

Local Plan Review Pre-Submission Stage 2021

9.4 South Wootton

Settlement adjacent to King's Lynn

Introduction

9.4.1 South Wootton lies on the north side of King's Lynn and is a favoured residential area with its own distinct identity. The Parish's population is around 4,250 (2011 Census), and the area has a pleasant character with mature trees and gardens among mainly fairly low-density housing. The built environment predominantly consists of modern two storey, semi-detached and detached residential development, although there are more traditional buildings, especially around the Listed Grade 2* St. Mary's Church, and the village green and pond. There is open land both to the east, Ling Common, and west, the latter having fields sloping gently down to marshland bordering the Wash and the River Great Ouse channel.

9.4.2 It is well connected by road, public transport and a largely off-road cycle path. Much of the existing development in the area is in the form of culs-de-sac, which results in most of the traffic in and out of the area (and North Wootton) being concentrated on the few through roads.

9.4.3 The area benefits from both primary and junior schools, bus service, local shops and a supermarket, public houses, village hall, park and recreation ground, etc., and a doctor's surgery close by in North Wootton.

Strategic Context

9.4.4 South Wootton is designated as one of the strategic 'urban expansion' areas around King's Lynn. It is relatively unconstrained by infrastructure etc. problems, and relatively easily accessed and serviced. It is also an area in which many people wish to live, and this will aid delivery and viability.

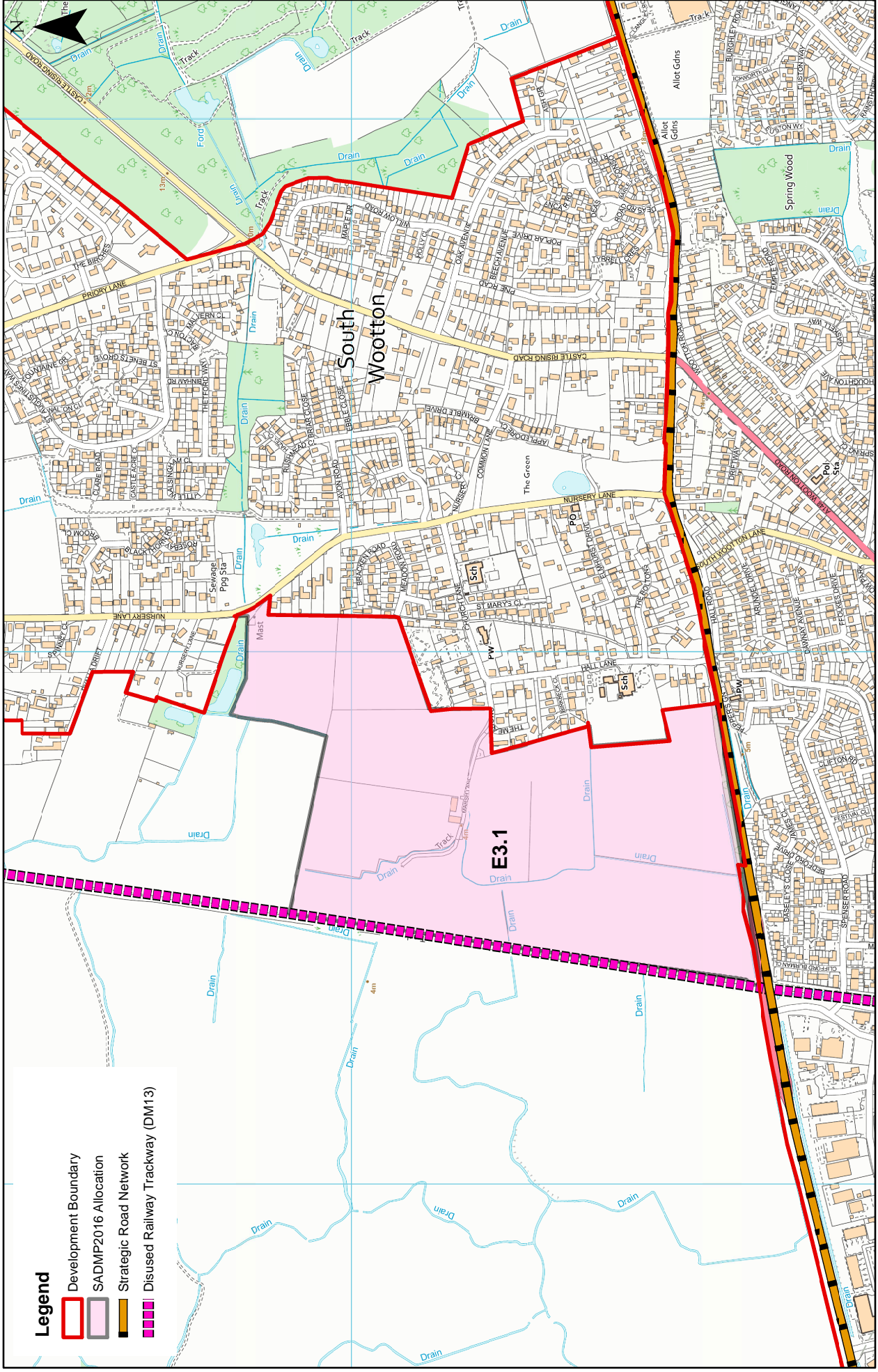
9.4.5 Significant growth has been sought in the King's Lynn and surrounding area, which includes South Wootton. No specific number of dwellings has been assigned to South Wootton and thus part of the role of Site Allocations and Development Management Policies Plan (SADMP) (2016) sets the balance between this and the other strategic urban expansion areas of Knights Hill (King's Lynn North-East) and West Winch (King's Lynn South-East). The balance weights the relative constraints and opportunities associated with each of these three areas.

9.4.6 The SADMP made an allocation at Hall Lane, South Wootton, for at least 300 dwellings. The Local Plan review seeks to support this, it also recognises that this poses significant growth for the South Wootton Area which will take a number years to be fully realised (completed). With this in mind the Local Plan review does not seek to make a further allocation at South Wootton.

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Neighbourhood Plan

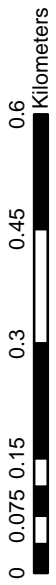
9.4.7 The South Wootton Neighbourhood Plan was made in November 2015. This forms part of the local development plan and is in force today. The Neighbourhood Plan was prepared by South Wootton Parish Council, it will shape the development of the strategic allocation at Hall Lane to address local concerns and aspirations. This Plan will be used to judge the detail of planning applications in the Parish, including those for the allocated site. The Neighbourhood Plan includes policies to protect certain features, influence the design of development, and to indicate preferred locations for additional facilities and cycle and footway links. The Parish Council have indicated a desire to update/review their Neighbourhood Plan and the Borough Council would support this.

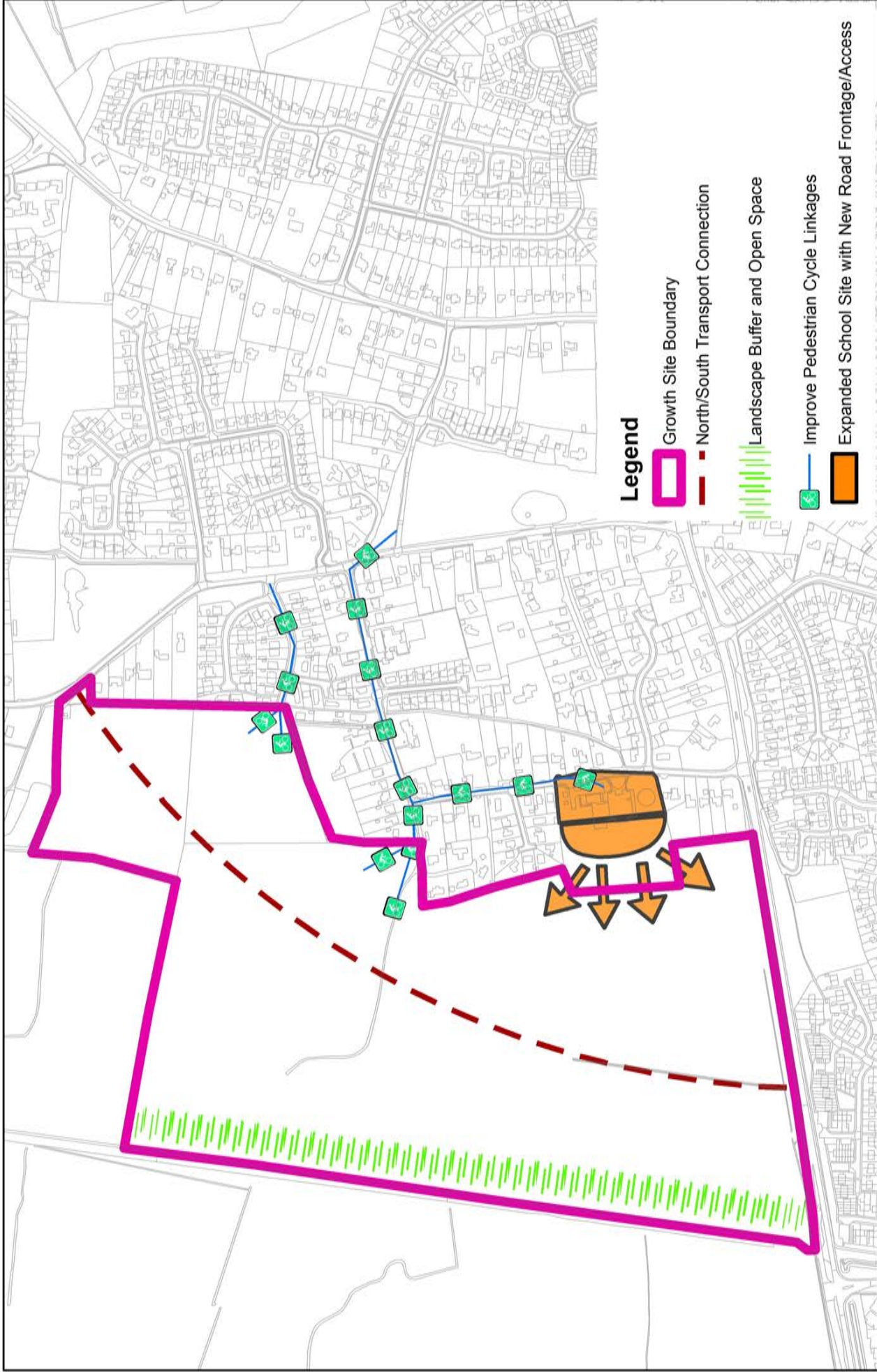


Legend






- Development Boundary
- SADMP2016 Allocation
- Strategic Road Network
- Disused Railway Trackway (DM13)

South Wootton





Legend

-  Growth Site Boundary
-  North/South Transport Connection
-  Landscape Buffer and Open Space
-  Improve Pedestrian Cycle Linkages
-  Expanded School Site with New Road Frontage/Access



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Policy E3.1
South Wootton Growth Area Strategic Diagram
(locations indicative)

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9.4.1 E3.1 - South Wootton Hall Lane Policy

Site Allocation

9.4.1.1 The allocated site is off Hall Lane, and provides the opportunity to accommodate at least 300 new dwellings in a manner compatible with the existing character of South Wootton, and provide enhancements to local facilities. Like the existing built up area, development here would be visible but not prominent in a range of distant views, and is expected to be softened by planting within the development area and on its boundary.

Policy E3.1 - Hall Lane, South Wootton

Land at South Wootton of approximately 40 ha, as shown on the proposed Policies Map, is allocated for a high quality, well landscaped development of at least 300 dwellings and associated facilities.

Planning permission would subject to the following:

1. Provide for residential development of the substantial majority of the land available for development and not precluded by flood risk, to include:
 - a. a variety of house sizes, types and tenures.
 - b. affordable housing commensurate with the local planning authority's standards at the time.
 - c. a site, or sites, which could be utilised for neighbourhood shops, a doctor's surgery, community facilities, and possibly small scale employment premises.
 - d. tree planting and retention within the site, and a layout which facilitates the provision and maintenance of a high degree of landscape planting to soften the visual appearance of the development and to support wildlife, and including landscape planting to the west of the development to provide a degree of screening.
 - e. recreational open space of at least 1.7 hectares. (Based on a population of 700, assuming 2.33 persons per dwelling and a requirement of 2.4ha per 1,000 population.) To include public open space for recreation and visual amenity on the western side of the site in an area not suitable for housing by virtue of flood risk.

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- f. an agreed package of habitat protection measures (to mitigate potential adverse impacts of additional recreational pressure associated with the proposed development on nature conservation sites covered by the habitats assessment regulations). This package of measures will require specialist design and assessment, but is anticipated to include provision of:
 - g. enhanced (above normal levels associated with new development) informal recreational provision on, or in close proximity to, the allocated site, to limit the likelihood of additional recreational pressure (particularly in relation to exercising of dogs) on nearby relevant nature conservation sites. This provision is likely to consist of an integrated combination of:
 - i. informal open space (potentially over and above the Council's normal standards of recreational space).
 - ii. a network of attractive pedestrian routes, and car access to these, which provide a variety of terrain, routes and links to the wider public footpath network.
 - h. contribution to enhanced management of nearby designated nature conservation sites and/or alternative green space.
 - i. a programme of publicity to raise awareness of relevant environmental sensitivities and of alternative recreational opportunities.
2. A new road network including:
 - a. a new road from north to south, providing access to the new dwellings and facilities, including a new signal controlled-junction with Low Road.
 - b. a road link to the site's northern boundary to avoid prejudicing the potential for further development beyond at some point in the future.
 - c. a new road access to the school from the west to replace the current access onto Hall Lane as the main access to the school.
 - d. other local highway improvements to fully integrate the development into the surrounding road network and manage the resulting additional traffic.
3. A layout which facilitates travelling on foot and by bicycle within, and to and from the new development area, including links to the National Cycle Network Route 1 and to the emerging King's Lynn to Hunstanton Coast Path.

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4. Additional land (if required) for the expansion of the school on the eastern boundary.
5. Surface water drainage on SUDS principles.
6. Financial contributions towards the provision of infrastructure, including additional primary and secondary school places.
7. Be supported by the following studies:
 - a. site Flood Risk Assessment with topographical survey and geotechnical studies to identify the extent of flood risk from tidal, groundwater and surface water sources; and building constraints due to groundwater and geological conditions; in order to indicate the areas suitable for residential and other classes of development in terms of national flood risk policy, and their distribution within the allocation site.
 - b. landscape and arboricultural assessment to form the basis of a strategic landscape framework for the site.
 - c. an ecological assessment of the fauna (notably birds and reptiles) and flora of the designated area within its local environmental context; and an assessment of potential mitigation or enhancement measures, and areas to be retained and protected or managed for these interests.
 - d. a project level habitats regulations assessment, with particular regard to the potential for indirect and cumulative impacts through recreational disturbance to the Dersingham Bog and Roydon Common Special Areas of Conservation.
 - e. The allocation site could include or be close to supporting habitat for birds associated with The Wash SPA/Ramsar. The site will need to demonstrate compliance to Policy LP27 and project level HRA will need to be informed by survey work and any necessary mitigation to rule out adverse effects on integrity from the loss of supporting habitat or disturbance to birds associated with supporting habitat
 - f. a comprehensive transport assessment of the impacts of the proposed development, including consideration of the combined impacts with other planned development on Low Road/Grimston Road.
 - g. a heritage assets assessment (to include archaeology), with review of the submitted information, and relevant on-site investigations. The Grade II* Church of St Mary lies within centre of village to the east of the site, with potential for some impact on its setting and views towards the church, this should be fully considered in the design scheme of the development.

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- h. a Masterplan indicating how the outcomes of the above studies and the other requirements of this policy (below), and any neighbourhood plan, are to be integrated.
- i. a construction management plan to control the routes and times for construction traffic to minimise adverse impact on local residents' amenity and on traffic flows at peak periods.

Description and Justification

9.4.1.2 The site is, at around 40ha, generously sized for the amount of residential development envisaged. However, a substantial portion of this, on the western side of the site, is affected by flood risk (Zones 2 and 3) and flood defence breach hazard and hence inappropriate for housing. Here non-residential but complementary uses less vulnerable to flood risk, such as neighbourhood shopping and health facilities and small-scale business uses can be developed, together with significant areas of open spaces of various descriptions. The allocation deliberately does not maximise the number of dwellings, and seeks to achieve a generally spacious development, with a high proportion of landscape planting, that responds to the existing character of South Wootton and the aspirations for it of the Parish Council and others.

9.4.1.3 The development is to include a link into Nursery Lane at the North of the site, to provide permeability to the new development and a degree of relief of traffic on existing roads in the vicinity, as well as a new main access onto Low Road.

9.4.1.4 The development will include a new main entrance to the school on the eastern boundary, to relieve congestion currently experienced on Hall Lane at either end of the school day and help integrate the new development area with the existing. The development could also accommodate a potential extension of the school which has been under consideration but not yet decided.

9.4.1.5 One of the constraints in South Wootton is the potential for development to result in an adverse impact on the designated nature conservation sites of Dersingham Bog Special Protection Area and Roydon Common Special Protection Area. (Although the Wash Special Protection area is closer to the site, this is not judged likely to be adversely affected by the planned development at South Wootton.) This requires an emphasis on provision of alternative recreational spaces and routes in and around the development, which will also contribute to quality of life and amenity for existing and new residents in the locality, and a project level habitats assessment. These issues are addressed in both the Policy and the Habitats Assessment Reports.

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9.4.1.6 In the event that the site is proved capable of accommodating significantly greater than 300 dwellings it will be important to ensure that the features and facilities mentioned in the Policy have been suitably assessed as capable of accommodating the development proposed.

9.4.1.7 The Site has come forward in two portions. There is a Master Plan which covers both parts which now benefit from outline planning permission. The majority of the site has come forward for 450 new dwellings (17/01151/OM). The remaining smaller, north eastern, portion has come forward for 125 new dwellings (17/01106/OM). In total this provides for 575 new dwellings in South Wootton.

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9.5 North Wootton

Settlement adjacent to King's Lynn

Description

9.5.1 The parish of North Wootton has an estimated population of 2,380⁽³⁴⁾. Residential development predominates in North Wootton with the built environment largely made up of modern two storey, semi-detached and detached dwellings following mass residential expansion from the 1960s onwards. North Wootton also contains a more traditional centre consisting of some older housing built of carstone with red pantiles; the church and former railway station and hotel; an old schoolhouse; the former post office and a small village green.

9.5.2 To the east of North Wootton, the landscape encompasses an extensive area of woodland with recreational access including King's Lynn Golf Course within Stony Hangings clearings. To the north, east and west the village adjoins an Area of Outstanding Natural Beauty. The woodland to the north merges at points with Wootton Carr, a smaller wood with less public access. To the west of North Wootton lies a network of small pasture and arable fields delineated by drainage ditches. The landscape to the west of North Wootton is generally flat and low lying in comparison to the eastern side. Overall, the area has a strong sense of tranquillity and views are generally enclosed by trees to the east; whilst to the west, they are generally more open and extensive.

Strategic Background

9.5.3 North Wootton has a good range of services and facilities and, due to its close proximity to higher order facilities and employment in King's Lynn town, is classified as a settlement adjacent to King's Lynn rather than a Key Rural Service Centre. North Wootton is well connected to King's Lynn town via bus services and the cycle path network offering sustainable transport links.

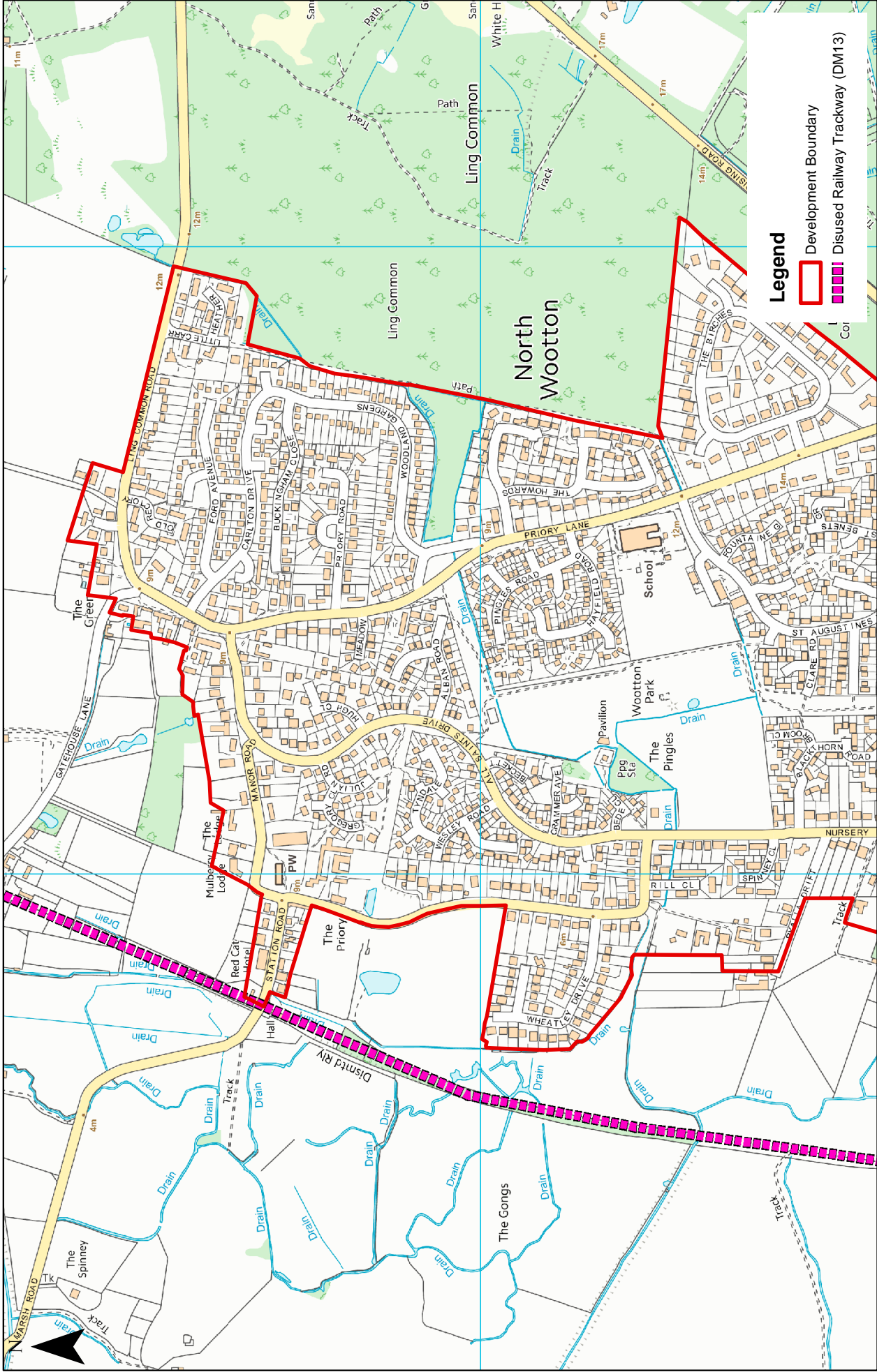
9.5.4 North Wootton was included as one of the areas to accommodate the major housing growth around King's Lynn through the Core Strategy in 2011, but no suitable sites were identified for such growth in North Wootton through the Site Allocations and Development Management Policies Plan in 2016. Given the current local housing need and that is being sufficiently met, no further site allocations are proposed by the Local Plan review for North Wootton. It should be noted that there is a significant strategic allocation within close proximity at the adjoining settlement of South Wootton.

9.5.5 The development boundary for North Wootton is shown on the map below. There may be some scope for windfall development to continue to come forward in this area.

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Neighbourhood Plans

9.5.6 The Borough Council supports those Town/Parish Councils and local communities who wish to prepare a Neighbourhood Plan for their Area. North Wootton Parish Council is in the process of preparing a Neighbourhood Plan for their Area. The North Wootton Neighbourhood Plan Area was formally designated by the Borough Council 22/06/2021 and corresponds with the boundaries of North Wootton Parish.



Legend

- Development Boundary
- Disused Railway Trackway (DM13)



North Wootton