

Terrington St. John Neighbourhood Plan

2016 – 2036

Submission Version

Prepared by Terrington St. John Parish
Council



Adopted Version

October 2021

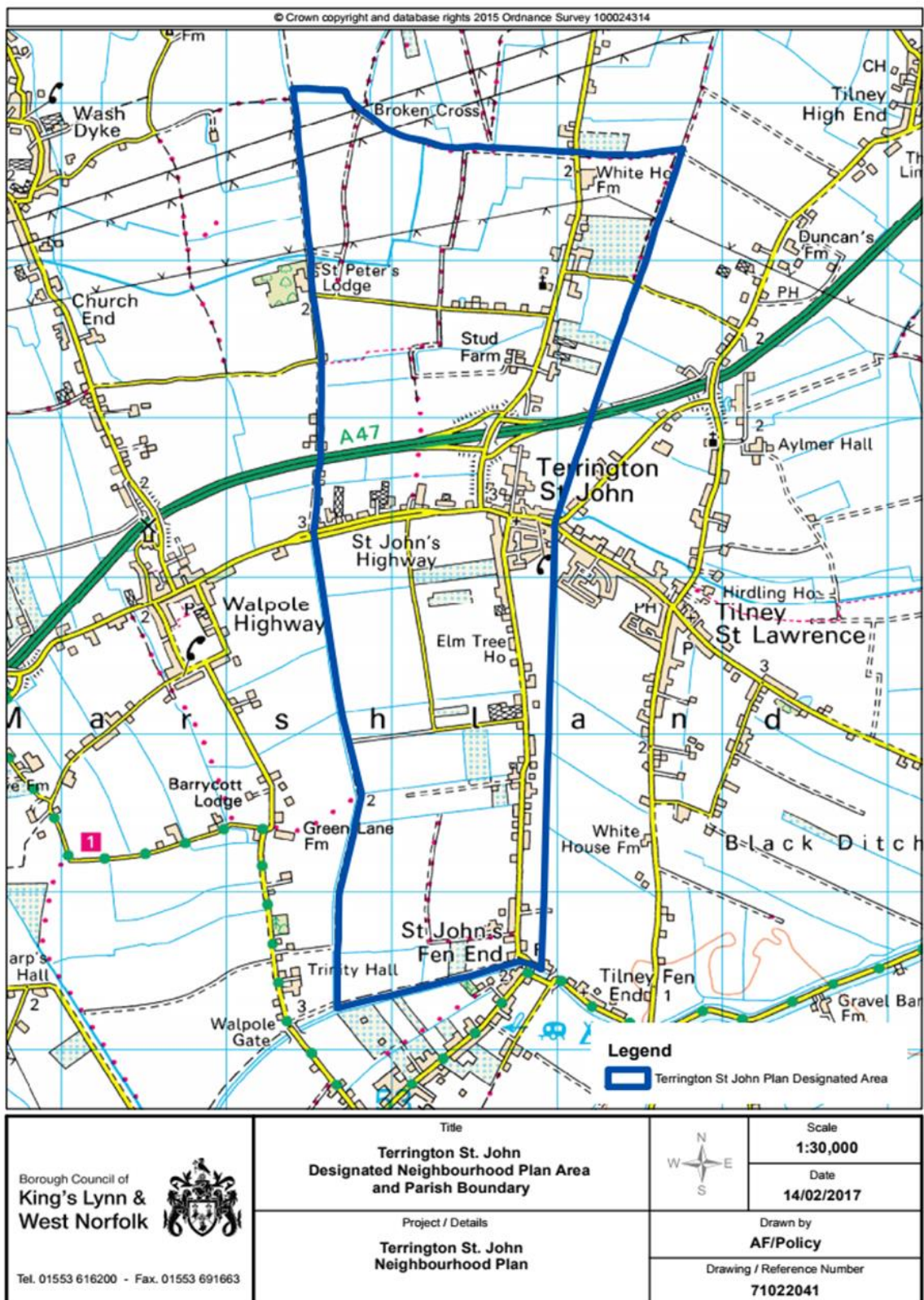
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Introduction

- 1.1. Neighbourhood Plans were introduced through the Localism Act of 2011 to enable local communities to prepare plans which will contain policies relating to the development and use of land in their areas. They are intended to enable communities to have more power to control the scale, type and location of development. However, they do have to meet some legal requirements; these include “the basic conditions”. These are that:
 - 1) Having regard to national policies and advice contained in guidance published by the Secretary of State it is appropriate to make the plan;
 - 2) The making of the plan contributes to sustainable development;
 - 3) The making of the plan is in general conformity with the strategic policies contained in the development plan for the area;
 - 4) The making of the plan does not breach and is otherwise compatible with EU obligations;
 - 5) The making of the Neighbourhood Development Plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017.
- 1.2. The Plan is “made” by the local planning authority if it is determined that it meets the basic conditions and other legal requirements and it is supported by a majority of the voters in a referendum of the residents of the area.
- 1.3. When it is made, the Neighbourhood Plan will form part of the statutory development plan for the area and its policies will be used alongside national policy and the strategic policies of the Borough Council of King’s Lynn and West Norfolk Local Plan to guide the determination of planning applications in the parish.
- 1.4. The Parish Council decided to prepare a neighbourhood plan in late 2015. A working group of 3 members of the Parish Council and one co-opted member was established to take this forward and report on a regular basis to the Parish Council
- 1.5. An application to the Borough Council of King’s Lynn and West Norfolk for the designation of the whole parish as a neighbourhood area was made on 1st December 2016 and the Borough Council approved the designation on 16 February 2017. The designated area is shown on map 1.

Map 1 –Parish Boundary and Designated Neighbourhood Plan Area.



2. A Portrait of Terrington St John

2. A Portrait of Terrington St John

- 2.1. The village of Terrington St. John is situated about 6 miles to the west of King's Lynn and almost equidistant from the town of Wisbech. The village is located in the Fens and is surrounded by mostly high-quality arable land with some cattle and sheep farming along with numerous equestrian facilities. Several horticultural nurseries are located within the village, supplying flowers on a national scale. Covering 826 hectares, the village has historically been a predominantly arable farming community and while agriculture remains important it is now a more diverse community from which many people commute to King's Lynn, Wisbech or further afield for work. The housing stock reflects a mixture of scale and design, dating back to the 14th Century. The permanent population community here is small, approximately 835 residents in 2017. There are a small number of second homes and a care home for the elderly.
- 2.2. The village consists mainly of three roads with some minor roads and rural lanes leading off. The Main Road (old A47) is the central hub of the village where most services are located. These include a shop, garage, doctors' surgery, restaurant, public house, pharmacy and a farm shop. Main Road is a mostly built up road with housing on both sides and benefits from a 30mph speed limit. Church road provides to the A47 with direct access to Wisbech and King's Lynn. The village is served by the X1 bus route between Norwich and Peterborough.
- 2.3. School Road is where the highest density area is for housing, with a large housing estate and a mix of detached and semi-detached housing along the majority of the road. The local primary school is located here with a separate playing field, a new housing development opposite the school is in its final stages for commencement of development. School Road is a direct route to larger villages such as Marshland St. James and Emneth, Outwell and Upwell.
- 2.4. Church Road was split into two roads in 1996 when the A47 bypass was constructed, Old Church Road becoming a no-through road and retaining many of the original buildings, some of which were once shops and businesses. The rest of Church Road is a more rural area of the village, with sporadic housing, mostly large, detached houses and cottages. The Church is located in a beautiful open setting and is the focal point of this area of the village.

Design and Materials within the Parish

- 2.5. Traditional materials were used in the construction of the older buildings, including orange, red and brown brick, with roofs being burnt pantiles, pintiles and Welsh slate, with the more recent addition of concrete tiles. Oak is used in several areas to create open and decorative features. Older barns are constructed with lime mortar with red/brown brick and include areas of black cladding, feature banding, buttress walls and pepper pot areas to traditional builds. Windows are primarily of a sash/casement style, with traditional hardwood, painted or similar.

Demographic Information

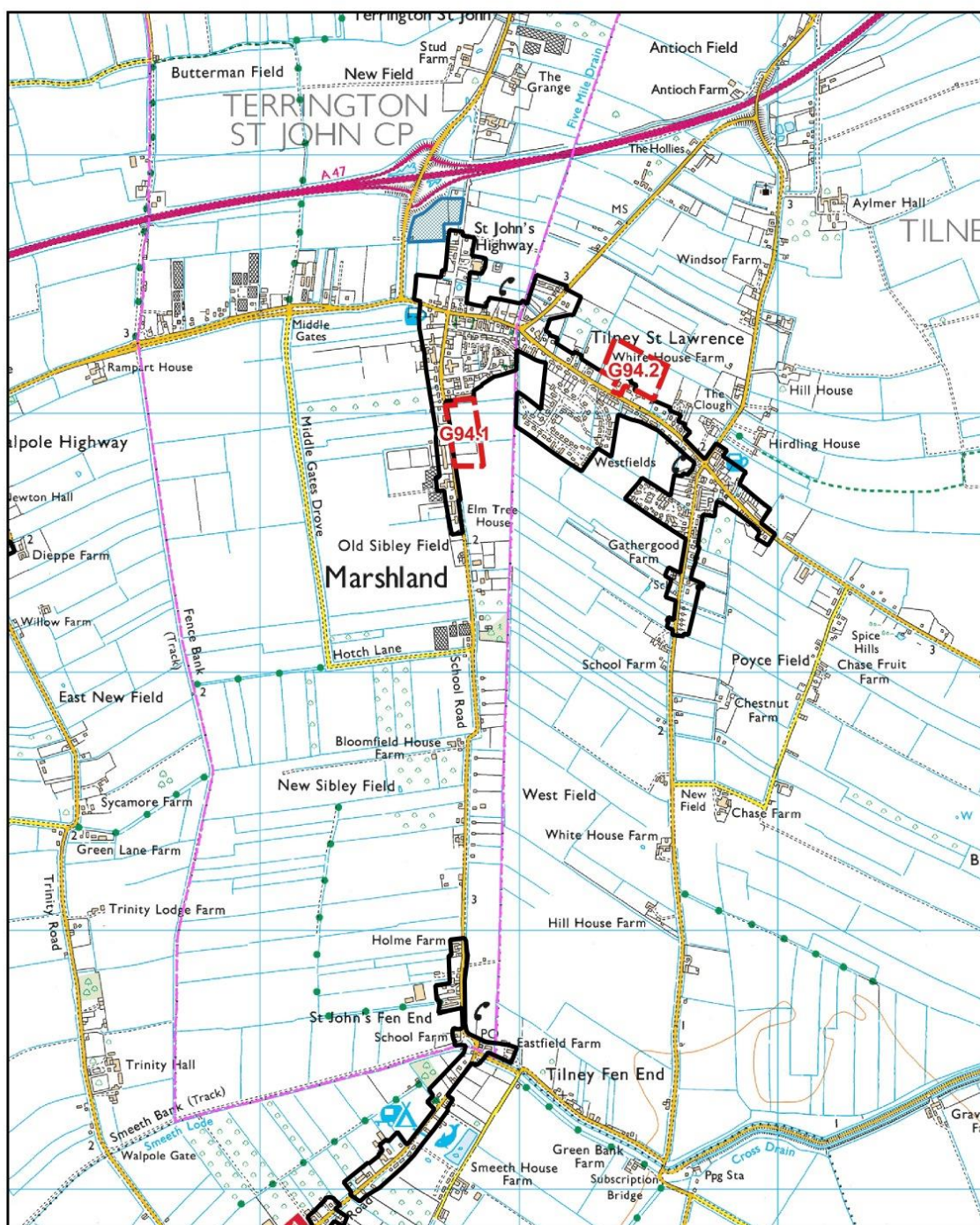
- 2.6. Appendix 1 contains several tables illustrating the demographic characteristics of Terrington St John. Most of this data is drawn from the 2011 census and may have changed significantly since then. The significant points to emerge from these are:
- The population of Terrington St John estimated at 823 for mid-2017 is slightly down on the figure of 891 in the 2011 census.
 - The age structure of the population of Terrington St John is quite similar to that of the borough. By comparison with the country the age groups over 45 are more strongly represented and those of younger adults and children slightly less so. The proportion aged over 65 is increasing more rapidly in the village than the borough and more so in relation to the country.
 - 80% of houses are detached or semi-detached, a much higher figure than in the borough or the country. Very few houses are not permanently occupied which suggests few second homes, compared with other parts of the borough.
 - Most households occupy dwellings that are larger than are needed.
 - The proportion of one person households is lower than in the borough and the country and the proportion of family households correspondingly higher. The proportion with dependent children is higher than in the borough.
 - The proportion of owner-occupied housing, almost 80% is significantly higher than in the borough and the country but the proportion of social rented housing is less than half that of the national figure and only just above the borough figure.

3. The Development Plan Context

3. The Development Plan context

- 3.1. The Borough Council of King's Lynn and West Norfolk Local Plan currently comprises the Core Strategy (2011) (CS) and the Site Allocations and Development Management Policies Plan (2016) (SADMP). Both these documents cover the period 2011 – 2026. The neighbourhood plan recognises the need to ensure that we are able to meet the housing needs of future generations so, having regard for this and the National Planning Policy Framework (NPPF), Terrington St. John Parish Council decided to incorporate into our Neighbourhood Plan policies to influence and control the size and style of houses preferred to be built in and around the village.
- 3.2. The CS includes Terrington St John along with St John's Highway and Tilney St Lawrence as a Joint Key Rural Service Centre. The strategy for Local Service Centres is to enable limited growth of an appropriate scale and nature to secure the sustainability of the settlements. The SADMP allocated two sites for residential development which will add approximately 75 new homes to the village. The two sites are:
 - (i) A site east of School Road which is allocated for 35 dwellings for which full planning permission has now been granted (Ref 15/00438/OM and 17/02335/RM) and
 - (ii) A site on the north side of St John's Road in Tilney St Lawrence which is allocated for 40 dwellings and is outside the neighbourhood plan area and therefore cannot be influenced by the Neighbourhood Plan. The location of the two allocations is shown on Map 2.
- 3.3. In addition to these two allocations planning permission was recently granted for a development of 46 dwellings on the northern side of the village to the east of Church Road and south of the grade separated junction of with the A47 which provides access to the village. (refs 15/01499/O and 18/02176/RMM). This application was contrary to policy and was granted at a time when the Borough Council was unable to demonstrate a 5-year supply of housing land.

Map 2 Local Plan allocations and recent permissions



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Legend

- Parish Boundary
- Development Boundaries
- Plan App: 18/02176/RMM
- Local Plan Housing Allocations (2016) (SADMP)



1:20,000

06/05/2020

- 3.4. The Neighbourhood Plan seeks to proactively meet the identified needs of the village, having regard to the views, experience and knowledge of the local community. There is an acceptance that our villages are changing; they are no longer, and will never again, be small Norfolk working villages with the entire population living and working within the area.
- 3.5. During the development of this Plan the Borough Council of King's Lynn and West Norfolk has been in the early stages of preparing a review of the Local Plan and extending the planning horizon to 2036; the Draft Plan was subject to consultation in March/April 2019. While the Neighbourhood Plan does not have to be in general conformity with the emerging local plan, as the latter may be subject to change before it is adopted, it is clearly appropriate to have regard to its strategic direction and emerging policies as the policies of the Neighbourhood Plan could be superseded by those of the Local Plan if they are in conflict.
- 3.6. The Draft Local Plan continues to identify Terrington St John, together with St John's Highway and Tilney St Lawrence as a Key Rural Service Centre. The strategy for the rural areas is to "concentrate most development in or adjacent to the Growth Key Rural Service Centres and the Key Rural Service Centres." In addition to the two allocations previously allocated the Consultation Draft of the Local Plan identified a need for an additional 15 dwellings in Terrington St John. Subsequent revisions of housing need based on the national methodology have meant that in the latest version of the emerging Local Plan, there is no requirement for additional dwellings in Terrington St John. The Borough Council has therefore confirmed that at the time of writing the indicative requirement for new dwellings for the Terrington St John Neighbourhood Plan in accordance with paragraph 66 of the NPPF is zero, but that there would be no strategic objection to provision in the Neighbourhood Plan for a small number of additional dwellings. The indicative figure could change as the emerging Local Plan progresses and it is appropriate to consider modest extensions to the development boundary to provide an appropriate level of flexibility to accommodate new development in a sustainable way over the plan period.

4. Vision and Objectives

4. Vision and Objectives

- 4.1. The Neighbourhood Plan has been developed having regard to a Vision of the sort of place we would like Terrington St John to be at the end of the Plan period. This Vision has been developed from the views expressed in the responses to the parish survey. It is focussed on retaining the essential character of the village, while maintaining its vitality recognising the need to adapt to changes in the local economy, the way people live their lives and the role of the village within West Norfolk.

Vision

In 2036 Terrington St John will be a vibrant, attractive and safe village which will provide sufficient new homes to meet local needs and contribute to the wider need for new housing. New development will be located and designed to reinforce the essential rural character of the village and control the speed of traffic through the village. The village will retain a range of community services and welcome the creation of new employment.

- 4.2. The Vision has been used to develop a series of more specific objectives which in turn have helped shape the specific policies of the Plan.

Objectives:

- 1. To provide for sufficient new housing to meet identified local needs and strategic needs defined by the Borough Council.**
- 2. To ensure that the size and tenure of new housing reflects local needs.**
- 3. To consolidate the existing form of development in the village.**
- 4. To ensure that the design of new development respects the form and materials of existing development.**
- 5. To maintain or increase the range of services and facilities available to residents of the village.**
- 6. To support existing businesses and the creation of new employment opportunities compatible with the character of the village.**

- 4.3. A neighbourhood plan cannot control all aspects of life in the village as its policies must relate to the development and use of land. One major concern in Terrington St John that was identified in the village survey is the speed of traffic passing through the village and the effect of this on safety. Speed control is a matter for the highways authority and not a matter for planning policies, but the Plan aims to improve the prospects for tighter speed control through its influence on the location and form of development.

5. Policies

5. Policies

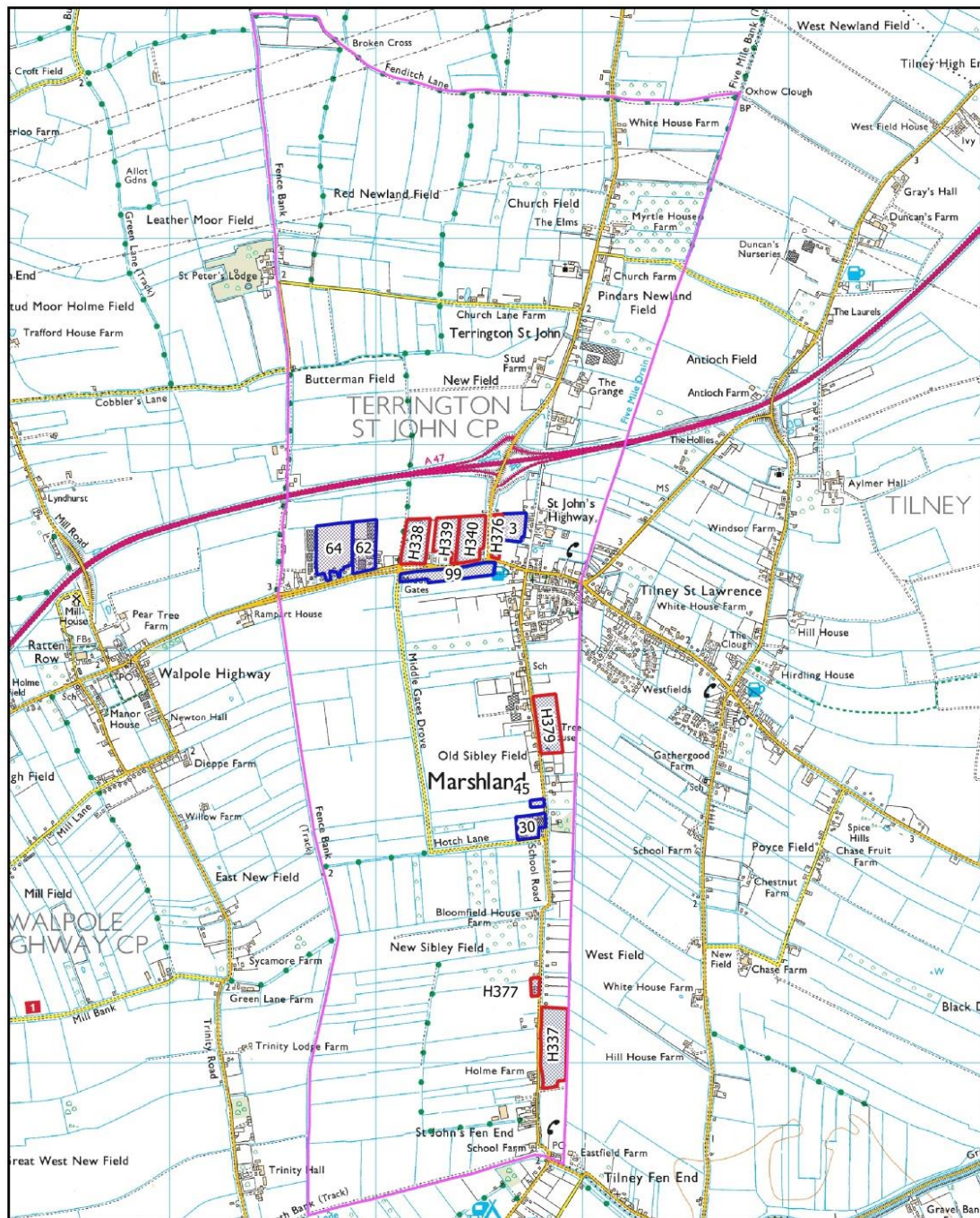
- 5.1. The policies of the neighbourhood plan have been developed to ensure that decisions on planning applications contribute to the realisation of the Vision and Objectives which in turn reflect the wishes of the community. The policies of the Plan are shown in the blue boxes at the end of each section. They will form part of the statutory development plan. In addition, the Parish Council has identified some parish aspirations which do not relate to the development and use of land. These do not have the same status and are therefore shown in a different format in a brown box.

The Village Development Boundary

- 5.2. The Parish Council must demonstrate that the Neighbourhood Plan can accommodate the amount of new housing which the Borough Council has indicated is necessary. The Parish Council has worked closely with the Borough Council to achieve this. At the time of submission, the Borough Council has indicated that there is no need for a specific number of new dwellings in addition to the planning permissions that have already been granted. However, the Neighbourhood Plan recognises that, having regard to the role of Terrington St John as a Key Rural Service Centre, it is appropriate to provide some flexibility for the provision of further small-scale housing development.
- 5.3. To achieve this, the Parish Council has carefully reviewed the definition of the Village Development Boundary taking account of existing planning permissions, the public consultation on the Plan and all the potential development sites that have been put forward in response to the “Calls for Sites” made by the Borough Council in 2016 and 2019 as part of its work on the Local Plan. A failure to modify the Development Boundary in this way could mean that the Plan does not meet the statutory requirements because it would not provide for sustainable development.
- 5.4. The sites that have been put forward are shown on map 3.¹ Appendix 2 considers in more detail the options for extending the Village Development Boundary to the west, the north and the south. To the west there are sites to the north and south of Main Road, either in agriculture or nursery use. This section of Main Road was the A47 until the bypass was built and widens into a dual carriageway about 150m west of Church Road. There is no speed limit on the approach to the village from the west until about 70m west of Church Road. These sites generally do not relate well to the built form of the village and are detached from the local services in the village.

¹ The Borough Council’s assessment of these sites can be found at <https://west-norfolk.objective.co.uk/portal/lpr2019/lpr2019?tab=file>

Map 3: Sites submitted in the Borough Councils 2016 and 2019 sites



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Legend

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



11/06/2021

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- 5.5. Two sites to the east of Church Road (numbered P376 and 3) lie between the recent permission for 46 dwellings and Main Road on which development has started. These sites relate closely to the existing form of the village and are quite close to village services. The extension of the Village Development Boundary to include both these sites and the permitted site being developed would reflect the form of the village and may provide the potential for some infill development which would help to consolidate it.
- 5.6. To the south, the village extends along School Road with most development to the west of the road and some gaps with the potential for some infill development. Five potential sites have been put forward together with the allocation G94.1 in the Local Plan. The most southerly sites are poorly related to village services and the larger sites are not needed and detract from the rural character of the village.
- 5.7. The Plan extends the Village Development Boundary to the north to take in the permitted site close to the A47 junction which is under construction and the two sites which separate it from the main part of the village. It also extends the Village Development Boundary to the south on the west side of School Road to include the five detached dwellings recently completed, site 45 and part of site 30. (See Map 4). These extensions reflect the linear form of the village which is typical of Fenland villages and provide the potential for some small-scale development to maintain the vitality of the village. This could include a number of plots suitable for self-build developments and the use of any brownfield sites within the Development Boundary which become available.
- 5.8. The potential development sites along both Church Road and School Road would require access onto roads where the speed limit is currently 40mph. It has been an aspiration of the Parish Council for some time to achieve a reduction of the speed limit on both roads to 30mph. Additional development would strengthen the already strong case for this, and it is an aspiration that the Parish Council will pursue.

Policy 1: Village Development Boundary

The Village Development Boundary is extended to the north (east of Church Road) and to the south, on the west side of School Road as shown on Map 4.

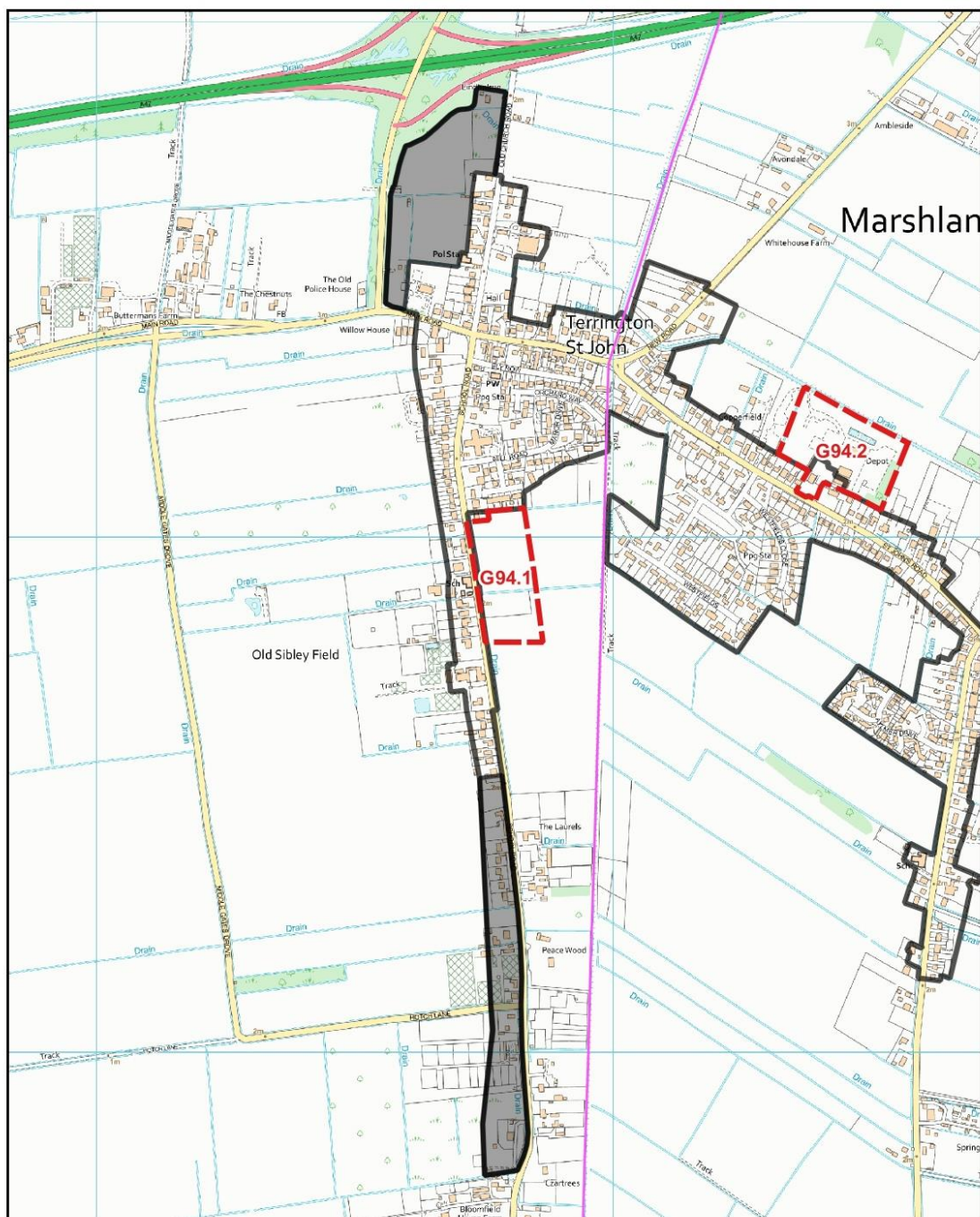
Outside the Village Development Boundary, development will only be permitted in accordance with national and Local Plan policies for development in the countryside.

Parish Aspiration 1: Extension of 30mph speed limit

The Parish Council will continue to request the County Council to extend the 30mph speed limit southwards along School Road to the edge of the proposed Village Development Boundary and along Church Road between Main Road and the grade separated junction with the A47.

- 5.9. At the time of writing the emerging Local Plan contains a draft policy (LP26) in the consultative draft which provides for small scale development adjacent to existing settlements. This policy is not intended to apply to villages with made neighbourhood plans unless the neighbourhood plan specifically includes it. For the sake of clarification, it is not intended that this policy should apply in Terrington St John.

Map 4 Village Development Boundary



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Legend

- Local Plan Housing Allocations (2016) (SADMP)
- Development Boundary (with adjustment)
- Development Boundary Extensions
- Parish Boundary



11/06/2021

150 0 150 300 450 600 750 900 m



The Size of new houses

- 5.10. The response to the questionnaire showed that there was strong support for new houses to be 1, 2 or 3 bedroomed. There was much less support for 4- and 5-bedroom houses.² These preferences reflect the wish to ensure that second generation pensioners and young people entering the housing market are able to remain in the village. It is important for the economic and social sustainability of the village that residents can meet their housing needs in the village if they wish.
- 5.11. These conclusions are also consistent with the evidence from the 2011 census that almost 80% of dwellings in Terrington St John are larger than is technically required for the households that occupy them and almost 40% have two or more bedrooms more than is needed.³
- 5.12. The Borough Council of King's Lynn and West Norfolk published its most recent Assessment of Housing Need in March 2020. It provides a detailed assessment of the size and tenure of housing required. It is difficult to summarise the very detailed information it provides and to extract its implications for one village. However, among the key findings are⁴:
- 53.7% of new housing should be for owner occupation, 20.2 private rented, 16.7% affordable rented, 7.7% shared ownership and 1.8% Discounted market housing or Starter Homes.
 - For owner occupied housing the greatest need is for 4-bedroom dwellings, followed by two bedroom and three-bedroom dwellings.
 - For private rented houses the greatest need is for 4-bedroom dwellings followed by 1 bedroom properties.
 - For affordable rented housing the greatest need is for one- and two-bedroom dwellings.
- 5.11. This represents a slight shift towards larger houses by comparison with the earlier 2014 assessment.
- 5.12. The study also points to the very substantial increase of 41% in the number of households headed by a person over 65 and therefore the substantial need for housing what will meet the needs of the elderly.⁵ It also assesses other key groups and draws attention to the need for an increase in the supply of custom-built houses which the neighbourhood plan is wishes to encourage.⁶

Policy 2: Housing Mix

New housing developments will be required to reflect the identified local need and preference for 1,2 and 3 bedroom houses and the particular need for homes suitable for first time buyers and affordable rented accommodation, or the housing mix required in the latest up to date published information on housing need. Development proposals which are designed to meet the needs of the elderly or people with disabilities will be

² Consultation Statement Appendix 2 response to question 2.2

³ Appendix 1 Table 3

⁴ King's Lynn and West Norfolk Housing Needs Assessment 2020 Table 7.1

⁵ Ibid paragraphs 6.62-6.64

⁶ Ibid paragraph 6.74

supported. Larger dwellings may be acceptable where they meet an identified need and proposals for custom-built houses will be supported.

Rural Exception Sites

- 5.13. Census information suggests that the proportion of social housing and shared ownership housing is substantially lower in Terrington St John than in the borough or the country as a whole.⁷ Affordable rental housing was also one of the categories most identified as necessary in the results of the questionnaire.⁸
- 5.14. National Policy encourages provision for “rural exception sites” for the provision of affordable housing to meet demonstrable local need on sites where planning permission would not otherwise be granted.⁹ Such sites are typically for 10-15 dwellings and on them priority in the allocation of dwellings can be given to local people through a planning obligation under section 106 of the Town and Country Planning Act 1990. This is not possible in relation to affordable housing which is provided as part of larger housing developments. The need for a site may be demonstrated by a local Housing Needs Survey and most of the dwellings would be social housing. An element of private housing may be permissible where it is essential to make the development viable. Where needs have been identified for particular types of household, such as the elderly or young families, the housing mix can be designed to meet these needs.
- 5.15. The sites at Old Church Road and School Road which have planning permission will provide 9 and 7 affordable houses respectively but these may be allocated to anyone on the Borough Council’s waiting list and cannot be restricted to people with a local connection in the way that is possible on a local exception site. There may be a justification for a rural exception site. Such a site would be outside the Village Development Boundary but would need to be located so that it reinforces the character of the village, is reasonably accessible to local services and is not prominent in the countryside.

Policy 3: Exception Sites for Affordable Housing

Small-scale development of up to 15 dwellings to provide affordable social rented or shared-ownership housing, to be retained as such in perpetuity, will be permitted on sites where development would not otherwise be permitted. Where it can be demonstrated to be necessary to deliver the development up to 25% of the dwellings, rounded down to the nearest dwelling, may be market housing. The development will be required to meet all the following criteria:

- a) The site is adjacent to the Village Development Boundary;**
- b) The need for the development has been clearly demonstrated by a local assessment of housing need;**

⁷ Appendix 1 Table 5

⁸ Consultation Statement Appendix 2b question 2.1

⁹ NPPF paragraph 77

- c) The development would be consistent with the form and character of the village in terms of both location and design
- d) The development would not be prominent in views of the village across open countryside;
- e) The development would not cause unacceptable harm to the living conditions of neighbouring residents;

To ensure that priority in the allocation of these dwellings will be given to people who can demonstrate a local connection, planning permissions for rural exception sites will be subject to a planning obligation that will require that dwellings are allocated in accordance with the following priorities:

- 1) Existing residents of Terrington St John who have lived in the village for more than 12 months;
- 2) Past residents of Terrington St John who have lived in the village for a minimum period of 5 years and who moved away within the last 3 years because no suitable accommodation was available;
- 3) People who need to live in Terrington St John because of their permanent employment or offer of permanent employment;
- 4) People who are not resident in Terrington St John who need to live near family members resident in the village;
- 5) Existing residents of the neighbouring villages of Tilney St Lawrence and St Johns Fen End who have lived in those villages for more than 12 months;
- 6) Existing residents of the villages of Terrington St John, Tilney St Lawrence and St John's Fen End who have lived in those villages for less than 12 months;
- 7) Existing residents of the Borough of King's Lynn and West Norfolk who have lived in the Borough for a period of 5 years or more.

Design

- 5.16. It is important that sustainable design solutions are achieved, and in this area the use of materials which are sympathetic to existing housing in the local vicinity is to be encouraged. The Parish Council survey (Appendix 2b to the Consultation Statement question 2.3) showed that the preferred build materials within the village are brick walls with slate or pantile roofs, therefore where possible the Neighbourhood Plan will endeavour to ensure these types of materials are used, in keeping with much of the existing housing stock within the Parish.
- 5.17. New builds should complement existing residential dwellings within their immediate area, insofar as the colour of brick and general style. For example, the Parish Council would like to see a blend of reddish-brown cottage style or multi blend brick used and stone type sills, as this is commonplace throughout the village. The use of wood/wood effect facia in black, brown or grey is acceptable to promote a farmhouse/country style.
- 5.18. Rendered finishes, painted in neutral tones would be acceptable as there are buildings with this style within the village and would blend in with any other style of existing dwelling.
- 5.19. Some materials that are popular in parts of West Norfolk are not characteristic of Terrington St John. Styles and materials the Parish Council would not like to see being used

on new dwellings to ensure that a well-designed and aesthetically pleasing mix is maintained, and to be used as a guideline for Developers, are as follows:

- Yellow or black brick as a solid facing brick.
- Carrstone or flint.
- Concrete block as a finished face.
- Plastic or composite pitched roof materials.
- Flat roofs (unless encompassing a parapet type design)
- Bright coloured roof tiles or window frames (other than traditional conservation blends)

- 5.20. It is also important that the design of new development complements the character of the village in terms of scale, height and layout. Development in the village is almost exclusively single, 1.5 or two storey and new development would be expected to reflect this. Most development is also fairly spacious in its layout with dwellings set back from the road, providing gardens to the front and rear, and a fairly consistent building line. Development that is cramped would lead to a more urban character in the village and it is important in terms of sustainability that there should be sufficient space for gardens and off-street parking.

Policy 4 – Design

Developments that would provide new dwellings or the redevelopment or extension of existing dwellings will normally not exceed two storeys in height unless there is a clear justification in terms of the context of the development and its contribution to the street scene. The footprint of new developments will also not occupy more than 50% of the site unless there is a clear design justification. The materials to be used in any new building, redevelopment or extension to a dwelling in the area should be carefully selected to blend in with adjacent properties and area where appropriate, to maintain the character of the village.

Business and Employment

- 5.21. Census information indicates that only a quarter of those economically active work in Terrington St John or within 5km of their home. There is a small industrial estate on the east side of Old Church Road and other employment opportunities include the farms, facilities and services in the village.
- 5.22. The Plan therefore aims to encourage the expansion of existing businesses and the establishment of new ones, where they would be compatible with neighbouring residential uses and compatible with the character of the village. This will contribute to sustainable development by helping to reduce the need to travel to King's Lynn, Wisbech or destinations further afield.
- 5.23. Modern technology has enabled many more people to work from home in recent years and the coronavirus pandemic has demonstrated that this is possible and productive for many who normally work in offices or other workplaces. The plan therefore supports the

provision of accommodation in new or expanded dwellings that will facilitate working from home.

Policy 5 – Development of Shops, Workshops and Business Units

Development which will provide for the expansion of existing businesses and the establishment of new workshop and business units will be supported where:

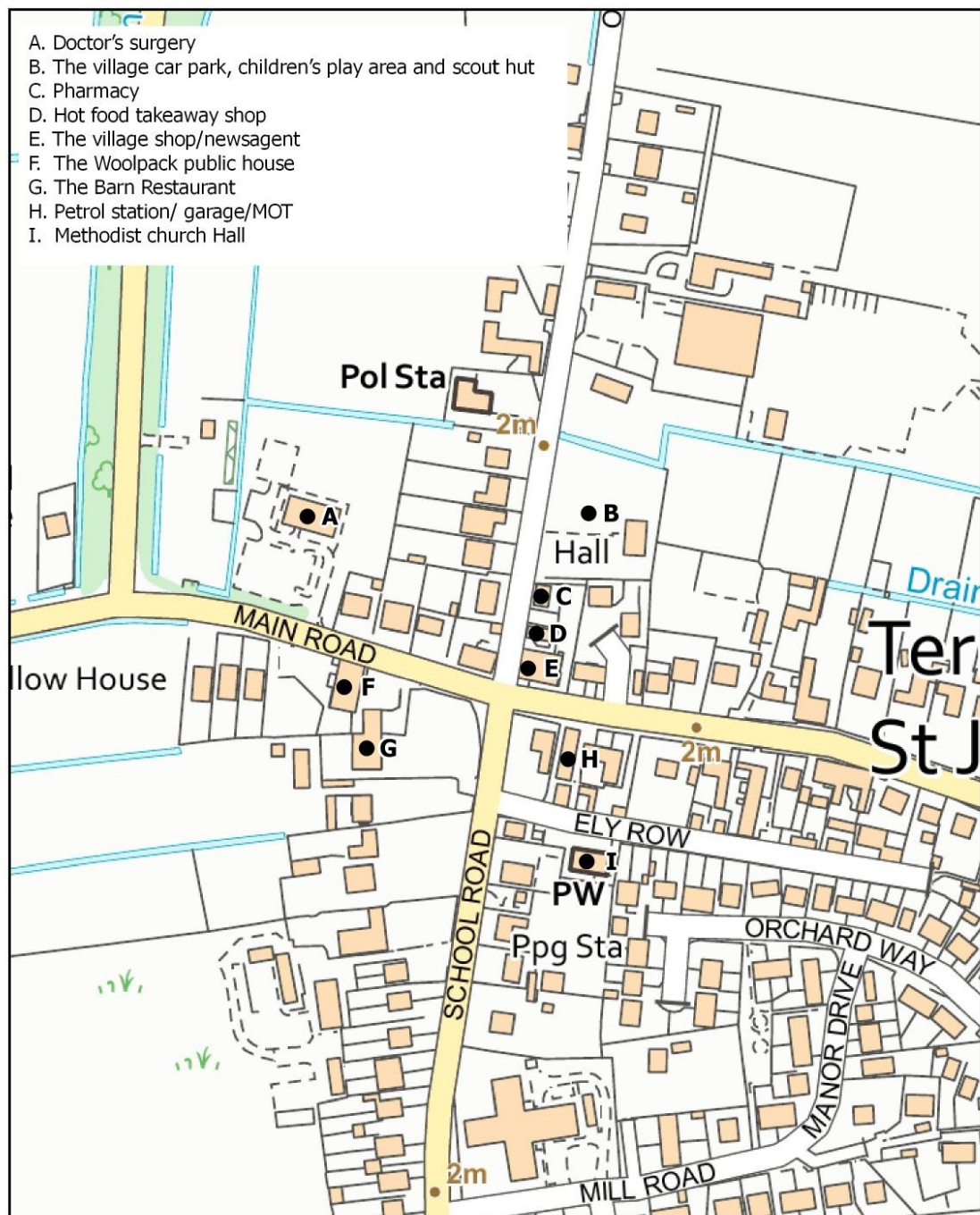
- a) It is compatible with the existing form and character of the village and is not intrusive in open countryside;**
- b) It would not result in unacceptable harm to the living conditions of the occupants of neighbouring properties in terms of noise, vibration, smell. Light pollution or visual intrusion;**
- c) Safe vehicular access can be provided and it would not result in the generation of additional traffic that would result in harm to road safety or severe congestion.**
- d) It would not result in an unacceptable level of on street parking having regard to road safety and the free flow of traffic.**

The provision of accommodation to facilitate homeworking in new or existing dwellings will also be supported subject to the above criteria.

Village Services and Facilities

- 5.24. Terrington St John has a limited range of services including:
- A Doctor's surgery
 - B The village car park, children's play area and scout hut
 - C Pharmacy
 - D Hot food takeaway shop
 - E The village shop/newsagent
 - F The Woolpack public house
 - G The Barn Restaurant
 - H Petrol station/ garage/MOT
 - I Methodist church Hall

Map 5 The Location of Village Services and Facilities



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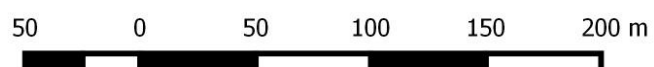
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Legend

● Village Services & Facilities



15/06/2021



- 5.25. Most of these facilities are clustered around the centre of the village near the junction of Main Road, School Road and Old Church Road. All of them contribute to the sustainability of the village and it is important that these facilities are retained and, if possible, that additional facilities are established.
- 5.26. Where a facility is seen as particularly important to the community, in some cases it is possible for the Parish Council to seek its designation as an “Asset of Community Value”. If the owner of an Asset of Community Value wishes to dispose of it, in circumstances where the existing use would cease, the Parish Council may request a moratorium on the sale for a period of 6 months to allow it to raise the funds to purchase the property so as to ensure that the facility is maintained for the benefit of the village. In Terrington St John the Woolpack Public House and the village shop are facilities where designation as an Asset of Community Value may be possible.

Policy 6 – Village Services and Facilities

Within the Village Development Boundary, proposals for new shops or other village services will be supported where they meet all the criteria in Policy 5. Proposals for a change of use that would result in the loss of any of the facilities listed in paragraph 5.24 and shown on Map 5 will only be permitted if it has been clearly demonstrated that:

- **There is insufficient demand to justify the retention of the facility or**
- **Equivalent or better provision has been made in a location where it can be easily accessed by the village.**

Development which would increase the sustainability of these facilities or the establishment of new facilities and would be consistent with other policies in the development plan will be supported.

Parish Aspiration 2

The Parish Council will consider whether to request the Borough Council to designate the Woolpack Public House as an asset of community value.

6. Flood Risk, advice and mitigation

6. Flood Risk

- 6.1. Terrington St John lies in the Fens, an area of drained and reclaimed land, close to sea level. Most of the parish is classified as being in Flood Risk Zone 3A, but the main built up areas are mostly in zones 1 and 2. Map 6 below shows the risk zones.
- 6.2. The most serious risk of flooding is from tidal surge and the whole area depends on the integrity of the coastal defences for protection from this risk. The risk of fluvial flooding is low as it is managed by a complex system of dykes and pumping facilities. Areas within Flood Risk zone 3A have a greater than 1 in 200-year risk of tidal flooding, but this risk is likely to rise as a result of climate change unless coastal defences are strengthened.
- 6.3. The national approach to the control of development in areas of flood risk is set out in the National Planning Policy Framework (Paragraphs 155-165) and in Planning Practice Guidance. It indicates the need to apply sequential and exception tests to development in areas of flood risk and, in some circumstances, the need for development proposals to be accompanied by a flood risk assessment.
- 6.4. The Strategic Flood Risk Assessment for King's Lynn and West Norfolk (SFRA) sets out in more detail the nature of flood risk in different areas and the requirements of flood risk assessments depending on the nature of the flood risk.¹⁰ The SFRA includes a summary statement of flood risk in Terrington St John¹¹ and sets out the following issues to be considered in a site specific flood risk assessment:

¹⁰ Borough Council of King's Lynn and West Norfolk: Strategic Flood Risk Assessment 2018

¹¹

[file:///C:/Users/richa/Downloads/2018s0277_KLWNBC_Level_2_SFRA_Summary_Table_TERRINGTON_ST_JOHN_ST_JOHNS_HIGHWAY_and_TILNEY_ST_LAWRENCE_FINAL_v2.0%20\(2\).pdf](file:///C:/Users/richa/Downloads/2018s0277_KLWNBC_Level_2_SFRA_Summary_Table_TERRINGTON_ST_JOHN_ST_JOHNS_HIGHWAY_and_TILNEY_ST_LAWRENCE_FINAL_v2.0%20(2).pdf)

Map 6 Flood Risk Map



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

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Ordnance Survey 100024314

Legend

- Parish Boundary
- Floodzone 2 (SFRA18)
- Floodzone 3a (SFRA18)



03/08/2020

500 0 500 1000 1500 2000 m



NB The area within flood risk area 3a is shown as crosshatched as it overlays flood risk area 2

- 6.5. “• Early consultation with Water Management Alliance of local Internal Drainage Boards strongly recommended in this area.
- Safe access and egress will need to be considered, taking into account the additional impact of climate change. An FRA should also suggest appropriate mitigation (flood resilience measures).
 - A Flood Risk Assessment (FRA) should suggest appropriate mitigation (flood resilience measures).
 - Areas Susceptible to Groundwater Flooding data availability was limited for this community, as such the potential of broadscale assessment is limited and the suitability of SuDS will need to be determined by on-site investigations. Any SuDS measures should be applied using the guidance provided by the Lead Local Flood Authority.
 - Consider the impact of a tidal breach by sequentially placing the highest vulnerability part of the development in the areas of lowest flood risk, applying the Councils Flood Risk Design Guidance and creating a site-specific emergency plan for flood events.
 - The FRA should address all forms of flood risk (tidal, fluvial, pluvial and groundwater).
 - 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.
 - Investigate the impacts of climate change on increased tidal flooding at the site.”
- 6.6. There is no need for the Neighbourhood Plan to replicate in more detail the national and local plan policies in relation to flooding

7. The Historic Environment

- 7.1. Terrington St John has relatively few buildings of historic interest as most of the buildings date from the nineteenth and twentieth centuries. All the listed buildings in the Parish are slightly separate from the main part of the village on Church Road to the north of the A47 dual carriageway Road. Church of St John is a Grade I Listed Building and there are several specific features within the curtilage of the church that are separately listed. Also listed are the Vicarage, The Elms farmhouse to the north of the church, two outbuildings at Grange Farm and Church Farm House. The full listings with a summary of the buildings are below:

Listed Buildings:

Reference Number	Grade	Address	Comment
1264266	I	St John's Church Road	14 th century church with a tower dating from late 13 th century. Remodelled in fifteenth century
1457533	II	War Memorial Cross, the Churchyard, St John's Church	First World War Cross with second World War additions
1237215	II	Memorial 7m S of the nave of St John's Church	18 th century headstone with a pair of tapering ionic columns
1264198	II	Memorial 8m S of the chancel of St John's Church	Early 18 th century headstone
1237217	II	Memorial to Martha Hopson 9m S of the chancel of St John's Church	18 th century limestone headstone with two-winged cherub heads
1237216	II	Memorial to Robert Scothill 11m S of the chancel of St John's Church	18 th century limestone headstone with two ionic columns and a pair of cherub heads.
1264199	II	Row of memorials 4m S of the nave of St John's Church	A group of headstones with differing details

1264197	II	Memorial to Henry Wright 7m S of the nave of St John's Church	18 th century limestone headstone with a pair of Tuscan columns and a cherub's head.
1237212	II	Row of 6 memorials between 7 and 11m S of the nave of St John's Church	Dating between 1747 and 1833 with various detailing
1237220	II	Cartshed at Grange Farm, Church Road, opposite St John's Church	Mid-18 th century brick with pantiled roof supported by 7 tapering brick columns.
1237219	II	Barn at Grange Farm, Church Road, opposite St John's Church	Dated 1744 English bond brickwork with pantiled roof. Cruciform plan. Long slope of gabled roof descends to low principle walls.
1264201	II	The Vicarage Church Road	1844 Brick with slate roof. Façade of 2 storeys in three bays.
1237218	II	Church Farmhouse, Church Road	Dated 1663, limewashed brick with slate roof, with 2 storey mid C19 extension to the rear.
1464200	II	The Elms, Church Road	C1720, brick with pantiled roof, 2.5 storeys in three bays.
1009984	Ancient monument	Moated site and medieval field system in Church field 60m N of St John's Church	Probably between 1250 and 1350. Moated site enclosing an area of dry ground. Four parallel ditches about 80m long 0.5m deep, 5-5m wide dividing field strips.

- 7.2. National policy on the approach to development proposals affecting listed buildings is very clearly set out in The National Planning Policy Framework and Planning Practice Guidance published by the government. There is no need for the Neighbourhood Plan to add to it and none of the policies in the Plan are likely to have a material effect on these buildings.

8. Terrington St John Parish Council additional objectives alongside the Neighbourhood Plan

- 8.1. Two Parish aspirations have already been presented in the Plan, following Policies 1 and 6. The first aspiration related to speed limits and The Parish Council of Terrington St. John is particularly concerned with the traffic flows and infrastructure within the village and surrounding villages. The area is regularly monitored with SAM2 equipment and speeding through the village is commonplace.
- 8.2. Terrington St. John has heavy haulage running through the village and the mainly straight Fenland roads encourage high speeds. However, the roads are not up to the standard required for such use. It is therefore in the interest of safety and the wellbeing of residents, that the necessary infrastructure, for example road maintenance and upgrading, suitable pavements and appropriate speed limits are able to be put in place when deciding on new developments in the village.
- 8.3. The village of Terrington St. John will be seeing a 25% increase in population, and the surrounding villages are also seeing significant growth, this impacts on the roads of Terrington St. John due to commuters/hauliers etc having to use our roads to access main routes such as the A47, A17 and A10.

Parish Aspiration 3

The Parish Council will work with Norfolk County Council and the Borough Council of King's Lynn to achieve improvements to the roads passing through the village which will ensure that the increasing volume of traffic passing through the village as a result of development in the parish and the surrounding area is not harmful to the safety and living conditions of the residents

Appendix 1

Terrington St John Demographic Data

The population of Terrington St John is estimated at 823 in mid-2017 (Office of National Statistics), a slight decrease from the population in the 2011 census which was 891, little changed from 882 in 2001.

Table 1 Population by Age structure 2011 -2016

Age Group	Terrington St John		St Lawrence Ward		King's Lynn and West Norfolk			England		
	2001	2011	2011	2018	2001	2011	2018	2001	2011	2018
	%	%	%	%						
0-14	18.4	14.4	15.6	15.2	18.1	15.7	16.5	20.2	17.7	18.2
15-29	14.4	18.5	17.1	14.2	14.0	15.5	14.5	17.6	20.0	18.6
30-44	20.4	16.7	17.5	14.3	20.1	17.3	16.1	22.6	20.6	19.5
45-64	29.5	30.1	29.3	30.1	26.4	27.3	27.1	23.8	25.4	25.6
65+	17.2	20.0	20.5	26.2	21.3	24.0	25.8	15.8	16.4	18.1

Note: Figures for 2001 and 2011 from census. 2018 Norfolk county council estimates, not available at Parish level. 2011 figures show Terrington St John and St Lawrence Ward figures are very similar.

These figures show that the age structure of the population of Terrington St John does not differ greatly from that of the Borough of King's Lynn and West Norfolk and England. The proportion of the population in the age groups under 45 is slightly less than in the borough as a whole and significantly less than in England. The proportion in the older age groups is correspondingly greater. The structure of the population has become significantly older between 2001 and 2018 at national district and local level, but the rate of aging is rather greater in Terrington as the proportion over 45 has increased from 46.7% in 2011 to 56.3% in 2018 compared with an increase from 47.7% to 52.9% in the borough and 39.6% to 43.7% in England.

Table 2 Household type 2011 census

Dwelling type %	Terrington St John	BCKLWN	England
	2011	2011	2011
Household space with at least 1 usual resident	94.7	85.1	95.7
Household spaces with no usual residents	5.3	14.9	4.3
House or bungalow detached	49.9	41.6	22.3
House or bungalow semi-detached	39.2	28.7	30.7
Terraced (including end of terrace)	9.8	14.8	24.5
Flat maisonette or apartment	0.6	9.1	22.1
Caravan or other temporary or mobile structure	0	5.9	0.4

The proportion of households with no resident is comparable with England as a whole and much lower than the figure for the borough which is influenced by the large number of second homes in some areas.

Half of all houses are detached and almost 40% semi-detached compared with less than 25% detached and 30% semi-detached nationally and 42% detached and 29% semi-detached in King's Lynn and West Norfolk. The proportion of terraced houses and apartments is very low.

Table 3 Household Occupancy 2011 Census

Occupancy categories	%
Occupancy rating (bedrooms) of +2 or more	39
Occupancy rating (bedrooms) of +1	39
Occupancy rating (bedrooms) of 0 or more	18
Occupancy rating (bedrooms) of -1	4
Occupancy rating (bedrooms) of -2 or more	0

The table shows the comparison between the number of bedrooms and the number notionally needed by the household. Thus, an occupancy rating of plus 2 or more means the household has 2 or more bedrooms in excess of the number required. Clearly in Terrington St John almost all households have more enough accommodation and almost 80% have more accommodation than is required. This suggests that there is some mismatch between the housing stock and the size of households with potentially a need for more smaller dwellings.

Table 4 Household Composition

% of all Households	Terrington St John			BCKLWN			England		
One Person Household	20.4			27.2			30.2		
One-person household aged 65+		13.6			14.4			12.4	
One-person household other		6.8			12.8			17.9	
One family household	73.1			66.6			61.8		
One family only: all aged 65+		10.7			13.0			8.1	
One family only:		62.4			53.6			53.6	
“ “ no children			24.2			21.4			17.6
“ “ dependent children			25.2			18.3			26.4
“ “ all children non dependent			12.7			9.0			9.6
Other household types	6.5			6.2			8.0		

This rather complex table is not easy to summarise or simplify because of the number of categories. Three columns are used to present the data for each area to make it clear that some categories are sub-divisions of higher level categories. Thus, figures in the second column relate to categories that are sub-divisions of the previous figure in the first column and, figures in the third column are subdivisions of the previous figure in the second column.

The significant divergences from the national and district pattern are:

- Terrington St John has a significantly lower proportion of one person households than England and, to a lesser extent BCKLWN, but a substantially higher proportion of these are occupied by persons of 65+.

- The proportion of one family households is substantially higher in Terrington St John than in England and BCKLWN. Within this category the proportion with dependent children is similar to that in England but substantially higher than in the borough.
- The other household types category covers several sub-sets and consist of households occupied by more than one family or unrelated individuals. The proportion of households in this group is much lower than in England and BCKLWN. Typically, these households are more numerous in urban areas where students and young professionals may share a household.

Table 5 Housing Tenure 2011 Census

Tenure %	Terrington St John	BCKLWN	England
Owned	79.6	66.4	63.3
Shared ownership	0.0	0.3	0.8
Social rented	7.1	13.4	17.7
Private rented	11.5	14.7	16.8
Living rent free	1.8	2.1	1.3

The proportion of owner-occupied dwellings in Terrington St John is significantly higher than that for the district and the country as a whole, with a significantly lower proportion in both social rented and privately rented housing.

Table 6 Qualifications 2011 Census¹²

Highest qualification %	Terrington St John	BCKLWN	England
No qualifications	33.8	29.3	22.5
Level 1	18.8	14.5	13.3
Level 2	13.9	16.2	15.2
Apprenticeships	5.0	3.8	3.6
Level 3	9.7	11.0	12.4
Level 4 or above	14.2	19.1	27.4
Other qualifications	4.5	6.1	5.7
School children and full-time students age 16-17	3.2	2.4	2.7
School children and full-time students age 18 +	2.7	2.1	5.5

The proportion of the population with no qualifications or level one qualifications in Terrington St John is substantially higher than in the country as a whole and slightly higher than in the borough as a whole. The proportion with higher level qualifications is correspondingly lower, though the proportion with apprenticeships is slightly higher.

¹² The definitions of qualification levels can be found at www.gov.uk/what-different-qualification-levels-mean/list-of-qualification-levels

Table 7 Occupation 2011 Census

Occupation %	Terrington St John	BCKLWN	England
Managers Directors and Senior officials	9.5	10.5	10.9
Professional occupations	11.2	12.1	17.5
Associate professional and technical occupations	8.1	10.7	12.8
Administrative and secretarial occupations	10.7	10.0	11.5
Skilled trade occupations	19.8	14.8	11.4
Caring leisure and other service occupations	11.0	10.4	9.3
Sales and customer service operations	8.4	7.9	8.4
Process plant and machine operatives	9.5	10.8	7.2
Elementary occupations	11.7	12.9	11.1

The distribution of occupations is similar to that in the borough as a whole except for a significantly higher proportion in skilled trades. Compared to the national picture the proportion in professional occupations is substantially less. The proportion in full time employment is a little lower.

Table 8 Economic Activity % of all residents aged 16-74 2011 Census

	Terrington St John			BCKLWN			England		
Economically active	67.1			67.3			69.9		
in employment		60.5			61.4			62.1	
Employee Part-time			14.2			14.6			13.7
Employee Full-time			33.3			36.5			38.6
Self employed			13.0			10.3			9.8
Unemployed		3.7			3.7			4.4	
Age 16-24			2.8			1.1			1.2
Age 50-74			0.6			0.8			0.8
Never worked			0.3			0.5			0.7
Long term			1.8			1.5			1.7
Full time student		2.8			2.2			3.4	
Economically inactive	32.9			32.7			30.1		
Retired		16.4			19.6			13.7	
Student		0.9			3.1			5.8	
Looking after home or family		3.3			4.3			4.4	
Long term sick or disabled		7.0			4.1			4.0	
Other		2.1			1.7			2.2	

The pattern of economic activity in Terrington St John is similar to the national picture. The most notable differences are that the proportion self-employed and the proportion economically inactive due to long term sickness or disability are significantly higher.

Table 9 Employment by industry

Industry by Standard Industrial Classification % of employment	Terrington St John	BCKLWN	England
Agriculture, forestry and fishing	3.6	3.3	0.8
Mining and quarrying	0.1	0.2	0.2
Manufacturing	16.5	12.8	8.8
Electricity, gas, steam and air conditioning supply	0.1	0.3	0.6
Water supply	1.6	0.9	0.7
Construction	8.1	9.3	7.7
Wholesale and retail trade	18.6	17.4	15.9
Transport and storage	6.1	4.0	5.0
Accommodation and food service	4.7	5.8	5.6
Information and communication	1.6	1.3	4.1
Financial and insurance activities	2.0	2.1	4.4
Real estate activities	0.9	1.3	1.5
Professional, scientific and technical activities	4.3	3.8	6.7
Administrative and support service activities	4.7	4.3	4.9
Public administration and defence	3.6	7.0	5.9
Education	7.0	8.3	9.9
Human health and social work activities	12.6	13.2	12.4
Other	3.5	4.9	5.0

Given its position in such a productive agricultural area it may be surprising that the proportion of people employed in agriculture is only slightly higher than in the borough as a whole. Manufacturing is particularly well represented, with almost twice the proportion of employment as at the national level and almost 50% more than in the borough. Wholesale and retail and transport are rather better represented than in the borough and the country while public administration and defence is underrepresented.

Table 10 Car Ownership by household 2011 census

No cars or vans in household %	Terrington St John	BCKLWN	England
0	12.13	16.4	25.8
1	35.80	44.6	42.2
2	33.43	29.0	24.7
3	12.72	7.1	5.5
4 or more	5.92	3.0	1.9

The proportion of households with no car or just one car is significantly less while the proportion with 2 or more cars is significantly higher, reflecting the rural location and dispersed settlement pattern.

- Car ownership in Terrington St John is significantly higher than in England and King's Lynn and West Norfolk. 52% of households in Terrington St John own 2 or more cars compared with 32% in England and 39% in the District.

Table 11 Method of Travel to Work

% of population in employment	Terrington St John	BCKLWN	England
Working mainly or from home	6.9	11.84	10.26
Public transport/taxi	4.3	4.04	16.92
Motorcycle or moped	0.2	0.71	0.80
Driving car or van	73.3	64.30	53.96
Passenger in car or van	7.4	5.95	4.90
Bicycle	1.2	4.69	2.87
On foot	6.4	7.96	9.80
Other	0.2	0.50	0.49

The proportion of people working from home by this definition is significantly less than nationally or in BCKLWN.

Over 80% of travel to work is either driving, or as a passenger in, a car or van, significantly higher than in the borough and much higher than the national figure.

The proportions using public transport, motorcycle, cycle or foot is lower than for England and BCKLWN.

Table 12 Distance travelled to work

Distance travelled to work	Terrington St John %	King's Lyn and West Norfolk %
Less than 2km	4.8	17.0
2km to less than 5km	4.3	15.0
5km to less than 10km	28.6	12.2
10km to less than 20km	24.1	16.8
20km to less than 30km	4.1	6.4
30km to less than 40km	2.1	3.2
40km to less than 50km	2.4	3.7
60km and over	4.8	5.1
Work mainly at or from home	15.8	11.8
Other	9.1	8.9

Less than 10% of people travel under 5km to work compared to 32% in the borough as a whole. While Terrington is a village, and thus a relatively long journey to work may be expected much of the borough is also rural. 53% of people travel between 5km and 20km compared to 29% in the borough.

A further significant feature of this table is that almost 16% work mainly at or from home, much higher than in the borough. This appears to conflict with the results of Table 11 which show just 6.9% working at or mainly from home. The reason for this is that people with jobs which take them to varying destinations such as tradesmen or sales may well regard home as their base, but give their mode of travel as car rather than responding “working from home”.

Appendix 2

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 originally 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. Subsequently in the latest emerging draft the Borough council has indicated that the indicative requirement for new dwellings is zero. However, this figure could change before the Local Plan is adopted. We have therefore considered the various options for extending the development boundary to provide some flexibility for development to maintain the vitality of the village and to provide the potential for self-build or custom-built plots. We have taken 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.

Option 1: To the west of the village along the north side of Main Road		
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	

Option 2: To the west of the village along the south side of Main Road		
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	

Option 2: To the west of the village along the south side of Main Road	
	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.
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

Option 3: To the north of the village east of Church Road		
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.	

Option 4: To the south of the village along the west side of School Road		
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.	

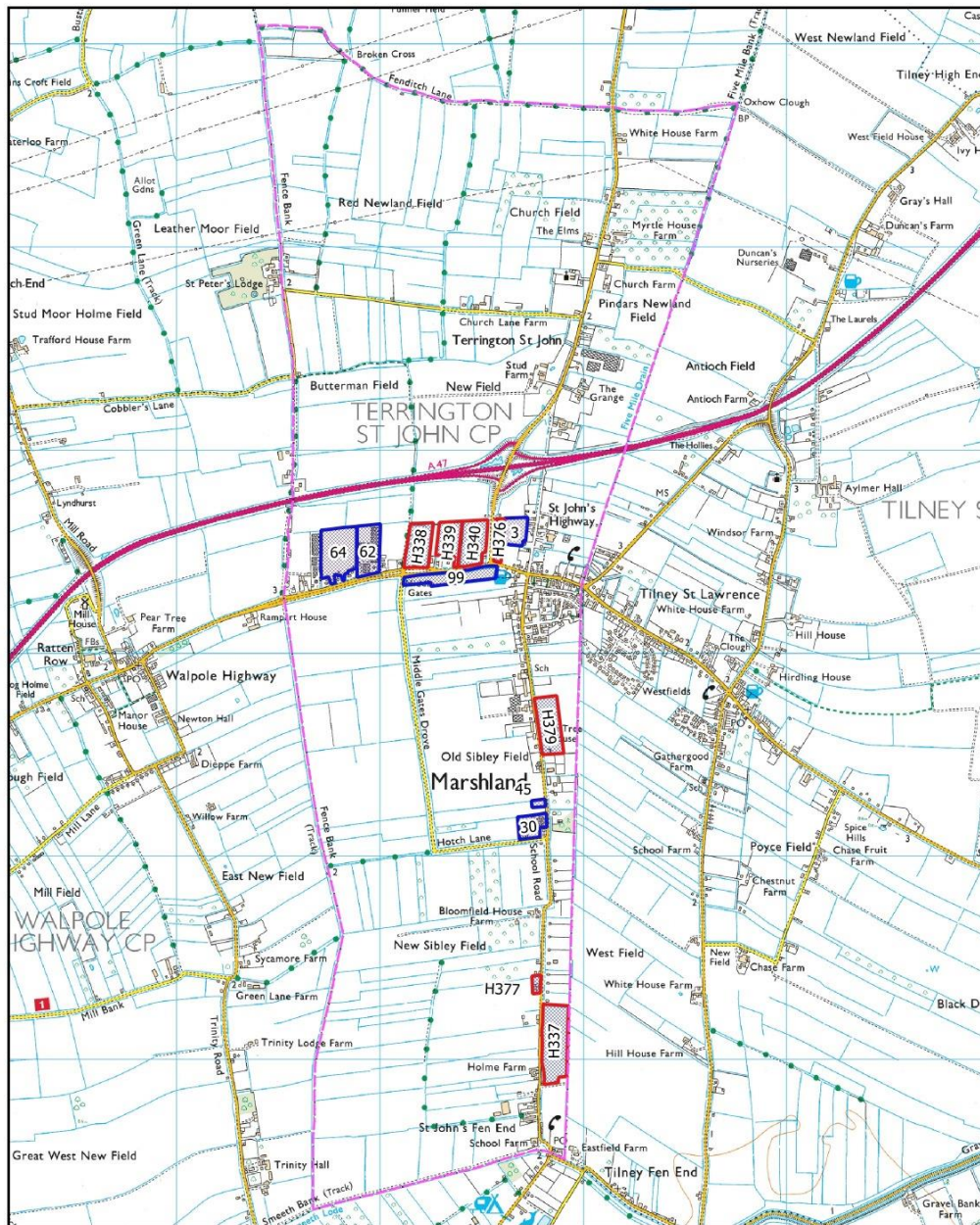
Existing use	The first two sites listed is redundant nursery land on the corner of Hotch Lane and School Road and the second is a smaller unused agricultural site which lies quite close to the existing development boundary. These two sites lie on adjacent to a recently completed development of 5 detached 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 sparsely developed 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 beyond Hotch Lane almost to Bloomfield House Farm. This would include include site 30 and the eastern part of site 45.

Option 5: To the south of the village along the east side of School Road		
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 Road 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 H337 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 two 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.
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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 to a point about 200m S of Hotch Lane almost as far as Bloomfield Farm.



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

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Legend

- Parish Boundary
- Floodzone 2 (SFRA18)
- Floodzone 3a (SFRA18)



25/11/2020

500 0 500 1000 1500 2000 m

