

## Appendix

### Evaluation of options for extension of Development Boundary

An important part of the preparation of the Neighbourhood Plan has been to consider the definition of the village Development Boundary. The emerging Local Plan has identified a need for a further 15 dwellings at Terrington St John and it may not be possible to accommodate these within the existing development boundary. We have therefore considered the various options for extending the development boundary, taking account of the sites put forward to the Borough Council of King's Lynn and West Norfolk in response to their "Calls for Sites" in 2016 and 2019. These sites are shown on the map which follows the assessment. The numbering system used by the Borough Council has been modified to facilitate clarity on the maps the last 6 numbers in the Borough council system in the format 19-3849 for the 2019 sites

<b>Option 1: To the west of the village along the north side of Main Road</b>		
Call for sites references	2016 H340 H339 H338 2019 62 64	2.58ha. 2 ha. 2.45ha. 2.74ha. 4.08ha.
Relationship to village	These sites do not relate well to the structure of the village as they would extend away from the existing built-up area and, with the possible exception of site H340 would be detached from local services.	
Existing Use	Agriculture	
Scale	All of these sites are much larger than is required to accommodate the amount of additional housing required. and any extension of the settlement boundary would therefore be restricted to the frontage of the site	
Countryside/landscape	While there is sporadic development along the north side of Main Road, much of it related to existing or former nursery uses consolidation of development would detract from the rural character of the village	
Highways /access	All sites would need to gain access from Main Road, formerly part of the A47 and all except site H340 front a dual carriageway section where the speed limit is 70mph. The speed limit changes to 30mph in front of site H340 but traffic speeds tend to still be high at this point.	
Public consultation	The inclusion of all or part of any of these sites within the development boundary, with the possible exception of part of H340, would not be consistent with the wish of parishioners to consolidate rather than extend the built up area of the village.	
Conclusion	Only a small part of site H340 could be considered for inclusion within an extended development boundary	

<b>Option 2: To the west of the village along the south side of Main Road</b>		
Call for sites reference	2019 99	2.46ha.
Relationship to village	The eastern boundary of the site borders housing development but there is no other development on the south side of Main road. While the eastern end of the site is quite close to village services the western part would be detached with no footpath access.	
Existing use	Agriculture	
Scale	This site is very large and development of more than a small part of it would not be consistent with the scale of development required.	

<b>Option 2: To the west of the village along the south side of Main Road</b>	
Countryside / landscape	Development of this site would detract from the rural setting of the village and the openness on the south side of Main Road.
Highways / access	Access would be from Main Road, formerly part of the A47 and at the western end there is a dual carriageway section where the speed limit is 70mph. The speed limit changes to 30mph to the west of Church Lane but traffic speeds tend to still be high at this point and a new access on the south side may well raise highway safety concerns.
Public Consultation	Inclusion of any of this site within an extended boundary would not be consistent with the wish of parishioners to consolidate rather than extend the built up area of the village.
Conclusion	Unsuitable for inclusion within the development boundary

<b>Option 3: To the north of the village east of Church Road</b>		
Calls for sites reference	2016 H 376 2019 3	0.84ha. 1.47ha.
Relationship to the village	Both these sites are close to the centre of the village and the services available there. The sites also lie between the existing built up area and the development of 46 dwellings to the north of them which is underway. Their inclusion within the development boundary along with the permitted site would be consistent with the aim of consolidating the form of the village.	
Existing use	Unused former nursery land	
Countryside / landscape	These sites are not prominent in the landscape or in open countryside	
Highways/Access	Access to these sites would need to be from Church Road which is the main approach to the village from the A47. There may be issues with highway safety and the availability of a footpath into the village.	
Public Consultation	The inclusion of these sites within the development boundary would be consistent parishioners wish to consolidate the form of the village.	
Conclusion	There is a strong case for the inclusion of these sites within the development boundary.	

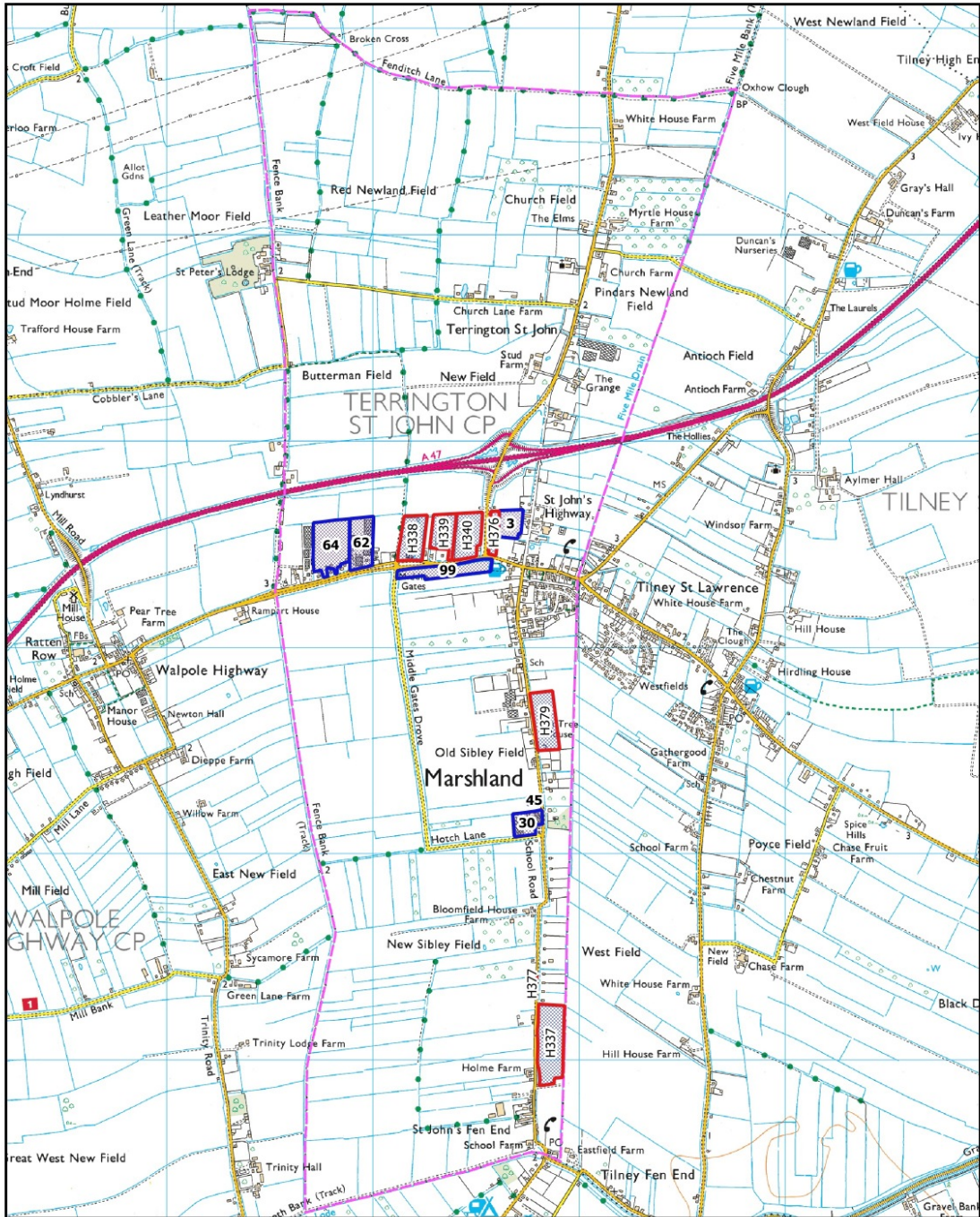
<b>Option 4: To the south of the village along the west side of School Road</b>		
Calls for sites references	2016 H377 2019 30 45	0.36ha. 1.41ha 0.24ha.
Relationship to the village	Most of the west side of School Road is fairly continuously developed as far south as Hotch Lane and gaps in the frontage have been gradually infilled. Further south development becomes much more sporadic. All of the sites put forward are some distance from the centre of the village but the first two can access the centre of the village on foot.	
Existing use	The first two sites listed is redundant nursery land on the corner of Hotch Lane and School Road and the second is a smaller unused agricultural site which lies quite close to the existing development boundary. These two sites lie on either side of a recently completed development of 5 detached houses. The third site lies further from the development boundary. It is currently an orchard adjoining an existing dwelling.	

Countryside / landscape	The first two sites relate closely to the built form of the village being effectively part of the largely developed frontage on the west side of School Road. The third site is in a more frontage and it would require a substantial extension of the development boundary to include it.
Highways/Access	The 30mph limit on School Road only extends southwards just beyond the school where it becomes a 40mph limit. There is a footpath along the western side of the road until just beyond Hotch Lane where it switches to the east side for a short stretch before it ends.
Public Consultation	Small scale infill development would be consistent with the wishes expressed in consultation.
Conclusion	There is a case for extension of the development boundary southwards along School Road as far as Hotch Lane to include site 28-04-20192310 and the eastern part of site 28-04-20199476.

<b>Option 5: To the south of the village along the east side of School Road</b>		
Allocation and Calls for sites references	G94.1 allocation in existing Local Plan  2016 H379 H337	2.8ha. allocated for 35 dwellings planning permission ref 17/02355/RMM 2.5 ha 4 ha.
Relationship to the village	South of the school east side of School Lane the allocated site and Site H379 are open countryside until a loose cluster of development close to Hotch Lane and well spaced ribbon development on the eastern side extending south to site H337. The permitted site and site H379 are quite close to the services of the village.	
Countryside/landscape	The development of the permitted site and H379 would create a more urbanised feel to this part of the village. Site 26-11-20166050. Is also open countryside.	
Highways access	The 30mph limit on School Road only extends southwards just beyond the school where it becomes a 40mph limit. There is a footpath along the western side of the road until just beyond Hotch Lane where it switches to the east side for a short stretch before it ends.	
Public consultation	The tow permitted sites are capable of accommodating substantially more development than is required and would not be consistent with the preference for small scale development.	
Conclusion	There is a case for extending the development boundary to include site G.94.1 when the development there is substantially complete. However, although planning permission has been granted only a token start has been made on site and it is not clear that the development will proceed. There is no need to extend the boundary any further on the east side and to do so would undermine the rural character of the village.	

The Parish Council has concluded from this assessment that it would be appropriate to extend the Village Development

1. northwards to include the permitted site to the east of Church Road and the two sites to the south of it and
2. Southwards on the West side of school Road as far as Hotch Lane.



**Borough Council of  
King's Lynn &  
West Norfolk**  
Tel. 01553 616200  
Fax. 01553 691663

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**Legend**

- Parish Boundary
- Call for Sites 2016
- Call for Sites 2019



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