

## Local Plan Review Pre-Submission Stage 2021

### 12.14 Methwold with Northwold

#### Key Rural Service Centre

##### Description

**12.14.1** Methwold and Northwold are situated to the south of the Borough. The villages are approximately 9 and 10 miles respectively south west of Downham Market. Methwold is a large village and has open views towards the Fens in the west, whilst bordering the Brecks in the south east. The village has contrasting character; an imposing village centre with an almost urban character which is dominated by St. George's Church; the more peaceful, rural, setting of the outskirts of the village, in which farm buildings dominate; and an area of pronounced "industrial" character in the east of the village. The quality of the streetscape, in terms of the design of village spaces and the buildings which define them is outstanding and often enhanced by interesting detailing such as stone walling and well matured, landscape settings.

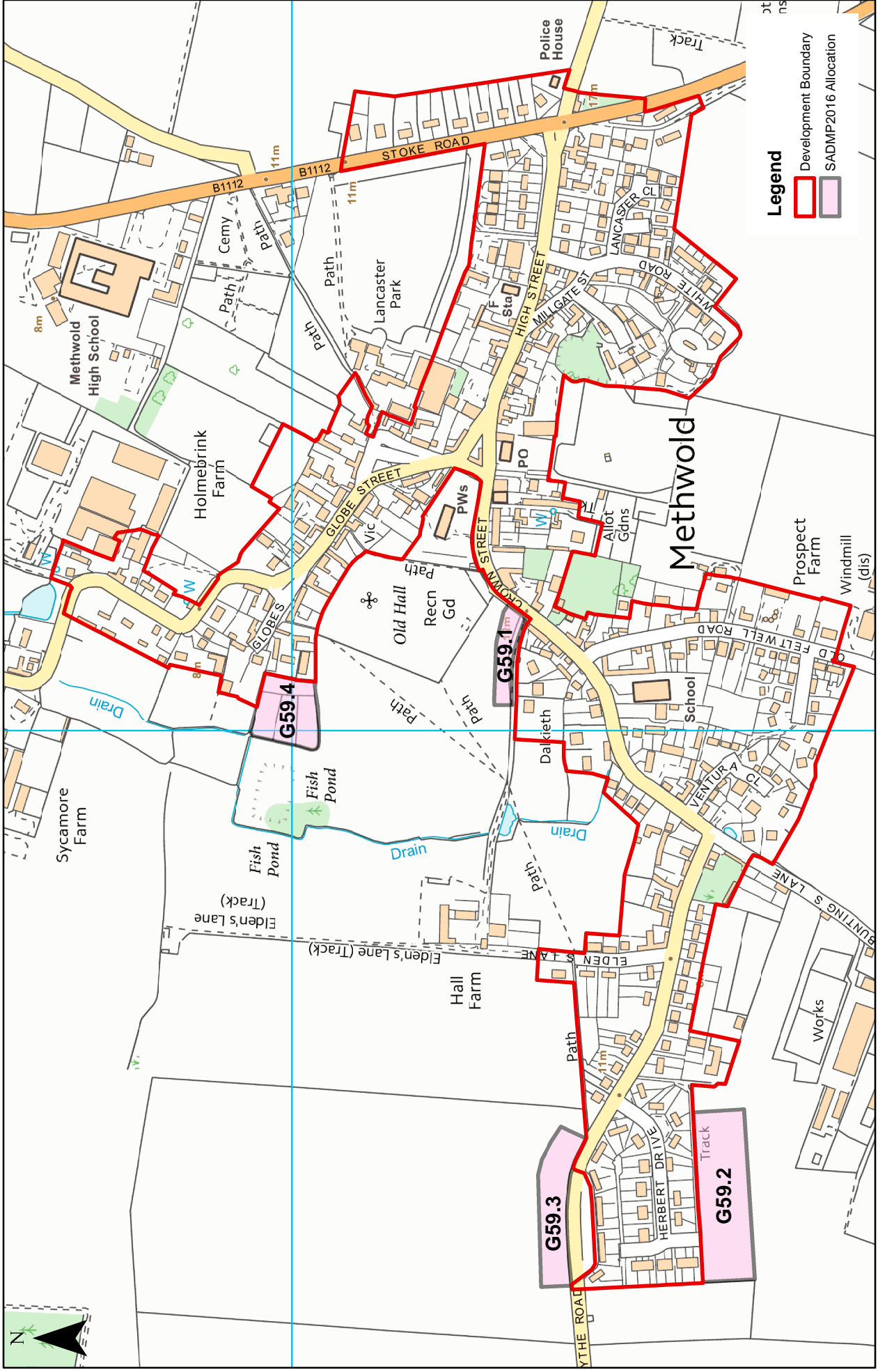
**12.14.2** Northwold has a peaceful rural setting with many quality architectural features. The village is essentially linear village along an east-west axis.

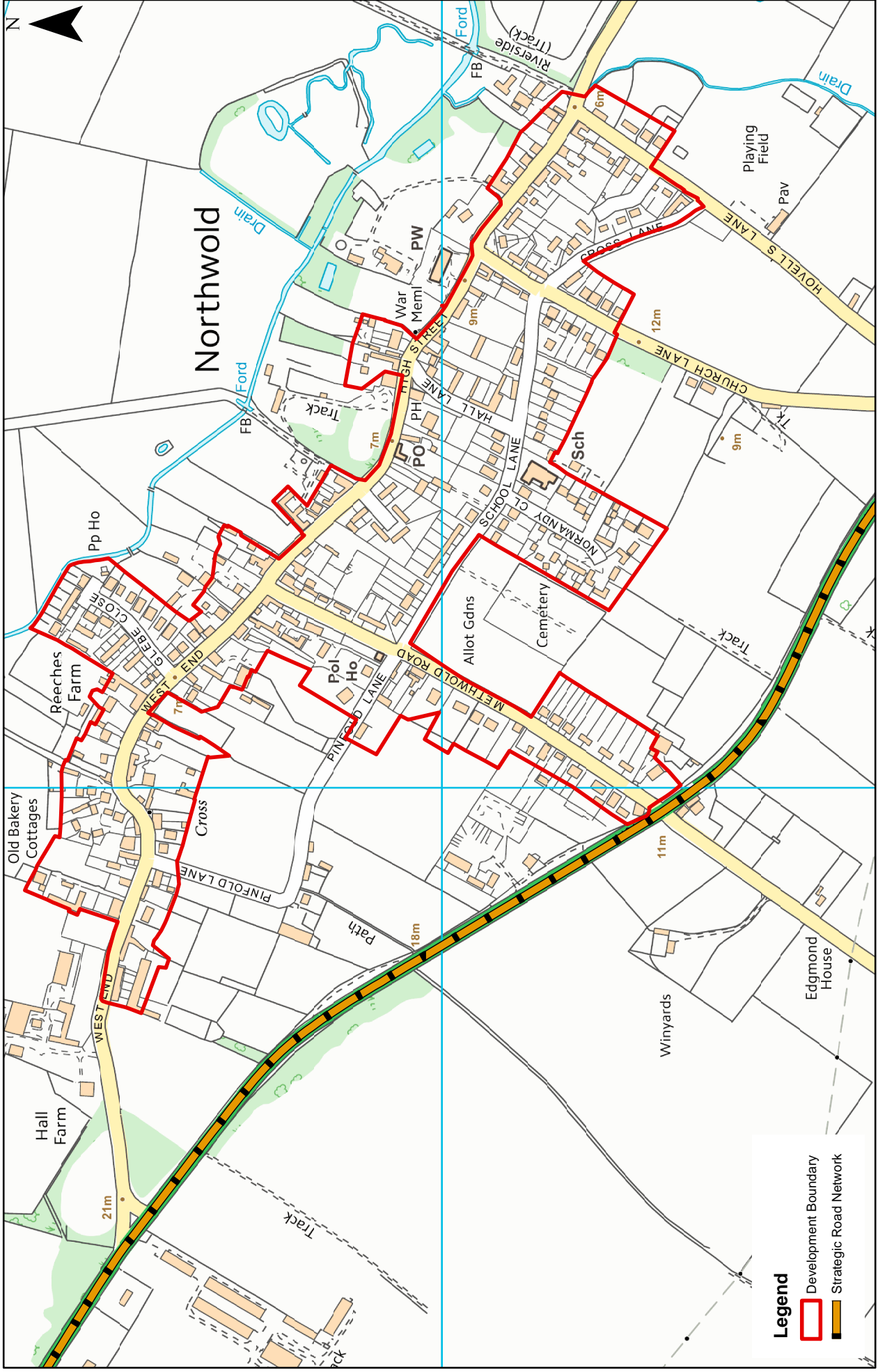
**12.14.3** The Parish of Methwold has a population of 1,502, and the Parish of Northwold 1,085<sup>(54)</sup>. Collectively, these villages are in proximity to a range of village services which include a GP surgery, schools, bus route, Post Office, pub, filling station and other employment and retail uses. Both settlements have designated listed buildings which are spread through the Conservation Areas centred in Methwold and Northwold.

**12.14.4** Methwold and Northwold collectively form a Key Rural Service Centre and are considered to have a good range of services and facilities which serve the existing community. Accordingly, the SAMP (2016) made four allocations for a combined total of at least 60 new homes. The Local Plan review carries these forwards.

#### Methwold & Northwold Neighbourhood Plans

**12.14.5** Both Methwold and Northwold Parish Councils and the local communities are exploring the potential for preparing neighbourhood plans for their respective areas. Should either progress, this would be supported by the Borough Council.





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**Northwold**



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### 12.14.1 G59.1 - Methwold - Land at Crown Street Policy

#### Site Allocation

##### Policy G59.1 Methwold - Land at Crown Street

**Land at Crown Street amounting to 0.25 hectares, as identified on the Policies Map, is allocated for high quality residential development of at least 5 dwellings.**

Development will be subject to compliance with all of the following:

1. Submission of an Odour Assessment, to the satisfaction of Anglian Water, in relation to any impacts on residential occupation of the site from the nearby sewage treatment works;
2. Submission of details showing how sustainable drainage measures will integrate with the design of the development and how the drainage system will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission;
3. Submission of a Heritage Asset Statement that establishes that development will enhance and preserve the setting of the Conservation Area and the setting of the Grade I Listed Church of St George and the Grade I Listed Old Vicarage.
4. Submission of a field based Archaeological Assessment prior to development
5. The layout of development should preserve the area to the east of the site that is subject to a Tree Preservation Order;
6. Suitable integration with the Public Right of Way to the east and south of the site;
7. Safe access and visibility being achieved to the satisfaction of Norfolk County Council as the local highway authority;
8. Provision of affordable housing in line with the current standards.

#### Site Description and Justification

**12.14.1.1** The allocated site is located in the heart of the village, southeast of the village recreation ground and church and in close proximity to the majority of the village services to address the daily needs of the residents. The Borough Council considers the site is capable of achieving at least 5 dwellings in the settlement at a density consistent with that of the surrounding area.

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**12.14.1.2** The site scored highly in terms of sustainability, being ideally located close to the school and near the Post Office. The allocated site lies with the Conservation Area and abuts a public right of way and is bounded by trees which provide a natural screening to the site. Where possible, these important landscape features should be retained and incorporated into the design of the development. Although this is a sensitive location, the Council considers that with a high standard of design and layout, development could conserve and enhance the Conservation Area. The majority of views into the site are from Crown Street and adjacent properties. There are extensive views from Crown Street through the site to the open countryside. The site area selected enabled this view to be maintained. There are opportunities for long distance views looking back at the site from the footpath network in the countryside, but the site is seen in the context of the existing settlement.

**12.14.1.3** There is only one suitable access point to the site and that is from Crown Street. The site is Norfolk County Council Highways preferred location for growth providing safe access can be achieved.

**12.14.1.4** The Historic Environment Service have indicated that the site is a find spot for late Saxon, medieval and post-medieval finds. Development on this site should take into account the findings of the required archaeological field evaluation.

**12.14.1.5** Submission of details showing how sustainable drainage measures will integrate with the design of the development and how the drainage system will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission;

**12.14.1.6** An odour assessment must be carried out to the satisfaction of Anglian Water to ensure any amenity issues relating to odour for new residents are avoided.

**12.14.1.7** The site came forward during 2015 prior to the formal adoption of the SADMP (2016) during a period when the Borough Council experienced difficulties in demonstrating a healthy five-year housing land supply position. Full planning permission was gained for a wider sites area for 30 new homes (15/01683/FM). The site was subsequently sold, and further permission granted (19/00144/F) to amend the approved plans, the development has since commenced.

### **12.14.2 G59.2 - Methwold - Land at Herbert Drive Policy**

#### **Site Allocation**

#### **Policy G59.2 Methwold - Land at Herbert Drive**

**Land amounting to 1.1 hectares, as identified on the Policies Map, is allocated for residential development of at least 25 dwellings.**

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Development will be subject to the following:

1. Submission of an Environmental Statement that satisfies Norfolk County Council that the applicant has carried out investigations to identify whether the resource (sand and gravel) is viable for mineral extraction. If the mineral resource is viable, that the applicant has considered whether it could be extracted economically prior to development taking place. If the mineral resource can be extracted economically, whether (or not) there are opportunities to use the on-site resource during the construction phases of the development;
2. Submission of details showing how sustainable drainage measures will integrate with the design of the development and how the drainage system will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission;
3. Safe access being achieved onto Herbert Drive to the satisfaction of the local highway authority;
4. Provision of affordable housing in line with the current standards.

### Site Description and Justification

**12.14.2.1** The site is located relatively close to the school, and the site is of a distance from the Conservation Area to suggest that development would not impact to a significant degree on this Heritage Asset. This is reflected in the positive scoring in the sustainability appraisal for these factors.

**12.14.2.2** The Borough Council considers the site is capable of accommodating at least 25 residential units. The development would form an extension off Herbert Drive and would be of a density which is considered appropriate given the proximity of the site to the centre of settlement and the surrounding area.

**12.14.2.3** The site is currently greenfield agricultural land (Grade 2), however the Council considers due to the size and location of the development it is appropriate to develop on this high-quality land. The only suitable place where access could be achieved is from Herbert Drive, this is supported by the local highway authority.

**12.14.2.4** Sand and gravel deposits have been identified in this part of the village but Norfolk County Council, as mineral planning authority, has indicated this would not prevent small scale development. However, Norfolk County Council encourages developers to explore opportunities to extract sand and gravel from the development site for use in the construction phases of development.

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**12.14.2.5** There are limited views in to the site with only glimpses available from Herbert Drive and Buntings Lane, which is a private road. The adjacent properties will be affected by development, but suitable boundary treatment and integration would reduce this. Any long distance views from the countryside are seen in the context of the existing settlement.

**12.14.2.6** The Surface Water Network has been identified as being at capacity meaning a sustainable drainage system (SUDS) would be sought to serve new development.

**12.14.2.7** This site has come forward with a planning proposal and now benefits from full planning permission for 44 new homes (15/02125/OM & 19/00029/RMM).

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### 12.14.3 G59.3 - Methwold - Land at Hythe Road Policy

#### Site Allocation

#### Policy G59.3 Methwold - Land at Hythe Road

**Land at Hythe Road amounting to 0.6 hectare, as identified on the Policies Map, is allocated for residential development of at least 10 dwellings.**

Development will be subject to compliance with all of the following:

1. Submission of details showing how sustainable drainage measures will integrate with the design of the development and how the drainage system will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission;
2. Subject to safe access being achieved from Hythe Road to the satisfaction of the local highways authority;
3. Provision of affordable housing in line with the current standards.

#### Site Description and Justification

**12.14.3.1** The allocated site is situated on the west approach to the settlement along Hythe Road. The development boundary immediately abuts the site's southern boundary. The Council considers that the site is capable of accommodating at least 10 residential units. The development density is considered appropriate given the proximity of the site to the centre of settlement and the density of the surrounding area.

**12.14.3.2** The site is located relatively close to the school, and bus stop, making the site accessible. The site is of a distance from the Conservation Area to suggest that development would not impact to a significant degree on this Heritage Asset. This is reflected in the positive scoring in the sustainability appraisal for these factors.

**12.14.3.3** The land is currently in agricultural use (Grade 2), however there are no particularly important landscape features on the site and the Council considers due to the modest size of the site it is appropriate to develop on this high quality agricultural land. Development will form a minor extension to the south west of Methwold. Access would be achieved from Hythe Road, as supported by the Highways Authority.

**12.14.3.4** The majority of the views into the site are limited to near distance from Hythe Road and adjacent properties. There are opportunities for long distance views from the north, but they are seen in the context of the existing settlement.



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**12.14.3.5** The Surface Water Network has been identified as being at capacity meaning a sustainable drainage system (SUDS) would be sought to serve new development.

**12.14.3.6** This site has come forward with a planning proposal (15/02122/OM & 19/01261/FM) and now benefits from full planning permission for 12 new homes.

### **12.14.4 G59.4 - Methwold - Land off Globe Street/St George's Court Policy**

#### **Site Allocation**

#### **Policy G59.4 Methwold - Land off Globe Street/St George's Court**

**Land off Crown Street/St George's Court amounting to 0.5 hectares, as identified on the Policies Map, is allocated for a high quality residential development of at least 5 dwellings.**

Development will be subject to compliance with all of the following:

1. Submission of an Odour Assessment, to the satisfaction of Anglian Water, in relation to any impacts on residential occupation of the site from the nearby sewage treatment works;
2. Submission of details showing how sustainable drainage measures will integrate with the design of the development and how the drainage system will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission;
3. Submission of a Heritage Asset Statement that establishes that development will enhance and preserve the Conservation Area and safeguard archaeology within the adjoining site;
4. Retention of existing trees on the site boundaries;
5. Subject to the submission of a field based Archaeological Assessment prior to development;
6. Provision of affordable housing in line with the current standards.
7. Provision of highway improvements including access of adoptable standard to the satisfaction of Norfolk County Council as the local highway authority

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### Site Description and Justification

**12.14.4.1** The allocated site is centrally located within the village, north west of the recreation ground and church. It is in close proximity to the majority of the village services. The Borough Council considers the site is capable of achieving at least 5 dwellings at a density consistent with that of the surrounding area.

**12.14.4.2** The site scores highly in terms of sustainability, being located within close proximity of the school and Post Office. It lies within the Conservation Area and is bounded by trees which provide a natural screening to the site. Where possible, these should be retained and incorporated into the design of the development. Despite its sensitive location, the Council considers that with a high standard of design and layout, development could conserve and enhance the Conservation Area, as seen with existing residential dwellings that currently form St George's Court to the east.

**12.14.4.3** The majority of views into the site are from the village recreation ground and adjacent properties. There are also medium distance views available from Crown Street. There are opportunities for long distance views looking back at the site from the footpath network in the countryside, but the site is seen in the context of the existing settlement and in particular the St George's Court development.

**12.14.4.4** The Historic Environment Service (HES) have indicated that the site is immediately adjacent to an earthwork site thought to represent a medieval moat or fishpond and a series of tofts, indicative of medieval settlement. In addition, a possible medieval castle or hall is recorded as being located to the south east of the site. Consequently, there is potential that significant heritage assets with archaeological interest (buried archaeological remains) may be present at the site. They recommend any development on this site takes into account the findings of an archaeological field evaluation.

**12.14.4.5** Access would be achieved to the site from Globe Street via the St George's Court development. Norfolk County Council as the local highway authority consider this as acceptable.

**12.14.4.6** The following site constraints must be resolved prior to development. An odour assessment must be carried out to the satisfaction of Anglian Water to ensure any amenity issues relating to odour for new residents are overcome, as the north western edge of the village is within a cordon sanitaire for a sewage treatment works. The Surface Water Network has been identified as being at capacity meaning a sustainable drainage system (SUDS) would be sought to serve new development.

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### 12.15 Middleton

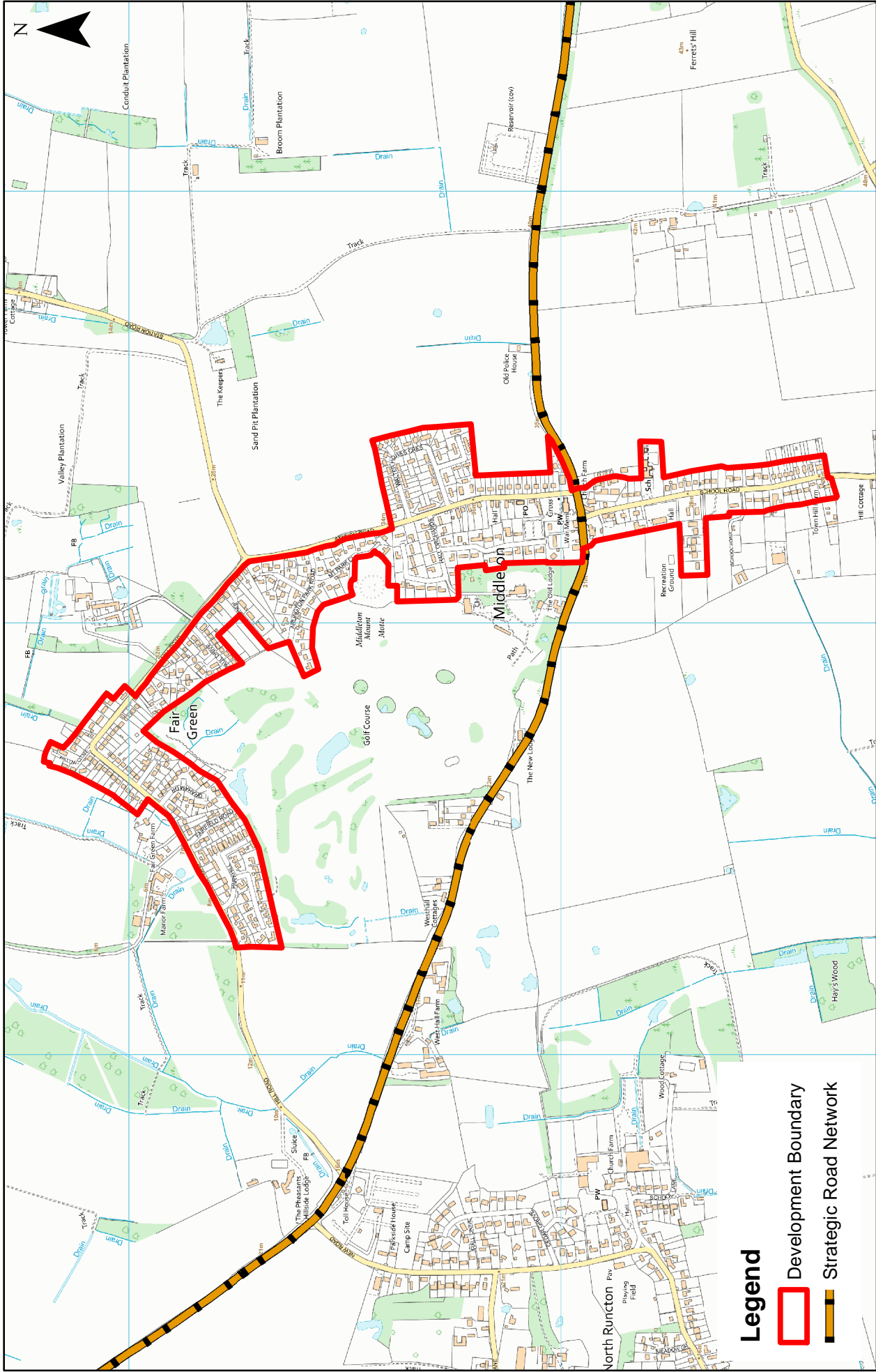
#### Key Rural Service Centre

##### Description

**12.15.1** Middleton is situated 3 miles southeast of King's Lynn on the A47. The busy traffic corridor of the A47 runs through the village dividing the settlement into two and disturbing its generally tranquil character. The village has a traditional focus around the Church and crossroads. The limits of the village are defined by an immediate transition to agricultural land. The streetscape is varied in character with the area around the village hall being high quality.

**12.15.2** Middleton benefits from a range of services including a school, bus route, shop, village hall, post office, church and pub but employment opportunities in the village are limited. The Parish population of the settlement was recorded as 1450 in the 2011 Population Census (55)

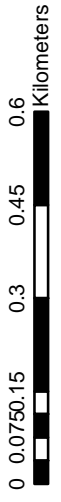
**12.15.3** Middleton is designated as a Key Rural Service Centre by the Local Plan review. The SADMP (2016) made an allocation for at least 15 dwellings. This was known as G60.1 - Land south of Walter Howes Crescent, Middleton. However, the landowner, through their agent, proposes no further action on the site and suggests it is removed from the Local Plan as they do not wish to develop the site. This is the approach taken by the Local Plan review.



- Legend**
- Development Boundary
  - Strategic Road Network

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**Middleton**



## Local Plan Review Pre-Submission Stage 2021

### 12.16 Snettisham

#### Key Rural Service Centre

##### Description

**12.16.1** Snettisham is a village situated to the east of the A149 in the vale of the River Ingol. Snettisham is a relatively large village with a good range of services including shops, a GP clinic, a school, pubs and other small businesses. Snettisham parish has a population of 2,570<sup>(56)</sup>. Frequent bus services run between King's Lynn and Hunstanton via Snettisham along the A149. To the west of the village is Snettisham Scalp, and The Wash which has numerous environmental designations for its importance for wildlife and habitats, as well as a RSPB bird reserve.

**12.16.2** Part of the village is a Conservation Area which contains many traditional buildings of carstone and red brick covered with pantile roofs. Snettisham has a good range of facilities and is well connected to other larger villages and towns via the A149 coastal road. Like most settlements on the coastal fringe, the local infrastructure can become strained in the summer months due to the seasonal influx of tourists.

**12.16.3** The SADMP (2016) made an allocation for at least 34 new homes, and the Local Plan review carries this forward.

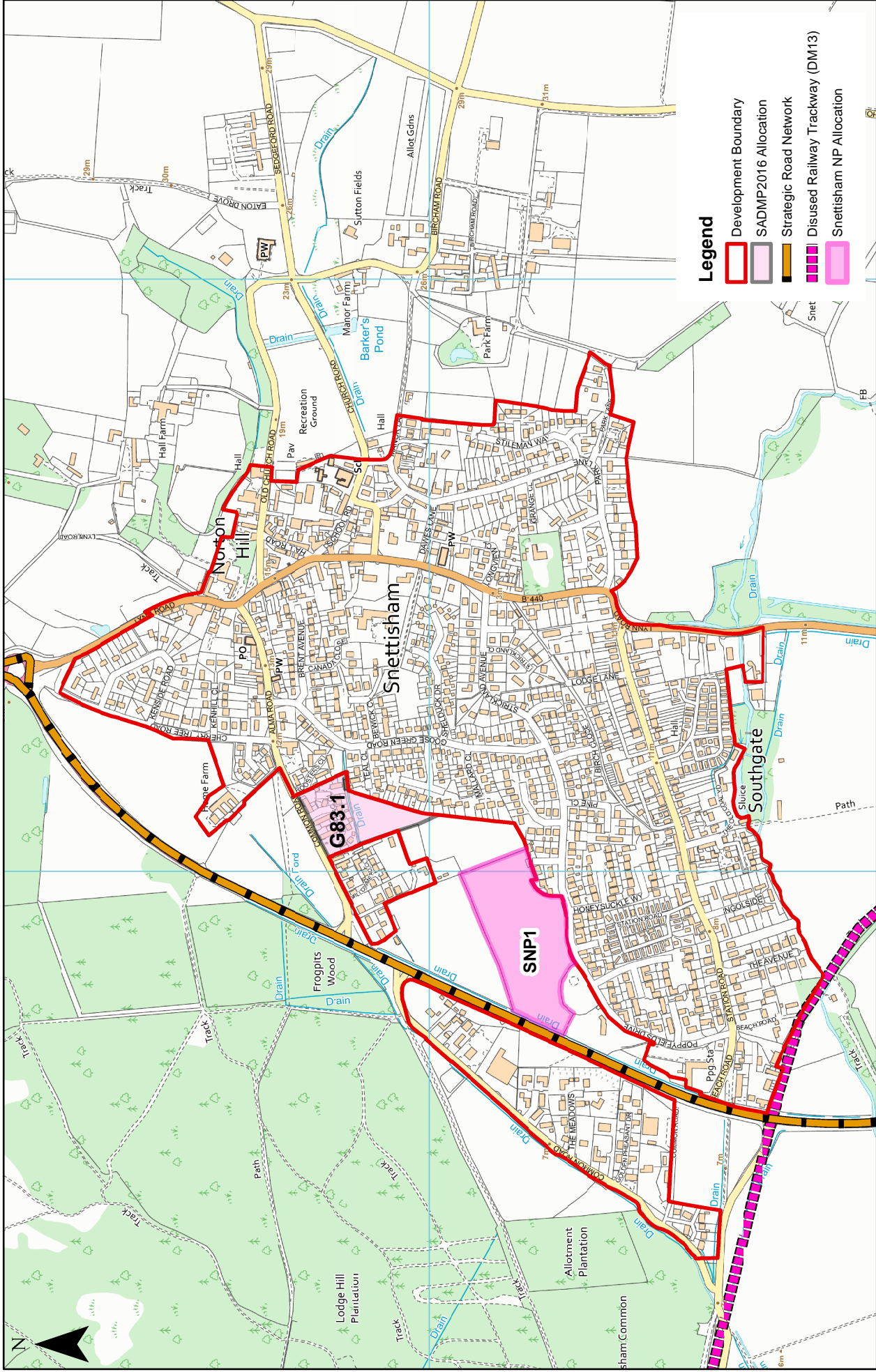
#### Snettisham Neighbourhood Plan and Review

**12.16.4** The Borough Council supports those Town/Parish Councils and local communities who wish to prepare a Neighbourhood Plan for their Area. Snettisham Parish Council have prepared a Neighbourhood Plan for their Area, which corresponds with the Parish boundary. The Snettisham Neighbourhood Plan has been made and came into force 03/12/2018. The Neighbourhood Plan sits alongside the Local Plan and forms part of the Local Development Plan. These policies are used to in the planning determination process.

**12.16.5** The Snettisham Neighbourhood Plan also makes an allocation (SNP1) at Poppyfields, this is shown on the Policies Map. The site has come forward with a planning proposal for 69 new dwellings (20/00226/OM) which currently being considered.

**12.16.6** For further details please see the Snettisham Neighbourhood Plan, link below: [https://www.west-norfolk.gov.uk/download/downloads/id/5313/snettisham\\_neighbourhood\\_plan\\_adopted.pdf](https://www.west-norfolk.gov.uk/download/downloads/id/5313/snettisham_neighbourhood_plan_adopted.pdf)

**12.16.7** Snettisham Parish Council and local community have indicated a desire to undertake a review of their neighbourhood plan. This would be supported by the Borough Council.



**Snettisham**

## Local Plan Review Pre-Submission Stage 2021

### 12.16.1 G83.1 - Snettisham Land south of Common Road and behind Teal Close Policy

#### Site Allocation

#### Policy G83.1 - Land south of Common Road and behind Teal Close, Snettisham

**Land amounting to 1.5 hectares, as shown on the Policies Map, is allocated for residential development of at least 34 dwellings.**

Development will be subject to compliance with all of the following:

1. Provision of safe vehicular and pedestrian access connecting the site to Common Road;
2. Submission of details of sustainable drainage measures and how they will integrate with the design of the development and how they will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission;
3. Provision of affordable housing in line with current standards;
4. Submission of a Heritage Asset Statement that establishes that there will be no negative impact on Heritage Assets in the locality, accompanied by an Archaeological Field Evaluation of the site;
5. Submission of details showing how the sewer crossing the site can be accommodated within the development (including any easements/diversions) to the satisfaction of Anglian Water;
6. Enhanced informal recreational provision on, or in the vicinity of the allocated site to limit the likelihood of additional recreational pressure (particularly in relation to exercising dogs) on Habitats Regulations protected nature conservation sites in the wider area. This provision may consist of some combination of informal open space (over and above the Council's normal standards for play space), pedestrian routes which provide a variety of terrain, routes and links to greenspace and/or the wider footpath network, a contribution to greenspace provision or management in the wider area within which the site is located.

#### Site Description and Justification

**12.16.1.1** The site is close to the villages' services and facilities and there is potential for safe walking/cycling access to the village centre from Common Road and Alma Road.

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**12.16.1.2** From the surrounding area the site is viewed against a semi-urban backdrop. The majority of views of the site are limited to the near distance from adjacent roads, properties and public rights of way. Medium and long distance views from the wider landscape are possible from across the field to the north. In these views the site is seen in the context of the existing village. The site is adjacent to the Area of Outstanding Natural Beauty (AONB) which abuts the north west boundary of the site opposite Common Road. It is not considered that development on the site would have an adverse impact on the AONB as it lies within existing development. Development of part of the site received support of a range of consultees, including the Parish Council, Norfolk County Council as the local highway authority, and Norfolk Coast (AONB) Partnership.

**12.16.1.3** The site was is a greenfield site (agricultural grade 3/4) mainly used for pasture and grazing, with a hedgerow along the Common Road frontage. Whilst new housing would result in the loss of undeveloped land, there are no currently available opportunities to utilise previously developed land for new housing in Snettisham. Apart from the hedgerows there are no other landscape features of importance within the site boundary. There is a power line over part of the site which would be a design consideration.

**12.16.1.4** A number of Medieval and Post-Medieval archaeological finds have been identified immediately west, south and east of the site including drainage and boundary ditches and pits as well as evidence of a probable Roman track or road to the south of the site. Due to the potential for archaeological finds it is required that the site archaeology is further investigated prior to development.

**12.16.1.5** The Internal Drainage Board for King's Lynn state that there is a need for careful surface water drainage design to avoid increasing the risk of flooding on drains south of Snettisham meaning a Sustainable Drainage System (SUDS) would be sought to serve new development.

**12.16.1.6** The SADMP Habitats Assessment Report has identified a risk of indirect adverse effects on designated nature conservation sites from development in this location. In order to avoid any such effect particular measures, need to be delivered with development, as set out in the Policy

**12.16.1.7** This site has come forward in two parts. The first part gained from full planning permission (14/00944/FM) for 23 dwellings, and the is complete. The second part of the site currently benefits from panning permission (15/02006/OM & 19/00577/RM), this details 9 dwellings.



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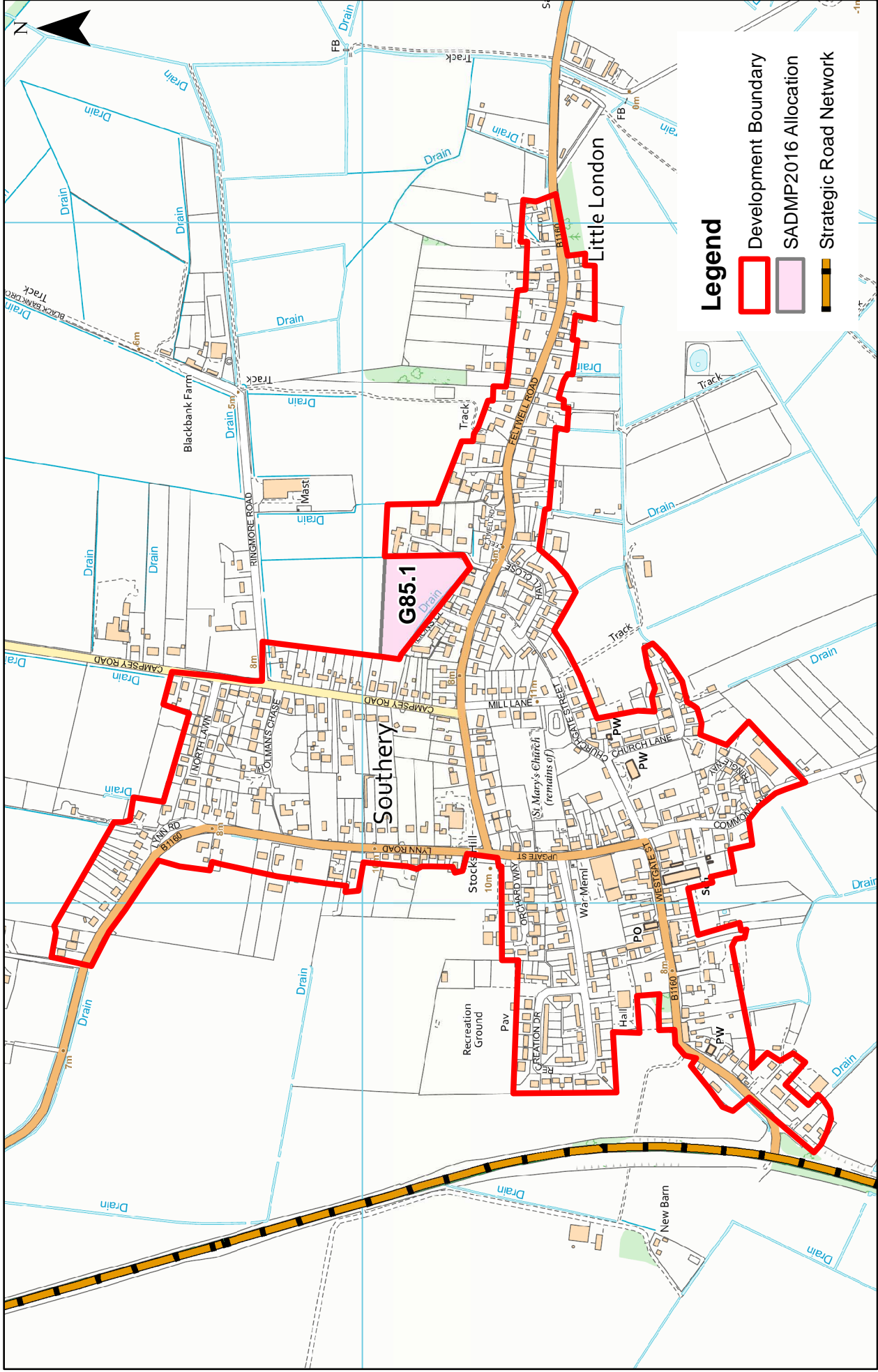
### 12.17 Southery

#### Key Rural Service Centre

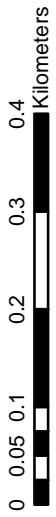
##### Description

**12.17.1** Southery is situated approximately five miles south of Downham Market. The A10 trunk road by-passes the settlement to the west. The village has grown by linear expansion, and the centre has an urban character which contrasts with the quieter rural parts of the village. The village has a range of services and facilities which include a school, bus route, shop and public house with some employment opportunities.

**12.17.2** Southery is designated as a Key Rural Service Centre by the Local Plan review and is considered to have an adequate range of services to serve the existing and wider rural community. The SADMP (2016) made an allocation for at least 15 dwellings. The Local Plan review seeks to carry this forward.



**Southern**



**Legend**

- Development Boundary
- SADMP2016 Allocation
- Strategic Road Network

## Local Plan Review Pre-Submission Stage 2021

### 12.17.1 G85.1 - Southery - Land off Lions Close Policy

#### Site Allocation

#### Policy G85.1 Southery - Land off Lions Close

**Land amounting to 1.2 hectares, as identified on the Policies Map, is allocated for the residential development of at least 15 dwellings.**

Development will be subject to the following:

1. Submission of details showing how sustainable drainage measures will integrate with the design of the development and how the drainage system will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission;
2. Safe and suitable access being achieved with access off Lions Close, with Lions Close being adopted, to the satisfaction of Norfolk County Council as the local highway agency;
3. Provision of affordable housing in line with the current standards.

#### Site Description and Justification

**12.17.1.1** The allocated site is located towards the east in the central area of the settlement. The site will be well integrated with the services and facilities that address the daily needs of the residents, as reflected by the positive scores in the sustainability appraisal. The development boundary immediately abuts the site on the east, south and west boundaries. The site is of high-quality agricultural use (Grade 2) and the Council considers due to modest amount of land required for development and proximity to services it is appropriate to develop on this agricultural land. The development will form part of an infill development between two residential sites.

**12.17.1.2** The Borough Council considers the site is capable of accommodating at least 15 residential units at a density which is considered appropriate given the proximity of the site to the centre of the settlement. If designed correctly with suitable landscaping and publicly accessible open spaces the allocation would conserve the landscape setting of village.

**12.17.1.3** The majority of views of the site are limited to the near distance from adjacent roads, and properties. Medium and long-distance views from the wider landscape are possible from the north. However, in these views the site is seen in the context of the existing settlement.

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**12.17.1.4** Norfolk County Council as the local highway authority consider the site to be acceptable with access off Lions Close, this road would need to be adopted.

**12.17.1.5** One constraint which must be resolved prior to development to the satisfaction of Anglian Water; an odour assessment must be carried out to determine the likelihood of any amenity issues relating to odour, as the site is located within a cordon sanitaire for a sewage treatment works.

**12.17.1.6** The Surface Water Network has been identified as being at capacity meaning a sustainable drainage system (SuDS) would be sought to serve new development.

**12.17.1.7** This site is considered favourably by the Borough Council as the allocation for housing in Southery as it is capable of providing the housing numbers as infill rather than extending the settlement. Furthermore, in comparison to the other sites it is considered to have the least negative impact upon the landscape.

**12.17.1.8** The site has come forward and benefits from full planning permission for 19 dwellings (16/00658/FM). The development has commenced, and several of the dwellings are now complete.

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### 12.18 Stoke Ferry

#### Key Rural Service Centre

##### Description

**12.18.1** Stoke Ferry is situated on a rising, elevated site above the vale of the River Wissey. It is located 6.5 miles south east of Downham Market. The village centre has a pleasant character which is reflected in the designation of a Conservation Area for much of the village. The outlying areas provide a contrast with a peaceful rural quality.

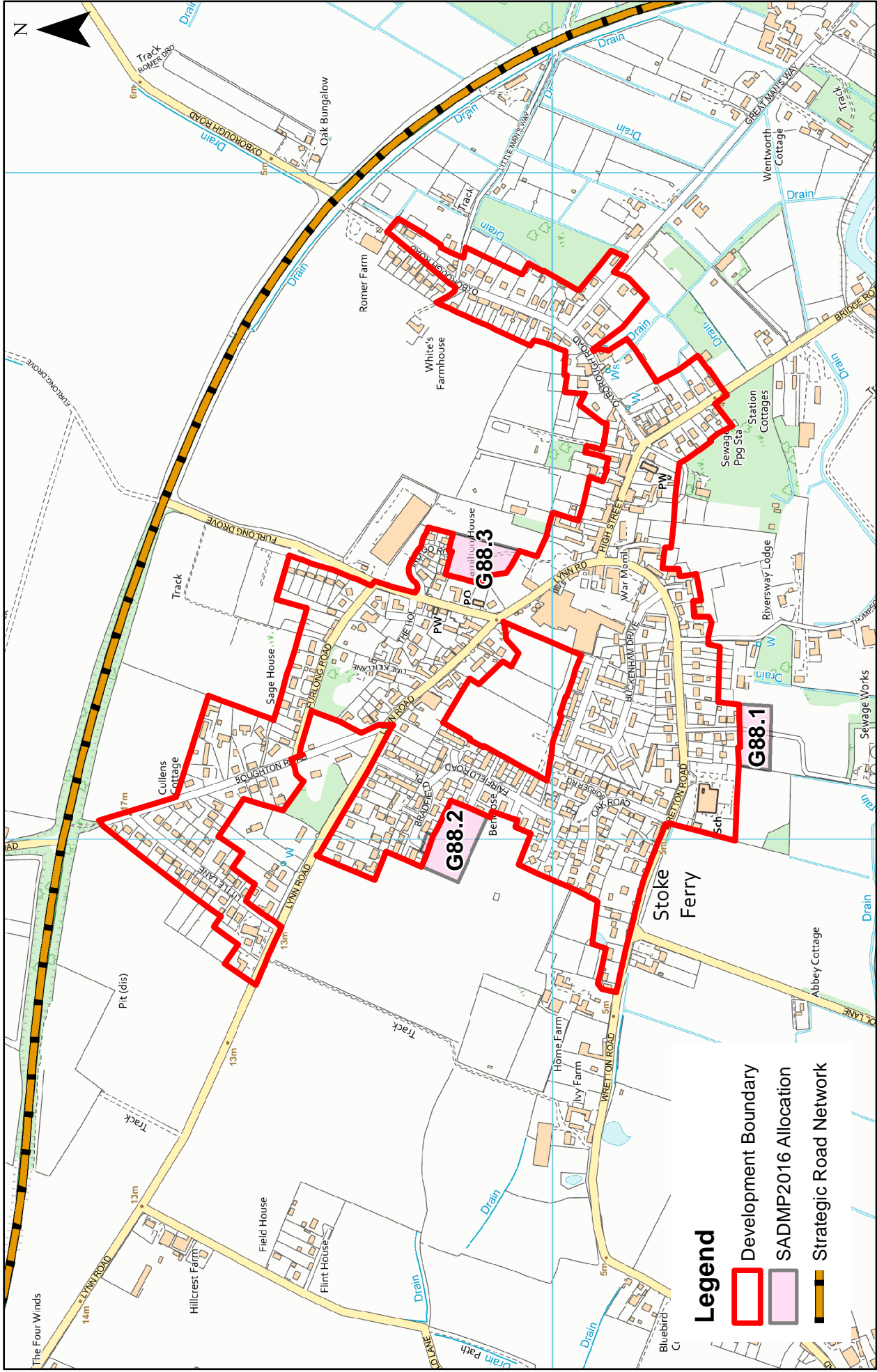
**12.18.2** The Parish of Stoke Ferry has a population of 1,020<sup>(57)</sup>. The settlement has a good range of services and facilities including a school, bus route, Post Office, take away, pub and other employment and retail uses. The village provides a local employment base which has developed from its role in serving the local agricultural community. The nearest doctor's surgery is currently located 3 miles north at the village of Boughton.

**12.18.3** Stoke Ferry is designated as a Key Rural Service Centre, it has a range of services and facilities to serve the existing and wider community. The SADMP (2016) made three allocations for a total of at least 27 dwellings. The Local Plan review carries these allocations forward.

**12.18.4** It should also be noted that the current owners of the Mill and associated infrastructure in Stoke Ferry have come forward with a proposal for residential development on both mill site (19/00274/OM – up to 70 dwellings) at the centre of the village and the transport depot (19/00272/OM – up to 30 dwellings) to the north. These both benefit from outline planning permission and will provide, once completed, a total of around 100 new homes.

#### Stoke Ferry Neighbourhood Plan

**12.18.5** The Borough Council is supportive of those wishing to undertake a Neighbourhood Plan. The Parish Council and local community have expressed their desire to prepare a Neighbourhood Plan for their Area. The Area corresponds with the Parish boundary and was formally designated by the Borough Council 24/10/2018. They are currently working towards a draft version of their plan for consultation.

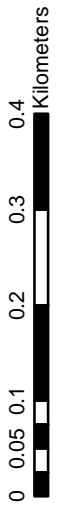


**Legend**

- Development Boundary
- SADMP2016 Allocation
- Strategic Road Network

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**Stoke Ferry**



## Local Plan Review Pre-Submission Stage 2021

### 12.18.1 G88.1 - Stoke Ferry - Land South of Lark Road/ Wretton Road Policy

#### Site Allocation

#### Policy G88.1 Stoke Ferry - Land South of Lark Road/ Wretton Road

**Land south of Lark Road/Wretton Road amounting to 0.4 hectares, as identified on the Policies Map, is allocated for residential development of at least 5 dwellings.**

Development will be subject to compliance with all of the following:

1. Submission of details showing how the sewer crossing the site can be accommodated within the development (including any easements/diversions) to the satisfaction of Anglian Water;
2. Submission of an Odour Assessment, to the satisfaction of Anglian Water, in relation to any impacts on residential occupation of the site from the nearby sewage treatment works;
3. Demonstration of safe highway access that meets the satisfaction of the Highway Authority;
4. Submission of details showing how sustainable drainage measures will integrate with the design of the development and how the drainage system will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission;
5. Provision of affordable housing in line with the current standards.

#### Site Description and Justification

**12.18.1.1** This site is located to the south west area of Stoke Ferry and situated immediately to the south of a new cul-de-sac development at Lark Road. The development boundary immediately abuts the site's northern boundary. The Borough Council considers the site is suitable to accommodate at least 5 residential units at a density consistent with that of the surrounding area.

**12.18.1.2** The site scored relatively highly in the sustainability appraisal due to its proximity to a range of services, in particular the local school. The land is currently in agricultural use (grade 3) and development on the site will form an extension onto Lark Road, which is considered the only suitable access point. Stoke Ferry Parish Council are in favour of this site being allocated.

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**12.18.1.3** There are no major landscape features on the site (e.g trees or hedgerows) however there is a path running across the centre of the site which could potentially be incorporated into the design of development. The site sits a distance from the Conservation Area, screened by development and it is not considered that development of the site would be of detriment to the character and appearance of this Heritage Asset.

**12.18.1.4** The majority of the views into the site are limited to near distance from Lark Road and adjacent properties. There are few opportunities for long distance views due to the site being located within a developed area. The site is completely screened by housing on the north boundary. In the limited views that area available the site is seen in the context of the existing settlement.

**12.18.1.5** The following constraints must be resolved prior to development; a sewer crosses the site and therefore easement/ diversion may be required in consultation with Anglian Water. An odour assessment must be carried out to the satisfaction of Anglian Water to ensure any amenity issues relating to odour for new residents are overcome. The Surface Water Network has been identified as being at capacity meaning a sustainable drainage system (SUDS) would be sought to serve new development

**12.18.1.6** The site has come forward and benefits from planning permission for 13 dwellings (15/01931/OM & 18/02068/RM).

### 12.18.2 G88.2 - Stoke Ferry - Land at Bradfield Place Policy

#### Site Allocation

#### Policy G88.2 Stoke Ferry - Land at Bradfield Place

**Land at Bradfield Place amounting to 0.7 hectares, as identified on the Policies Map, is allocated for residential development of at least 10 dwellings.**

Development will be subject to compliance with all of the following:

1. Submission of details showing how the water mains crossing the site can be accommodated within the development (including any easements/diversions) to the satisfaction of Anglian Water;
2. Safe access and visibility being achieved to the satisfaction of Norfolk County Council as the local highway authority;



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3. Submission of details showing how sustainable drainage measures will integrate with the design of the development and how the drainage system will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission;
4. Provision of affordable housing in line with the current standards.

### Site Description and Justification

**12.18.2.1** The site is located outside of the Conservation Area and within fairly close proximity of village services, scoring positively for this factor in the sustainability appraisal. The site is situated to the rear of residential properties, with the northern and eastern boundaries abutting the current proposed development boundary. The Borough Council considers the site is suitable to accommodate at least 10 dwellings at a density consistent with that of the surrounding area.

**12.18.2.2** Currently the site is in agricultural use (Grade 3), and apart from a few hedgerows and trees there are no other landscape features of importance within the site boundary. The Stoke Ferry Conservation Area sits a good distance from the site and due to the built form in the immediate vicinity of the site; it is not considered that development of the site would be of detriment to the character and appearance of the Conservation Area. Stoke Ferry Parish Council support this site.

**12.18.2.3** Norfolk County Council as the local highways authority support development on this site providing safe access and visibility is achieved.

**12.18.2.4** The site abuts the development on two sides with the western boundary bordered by agricultural land. Views are limited to near distance from adjacent roads and properties. In the wider views are available from the west the site is seen in the context of the existing settlement.

**12.18.2.5** A water main(s) crosses the site and therefore easement/diversion may be required in consultation with Anglian Water. The Surface Water Network has been identified as being at capacity meaning a sustainable drainage system (SUDS) would be sought to serve new development.

**12.18.2.6** The site has come forward and benefits from outline planning permission for 20 dwellings (16/00168/OM). The Borough Council is the owner of Site G88.2 and intends to develop the site for Custom and Self-Build housing, most likely in the form of serviced plots. This means that the infrastructure required for the site, such as roads and amenity connections will be provided, and then each plot will be sold separately to someone who is looking to build or commission the design and build of their own home.

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### 12.18.3 G88.3 - Stoke Ferry - Land at Indigo Road / Lynn Road Policy

#### Site Allocation

#### Policy G88.3 Stoke Ferry - Land at Indigo Road / Lynn Road

**Land at Indigo Road / Lynn Road amounting to 0.5 hectares, as identified on the Policies Map, is allocated for residential development of at least 12 dwellings.**

Development will be subject to compliance with all of the following:

1. Submission of a detailed Contamination Assessment in accordance with the requirements of the NPPF and the Environment Agency's 'Guiding Principles for Land Contamination'
2. Safe access and visibility being achieved to the satisfaction of Norfolk County Council as the local highway authority;
3. Submission of details showing how sustainable drainage measures will integrate with the design of the development and how the drainage system will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission;
4. Land to the west of the village hall will be allocated for a c.26 car space car park. Submission of a suitable plan for the future management and maintenance of the car park;
5. Submission of an agreed schedule for financial contributions to the village hall community facility.
6. Provision of affordable housing in line with the current standards.
7. Careful design ensuring that development conserves and enhances the conservation area.

#### Site Description and Justification

**12.18.3.1** Site G88.3 has support from Stoke Ferry Parish Council as well as the public because the site is centrally located within the settlement, therefore in close proximity of village services and it would provide a much-needed formal car parking facility, and financial contributions, to the village hall, benefiting the local community.

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**12.18.3.2** The site is situated to the south of the Indigo Road residential development and to the north of Lynn Road and the feed mill. The southern and western boundaries abut the development boundary, with the southern boundary meeting the Stoke Ferry Conservation Area.

**12.18.3.3** The Borough Council considers the site is suitable to accommodate at least 12 dwellings at a density consistent with that of the surrounding area, in particular that seen at Indigo Road, together with a car park.

**12.18.3.4** The northern section of the originally submitted site has been excluded as it has already been developed as a residential estate (Indigo Road). The southern section of the originally submitted site is in the same ownership and has been partially excluded. It lies within the development boundary and should come forward for residential development as part of a development phasing scheme, although part of this land, to the west of the village hall, has been included as it will be allocated for the provision of a c.26 car spaces car park for the village hall. An approximate location guide for this facility is indicated on the Policies Map.

**12.18.3.5** The site an unused brownfield site, formally a petrol station, now cleared. This and other previous site uses have led to contamination of the land.

**12.18.3.6** Development of this site would allow the reuse of this currently unused, centrally located, parcel of land and through the use of a high design standard has the potential to positively contribute to the visual amenity of the locality.

**12.18.3.7** Access to the site could be gained from Indigo Road, to the north, and/or Lynn Road, to the south. Norfolk County Council as the local highway authority support development on this site providing safe access and visibility is achieved.

**12.18.3.8** Views into the site are limited to the near distance from adjacent roads and properties. In these views the site is seen in the context of the existing built environment of the settlement.

**12.18.3.9** The Surface Water Network has been identified as being at capacity meaning a sustainable drainage system (SUDS) would be sought to serve new development.

**12.18.3.10** The site has come forward in combination with a section land which is within the development boundary and benefits from full planning permission for 29 dwellings (16/00493/FM). The development has subsequently commenced.