

# South Wootton Neighbourhood Plan

2015-2026



**December 2014**

# South Wootton Neighbourhood Plan

2015-2026

## Contents

1. Introduction
2. Village locality (Map page 5)
3. Plan content & status
4. Plan development
5. The Vision: South Wootton 2026
6. Objectives of Neighbourhood Plan
7. Neighbourhood Planning Policies
  - 7.1 *Environment*
  - 7.2 *Housing*
  - 7.3 *Business & Local economy*
  - 7.4 *Society, Community & Culture*
  - 7.5 *Priorities for Transport*
  - 7.6 *Proposals Map*
8. Sustainability
9. Risk assessment
10. Monitoring & Review
11. *Evidence base*

# 1. Introduction

The South Wootton Neighbourhood Plan (the Plan) is a new type of planning document based on the views of our local community. It is part of the Government's new approach to planning, which aims to give local people more say about how their area is developed.

This is particularly important for South Wootton as the parish is again under considerable development pressure, primarily as a result of its location, in which two areas for urban expansion have been identified in the King's Lynn and West Norfolk Borough Council's Core Strategy (2011). The Core Strategy Inspector did not examine the individual site characteristics but he said that the Growth Areas identified were "appropriate to accommodate housing of the scale proposed." The Parish Council has argued strongly with the Borough Council that there was an inadequate understanding of the sites or the impact on the Community (see Evidence Base, section 4 – South Wootton Parish Council Documents and section 5 – Joint Parish Councils Documents).

The Borough Council's 'Detailed Policies & Sites – Preferred Options' (2013) consultation document reduced the potential scale of development to 300 and 600 homes on the two sites, west of Hall Lane and North East King's Lynn (land at Knight's Hill), respectively. These numbers were confirmed in the document, 'Site Allocations and Development Management Policies Pre-Submission Document' approved by the Borough Council in November 2014. The Parish Council accepts that a contribution has to be made to accommodate future housing requirements but considers that the proposed levels are still too high. Based on the technical evidence provided (see Evidence Base documents as above and, in particular, the Joint Parish Councils' document – 'Statement of Objections', section 5.3 in Evidence Base) a case was put forward for a further reduction to 225 homes west of Hall Lane and 475 at the Knight's Hill location. The Parish Council will continue to press for the lower level of numbers in our response (at the public consultation process in January 2015) to the latest Borough Council's document.

The Neighbourhood Plan covers the same period as the Borough Council's Core Strategy and will end in 2026. The Plan has been developed by a small team of parish councillors, volunteers and the Clerk, taking into account the views of residents expressed, particularly in response to the questionnaire distributed in February 2013. Additional comments and suggestions have been incorporated into the final document.

King's Lynn & West Norfolk Borough Council has to appoint a qualified person to examine any Neighbourhood Plan, to agree that essential elements comply with their policies. The Borough Council

then arranges for a parish referendum, and if more than 50% of voters agree the Plan becomes part of the Borough Council's Planning Framework. Accordingly it becomes part of the statutory development plan in the Borough. By contrast the previous South Wootton Parish Plan and Village Design Statement were only advisory publications. The approved Plan will implement the Vision which residents have for South Wootton and shape its future to 2026.

# **Planning Policy Hierarchy in relation to South Wootton Neighbourhood Plan**

**National  
Planning Policy  
Framework  
(NPPF)**

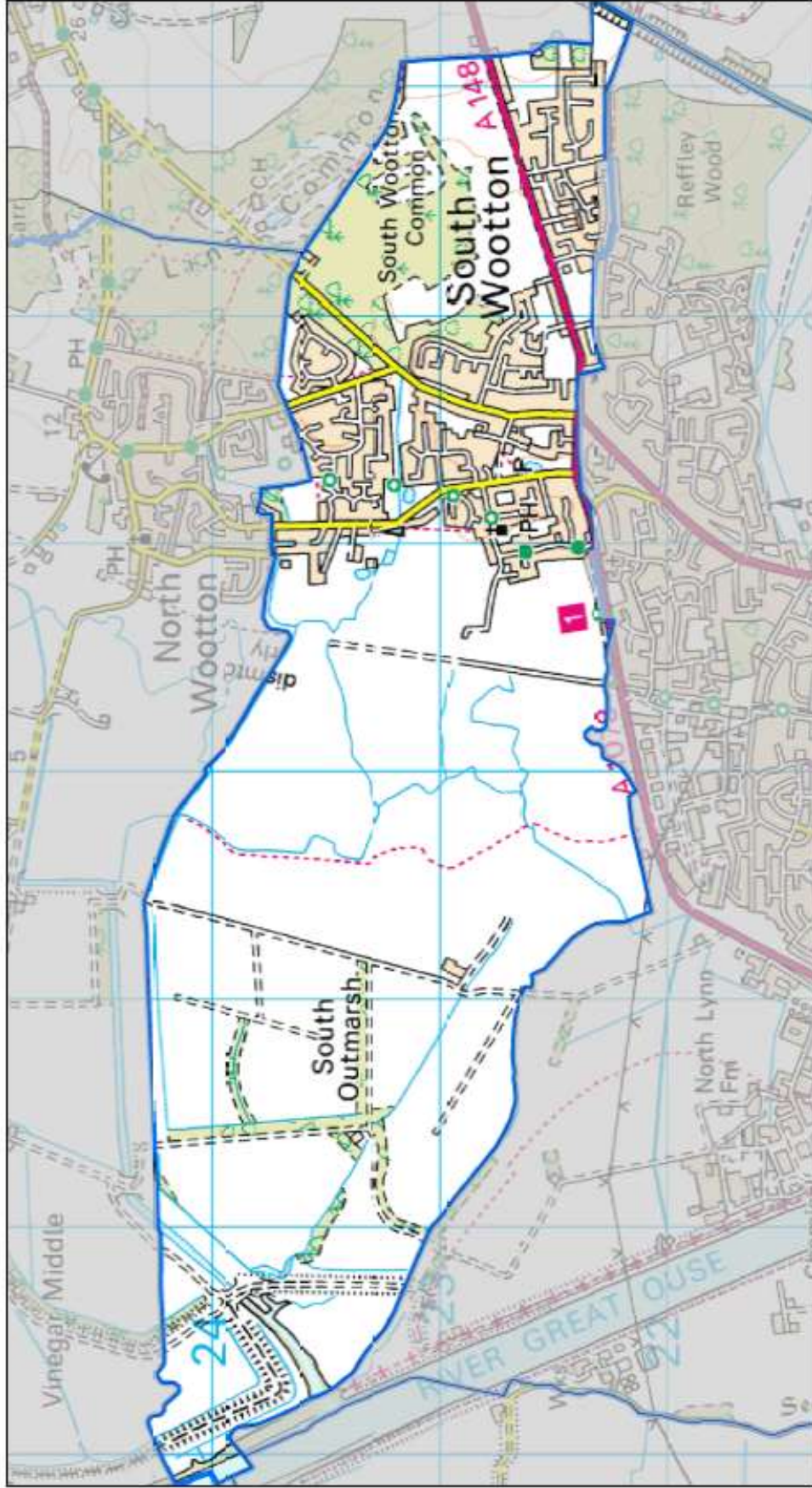
**King's Lynn & West Norfolk Borough Council  
Local Development Framework (LDF)**



**Core Strategy 2011**

**Local Plan Pre-submission  
'Site Allocations & Development Management Policies' Plan 2014**

**1998 Local Plan Policies still in effect (to 2015)**

**Parish/Neighbourhood Plans**



 Borough Council of <b>King's Lynn &amp;          West Norfolk</b> Tel. 01553 616200 - Fax. 01553 691663		Title  <b>South Wootton Parish and Neighbourhood Plan Area</b>		Scale <b>1:23,691</b>		Date <b>15/01/2014</b>	
				Drawn by / Department <b>AD/Tech Support</b>		Drawing / Reference Number <b>20140115/DC Map</b>	
© Crown copyright and database rights 2013 Ordnance Survey 100024314							

## 2. Village Locality

South Wootton is an attractive residential village on the northern side of King's Lynn. It has its own identity, a Quality Status Parish Council and a village centre with all the iconic features – The Green with a pond, the post office, a large gastro-pub and the church tower. Residents are very aware of physical distinctions in our surroundings that mark a change between suburban Gaywood and the parish area; there is generally a softer appearance with more trees within the street scene and housing areas fringed by blocks and belts of woodland, with immediate access to countryside.

The area north of Grimston Road is part of the designated Norfolk Coast Area of Outstanding Natural Beauty (AONB), with Reffley Wood and Roydon Common SSSI on the east end of the parish. To the west, the salt marshes and the sea defence areas which border the Wash are National Nature Reserves (part of the Norfolk Coast AONB). They are host to a variety of waders and wild fowl. When the tide recedes, the exposed mudflats are vital feeding areas. Barn owls and marsh-harriers hunt untroubled in this quiet, undisturbed environment. A very small part of the west end of the Parish is included in The Wash Site of Special Scientific Interest (SSSI), a component of The Wash Special Protection Area (SPA) and Ramsar site, and The Wash and North Norfolk Coastal Special Area of Conservation (SAC). In July 2014, Norfolk Wildlife Trust supervised a Community Project to map the Habitats of the Parish of South Wootton. Their report provides an interesting insight into the flora and fauna present in the Parish. (See Evidence Base section 6 – Norfolk Wildlife Trust report, “Putting South Wootton on the Map”)

There are three Grade II listed buildings in the Parish, which are the Old Hall, St Mary's Church and the War Memorial located in the churchyard. These historic buildings are found in a small area close to The Green. From the 1920s onwards, this area and Castle Rising Road/Grimston Road were beginning to be built up. By the 1960s, higher density housing development in Gaywood along Wootton Road had reached the parish, and the planned expansion of King's Lynn began to be visible here in many culs-de-sac of new private housing. In the 1970s and 1980s, substantial housing estate developments were planned and completed, almost linking South and North Wootton save for a series of woods and open spaces. These natural areas create the boundaries that distinguish between two distinct villages, as well as retaining the separate focal points of each village. South Wootton housing also extended alongside Reffley Wood in a detached area almost one mile from the village centre, but is now linked by later development including shopping.

South Wootton, as a location, provides an important segment of the housing choice available in the King's Lynn area, and as so much of the

housing in the parish dates from the past 45 years it is generally of the best standard. Whilst affordable housing provision for the King's Lynn built up area is 15% of new allocated housing areas, for South Wootton the level has been set at 20%. Work opportunities, sub-regional public services, and retailing are within the built up area of King's Lynn, but the Community Identity of the parish stands separately and must be encouraged and enhanced by the provision of further community services and leisure facilities in relation to any new development. At the time of the 2011 census, the village population was 4247; currently there are 1825 residential properties.

The Parish Council, and residents who have responded to community consultations, are opposed to the scale of the strategic housing areas west of the old village and at Knights' Hill which will increase the population by more than 40% in a 15 year period. This will undoubtedly impact on the existing community; it will distort the distribution of the population and their access to facilities, and will greatly increase traffic movements on Grimston Road and Low Road.

The character of new development must be focused on the creation of 'places' around spaces and landscape features attractive to wildlife interest that can truly augment this village community, and through the extended foot and cycle path links and services that must enhance the integration of the already outlying and any additional new areas.

### **3. Plan Content and Status**

The Neighbourhood Plan for South Wootton covers the whole of the parish. Its boundaries are mostly clearly defined and well established. In the context of the expansion site at Knights' Hill, the parish boundary is less clear. The majority of the Knights' Hill site falls beyond both the parish and neighbourhood plan boundary, and Sandy Lane is the only feature.

The Plan provides a vision for the future of the parish, which has been established through engagement with local residents. It sets out the parish's objectives, together with the policies required for their realisation. Objectives and policies were formulated following an analysis of the natural environment of the parish, of the social and economic characteristics of its settled population, and of the responses of residents and other interested parties to consultation.

### **4. Plan Development**

From the outset of the plan-making process, the Parish Council decided that the community would be involved as fully and as soon as possible. A Statement of Community Involvement was issued early in 2013 (see



Evidence Base). Public consultations had begun in November 2012. Planning Group meetings were held every fortnight. Progress in plan making was reported to the monthly meetings of the Parish Council, in its regular Newsletter, in a special Neighbourhood Plan Newsletter and through the Church's Contact Magazine

An important part of the plan-making process was to test evolving policies against

- National Planning Policy
- The Borough Council of King's Lynn & West Norfolk Core Strategy
- EU Legislation
- Human Rights Obligations
- appropriate contribution to achievement of sustainability

A questionnaire survey was carried out in February 2013. Some 484 questionnaires were returned, which represented a response rate of 27.2%. After taking into account the responses from the questionnaire, a draft document was prepared and delivered to all residents and relevant consultees in February 2014. A six week period was allowed for responses after which the document was revised to incorporate the comments and recommendations expressed. The revised draft was then submitted for a pre-submission check (suggested and paid for by the Borough Council) by an independent examiner provided by the Neighbourhood Planning Referral Service, NPIERS, in September 2014. In his report, the examiner suggested some minor corrections to the text and additions to the Maps for clarity. The recommendations were incorporated into the final document, which was then submitted to the Borough Council for examination by an Independent Inspector. Assuming that the document is approved by the Inspector, it will be delivered to all residents for their approval in a referendum to be organised by the Borough Council.

## **5. The Vision: South Wootton 2026**

This statement is based on consultations carried out amongst parish residents in November 2012 and March 2013. It defines what the residents of South Wootton wish their parish to be like up to 2026 and beyond. It provides the framework for the objectives and policies which follow.

Residents see South Wootton as a pleasant and safe place to live and wish to retain its independent village status and distinctive character.

They wish to see the “semi-rural” nature of the village, with its open and green spaces, not only maintained but also enhanced, acknowledging and reinforcing the village character.

It is accepted that a contribution has to be made to accommodate future requirements for housing as identified by the Borough Council’s Core Strategy. New development must provide adequate provision for community facilities and services.

Residents wish to see the “semi-rural” character of the village acknowledged through new developments with the adoption of appropriate building styles, choice of local materials and appropriate densities, and levels of green infrastructure which reflect the local village character.

Within new developments, adequate provision should be made for community facilities, including healthcare, improvements in transport infrastructure, cycle and footpaths, as well as green open spaces.

## **6. The Objectives of the Neighbourhood Plan**

The aim of the Plan is to realise a Vision for South Wootton up to, and beyond, 2026. Objectives are :

- to preserve the village identity and maintain separateness from King’s Lynn, and to encourage greater geographical cohesion within the community.
- to ensure integration of the existing and new neighbourhood areas within the village through appropriate pedestrian and cycle links.
- to preserve and enhance the landscape setting and internal character of the village, minimising the visual impact of new development when seen from the approach roads to King’s Lynn.
- to create layouts for new development which incorporate strong landscape frameworks with open space.
- to create a village where sustainable development has assessed any impact on the natural environment, promotes bio-diversity, encourages wildlife, works towards being carbon neutral and mitigates the expected effects of climate change.
- to sustain the vitality, health and safety of the community and to allow residents of all ages the opportunity of remaining part of it.
- to contribute towards the wider King’s Lynn area economy.

- to provide new housing which is high-quality in design, layout, size and materials, adapted to the expected results of climate change, and in harmony with the immediate locality.
- to reduce, in the long term, the need to use private motor vehicles, and to encourage alternative means of travel.
- to ensure that movement within the village is appropriate and secure by means of better traffic management of the principal routes.
- to improve village facilities to meet the demands of future development.

## **7. Neighbourhood Planning Policies**

To meet the objectives set out above policies have been designed to ensure that new development enhances the setting and character of the village, promotes a sense of community, and provides for the social and economic needs of residents. Infrastructure mentioned in the Plan, and considered to be fundamental to the implementation of the Borough Council of King's Lynn & West Norfolk Core Strategy and to physical growth, will be delivered through the Local Plan (Site Allocations & Development Management Policies). These essential projects in the parish include improvements to schools, medical/dental facilities, and local roads and transport which go with development on this scale and which will be decisions of Norfolk County Council and the Health Authorities.

### **7.1 Policies for the Environment**

The location of South Wootton has now put considerable pressure on the natural environment of the parish, especially at the edges of the built-up area. There is no brownfield redevelopment land available in the parish area. The Neighbourhood Plan seeks to conserve and enhance the environmental setting of South Wootton in line with the Borough Council's Core Strategy document.

Gardens and trees are important elements in the existing built-up area of South Wootton. They provide diversity and richness to the landscape, as well as forming wildlife havens and corridors and a rich source of food for insects, birds and wild animals. Existing hedges and trees, associated with potential development sites, divide the landscape into recognisable units and give them soft edges - these should always be considered for retention as the landscape framework. The Norfolk Coast Area of Outstanding Natural Beauty around the villages includes the wooded

skyline to the north east, augmented by the Woodland Trust's Reffley Wood to the south east and Norfolk Wildlife Trust east of the A149.

There are 3 listed buildings in the western part of the village, and no Conservation Area, but the quality of housing in treed grounds is the dominant character in areas such as Castle Rising Road, and parts of Priory Lane and Nursery Lane.

The Borough Council's 1998 Local Plan Inset Map for North & South Wootton included character areas [Built Environment type A] which are within the village but protected from development. These same areas have been identified now as 'Local Green Spaces', whose woodland or open quality is essential to the character of the village, whether or not there is public access in future.

### **E 1 Landscape character**

Woodland and tree belts, the quality of existing residential areas amongst mature trees, and the hedgerows as shown on the Proposals Map for assessment as the potential framework of the Growth Areas, shall be protected during the development period and retained as part of local distinctiveness, and, where appropriate, should be enhanced as part of any adjacent development.

### **E 2 Sustainable drainage**

There are parts of the proposed Growth Areas where land drains are fundamental to layout design and geo-technical surveys will be needed. Where it is feasible, sustainable drainage schemes should be used to provide wildlife areas, linking where possible with the biodiversity of existing natural environment areas and County Wildlife Sites [ie. at Knights' Hill - Reffley Wood, and west of Hall Lane towards The Wash SAC and SPA]. These should be designed with the appropriate level of percolation and safety in mind and as an integral part of the green infrastructure.

### **E 3 Open spaces**

The Local Green Spaces shown on the Proposals Map will be protected against building developments. Where feasible, new open spaces and community woodland should interconnect and provide defined areas for public access and as wildlife corridors. There will be opportunities to improve the quality of existing green spaces where they are close to development proposals.

*(Reference KLWNBC Green Infrastructure Strategy 2009-10).*

### **E 4 Strategic landscape framework**

The visual impact of the proposed Growth Areas, when viewed from approaching main roads and the surrounding countryside, shall be minimised by the use of appropriate landscaping and permanent management arrangements with the relevant local authorities.

## **E 5 New growth areas**

All new estate developments shall include planting programmes incorporating native arboreal species to enhance the landscape character.

## **7.2 Policies for Housing**

In 2013, the Borough Council's Detailed Policies & Sites – Preferred Options document reduced the potential scale of development in the two Growth Areas in South Wootton to 300 homes west of Hall Lane and 600 in the Knight's Hill area. These numbers were confirmed in the Pre-Submission document 'Site Allocations & Development Management Policies Plan approved by the Borough Council in November 2014. Both locations are to be subject to detailed assessment, master-planning and appraisal as set out in the representations of South Wootton, North Wootton and Castle Rising Parish Councils. South Wootton Parish Council continues to object to the scale of numbers proposed and has provided credible technical evidence in support of a further reduction to 225 homes west of Hall Lane and 475 in the Knight's Hill area (see documents in sections 4 and 5 in Evidence Base).

The Neighbourhood Plan recognises that development on the scale required will have a profound effect on the village and its community. It provides an opportunity for holistic planning to create high quality, attractive places to live, in which a sense of community is retained and the natural infrastructure and environment is enhanced.

### **H 1 Growth Areas**

Detailed proposals for the "Strategic" housing areas S WOOTTON1 and KL-Knights' Hill will be masterplan led. These will be prepared by developers for approval by the Borough Council in consultation with South Wootton Parish Council.

### **H 2 Encouraging High Quality Design**

Layouts for new development should be designed to the highest possible standard, taking account of the characteristic of the village, and dependant on site size

- make sensitive use of natural landscape.
- make generous provision for open green space, linked to the wider natural environment and accessible to the public.
- provide streets characterised by sections comprising tree-lined roads with provision for parking, footpaths, soft-boundary treatments and the promotion of well-managed front and rear gardens.
- provide well-designed groups of houses, located in attractive, inclusive and secure spaces.

- respond to local character and history, and reflect the identity of local surroundings and materials, whilst not preventing or discouraging appropriate innovation.
- maintain a 'human scale' in which individuals feel comfortable and secure.
- provide for sustainable water management and run-off from rainfall recognising the current increased incidence of higher than average rainfall.
- incorporate Sustainable Drainage Systems where appropriate.
- create safe and accessible environments – where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion – by incorporating “Secured by Design” standards.
- enclose entrances to driveways carefully, taking account of the immediate context, avoiding garden walls that are too tall and defensive looking, or too small and suburban; hedge planting in non-thorn species is preferred.
- consider the impact of cabling, satellite dishes, aerials, burglar alarms and security lighting.

### **H 3 Infill Developments**

Infill plots or the sub-division of existing large gardens within the village development boundary may be acceptable where the character, due to building densities in the surrounding neighbourhood, is not compromised. Developers of sites larger than 0.165 ha within the village development boundary (where the Borough Council housing quota policy CS09 applies) must assess the site and demonstrate the balance between retained vegetation, local amenity and privacy, before determining the amount and massing of housing proposed.

### **H 4 Density**

To preserve the open and green character of the village, building densities should not exceed 16 dwellings per hectare average on each scheme, including roads and open spaces.

### **H 5 Building for life**

New dwellings should make provision for the changing needs and life-style of an ageing population and should be assessed against the 'Building for Life' criteria (CS08), or successor documents as appropriate.

Maintenance of a stable population and community in the village requires the provision of dwellings capable of adapting to the needs of the elderly, including sheltered housing and a care home.

Overall, South Wootton aims to be a place for whole of life living, enabling residents to grow up and stay in South Wootton throughout their lives.

## **H 6 Sustainable Development**

All dwellings should be energy efficient and the use of renewable energy sources will be encouraged, at least in line with the Borough Council's Renewable Energy Policy(CS08) and NPPF 97. In the Growth Areas the traffic noise from the principle routes (A148/A1078 and A149) shall be assessed for its potential impact within dwellings and in garden areas, and appropriate mitigation installed (NPPF 123).

## **H 7 Space and Mass**

The amount of space provided in each dwelling should seek to achieve the minimum standards recommended by the RIBA in 'The Case for Space' (2011) and the Homes and Communities Agency.

It is felt that a ridge height of two floors and an attic is the appropriate scale in the village, subject to a master planning exercise assessment of each particular scheme.

## **H 8 Garages**

Garages should

- be built in direct association with the houses whose inhabitants may be expected to use them.
- be spacious enough to accommodate modern cars and bicycles—refer to Norfolk County Council standards.
- not be prominently sited.
- not be built in blocks.

Proposals for rear or separate parking courts will normally not be encouraged. Hard standings should be kept to a minimum, with permeable surfaces. Rolled shingle for driveways can be an effective finish as it is locally appropriate and less urban than an expanse of tarmac, but loose gravel may create problems.

## **H 9 Affordable Housing**

The affordable housing provided shall be dispersed in small groups, where possible, throughout the development site, in accordance with the Borough Council's Core Strategy. It should be of the same general design as other dwellings in the development and must not be conspicuous.

## **7.3 Policies for Business & the Local Economy**

The majority of the economically active population of South Wootton work in King's Lynn and the surrounding area. Employment hubs are situated at the North Lynn Industrial Estate, the town centre, Queen Elizabeth Hospital site, and Hardwick and Hardwick Narrows Industrial Estates. The village of South Wootton itself is predominantly residential, but it contains a supermarket (ASDA) with a petrol station, and a number of other small businesses. These include a Tesco Express, a post office, a pharmacy, a public house, a nursery/garden centre, a chinese takeaway and two fish and chip shops; close by are a hairdresser, a pub, 2 hotels, and a second pharmacy. There are also a number of residents who work from home or are self-employed in professions and services from a home base. The Parish Council will seek to retain existing businesses, identify deficiencies in local services, such as medical and dental facilities, and help to facilitate the creation of employment opportunities.

### **B 1 Local Shops retained**

The retention of existing local shopping facilities will be supported.

### **B 2 Local Shops**

Proposals for local scale shops development (A1 retail units, up to 1000 sq.m gross) may be acceptable, provided that they have no significant adverse impact on the local environment and transport network including the Growth Area residential distributor roads and are not contrary to national planning guidance.

*The amount of any such development shall be directly related to the scale of the local housing development, and is not an opportunity for District shopping whose location would be a Core Strategy issue.*

### **B 3 Home working**

Proposals for new business development that combine living and small scale employment will be encouraged, provided there is no adverse impact on the character and amenity of nearby houses.

### **B 4 Employment and Access**

Applications for new development generating employment should include adequate provision for vehicle and cycle parking, vehicle turning and servicing, as recommended in 'Parking Standards for Norfolk 2007' and its imminent update.

### **B 5 Local Business Units**

Proposals for local small scale storage/light industry/offices (B1/B8) units less than 500 sq.m gross size may be acceptable, provided that they have no significant adverse impact on the local environment and transport network including the Growth Area residential distributor roads and are not contrary to national planning guidance.



## **B 6 Broadband provision**

Improved broadband infrastructure should be continually updated to guarantee the fastest available speed and thus assist with community integration and business activity.

## **7.4 Policies for Society, Community and Culture**

The residents of South Wootton enjoy a wide range of social contacts. Numerous organisations meet in the parish and make use of the village Hall, the Parish Office meeting room, or at Wootton Park. The Parish Church is well supported, Scouting and Guiding are active locally, and sport is popular (the Parish Council has in the past discussed an extension to the village hall to accommodate further activities). At present, an Infant School caters for 180 pupils, and the Junior School has 240 pupils. With the expansion of the village, further school provision will be necessary, including the potential for merging these as a single enlarged Primary school. A veterinary surgery is nearby in North Wootton, along with an established GP practice providing medical care, but there is limited room for expansion on the existing GP surgery site.

Continued house building in the parish, as proposed by the Borough Council, could increase the total population to a conservative estimate of 6,300 by 2026. Pressure on existing services and facilities has already increased with the occupancy of the Wootton Meadows development in 2008 to 2011. Consequently, further house building in the parish will outpace our community facilities, especially new medical and dental services which are needed locally.

Anticipated demand for more social/cultural facilities may lead to the inclusion of a new community centre with adjacent playing fields, as the existing village hall is extensively used. Most of the new facilities suggested in S3 will be funded by the Parish Council's portion of a future Community Infrastructure Levy through the planning procedures in the Borough Council.

### **S 1 Education**

Provision must be made in relation to major areas of new development for adequate LEA primary school, and pre-school, provision in the locality. Other education infrastructure contributions will also be negotiable with Norfolk CC through the Community Infrastructure Levy (or Sec 106 planning agreement).

### **S 2 Primary Health Care**

This plan advises the NHS Commissioning Group that a Primary Health Care Centre should be developed in South Wootton to meet the current,

and greatly increased future, population demand. The preferred location should be at a focal point in the parish, close to cycling and bus routes, and a site near ASDA, or a potential re-use of the Infants school site, would be supported. The Growth Areas are not well placed to provide these facilities for the whole population, and financial contributions to a selected site may be relevant.

### **S 3 Community infrastructure**

The Borough Council will lead on requirements for contributions to Norfolk CC services, utility services infrastructure, and affordable housing, being aware of the extent to which these might render unviable an appropriate residential development.

Funding from the Parish Council's portion of any Community Infrastructure Levy or Section 106 Agreements will be used to meet the following priorities (arising from public consultation and discussions):

- a community centre with library.
- community sports facilities with additional playing fields and changing facilities.
- furthering the development of youth activities in the locality in liaison with the Borough-wide Youth Advisory Board.
- maintenance or acquisition of community open spaces and woodland belts.
- expansion of post office services in South Wootton.

### **S 4 Sustainable construction**

The construction methods and furnishing of buildings to be managed by community associations should seek to minimise energy and water use, and promote alternative energy sources.

### **S 5 Play areas**

Play areas for children, within residential areas, must be provided and maintained in accordance with the guidelines at the time.

(Refer to Fields in Trust advice and emerging SADMP policy DM16)

### **S 6 Cemetery and Allotments**

Land should be set aside for the provision of adequate adjacent Cemetery space (in Growth Area SW1), and extra Allotment Gardens if required.

## **7.5 Priorities for Transport**

The local highway authority is Norfolk County Council, which is responsible for all transport policies and maintenance issues in the parish. The Parish Council has a consultative and advisory role through the county councillor and county staff.

South Wootton is divided by the A148/A1078 (Grimston Road/Low Road). This road is a designated route for HGV, and other vehicular transport, to King's Lynn town centre and the Docks. Using evidence of traffic flow issues from Bidwell's 2012 report, significant traffic management improvements are necessary to secure accessibility and ease of movement within the village. These are essential not only to the socio-economic life of the village but, also, to the integration of its community. There is plenty of evidence currently showing peak hour queues in both directions along the main arterial route through the village. The two major issues are capacity and safety at Castle Rising Road traffic lights and at the Langley Road junction for ASDA, and access to large housing estates not in the parish of South Wootton. Current road infrastructure would be stretched beyond breaking point during the development of the large housing Growth Areas at both ends of the village.

The 2013 SW Parish NP questionnaire suggested that 83% of households used private cars for their primary travel needs with 9% using bus and community transport. There is now a single bus company providing regular services from South Wootton to the centre of King's Lynn, although they cannot be described as direct routes.

The Borough Council's policies for the two Growth Areas propose two new junctions on to the main A148/A1078 route. These would be on to Grimston Road at the steepest part of Knights' Hill, and on to Edward Benefer Way west of Hall Lane.

Growth Area SW1 (west of Hall Lane) will require a distributor road through it from Edward Benefer Way to Nursery Lane, and this new link will divert and reduce traffic flows in the southern part of Nursery Lane and at its junction with Low Road. Most of the Knights' Hill Growth Area off Grimston Road is suggested as a vehicle cul-de-sac with one secondary access and connecting to the Ullswater Avenue area only by paths and cycleways (including emergency use).

**The Local Highway Authority (Norfolk County Council) is responsible for all the traffic and transport policies and maintenance, but the Parish Council will be alert in seeking to achieve changes and improvements, such as the following:**

### **T 1 Wootton Gap**

Review and install any appropriate modification of the traffic management system currently at Wootton Gap - the junction of Castle Rising Road, and A1078 Low Road, with A148 Wootton Road / Grimston Road - in relation to safety and the increased traffic movements. (Proposals Map T1)

### **T 2 Grimston Road**

Improved traffic management and capacity is required at the junction of Langley Road and A148 Grimston Road, following evidence from NCC

surveys in 2010-11, and a Parish Council commissioned report in 2012. (Proposals Map T2)

### **T 3 Public transport**

The use of bus routes connecting South Wootton and King's Lynn, in particular, should be enhanced by:-

- frequent and direct routing to the town centre for commuting to work and for the Railway Station.
- a direct link to Queen Elizabeth Hospital, for work and daytime use.
- weekend, and early/late timetabled services.

### **T 4 Walking & cycling in new development**

Walking and cycling in the Parish is to be encouraged by the provision of new routes in and through new development, providing natural surveillance of public spaces, safe footpaths and cycle ways, as well as satisfactory lighting, in accordance with national planning guidance.

### **T 5 New paths & cycle ways**

In addition to current designated (joint use) cycle paths, integration of the village will be improved by seeking the construction of appropriate walking and cycling routes between, and within, neighbourhoods. In particular (as on the Proposals Map):

- extension of a path/cycle path along Grimston Road from Langley Road into the lower part of the Knights' Hill growth area
- a new route from Priory Lane towards Langley Road (and Sandy Lane), using drains and woodland to be separate from existing housing.
- a new route associated with the Growth Area, using Sandy Lane (and a bridge over the Bypass A149) towards Roydon Common.
- promoting 'Quiet lane' links between the Woottons (at Nursery Lane, North Wootton) and to Castle Rising (in the verges and tree belts of Castle Rising Road).

### **T 6 Primary School traffic**

Existing 2014 schools in Church Lane and Hall Lane require continued management of traffic and safety issues, and encouragement to reduce parents' car use. Arising from the Growth Area development and enlarged School, in future there will be a new access and a car park for the South Wootton Junior school using the distributor road from Edward Benefer Way/Nursery Lane. (Proposals Map T6)

### **T 7 Speed calming measures**

There should be continuing assessment and introduction of "Traffic Calming" methods for specified roads - Church Lane/Hall Lane, Castle Rising Road, and Nursery Lane within South Wootton.

## **T 8 On-street parking**

Higher density housing estates have resulted in increased parking on footways. In new housing estates and developments, design solutions should be used to reduce on-street parking in access routes, and to avoid pavement parking.

## **T 9 Bus shelters**

The continuing provision by NCC Highways and the bus company of improved bus shelters and stopping places will be needed, in particular as part of the Growth Areas' transport assessments and public transport strategy.

# **7.6 Proposals Map**

The Parish Council's spatial policies for realising its Vision for South Wootton 2026 are shown on the Proposals Map. While some of the mapping is indicative and suggests where circulation routes should run and various facilities could be located, the implementation of other appropriate policies will be the responsibility of major site developers, or subject to contributions by them.

However, other elements in the maps are definitive and non-negotiable. These include the retention of ancient hedgerows, trees with TPOs, the enhancement or creation of the green infrastructure framework in the parish, and the creation of any green space where necessary. Similarly, any buildings of local historic interest should be retained.

# **8. Sustainability**

A complete sustainability appraisal has been carried out on the Plan, using a matrix to compare policies against objectives. The results are set out in the Evidence Base and show that the assessments are all positive or neutral.

The relevant Strategic Environmental Assessment is contained in the Borough Council's draft Sustainability Appraisal Report (December 2013). Natural England has stated they are satisfied that the Plan Vision, objectives, and policies generally seek to protect and enhance environmental issues within their remit, such as biodiversity, including designated sites, green infrastructure, local landscape and access.

## **9. Risk Assessment**

The Plan has been subjected to a risk assessment in order to identify threats that could destabilise the Parish's Vision for South Wootton 2026 and affect its delivery.

Most of these are outside the control of the Parish Council:

**9.1** Changes in planning policies at national and district level before the end of the planning period in 2026.

**9.2** An inconsistent interpretation of national and local planning policy by decision makers, including appeal decisions.

**9.3** The transfer of responsibility for planning and providing the transport infrastructure away from the Borough and County Council, or a change in status of the Parish Council.

**9.4** The use of imprecise language leading to ambiguity in Neighbourhood Planning policies that obscures the intentions of this Plan, or allows unintended interpretation.

**9.5** Failure to relate the Neighbourhood Plan adequately to the Borough Council of King's Lynn and West Norfolk planning policies.

## **10. Monitoring and Review**

The Neighbourhood Plan covers the period 2015 to 2026. Development will take place during this time, both in the Parish and outside it, and will have an impact on the community as well as on the physical fabric of the village. Each new development will influence what happens next, and where. It is, therefore, essential to the long-term success of the Plan that developments in South Wootton, and neighbouring parishes, are monitored and reviewed against the Plan's objectives, and against the policies designed to implement them.

The Parish Council will make arrangements to monitor developments and carry out an annual review.

## **11. Evidence Base**

### **1. National Planning documents**

1.1 National Planning Policy Framework

### **2. Borough Council of Kings Lynn & West Norfolk (BCKLWN) Local Planning documents:**

2.1 Core Strategy 2011

2.2 Preferred Options for detailed Policies and Sites Plan 2013

2.3 Site Allocations and Development Management Plan 2014

### **3. Other BCKLWN Published sources:**

3.1 Wild Frontier Ecology Report – July 2013

3.2 Affordable Housing Policy – April 2011

3.3 Landscape Character Assessment – March 2007

### **4. South Wootton Parish Council Documents**

4.1 South Wootton Parish Council (SWPC) – Village Design Statement 2007

4.2 Traffic Impact Appraisal – August 2012 – (Bidwells)

4.3 Archaeological and Development Report – (J P Smallwood)

4.4 The Landscape Report – (J P Smallwood)

4.5 SWPC Neighbourhood Plan Questionnaire

4.6 SWPC Consultation responses

4.7 Statement of Community Involvement (updated Nov 2014)

4.8 Basic Conditions Statement – June 2014 (updated Nov 2014)

4.9 Matrix Summaries of Sustainability Appraisal relating to the Objectives and Policies of the Neighbourhood Plan

4.10 SWPC's response to the Borough Council's Site Allocations and Policies – Issues and Options Consultation

4.11 'Objections to the Scale of Proposed development in South Wootton' – Nov 2011

4.12 SWPC response to the Borough Council's 'Preferred Options for a Detailed Policies and Site Plan' document – Statement of Objections – Oct 2013 – (Bidwells)

4.13 Representations to the Borough Councils 'Draft Sustainability Appraisal Report for the details Policies and Sites Plan preferred options – Jan 2014 (Bidwells)

## **5. Joint Parish Councils Documents**

5.1 Castle Rising, North and South Wootton Parish Councils – Flood Risk and Drainage Statement – Sept 2012 – (Bidwells)

5.2 Castle Rising, North Wootton and South Wootton Parish Council – Traffic Impact Appraisal – Aug 2012 (Bidwells)

5.3 Combined response of Castle Rising, North and South Wootton Parish Councils to the above Borough Councils consultation document – Nov 2011 (Bidwells)

5.4 Castle Rising, North and South Wootton Parish Councils response to the Borough Councils 'Preferred Options' document – Statement of Objections – Oct 2013 – (Bidwells)

## **6. Other**

6.1 Rural East Anglia Partnership – Strategic Housing Market Assessment – July 2007

6.2 RIBA - Case for Space – Sept 2011

6.3 Norfolk Geodiversity Partnership - 2012

6.4 North East Knights' Hill growth area; Ecological issues (Sue Everett, Ecologist and Sustainability Consultant) – Nov 2011

6.5 Parking Standards for Norfolk 2007

6.6 Communities and Local Government – Designing sustainable Communities for all.

6.7 Lifetime Homes

6.8 South Wootton Junior School – Travel Plan 2008

6.9 Norfolk Wildlife Trust Report

## **7. Comments from potential developers**

7.1 Ashdale Homes

7.2 Maxey Grounds & Co

7.3 One Planning Consultants

7.4 Januarys



## GLOSSARY OF TERMS

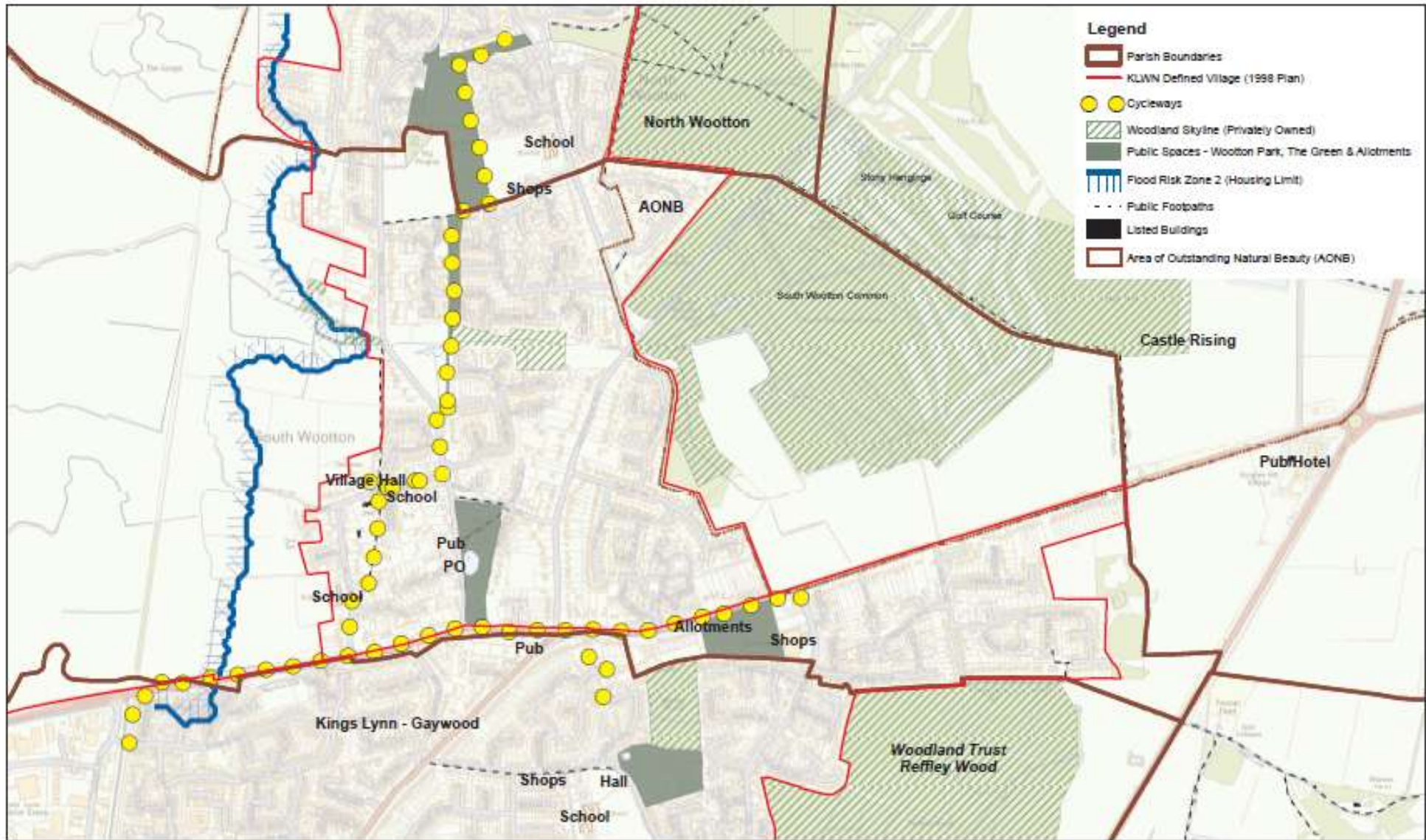
AONB	Area of Outstanding Natural Beauty
BCKLWN	Borough Council of King's Lynn & West Norfolk
CS	Core Strategy 2011
LDF	Local Development Framework
NPPF	National Planning Policy Framework
Ramsar	The Ramsar (a city in Iran) Convention on Wetlands of International Importance
RIBA	Royal Institute of British Architects
SAC	Special Area of Conservation
SADMP	Site Allocations & Development Management Policies
SPA	Special Protection Area
SSSI	Site of Special Scientific Interest
SWPC	South Wootton Parish Council
TPO	Tree Preservation Order

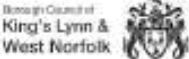

## **The Neighbourhood Plan Team**

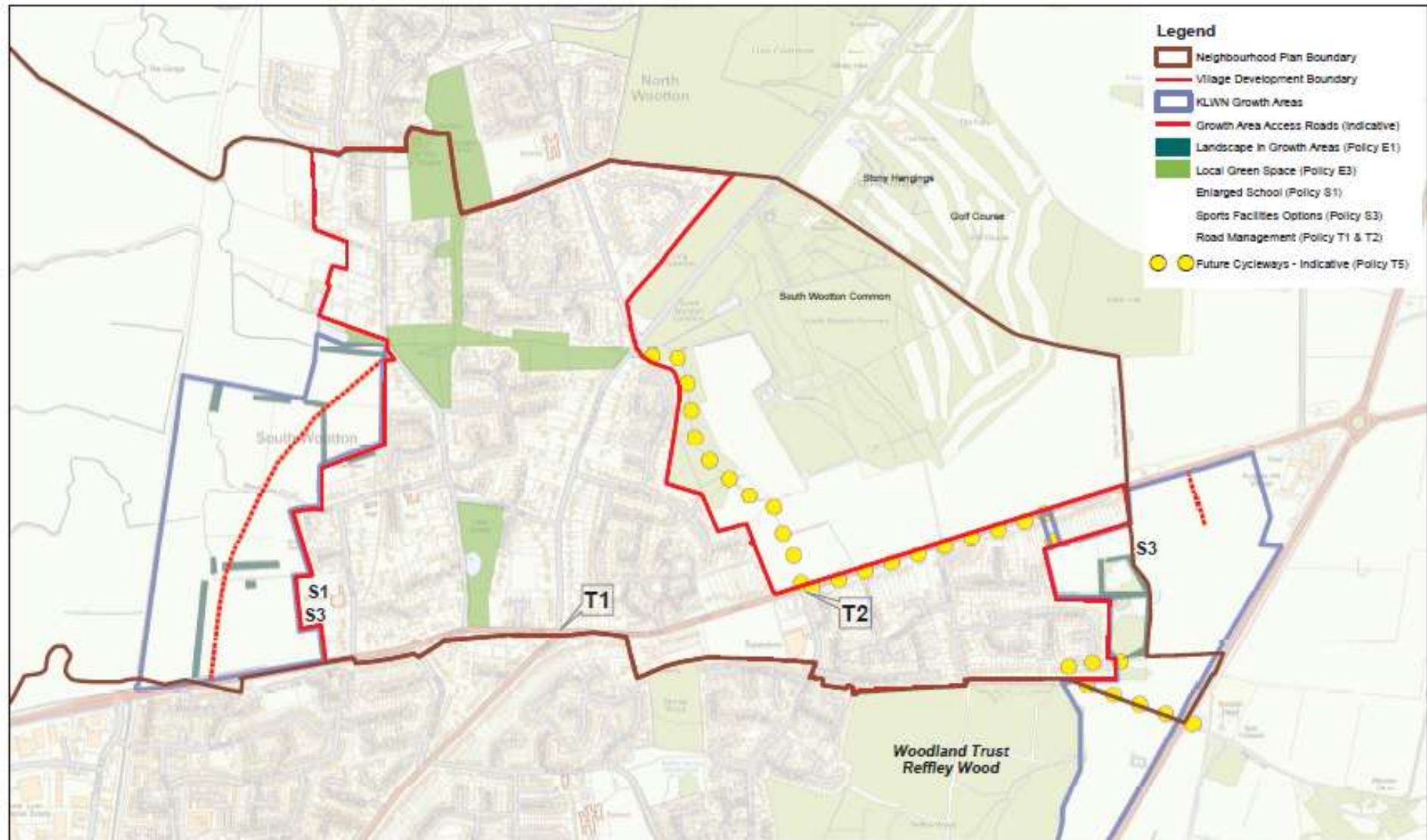
Cllr David Price (Chairman)  
Mrs Tracey Cornwell (Parish Clerk)  
Mrs Moira Kirby (Assistant Clerk)  
Cllr Derek Steward-Brown  
Cllr Alan Evans  
Cllr Brian Clapham  
Cllr Theresa Banks  
Cllr Rev David Tate

Mr Adrian Parker  
Dr Peter Tasker  
Dr Robert Outred  
Ms Sheila Borrman  
Mr Clifford Walters  
Mr Charles Abbs  
Mr Robert Gardner  
Mr John Marrow







 <p>Borough Council of King's Lynn &amp; West Norfolk</p> <p>Tel: 01553 616200 - Fax: 01553 691603</p>	<p>Title</p> <h3>Existing Map</h3>		 <p>North</p>	<p>Date</p> <p>12/01/2016</p>	<p>Scale at A3</p> <h2>1:10,000</h2>
	<p>Project / Details</p> <h3>South Wootton Neighbourhood Plan</h3>			<p>Drawn by / Department</p> <p>AD/Tech Support</p>	
			<p>Drawing / Reference Number</p> <p>20160112/SouthWoottonProposal</p>		<p>© Crown copyright and database rights 2014 Ordnance Survey 100024314</p>



- Legend**
- Neighbourhood Plan Boundary
  - Village Development Boundary
  - KLWN Growth Areas
  - Growth Area Access Roads (Indicative)
  - Landscape in Growth Areas (Policy E1)
  - Local Green Space (Policy E3)
  - Enlarged School (Policy S1)
  - Sports Facilities Options (Policy S3)
  - Road Management (Policy T1 & T2)
  - Future Cycleways - Indicative (Policy T5)

 Borough Council of King's Lynn & West Norfolk  <small>Tel: 01553 616200 • Fax: 01553 691603</small>	Title <b>Proposals Map</b>	 Date <b>12/01/2016</b>	Scale at A0: <b>1:10,000</b>
	Project / Details <b>South Wootton Neighbourhood Plan</b>	Drawn by / Department <b>AD/Tech Support</b>	© Crown copyright and database rights 2014 Ordnance Survey 100024354
		Drawing / Reference Number <b>20160112/SouthWoottonProposal</b>	