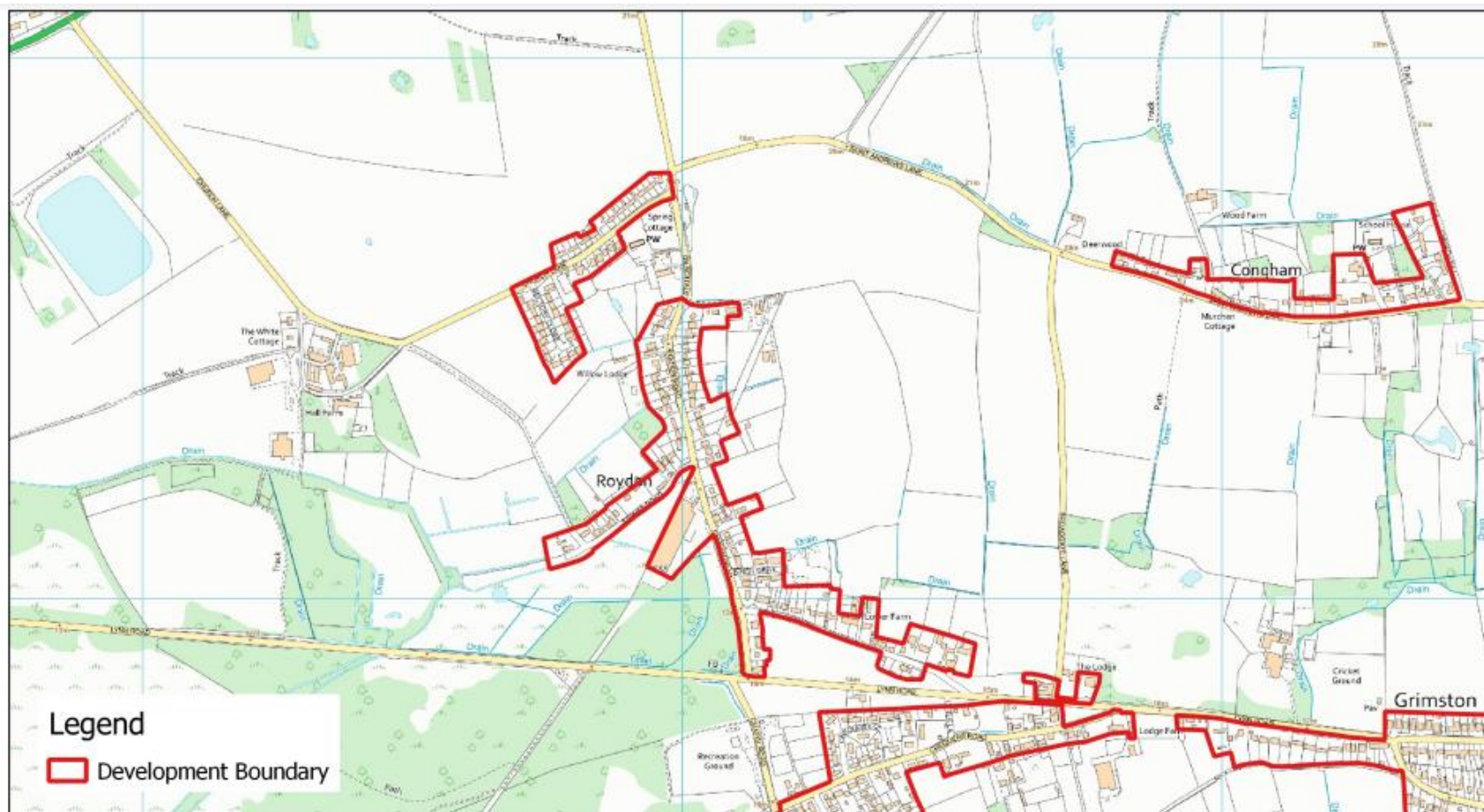
**The change below can be seen to the east of the development boundary.**

## Old development boundary map



## New development boundary map





Borough Council of  
King's Lynn &  
West Norfolk



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## Roydon



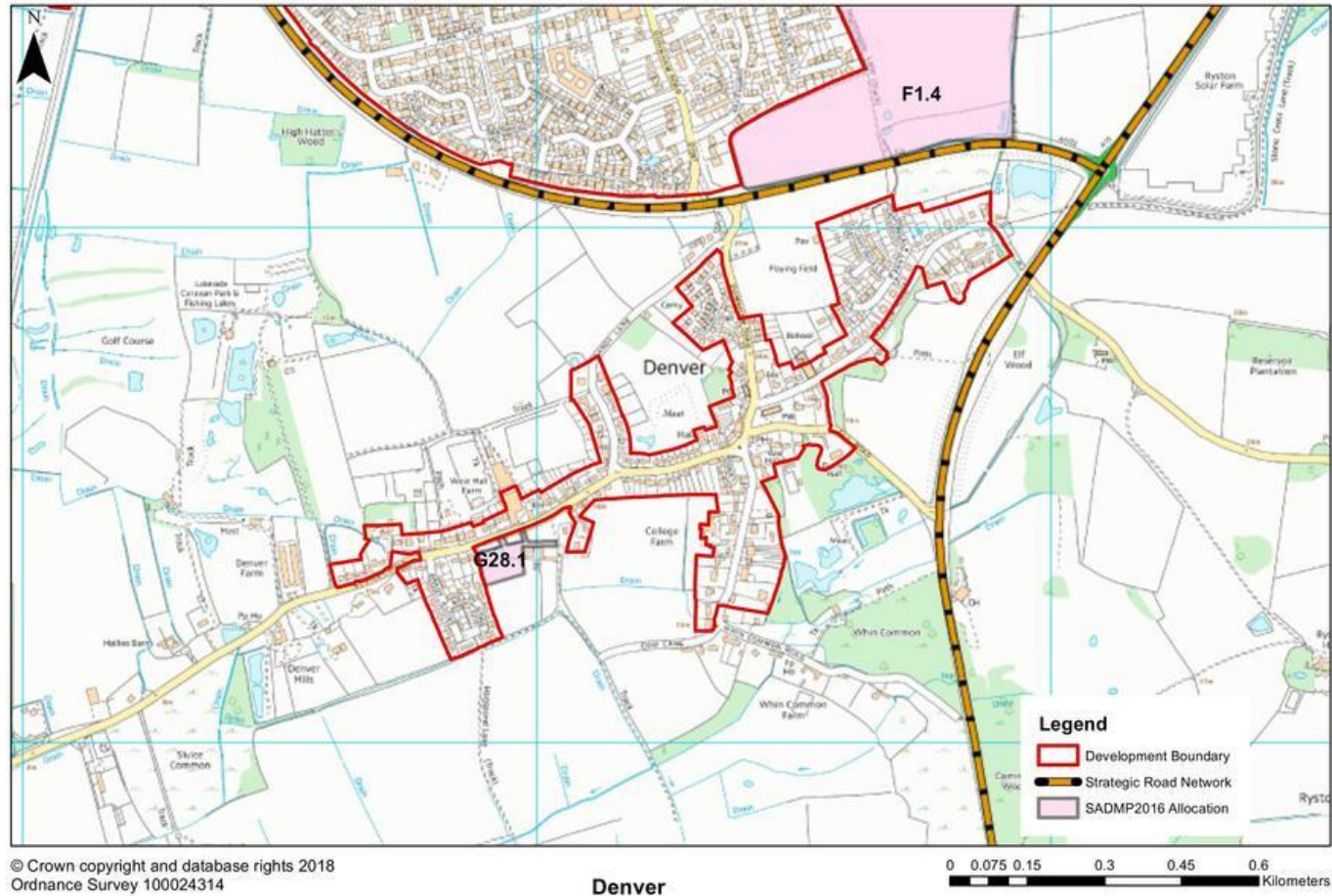
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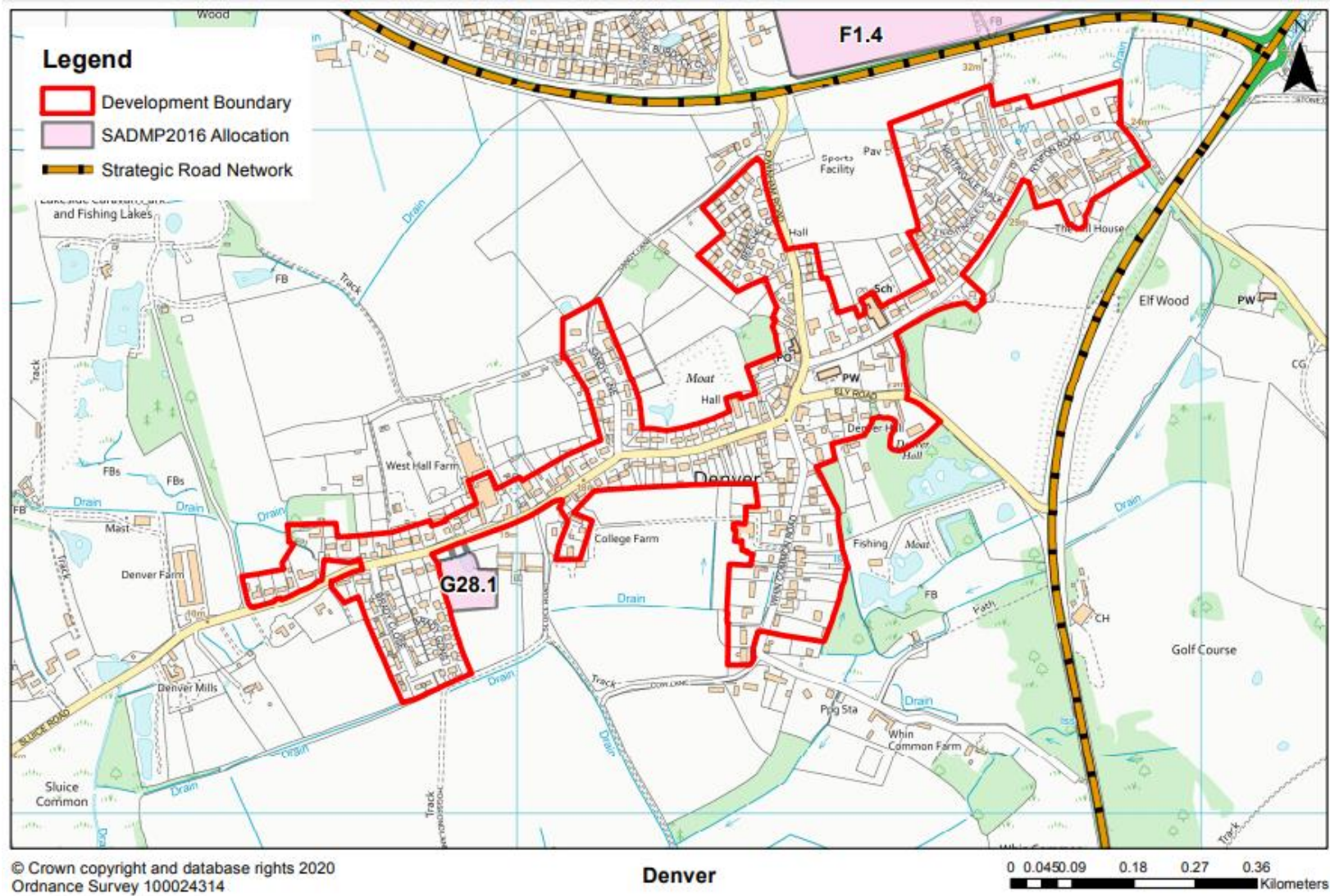
Settlement	Commentary on proposed development boundary change	Officer comments
<u>Denver</u>	<ul style="list-style-type: none"> <li>• <b>Richard Smith NCC NPS Group commented:</b> “The proposed development boundary as presently drawn cuts through the middle of the existing school site/buildings and does not therefore reflect existing on-site features. The boundary should be revised to include all the existing school buildings/hardstanding and allow for possible future expansion.”</li> <li>• <b>Mr N Good and Mr R Garner &amp; Mrs A Garner commented:</b> “The development boundary should be extended along Sluice Road to include existing dwellings on the south side to a similar point to those included on the north side of the road, to reflect the existing built environment.”</li> </ul>	<p>Analysing the proposed change by Richard Smith, we have taken this on board and will change the development boundary to go around the existing school buildings.</p> <p>Analysing the proposal put forward for Sluice Road, this change will not take place. However, development could potentially come forward on sites if it fulfils the criteria in LP26.</p>

**The change has reflected the above comments made by the NPS Group and the boundary has now gone around the existing school building.**

## Old Development Boundary Map



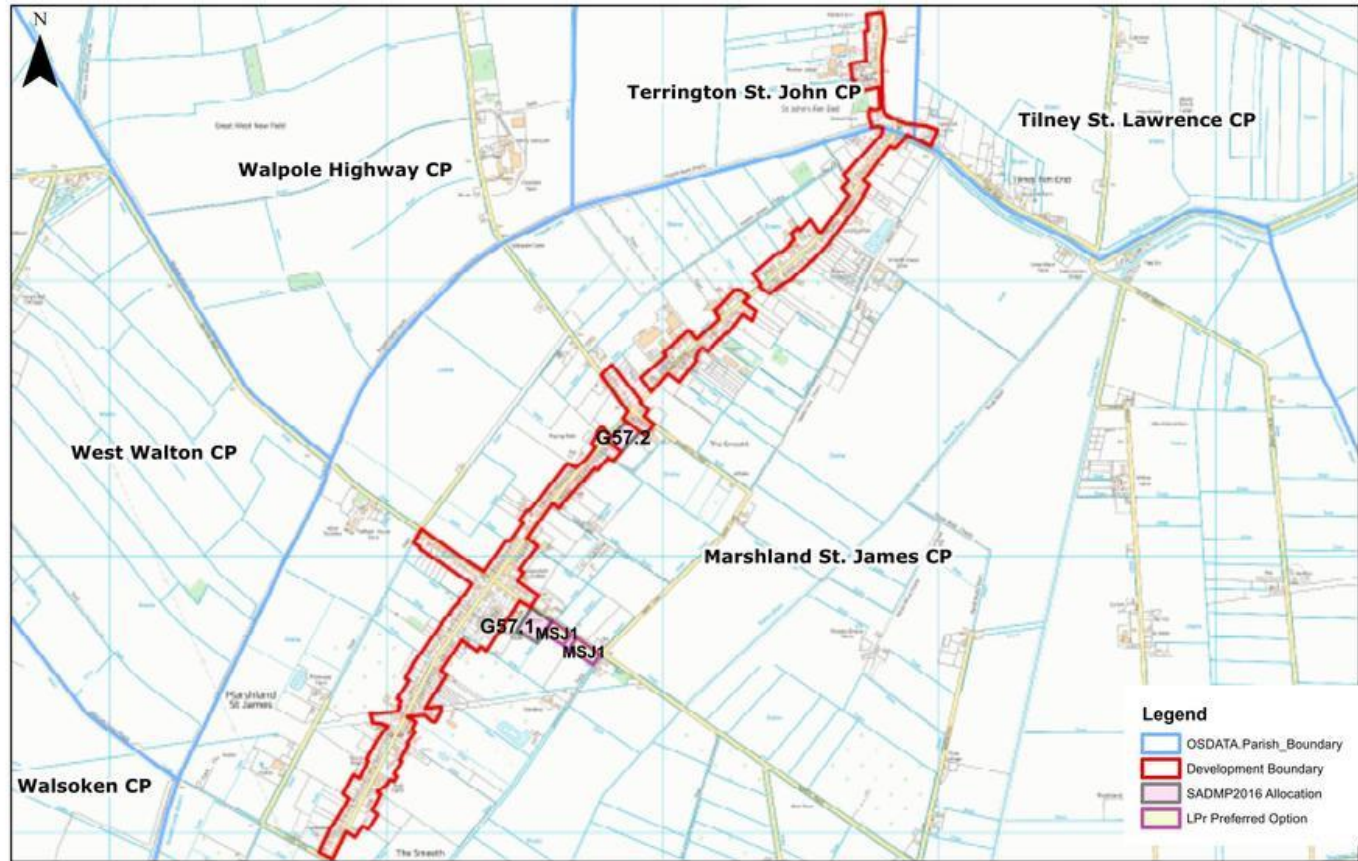
## New development boundary map



Settlement	Commentary on proposed development boundary change	Officer comments
<b><u>Marshland St James</u></b>	<ul style="list-style-type: none"> <li><b>Richard Smith NCC NPS Group</b> – <i>“The school adjoins existing development and has a proposed housing allocation to the south east although is defined as being outside the proposed development boundary. The boundary should be amended to include the whole of the site to recognise its established use and possible future expansion”</i></li> </ul>	Analysing the proposed change, we have taken this on board and will change the development boundary to go around the existing school buildings.

The change takes place to the east of G57.1 where the developing boundary now goes around the existing school building.

## Old development boundary map

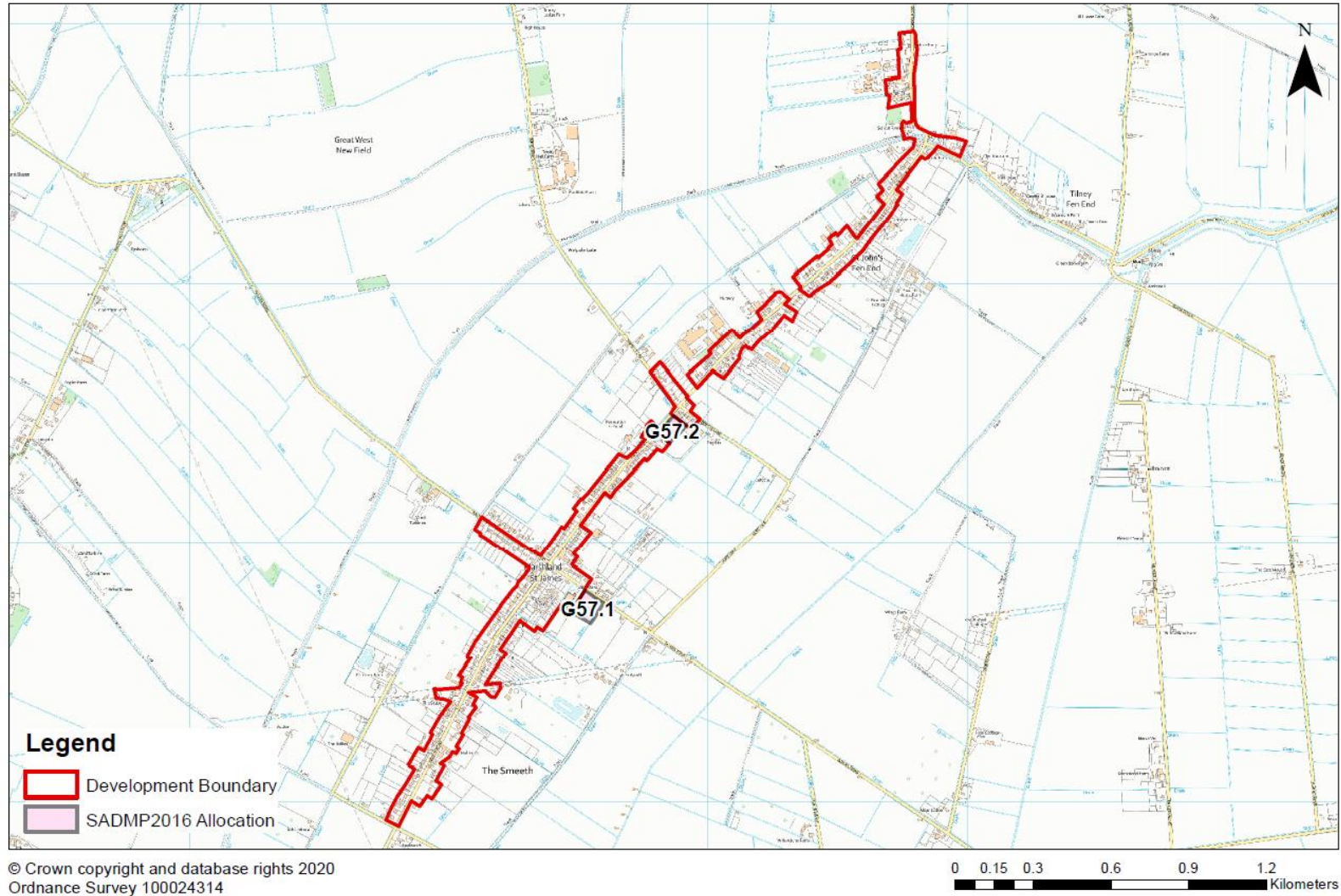


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Marshland St. James / St. John's Fen End / Tinley Fen End

0 0.125 0.25 0.5 0.75 1  
Kilometers

## New development boundary map

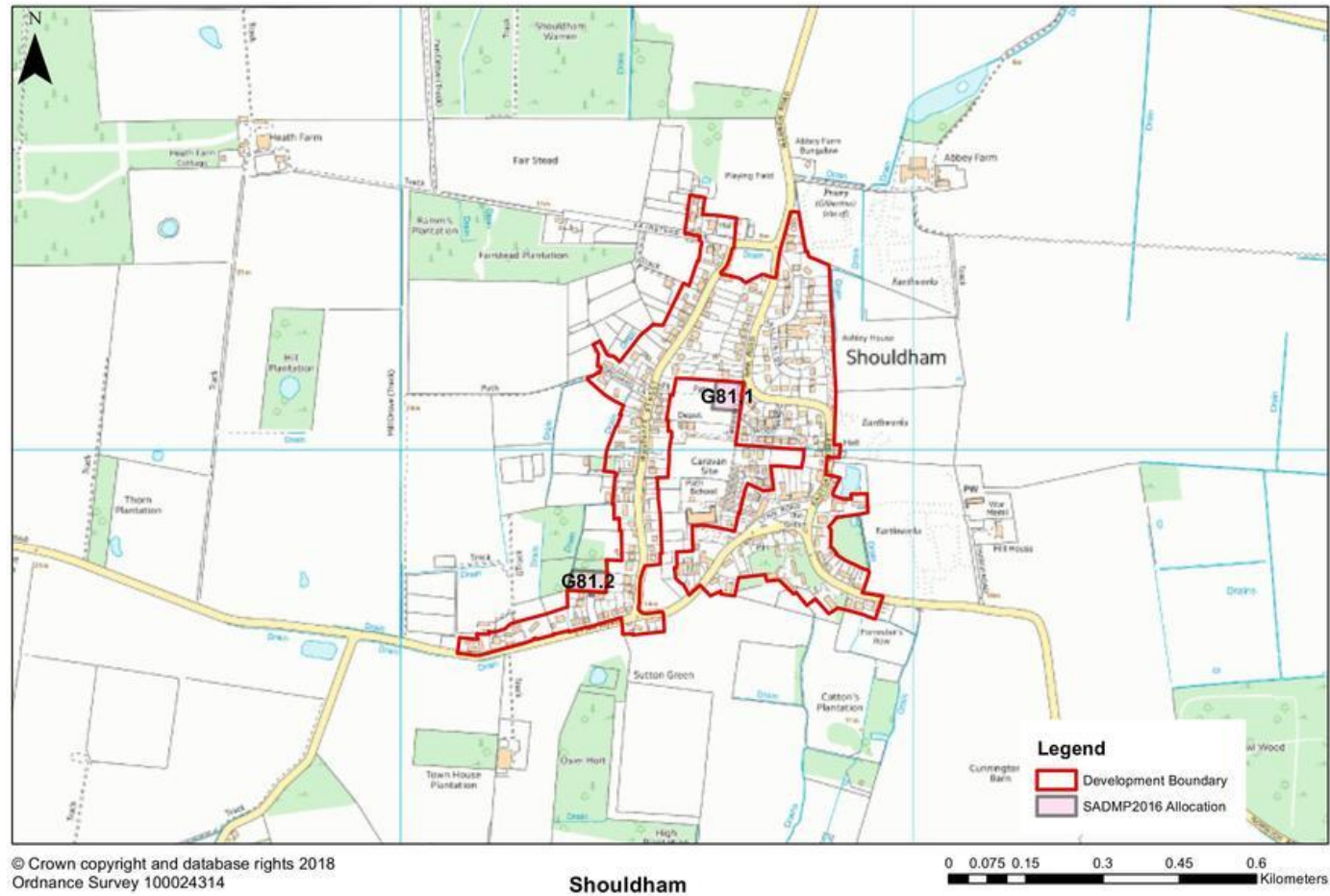


**Marshland St James & St John's Fen End with Tilney Fen End**

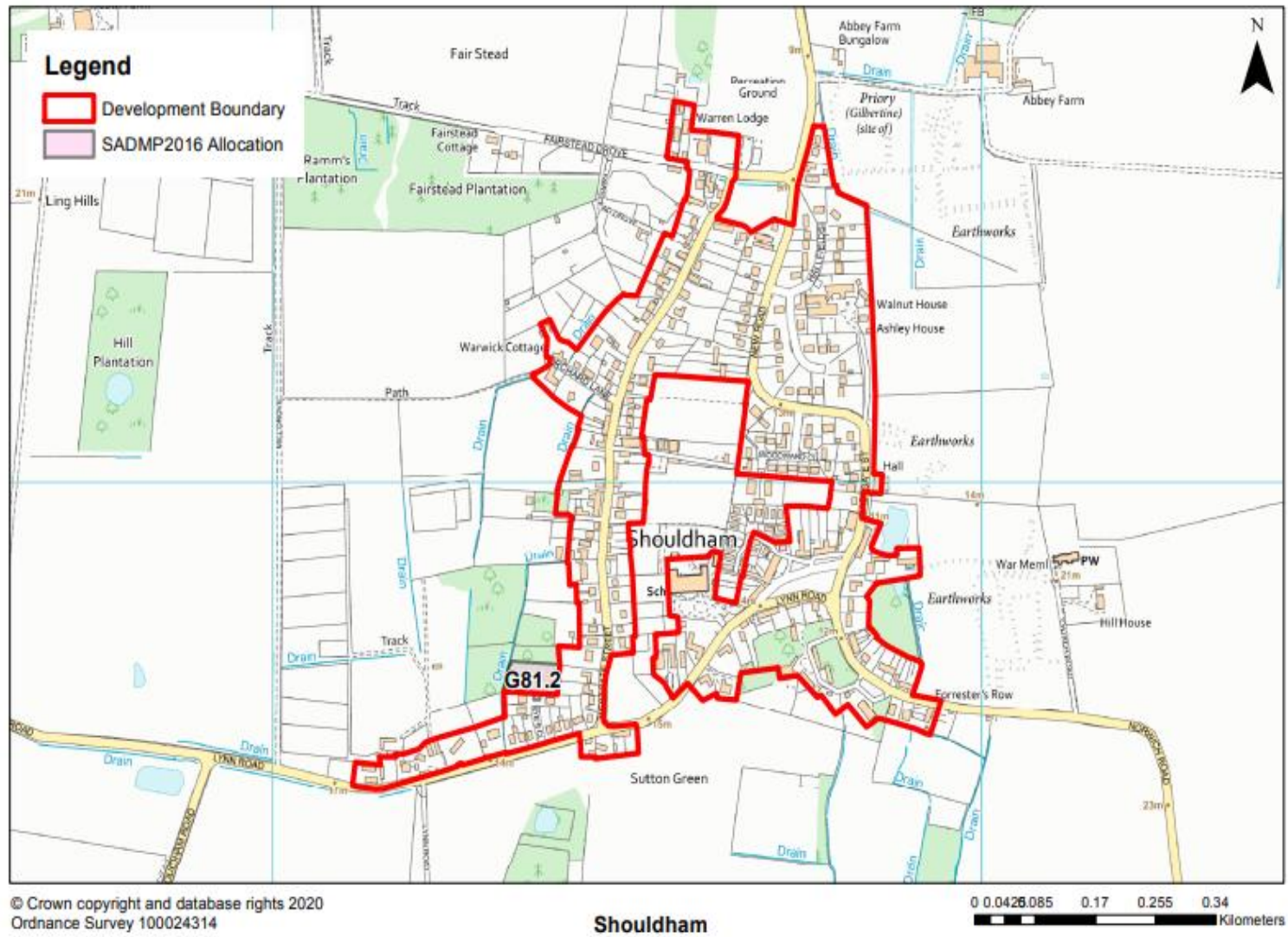
Settlement	Commentary on proposed development boundary change	Officer comments
<b><u>Shouldham</u></b>	<ul style="list-style-type: none"> <li><b>Richard Smith NCC NPS Group-</b> <i>“The boundary as proposed is illogical in that it includes the access but excludes the existing school site and the majority of its hardstanding. The boundary should therefore be amended to recognise its established use and allow for possible future expansion.”</i></li> </ul>	Analysing the proposed change, we have taken this on board and will change the development boundary to go around the existing school buildings.

The change below shows the development boundary to be going around the existing school building now.

## Old development boundary map



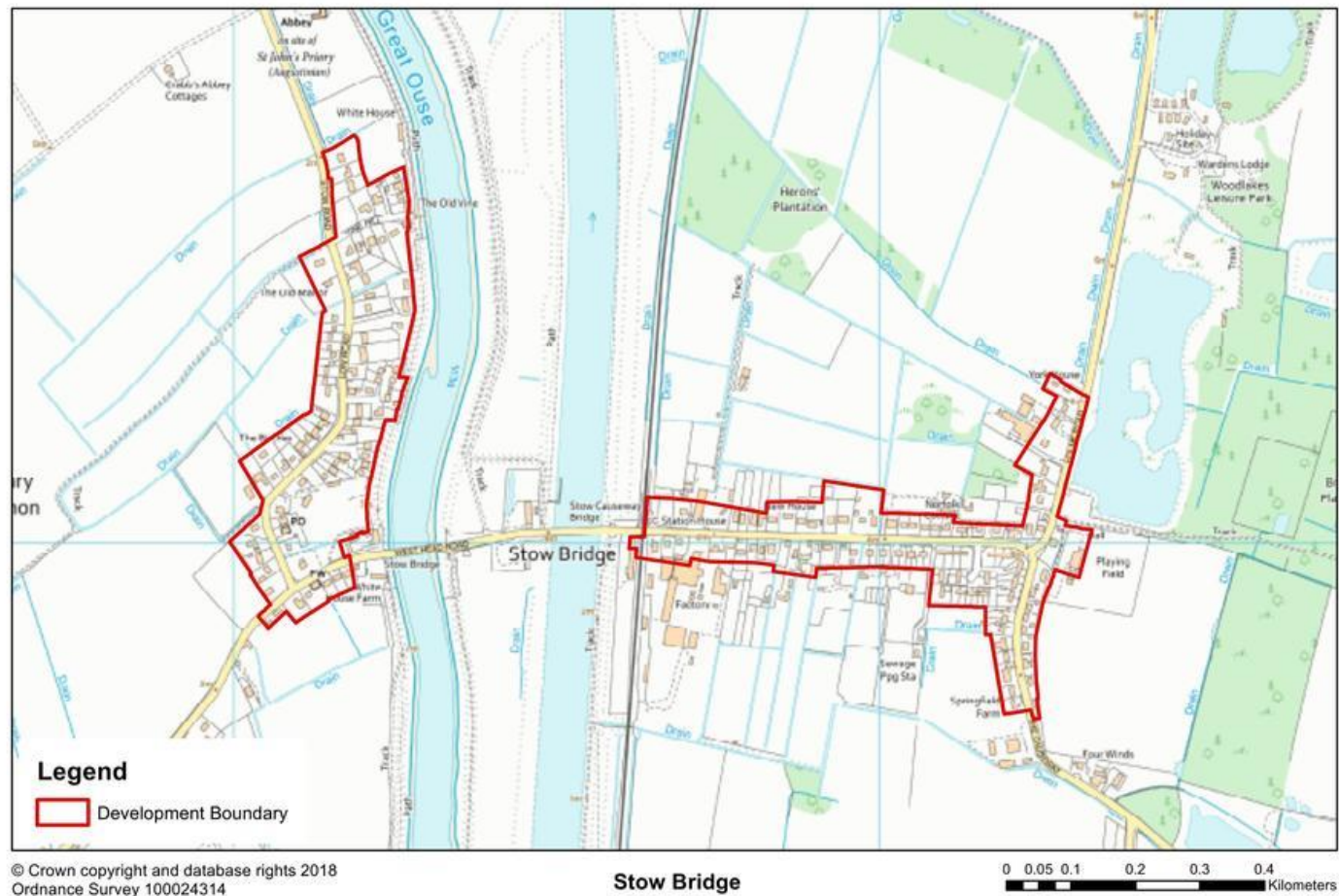
## New development boundary map



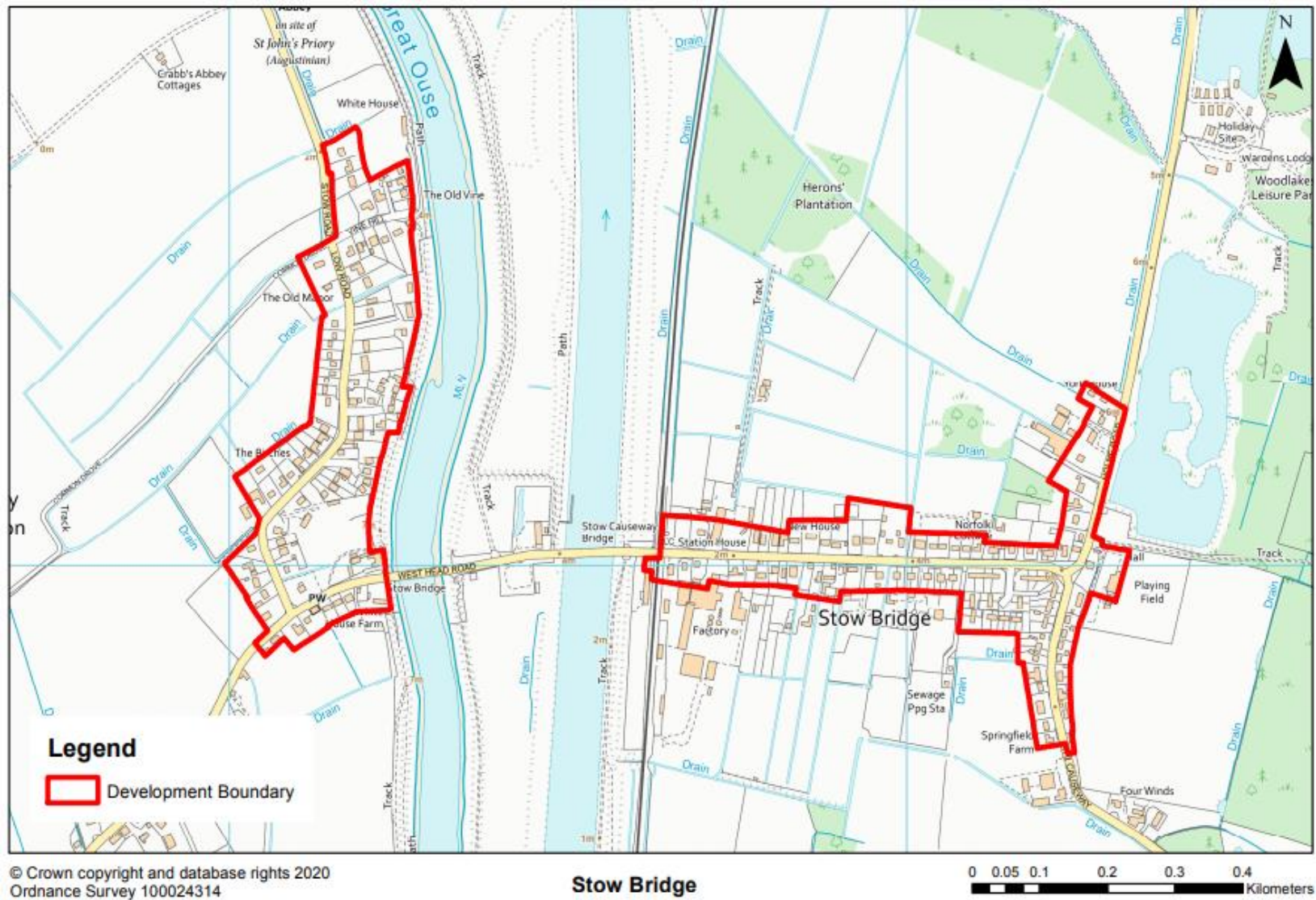
Settlement	Commentary on proposed development boundary change	Officer comments
<b><u>Stow Bridge</u></b>	<ul style="list-style-type: none"> <li><b>Mr D Russell commented-</b> <i>“The development boundary should be extended to include existing development including residential dwellings to the north and south sides of West Head Road.”</i></li> </ul>	After analysing the development boundary, we agree with the proposed recommendation and will make the change.

The development boundary has changed below to include the existing development to the north and south sides of West Head Road.

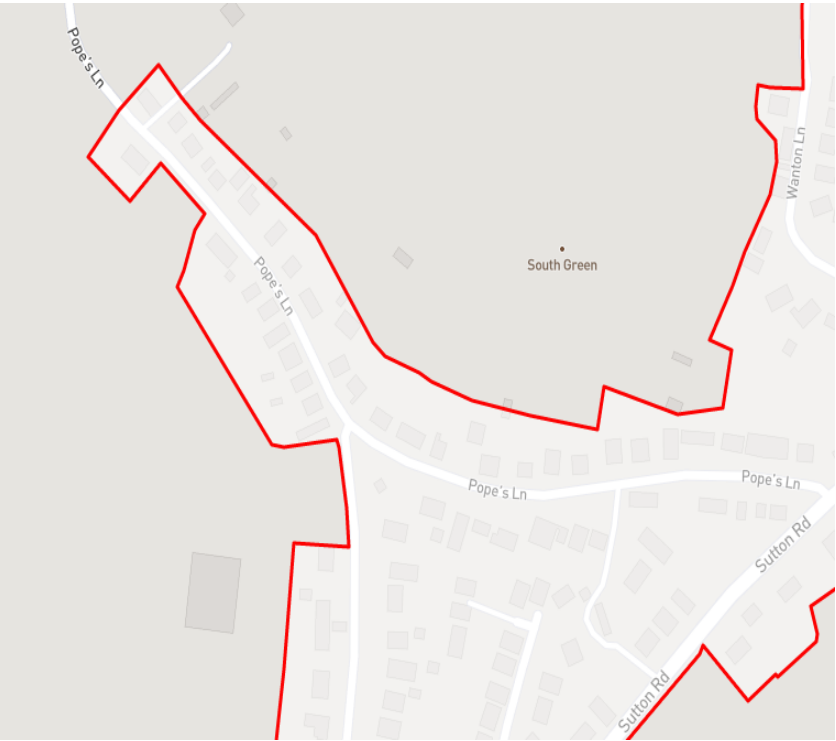
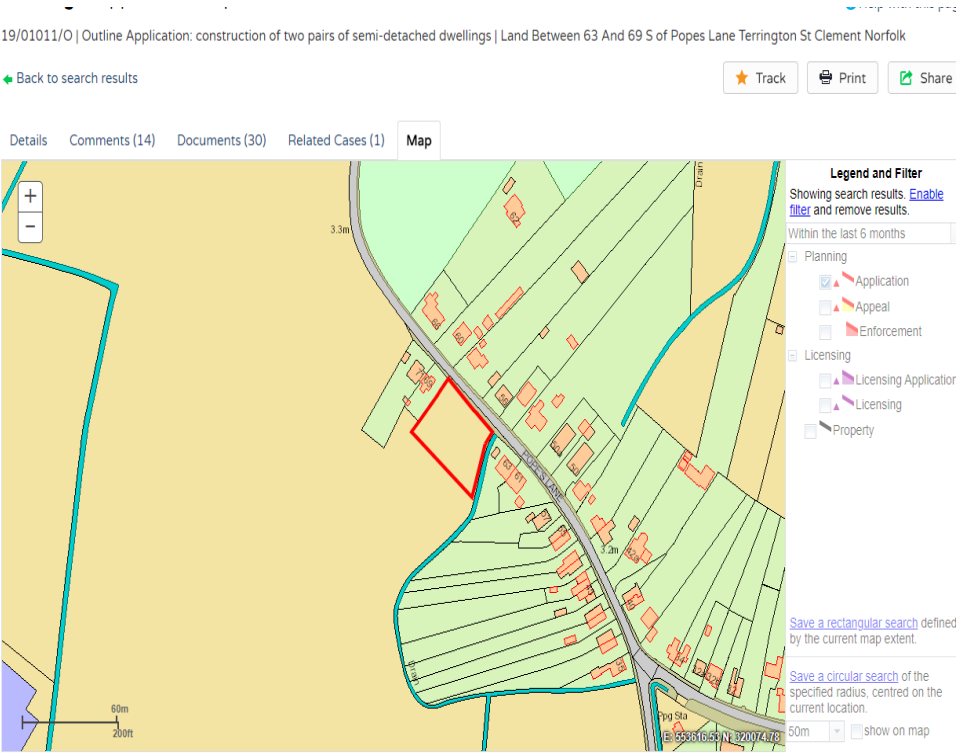
## Old development boundary map



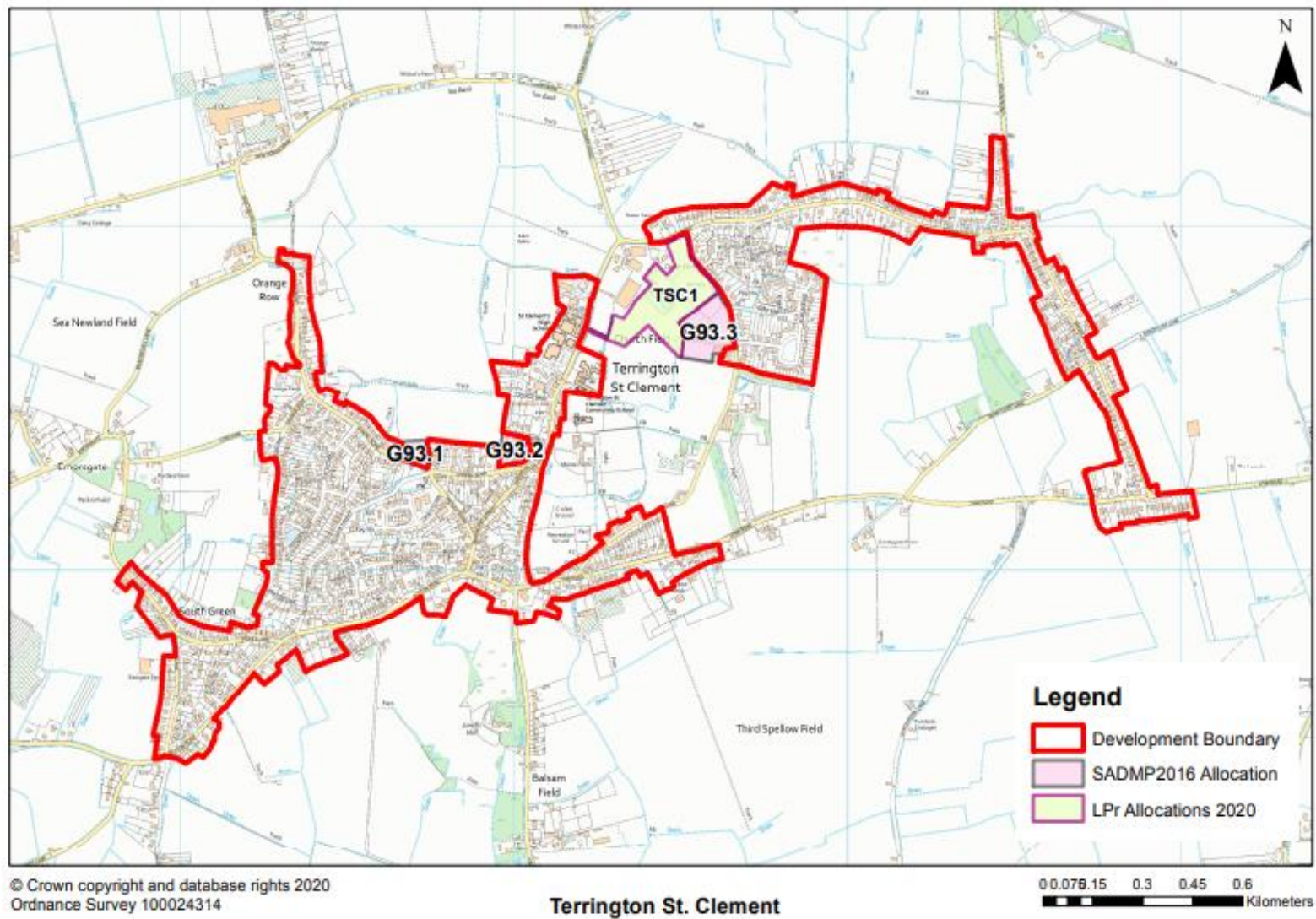
## New development boundary map



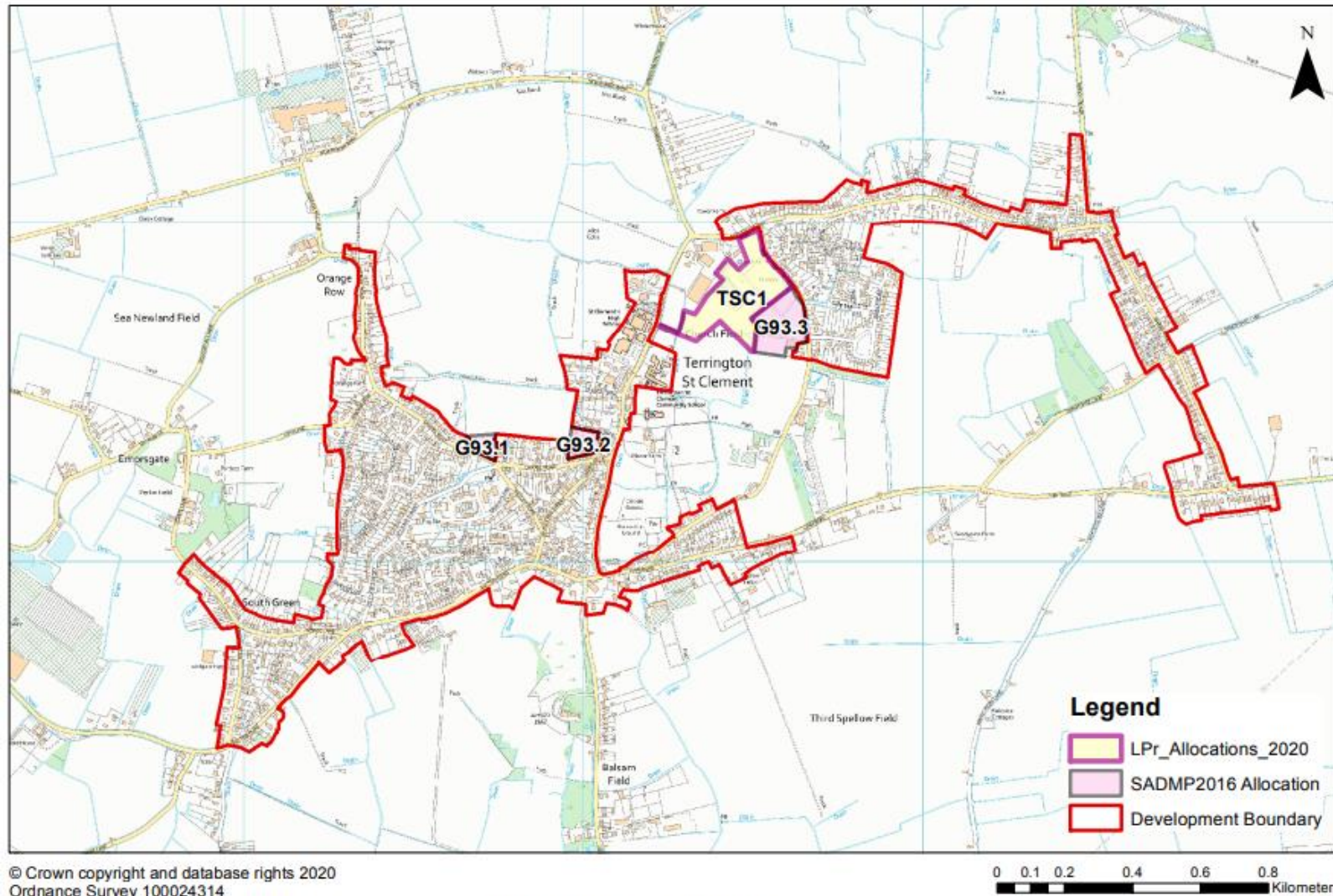
Settlement	Commentary on proposed development boundary change	Officer comments
Terrington St Clements	<b>Cllr Paul Kunes-</b> <i>“Would be possible to include a small parcel of land between 62 and 68 Popes Lane Terrington St Clement be included in the plan, it is a small area with housing either side and the local landowner has sought planning permission on several occasions only to be told it is outside the planning boundary. If you look at it on the map it would seem to make sense to include it. All the services are there including mains sewage. It sits on a straight piece of road so I don’t think highways would object.”</i>	This suggestion was discussed at the Local Plan Task Group and was agreed to be changed.



## Old Development Boundary Map



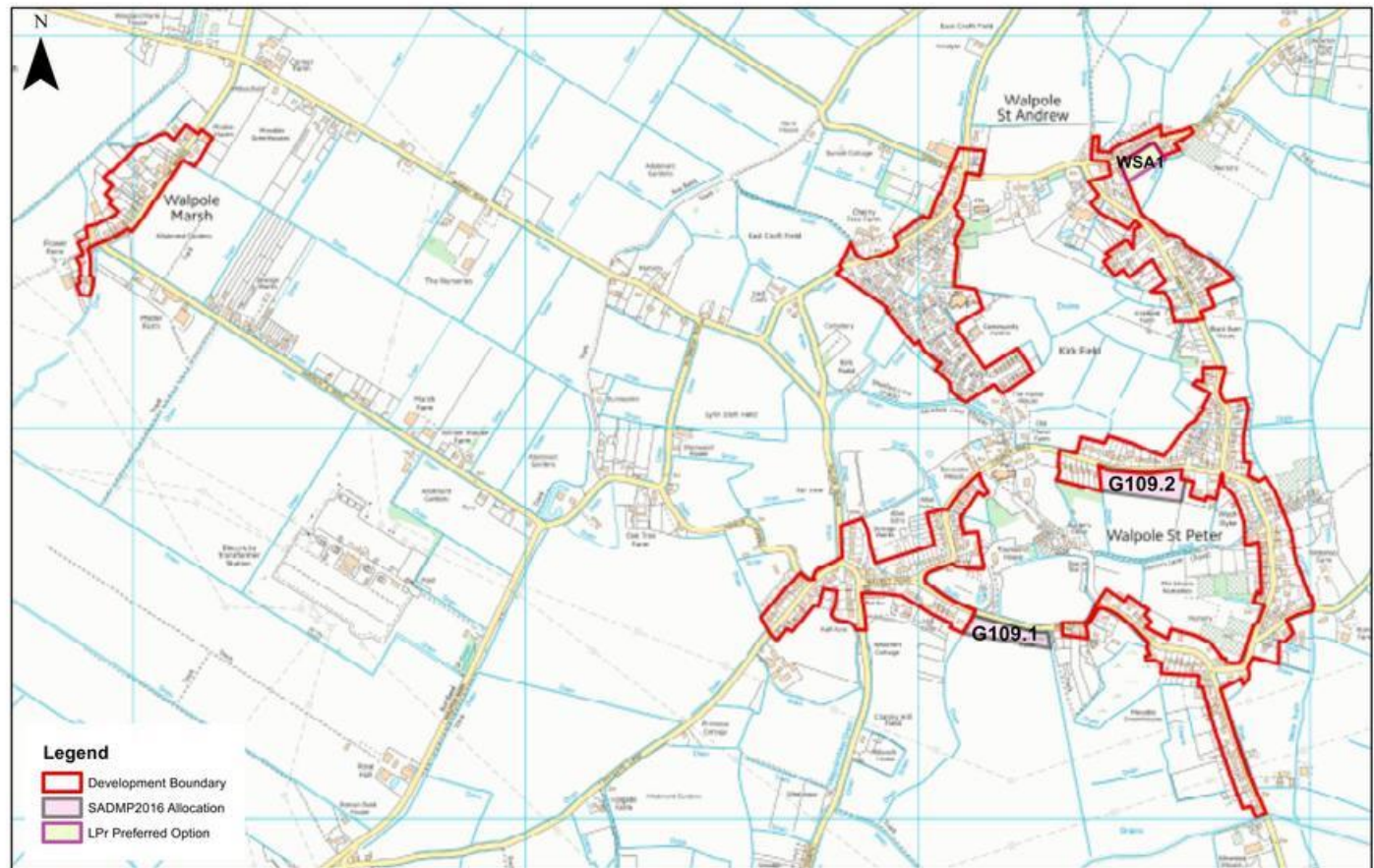
## New Development Boundary Map



Terrington St. Clements

Settlement	Commentary on proposed development boundary change	Officer comments
<u>Walpole St</u> <u>Peter/Walpole St</u> <u>Andrew/Walpole</u> <u>Marsh</u>	<ul style="list-style-type: none"> <li>• <b>Mr R Cousins-</b> <i>“The development boundary should be extended along Chalk Road to the west to include dwellings which have the benefit of extant planning permissions, as shown below. Consistent with other village boundaries such as Boughton, where recent and approved development have been included within the proposed development boundary.”</i></li> <li>• <b>Cllr Richard Blunt commented-</b> <i>“The development boundary for Walpole St. Andrew / Walpole St. Peter could logically be extended to include the relatively small portion of Chalk Road, which currently lies outside of the development boundary. Historically this area may have been excluded to provide a degree of separation between the two villages. Today however, the two villages are fairly well joined together, and this could be acknowledged further, particularly as the Local Plan review itself considers the villages to be a Joint Key Rural Service Centre.”</i></li> <li>• <b>Mr S Harris commented-</b> <i>“Land South of the Police House, West Drove, Walpole St Peter PE14 7H Hela Ref H443 &amp; Call for sites ref: 25-11-20161781. Amend boundary for the village to include site already built out and also incorporate an associated infill site. Attached Planning report summary “The site shown in this report mostly has permission for development. It is requested that it be included in a revised development boundary.”</i></li> <li>• <b>Richard Smith NCC NPS Group commented-</b> <i>“The development boundary as proposed does not reflect existing on-site features. The boundary should be revised to include all the existing school buildings/hardstanding and playing fields to allow for possible future expansion.”</i></li> </ul>	<p>DB will not be changed in reference to extension along Chalk Road there is no justification for this.</p> <p>No change.</p> <p>There is no current need to allocate further sites through the Local Plan review to meet the Local Housing Need (LHN). Therefore, DB will not be changed to reflect proposed HELAA allocations.</p> <p>Analysing the proposed change, we have taken this on board and will change the development boundary to go around the existing school buildings.</p>

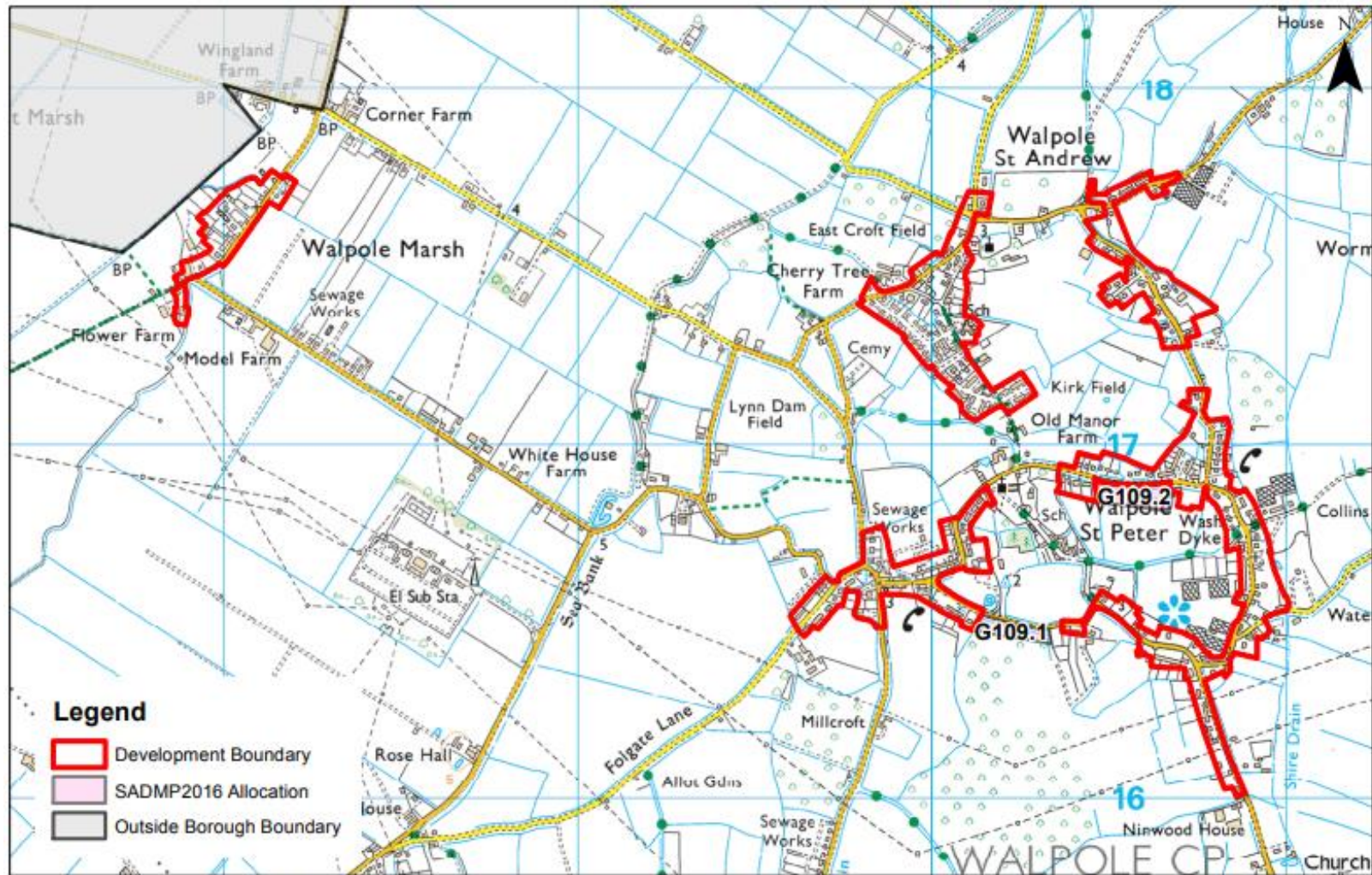
## Old development boundary map



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Walpole St. Peter / Walpole St. Andrew / Walpole Marsh

## New development boundary map



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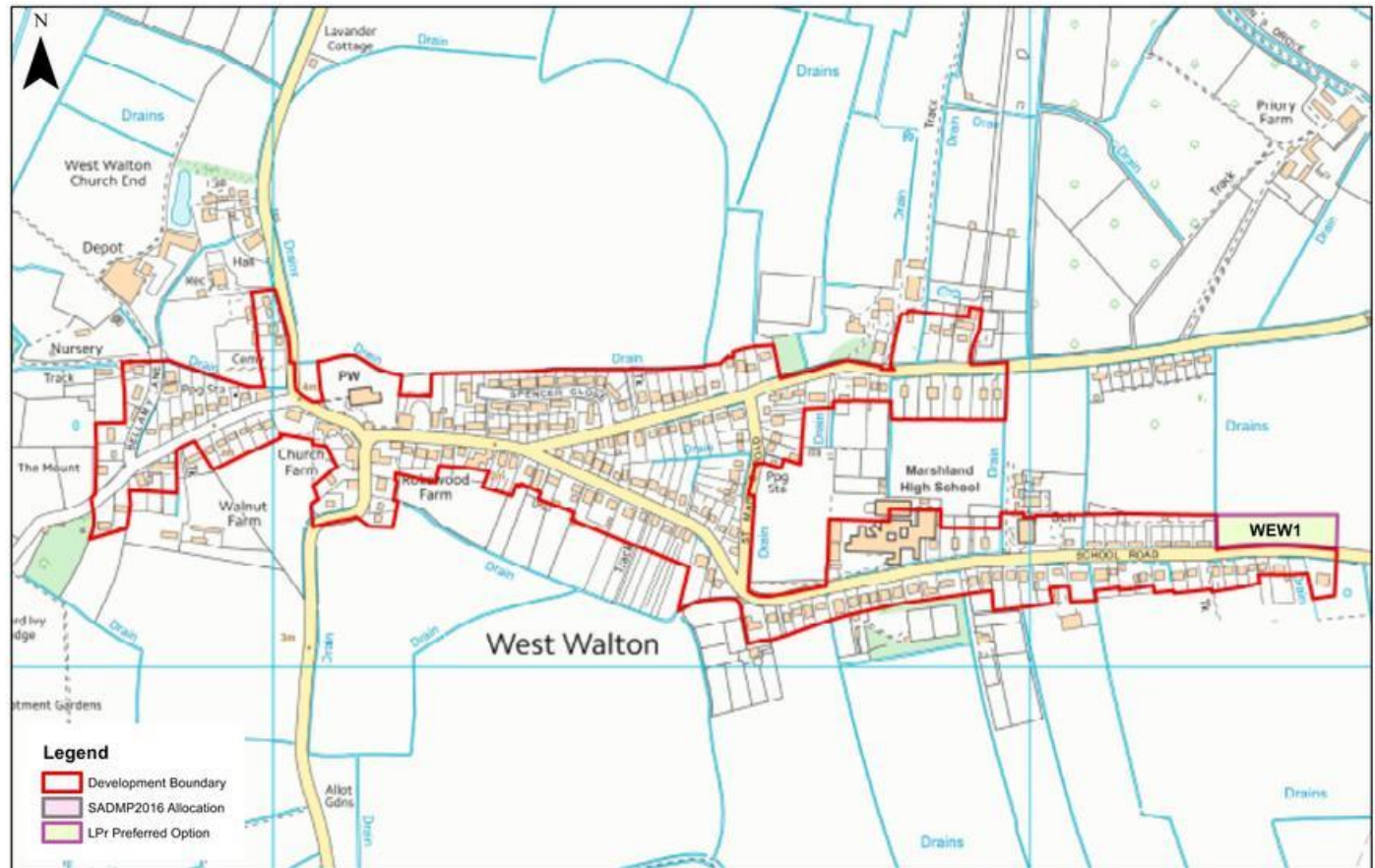
Walpole St Peter, Walpole St Andrew & Walpole Marsh

0 0.1 0.2 0.4 0.6 0.8  
Kilometers

Settlement	Commentary on proposed development boundary change	Officer comments
<b>West Walton</b>	<ul style="list-style-type: none"> <li><b>Mr J Maxey-</b> <i>“West Walton is a KRSC. The heart of the village is centred around the Church. Flood risk is a constraint generally in the village but there is an area at Church Farm, surrounded on 3 sides by the Development Boundary that has been demonstrated via planning application 16/01475/O to be within an area that is unlikely to be affected by flood. The application was refused as premature the SAMDP having just been adopted, but now is the appropriate time to reconsider this site. Although a suitable size for about 4 dwellings and thus below the scale for allocation, the site is suitable for development, and would round of the built area of the village in its vicinity. It is proposed that the Development Boundary is amended to include the area coloured blue on the attached plan to take account of this potential, so that it can be considered in the light of policies for development within the village, which it undoubtably is, as opposed to policies for outside the village and in open countryside”</i></li> <li><b>Richard Smith NCC NPS Group-</b> <i>“The development boundary as proposed cuts through the middle of the existing school site/buildings and does not therefore reflect existing on-site features. The boundary should be revised to include all the existing school buildings/hardstanding and allow for possible future expansion.”</i></li> </ul>	<p>There is no current need to allocate further sites through the Local Plan review to meet the Local Housing Need (LHN). Therefore, DB will not be changed to reflect proposed HELAA allocations.</p> <p>When development has been built out then inclusion of such settlements may be included in the development boundary.</p> <p>Analysing the proposed change, we have taken this on board and will change the development boundary to go around the existing school buildings.</p>

**The change below shows the development boundary to be going around the existing school building now.**

## Old development boundary map

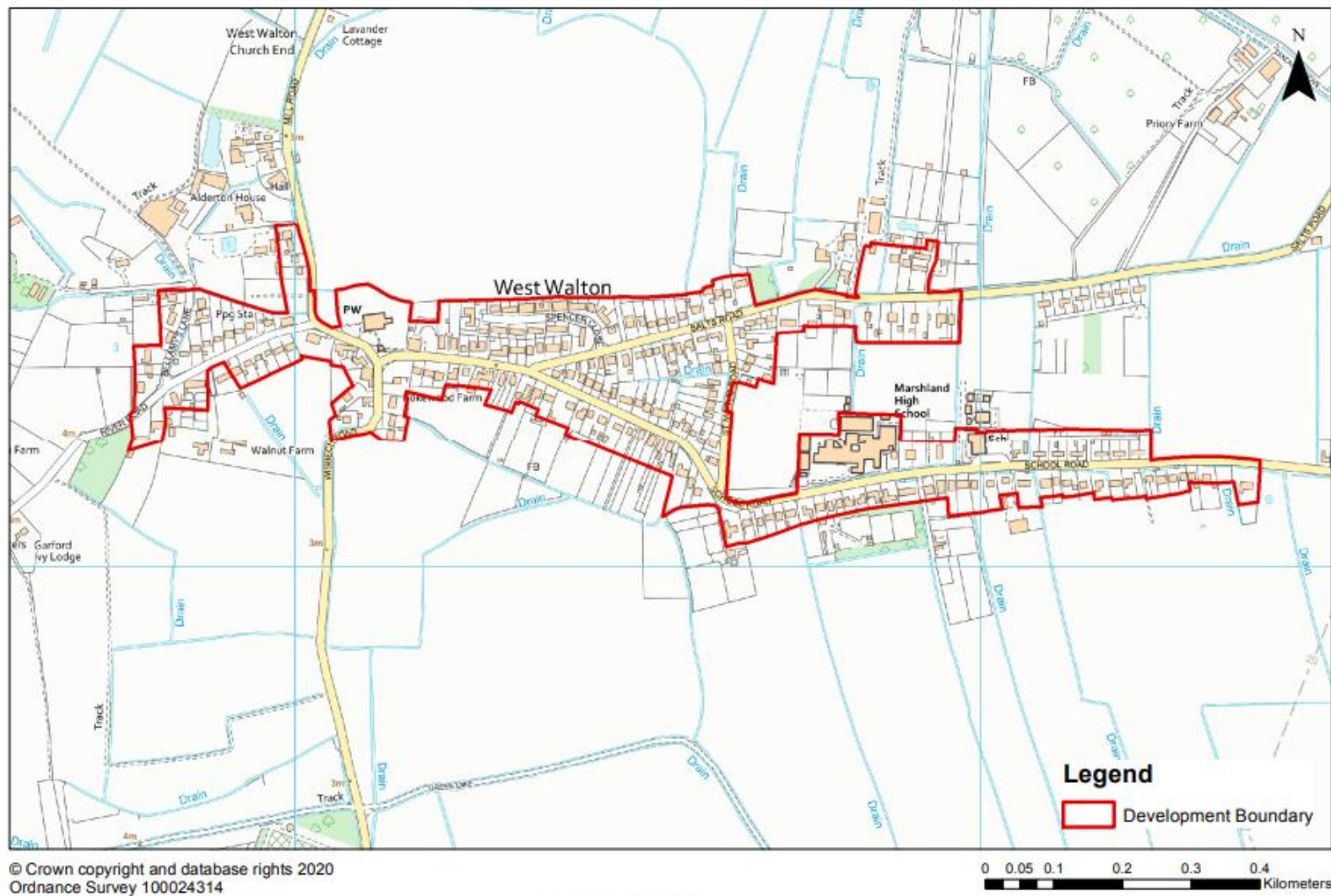


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West Walton

0 0.05 0.1 0.2 0.3 0.4  
Kilometers

## New development boundary map

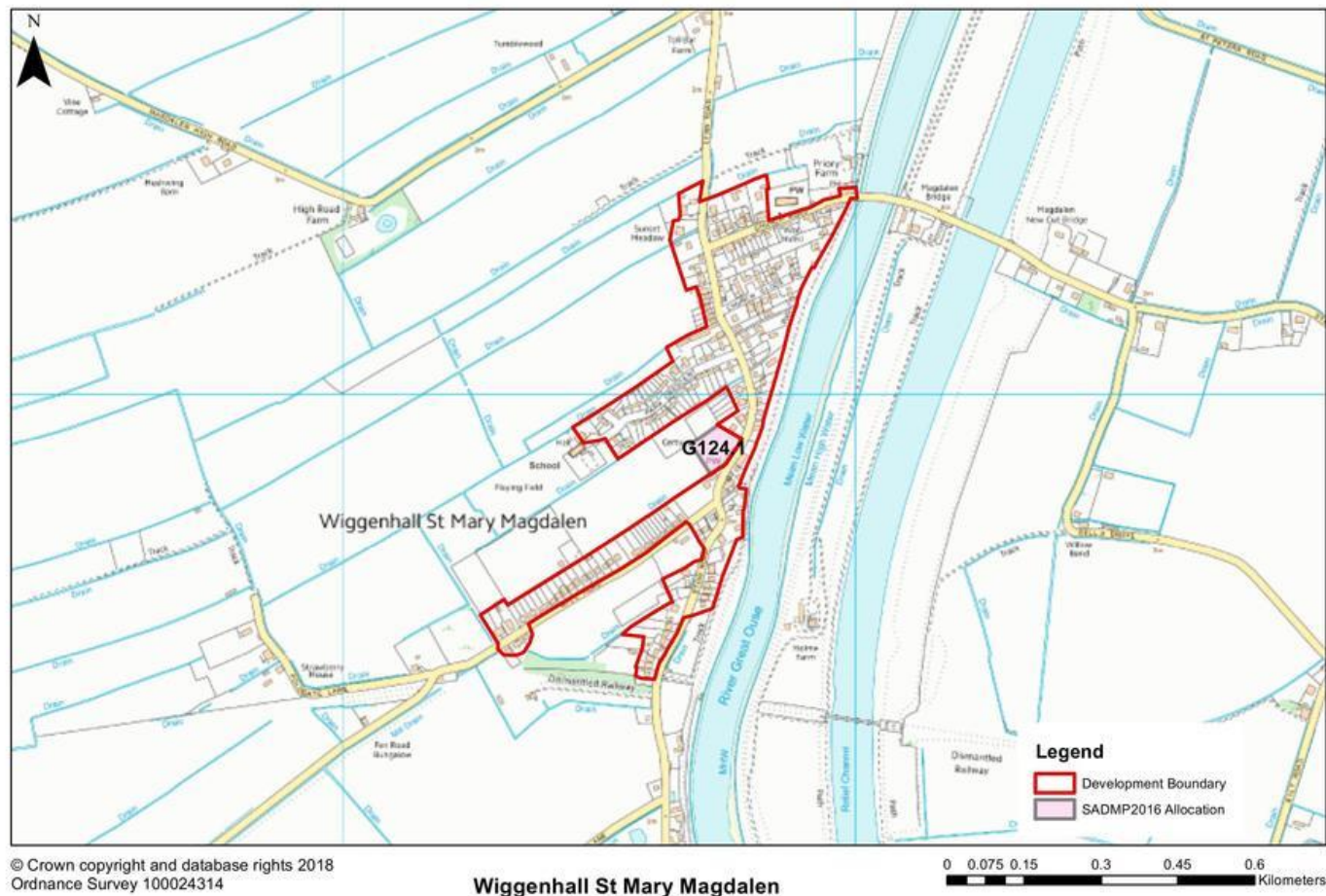


**West Walton**

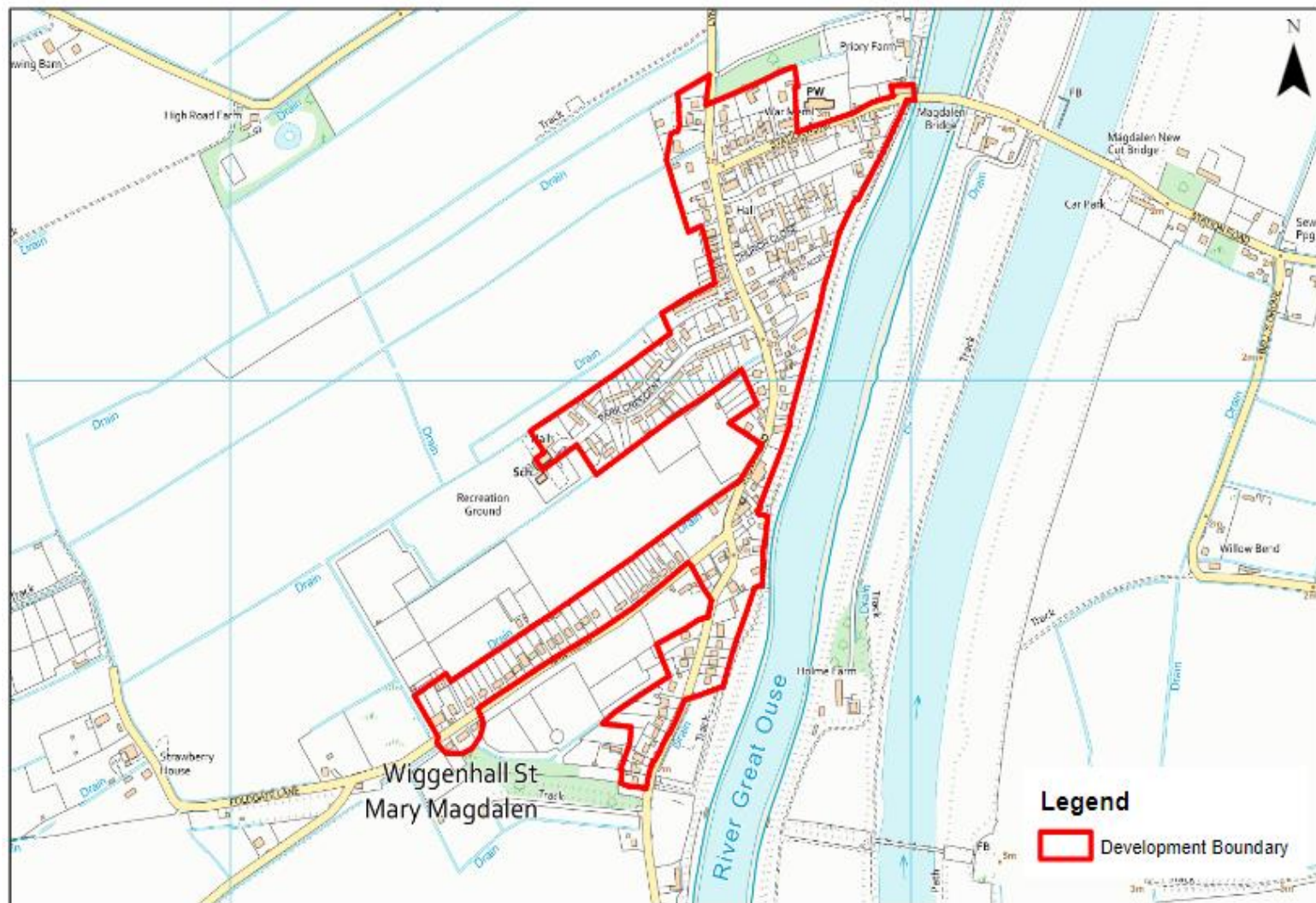
Settlement	Commentary on proposed development boundary change	Officer comments
Wiggenhall Hall St Magdalen	<ul style="list-style-type: none"> <li><b>Richard Smith NCC NPS Group</b> – <i>“The development boundary as proposed cuts through the middle of the existing school site/buildings and does not therefore reflect existing on-site features. The boundary should be revised to include all the existing school buildings/hardstanding and allow for possible future expansion”</i></li> </ul>	Analysing the proposed change, we have taken this on board and will change the development boundary to go around the existing school buildings.

The change below shows the development boundary to be going around the existing school building now.

## Old development boundary map



## New development boundary map



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Wighenhall St. Mary Magdalen

0 0.04 0.09 0.18 0.27 0.36  
Kilometers

## Appendix XX: Additional Map changes throughout the LPR Version 2

Section where mapping has changed	Reason for this change
<ol style="list-style-type: none"> <li>1. Marham</li> <li>2. Burnham Market</li> <li>3. Clenchwarton</li> <li>4. Docking</li> <li>5. East Rudham</li> <li>6. Emneth</li> <li>7. Feltwell with Hockwold-cum-Wilton</li> <li>8. Great Massingham</li> <li>9. Marshland St James/ St John's Fen End with Tilney Fen End</li> <li>10. Middleton</li> <li>11. Southery</li> <li>12. Stoke Ferry</li> <li>13. Terrington St Clements</li> <li>14. Terrington St John with St Johns Highway/Tilney St Lawrence</li> <li>15. Upwell/Outwell</li> <li>16. Walpole St Peter/Walpole St Andrew/Walpole Marsh</li> <li>17. West Walton</li> <li>18. Denver</li> <li>19. Hillington</li> <li>20. Sedgeford</li> <li>21. Shouldham</li> <li>22. Ten Mile Bank</li> <li>23. Three Holes</li> <li>24. Walton Highway</li> <li>25. Wiggenhall St. Mary Magdalen</li> <li>26. Holme Next The Sea</li> </ol>	<ol style="list-style-type: none"> <li>1. Needs a new map to remove Marham land off school lane policy</li> <li>2. BM1 Allocation removed from LPR</li> <li>3. Needs new map CLE1 removed from LPR</li> <li>4. Docking Land south of Pound Lane and west of Bradmere Lane Policy removed from LPR</li> <li>5. East Rudham Land to north of Lynn Road Policy removed from LPR</li> <li>6. EM1 Emneth Land north of Church Road Policy removed from LPR</li> <li>7. G35.2 and G35.4 removed from LPR</li> <li>8. GM1 removed from LPR</li> <li>9. MSJ1 removed from LPR</li> <li>10. G60.1 and MID1 removed from LPR</li> <li>11. SOU1 removed from LPR</li> <li>12. STF1 removed from LPR</li> <li>13. Remove TSC Buffer Zone and G93.2</li> <li>14. Remove G94.2 and TSL1 and TSL2 from LPR</li> <li>15. Update maps in regard to the neighbourhood plan</li> <li>16. WSA1 removed from the LPR</li> <li>17. West Walton Land north of School Road Policy removed from LPR</li> <li>18. New map required due to change allocation changed shape</li> <li>19. G49.1 removed from LPR</li> <li>20. Update maps in regard to the neighbourhood plan</li> <li>21. Remove G81.1 from the LPR</li> <li>22. Remove G92.1 from the LPR and include in the development boundary due to it's now built out</li> <li>23. Update the Map accordingly to remove G96.1 from the map and include within the DB due to allocation is now built out and reflect Upwell NP PA5</li> <li>24. Update the Map accordingly to remove G120.2 from the map and include within the DB due to allocation is now built out</li> <li>25. G124.1 removed from LPR</li> <li>26. Remove HNTS Map from SVAH Section and provide a link to their NP instead</li> </ol>

