

## Local Plan Review Pre-Submission Stage 2021

### 12.19 Terrington St Clement

#### Key Rural Service Centre

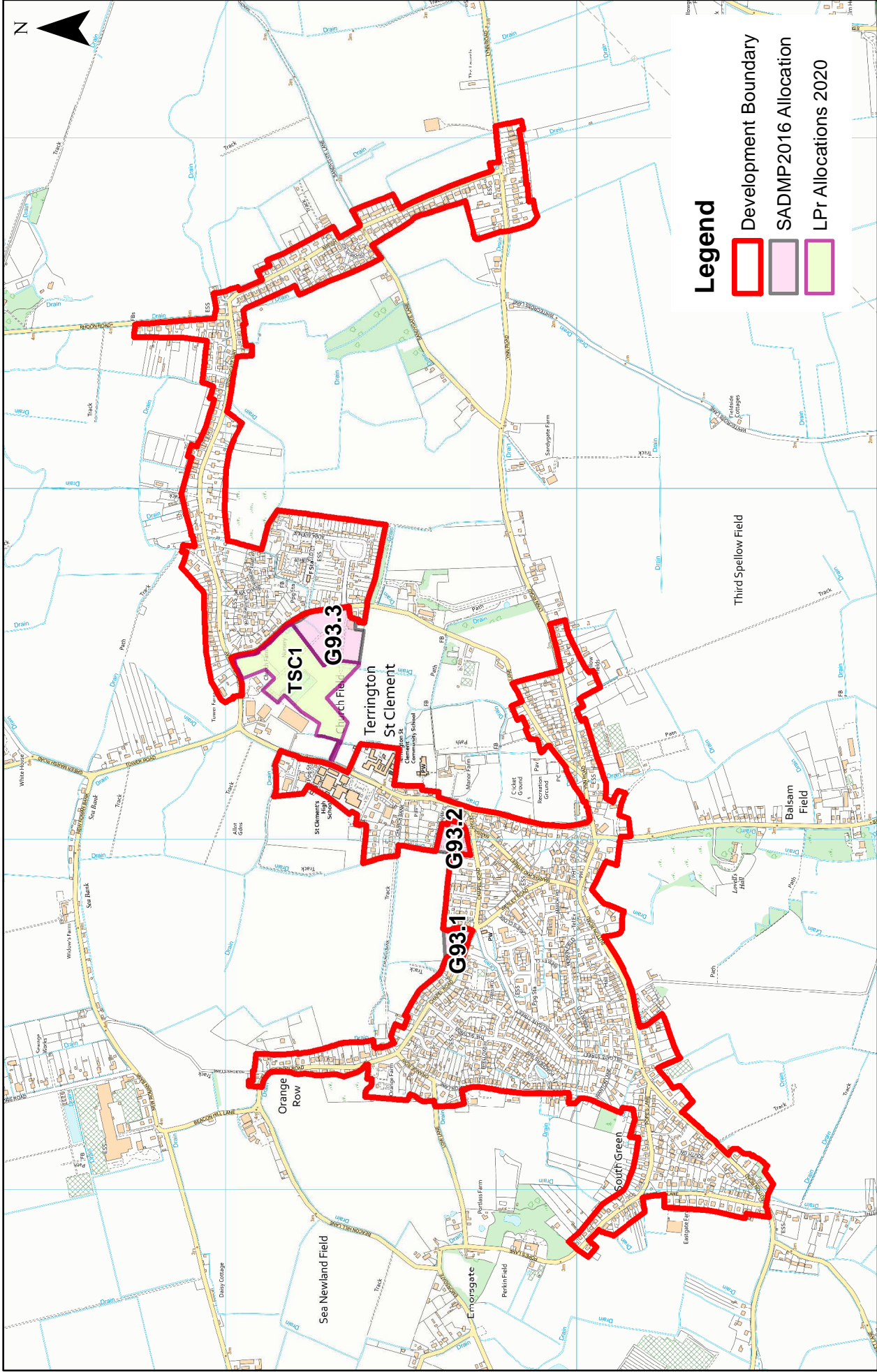
##### Description

**12.19.1** Terrington St Clement is a relatively large marshland village situated to the north of the A17 road, 7 miles west of King's Lynn. The village church known as the 'Cathedral of the Marshland' dominates the surrounding fenland and forms the core of the village. The pattern of the village often follows the lines of sea defence banks and parts of the intervening spaces have been in-filled with development. The often-mature landscape gives the village a rural feel which is enhanced by frequent glimpses of open countryside.

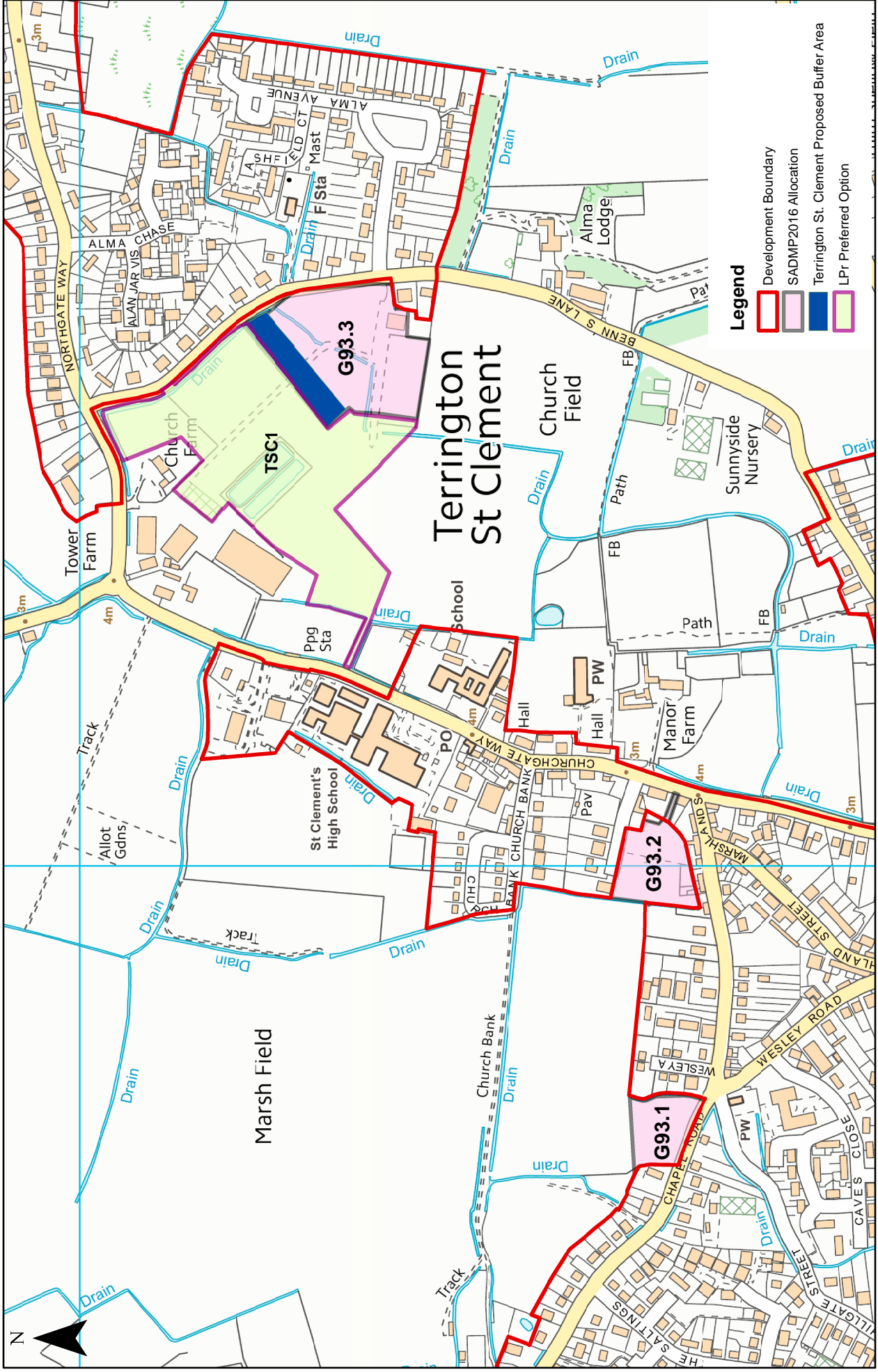
**12.19.2** A part of the settlement (north-east) is designated a Conservation Area to preserve and enhance its special architectural and historic quality.

**12.19.3** The settlement benefits from a range of services including schools, surgery, bus route, post office, shops, pubs, filling station and other employment and retail uses. The village and its importance as a centre for services and employment create a lively and active place. The population of the parish is 4,125<sup>(58)</sup>

**12.19.4** Terrington St Clement is designated a Key Rural Service Centre because of the range of facilities available and its potential to accommodate growth to sustain the wider rural community. The SADMP (2016) made three residential housing allocations for at least 55 new dwellings. The Local Plan review seeks to carry these forward and also seeks to make a further allocation for at least 76 new dwellings. The site represents a rather unique opportunity to bring an un-used brownfield (previously developed) parcel of land in a relatively central position back into active use.



**Terrington St. Clement**



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**Terrington St. Clement Zoomed**

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### 12.19.1 G93.1 - Terrington St. Clement - Land at Church Bank, Chapel Road Policy

#### Site Allocation

#### Policy G93.1 Terrington St. Clement - Land at Church Bank, Chapel Road

**Land amounting to 0.5 hectare at Church Bank, Chapel Road, as shown 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. Prior submission of a desk-based Archaeological Assessment of the site and proposed development;
2. A Flood Risk Assessment (FRA) that should address all forms of flood risk (coastal inundation, fluvial, pluvial and groundwater). The FRA should explain how surface water drainage will be managed. The FRA must demonstrate how the development would provide wider sustainability benefits to the community that outweigh the risk associated with flooding and that the development would be safe for its lifetime without increasing flood risk elsewhere and, where possible, would reduce flood risk overall. The FRA should also suggest appropriate mitigation (flood resiliency measures);
3. 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;
4. Demonstration of safe access and provision of adequate improvements to local road network;
5. Provision of affordable housing in line with the current standards.

#### Site Description and Justification

**12.19.1.1** The allocated site is situated in a central part of the settlement immediately adjacent the development boundary. The site comprises Grade 1 (excellent quality) agricultural land. Whilst development would result in the loss of productive agricultural land, this also applies to other developable site options in the village and there is an identified need for additional housing in the settlement. The land is flat grassland and other than boundary hedgerows there are no landscape features of importance on the site.

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**12.19.1.2** The site is situated in a built-up part of the village. The surrounding area comprises of existing housing development to the south, east and west with open fields to the north. It is considered that development on the site will not be visually intrusive in the landscape. Views are limited to near distance from adjacent roads and properties. Wider views are available from the north but in this view, development would be seen in the context of the existing settlement.

**12.19.1.3** It is considered that development of 10 residential dwellings in this location will not be detrimental to the form and character of the area but would rather form a continuation of existing housing on Chapel Street, infilling the gap between existing housing to its east and west. The site is well integrated with the central part of the village and in close proximity to a number of services the village has to offer. This potentially provides opportunity for residents to walk or cycle to these amenities. Norfolk County Council as the local highway authority identifies the site to be well located and made no objections to the allocation of this the site subject to localised improvements to the road network.

**12.19.1.4** All of Terrington St. Clement is located within Flood Zone 3 according to the BCKLWN SFRA (2019), therefore there are no sites located within a lower risk flood zone. The appropriate flood mitigation measures are required by the allocation policy above.

**12.19.1.5** The site has come forward and benefits from full planning permission for 10 dwellings (17/01649/O & 19/01589/RMM).

### **12.19.2 G93.2 - Terrington St. Clement - Land Adjacent King William Close Policy**

#### **Site Allocation**

#### **Policy G93.2 Terrington St. Clement - Land Adjacent King William Close**

**Land amounting to 0.7 hectare north of Chapel Road, as shown on the Policies Map is allocated for residential development of at least 17 dwellings.**

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

1. Submission of a Heritage Asset Statement that establishes that development would enhance and preserve the setting of the Conservation Area and the setting of the nearby Listed Building (Grade II Listed Post Office);
2. Submission of a detailed Contamination Assessment in accordance with the requirements of the National Planning Policy Framework (NPPF) and the Environment Agency's 'Guiding Principles for Land Contamination';
3. Demonstration of safe access and adequate visibility being achieved, the details of which are to be agreed by Norfolk County Council as local highway;

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4. Provision of affordable housing in line with the current standards.
5. Submission of a Flood Risk Assessment (FRA) that should address all forms of flood risk (coastal inundation, fluvial, pluvial and groundwater). The FRA should explain how surface water drainage will be managed. The FRA must demonstrate how the development would provide wider sustainability benefits to the community that outweigh the risk associated with flooding and that the development would be safe for its lifetime without increasing flood risk elsewhere and, where possible, would reduce flood risk overall. The FRA should also suggest appropriate mitigation.

### Site Description and Justification

**12.19.2.1** The site previously contained industrial buildings but these have since been demolished. Development of the site would allow the reuse of this previously developed land thus reducing the pressure to build on productive agricultural land. Landscape features within the site include boundary hedgerows but no other landscape features of note.

**12.19.2.2** The site is located in a built-up part of the village. It is largely surrounded on all sides by existing housing. As such, the proposed development would relate satisfactorily with the existing character of the area. Views are limited to glimpses from adjacent roads and properties. There are few opportunities for long and medium distance views from the west, but in these views, development would largely be seen in the backdrop of the existing settlement.

**12.19.2.3** The site's eastern boundary immediately abuts Terrington St Clement Conservation Area, there is a Listed Building adjacent the site (Grade 2 Listed Post Office) and access is proposed through the Conservation Area. Therefore, given its sensitive location, the design and layout of the development must be of a high standard that would conserve and enhance the setting of the Conservation Area and respect the settings of the Listed Building.

**12.19.2.4** This site is identified as the highest scoring site, of those available in the village, in terms of proximity to services; it is well located with good links and provides an opportunity for residents to walk or cycle to key village services. Safe access into the site can be achieved from either King William Close or the junction off Churchgate Way adjacent the public house. King William Close is a private road, as such the developer would be required to bring it up to adoptable standards in order for access to be gained. Access could alternatively be obtained off Churchgate Way, at the junction next to the public house subject to adequate visibility being achieved. The policy ensures that the specific details regarding access be agreed by the local Highway Authority prior to the development taking place.

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**12.19.2.5** All of Terrington St. Clement is located within Flood Zone 3 according to the BCKLWN SFRA (2019), therefore there are no sites located within a lower risk flood zone. The appropriate flood mitigation measures are required by the allocation policy above.

**12.19.2.6** The site has come forward and benefits from full planning permission for 17 dwellings (19/00712/F). The majority of the site is complete.

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### 12.19.3 G93.3 - Terrington St. Clement - Land West of Benn's Lane Policy

#### Site Allocation

#### Policy G93.3 Terrington St. Clement - Land West of Benn's Lane

**Land amounting to 2.2 hectares west of Benn's Lane, as shown on the Policies Map is allocated for residential development of at least 35 dwellings.**

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

1. Submission of a Flood Risk Assessment (FRA) that should address all forms of flood risk (coastal inundation, fluvial, pluvial and groundwater). The FRA should explain how surface water drainage will be managed. The FRA must demonstrate how the development would provide wider sustainability benefits to the community that outweigh the risk associated with flooding and that the development would be safe for its lifetime without increasing flood risk elsewhere and, where possible, would reduce flood risk overall. The FRA should also suggest appropriate mitigation (flood resiliency measures);
2. Submission of a detailed Contamination Assessment in accordance with the requirements of the National Planning Policy Framework (NPPF) and the Environment Agency's 'Guiding Principles for Land Contamination';
3. Demonstration of safe access from Benn's Lane and the provision of adequate pedestrian/cyclist links;
4. Provision of affordable housing in line with the current standards.
5. Satisfactory accommodation of the Internal Drainage Board maintained drain crossing the site.
6. Submission of a Heritage Asset Statement that establishes that development should conserve and where appropriate enhance the Conservation Area, Grade I Listed Church and Tower, and their settings.

#### Site Description and Justification

**12.19.3.1** The allocated site is situated north-east of the village of Terrington St Clement, with its eastern boundary abutting the development boundary. The site comprises brownfield land. The land currently accommodates derelict greenhouses which were previously used



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for horticultural purposes. Development of the site reduces the pressure to build on greenfield productive land and also provides an opportunity to improve the existing derelict appearance of the site. Landscape features on the site include mature hedges along the site boundaries.

**12.19.3.2** The surrounding area consists of residential road frontage development to the east, open fields to the south and west, and industrial land to the north. The site is well screened by mature hedges along the eastern site boundary. Near distance views are limited to glimpses from adjacent road and nearby properties. There is some opportunity for medium and long-distance views particularly when viewed south of Benn's Lane, but in these views, development would be seen in the context of the existing built environment. Therefore, it is considered that development would not be harmful to the visual and landscape amenity of the area but would rather be an improvement on the derelict structures presently on the site.

**12.19.3.3** The site and the area north of the site is subject to a certificate of lawful use for B2 (general industrial) which was granted in 2010. There is currently no industrial development in the area but in order to avoid any conflicts between the proposed residential development and any future potential industrial uses north of the site, a policy is included as part of the allocation to ensure an explicit buffer area (minimum width of 30m) is provided along the northern site boundary as part of the residential development.

**12.19.3.4** There is an open drain within the site which is maintained by King's Lynn Internal Drainage Board (IDB). It is recommended that discussions are held with the IDB prior to the planning application stage.

**12.19.3.5** In terms of access and proximity to services, the site is within reasonable walking distance to Churchgate Way where the majority of local services are situated including the primary and high schools, shops, public house, village hall, post office and bus stops. Site access is proposed from the existing access on Benn's Lane. Due to the nature of the southern part of Benn's Lane and the junction onto Lynn Road, it is recommended that appropriate works are undertaken, and the design and layout of the scheme should aim to encourage use of the Northgate Way junction and the northern part of Benn's Lane.

**12.19.3.6** The size of the site is sufficiently large to accommodate at least 35 dwellings at a density consistent with the locality and also accommodate the aforementioned buffer area north of the site and address any other possible issues surrounding the drain within the site, site access and loss of hedgerows.

**12.19.3.7** Whilst the site is within a high flood risk area (flood zone 3). All of Terrington St Clement is within the same flood zone. The site is suitable in terms of distance to services and proximity to the village. Development on the site is subject to the appropriate flood mitigation measures outlined in the policy above.

**12.19.3.8** In summary, the Borough Council considers that this site provides an ideal opportunity for a well-located residential development on a derelict, brownfield site whilst also visually improving the area. The site has come forward and benefits from outline planning

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permission for 44 dwellings (16/02230/O). Should the wider area be allocated for development as proposed by this Plan, as TSC1, the buffer zone originally required by the SADMP policy is no longer required. This is because the two areas will be residential. Whereas the policy originally envisaged the buffer zone being required between a residential area and an employment area.

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### 12.19.4 TSC1 – Terrington St Clement Land south of Northgate Way and west of Benn's Lane Policy

#### Site Allocation

#### Policy TSC1 – Terrington St Clement Land south of Northgate Way and west of Benn's Lane

**Land amounting to 4.9 hectares, as shown on the Policies Map, is allocated for residential development of at least 76 dwellings.**

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

1. Demonstration of safe access from Northgate Way to the satisfaction of Norfolk County Council as the Local Highway Authority, the provision of adequate pedestrian/cyclist links, including a link through to Churchgate Way, and a pedestrian, cycle and road link to the adjacent land allocated as G93.1;
2. Submission of a Flood Risk Assessment (FRA) that should address all forms of flood risk (coastal inundation, fluvial, pluvial and groundwater). The FRA should explain how surface water drainage will be managed. The FRA must demonstrate how the development would provide wider sustainability benefits to the community that outweigh the risk associated with flooding and that the development would be safe for its lifetime without increasing flood risk elsewhere and, where possible, would reduce flood risk overall. The FRA should also suggest appropriate mitigation (flood resiliency measures);
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. Satisfactory accommodation of the Internal Drainage Board maintained drain crossing the site;
5. Submission of a detailed Contamination Assessment in accordance with the requirements of the National Planning Policy Framework (NPPF) and the Environment Agency's 'Guiding Principles for Land Contamination';
6. Submission of a Heritage Asset Statement that establishes that development should conserve and where appropriate enhance the Conservation Area, Grade I Listed Church and Tower, and Grade II Listed Tower House and their settings. This should be accompanied by an Archaeological Field Evaluation of the site, if required;
7. Provision of affordable housing in line with the current standards.

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### Site Description and Justification

**12.19.4.1** The site proposed for allocation (Site Ref. S369) is a slightly larger site than was originally submitted (Site Ref. H369). The larger site provides additional benefits and some of the constraints associated with the smaller site have been overcome through the evolution of a planning application for the larger site (18/00940/OM).

**12.19.4.2** A significant proportion of the site has brownfield status as it was granted a certificate of lawful use for B2 General Industrial purposes in 2010. The rest of the site comprises remnants of a previous horticultural business, including a range of semi-derelict / derelict structures associated with this. There also some parcels of land which could be classed as greenfield. The site has been vacant for some considerable time (approximately 10 years). Given the rural nature of the Borough the vast majority of sites which come forward are wholly Greenfield, the site therefore represents an opportunity to develop a brownfield and dilapidated site that has a very limited current use and ensure it makes a positive contribution to the local area and housing supply. This is very much in line with current Government thoughts as set out within the National Planning Policy Framework (NPPF 2019).

**12.19.4.3** Location wise, the site is situated just to the east of the central portion of the village, the majority of service and facilities on offer within the village are a relatively short distance away including the schools. The surrounding area consists of a mixture of road frontage residential development and estate style developments to north/east. To the south and west is the primary and high school. Near distance views are limited to glimpses from adjacent road and nearby properties. There is some opportunity for medium and long-distance views particularly when viewed south of Benn's Lane, but in these views, development would be seen in the context of the existing built environment. Therefore, it is considered that development would not be harmful to the visual and landscape amenity of the area but would rather be an improvement on the derelict structures presently on the site.

**12.19.4.4** Access to the site is proposed to be taken from Northgate Way, to the north, Norfolk County Council as the Local Highway Authority would object if access was taken from Benn's Lane, to the east, however they do not object to this access arrangement. The site also offers the opportunity to provide a link through to the allocated site G93.3 which could assist in alleviating traffic from Benn's Lane. A pedestrian link from the site to Churchgate Way is proposed and this would enable future residents to walk to services and facilities, including the schools which are located upon Churchgate Way, close by.

**12.19.4.5** Terrington St Clement is wholly located within Flood Zone 3, therefore there are no sites available within a lower flood risk zone. The site is located within a sustainable settlement which is identified as a Key Rural Service Centre, it is centrally located and is classed as previously developed land. The site is within Flood Zone 3 (high risk) of the latest Borough Council's Strategic Flood Risk Assessment (SFRA) 2019. The Environment Agency raised no objection to the planning application (18/00940/OM). Site allocation has been carried out in accordance with the BCKLWN's SFRA 2019 & The EA / BCKLWN Protocol for sites at risk to flooding

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**12.19.4.6** There is an open drain within the site which is maintained by King's Lynn Internal Drainage Board (IDB). It is recommended that discussions are held with the IDB prior to the planning application stage.

**12.19.4.7** The Terrington St. Clement Conservation Area, and the Grade 1 Listed Church and Tower, contained within this are a short distance away from the site, to the south west. There is also a Grade II Listed Building (Tower House) to the north of the site, on the north side of Northgate Way. Therefore, these heritage assets and their setting will need to be taken into consideration. Norfolk Historic Environmental Services (HES) have previously stated that there is the potential for archaeological remains to be present on the site. Hence the above policy contains an appropriate item.

**12.19.4.8** In summary, the Borough Council considers that this site provides an ideal opportunity for a well located sustainable residential development on a derelict, brownfield site whilst also visually improving the area.

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### 12.20 Terrington St John with St Johns Highway/Tilney St Lawrence

#### Key Rural Service Centre

#### Description

**12.20.1** Terrington St. John, Tilney St. Lawrence and St. John's Highway are designated a joint Key Rural Service Centre in the Core Strategy due to the way that they function together. Collectively they have the potential to accommodate growth to sustain the wider rural community.

**12.20.2** Terrington St. John is a marshland village situated to the south of the main A47, six miles to the west of King's Lynn, with a population of 891<sup>(59)</sup>. Extensive, flat plains of fertile agricultural land surround the village.

**12.20.3** St. John's Highway is a linear settlement which has been extended to a more rectangular form over the years. The main road divides the settlement.

**12.20.4** Tilney St. Lawrence is a scattered settlement that is situated approximately 9.7 miles west of King's Lynn. The village comprises of four areas of development with a focus around the Saint John's Road / School Road crossroads which has a semi-rural character. Most of the village services and facilities are located in this part of the village. The most extensive development has taken place along St. John's Road in the village. The parish population was recorded as 1,576<sup>(60)</sup>.

**12.20.5** Terrington St. John, Tilney St. Lawrence and St. John's Highway together benefit from a range of facilities which include a surgery, school, bus route, post office, pub, filling station, church and other employment and retail uses

**12.20.6** The SADMP (2016) made two residential housing allocations. The Local Plan review carries forward G94.1 – Land east of School Road for at least 35 dwellings. However, it does not carry forward the site previously known as G94.2 – Land north of St John's Road as the site has not come forward with a planning proposal since the site was originally allocated in 2016 and the landowner/ agent have not responded to Borough Council enquiries. The Development of the site relies upon the relocation of an existing transport business, this has not occurred. Therefore, there is a question mark over the future of the site and its ability to deliver the housing envisaged by the SADMP, hence its removal from the Local Plan.

59 Census Data 2011

60 Census Data 2011

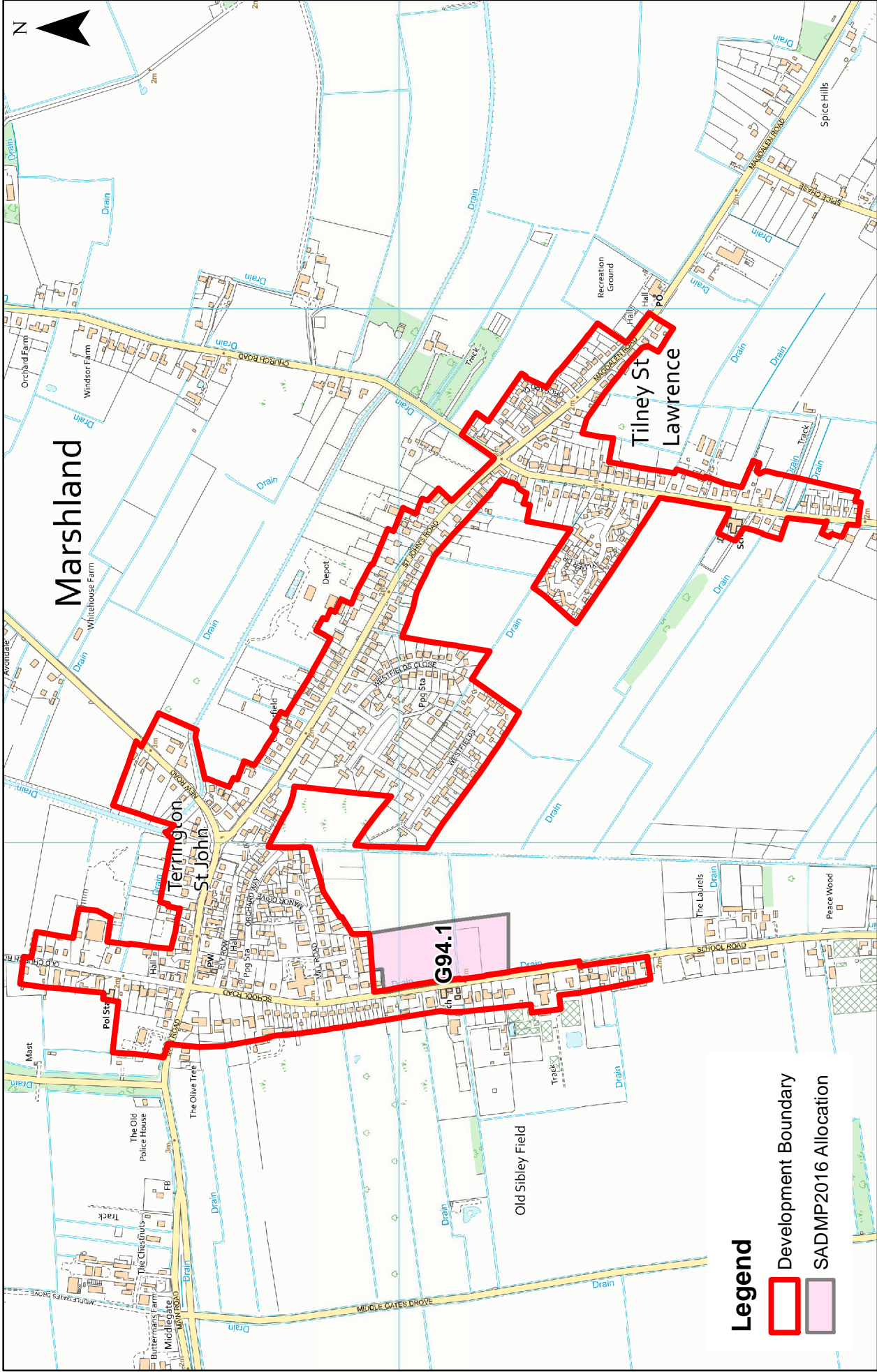
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### Terrington St John Neighbourhood Plan

**12.20.7** The Borough Council supports those Town/Parish Councils and local communities who wish to prepare a Neighbourhood Plan for their Area. Terrington St. John with St. Johns Highway / Tilney St. Lawrence combined form a Key Rural Service Centre. Terrington St. John is one Parish which includes St. Johns Highway. Tilney St. Lawrence is a separate Parish.

**12.20.8** Terrington St. John Parish Council has been in the process of preparing a Neighbourhood Plan for their area. The Terrington St. John Neighbourhood Plan Area was formally designated by the Borough Council 02/12/2015 and corresponds with the boundaries of Terrington St. John Parish. The decision statement was signed in July 2021 and is currently awaiting their referendum. For further details on the neighbourhood plan's policies please see the Neighbourhood Plan, link below:

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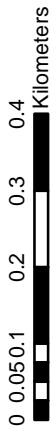


**Legend**

- Development Boundary
- SADMP2016 Allocation

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**Terrington St John with St Johns Highway & Tilney St Lawrence**





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### 12.20.1 G94.1 - Terrington St John, St John's Highway and Tilney St Lawrence - Land east of School Road Policy

#### Site Allocation

#### Policy G94.1 Terrington St John, St John's Highway and Tilney St Lawrence - Land east of School Road

**Land amounting to 2.8 hectares, as shown on the Policies Map, is allocated for residential development of at least 35 dwellings.**

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

1. Submission of a Flood Risk Assessment (FRA) that should address all forms of flood risk (coastal inundation, fluvial, pluvial and groundwater). The FRA should explain how surface water drainage will be managed. The FRA must demonstrate how the development would provide wider sustainability benefits to the community that outweigh the risk associated with flooding and that the development would be safe for its lifetime without increasing flood risk elsewhere and, where possible, would reduce flood risk overall. The FRA should also suggest appropriate mitigation (flood resiliency measures);
2. Submission of details showing how sustainable drainage measures will be incorporated into the development to avoid discharge to the public surface water network, and also 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 an appropriate replacement school playing field in agreement with Norfolk County Council Children Services and the School Governing Body;
4. Provision of affordable housing in line with current standards.

#### Site Description and Justification

**12.20.1.1** The allocated site is situated east of School Road, south of Terrington St. John. It is located in a fairly built up area with its northern and western boundaries immediately abutting the development boundary. Open fields border the site on the south and east. The site mostly comprises of scrub land classed as Grade 2 (good quality) agricultural land but does not currently appear to be in agricultural production. Whilst development of the site would result in the loss of productive agricultural land, this applies to all other growth options in this settlement.

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**12.20.1.2** There are no significant landscape features within the site other than boundary hedges and trees. There is a school playing field within part of the site. This is proposed to be relocated as part of the scheme. The allocation includes a policy above to ensure that a suitable replacement playing field is provided prior to use of the land taking place.

**12.20.1.3** The site is considered to be ideally located for housing development. It is situated in a relatively built up area with established housing to its north and west. Development would form a continuation of existing housing on School Road without detriment to the form and character of the locality. In terms of visual and landscape impacts, whilst wider views of the site are available particularly from the south, development would mostly be seen in the backdrop of the existing settlement and would not cause significant harm to the visual amenity of the area.

**12.20.1.4** In addition, the site is well position in relation to local services, particularly the primary school which is situated immediately opposite. The site is also within reasonable walking/cycling distance to Main Road where the majority of local services are located. Site access is obtainable from School Road as supported by the Local Highway Authority subject to the its design and layout.

**12.20.1.5** The site is identified to be the least constrained site over other considered sites in the settlement and is of a sufficient scale to accommodate at least 35 dwellings at a density that is consistent with its surrounding area.

**12.20.1.6** In line with the sequential test, the site is located in a lower flood risk area compared to other higher flood risk sites in the settlement. The appropriate mitigation measures would be required in line with the allocation policy above.

**12.20.1.7** The site has come forward and benefits from outline planning permission (15/00438/OM) and reserved matters (17/02335/RMM) for 35 dwellings.

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### 12.21 Upwell/Outwell

#### Key Rural Service Centre

##### Description

**12.21.1** Upwell and Outwell are situated towards the south west of the Borough. Upwell is a long linear settlement either side of the old course of the River Nene. The village of Outwell has a similar form set alongside Well Creek and the path of the former Wisbech Canal. The villages are 7 and 5 miles, respectively, to the southeast of Wisbech. The Parish of Upwell has a population of 2,750 (including the settlements of Three Holes and Lakes End) and the Parish of Outwell has 2,083 <sup>(61)</sup>. Collectively these villages have a good range of facilities which include a GP surgery, school, shops, pub, good public transport and employment uses.

**12.21.2** In Upwell the form of the village follows the River Nene (old course) and for much of the length is only a single plot in depth. The range of attractive vistas are provided as the river turns in a gentle arc and the historic buildings which line it work to produce an attractive setting, resulting in the area running either side of the river being a designated Conservation Area. The settlement has also grown to the southeast along New Road and Small Lode.

**12.21.3** Outwell's waterside development is distinctive and differs from the more rural parts of the settlement. The main part of the village is situated between the two watercourses, but then extends out from this. In the north the character is dictated by the open green area, the filled in course of the Wisbech Canal.

**12.21.4** Upwell and Outwell are grouped together to form a Key Rural Service Centre. Collectively the villages are considered to have a good range of services and community facilities to serve the community. The SADMP (2016) made 6 allocations. The Local Plan review seeks to carry all of these forwards.

#### Neighbourhood Plans

**12.21.5** The Borough Council supports those Town/Parish Councils and local communities who wish to prepare a Neighbourhood Plan for their Area. Upwell and Outwell together form a Key Rural Service Centre. The two settlements are individual parishes in their own right.

#### Upwell Neighbourhood Plan

**12.21.6** Upwell Parish Council neighbourhood plan has reached the stage where the decision statement has been signed and it is now awaiting a referendum. The Upwell Neighbourhood Plan makes 5 allocations (A1, A2, A3, A4 and A5). These can be seen on the policies map. Allocation A1 reflects the same site allocation as G104.3, however, the allocation size has been extended in the neighbourhood plan to cater for at least 20 dwellings

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instead of at least 5 dwellings at present in the adopted SADMP 2016. Allocations A2, A3, A4 and A5 have allocations which add up to 27 new dwellings. In the Local Plan Review G104.3 has now been removed and shows A1 as the policy allocation. For further details please see the Upwell Neighbourhood Plan, link below:

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[https://www.west-norfolk.gov.uk/info/20127/neighbourhood\\_plans/775/upwell\\_neighbourhood\\_plan](https://www.west-norfolk.gov.uk/info/20127/neighbourhood_plans/775/upwell_neighbourhood_plan)

### Outwell Neighbourhood Plan

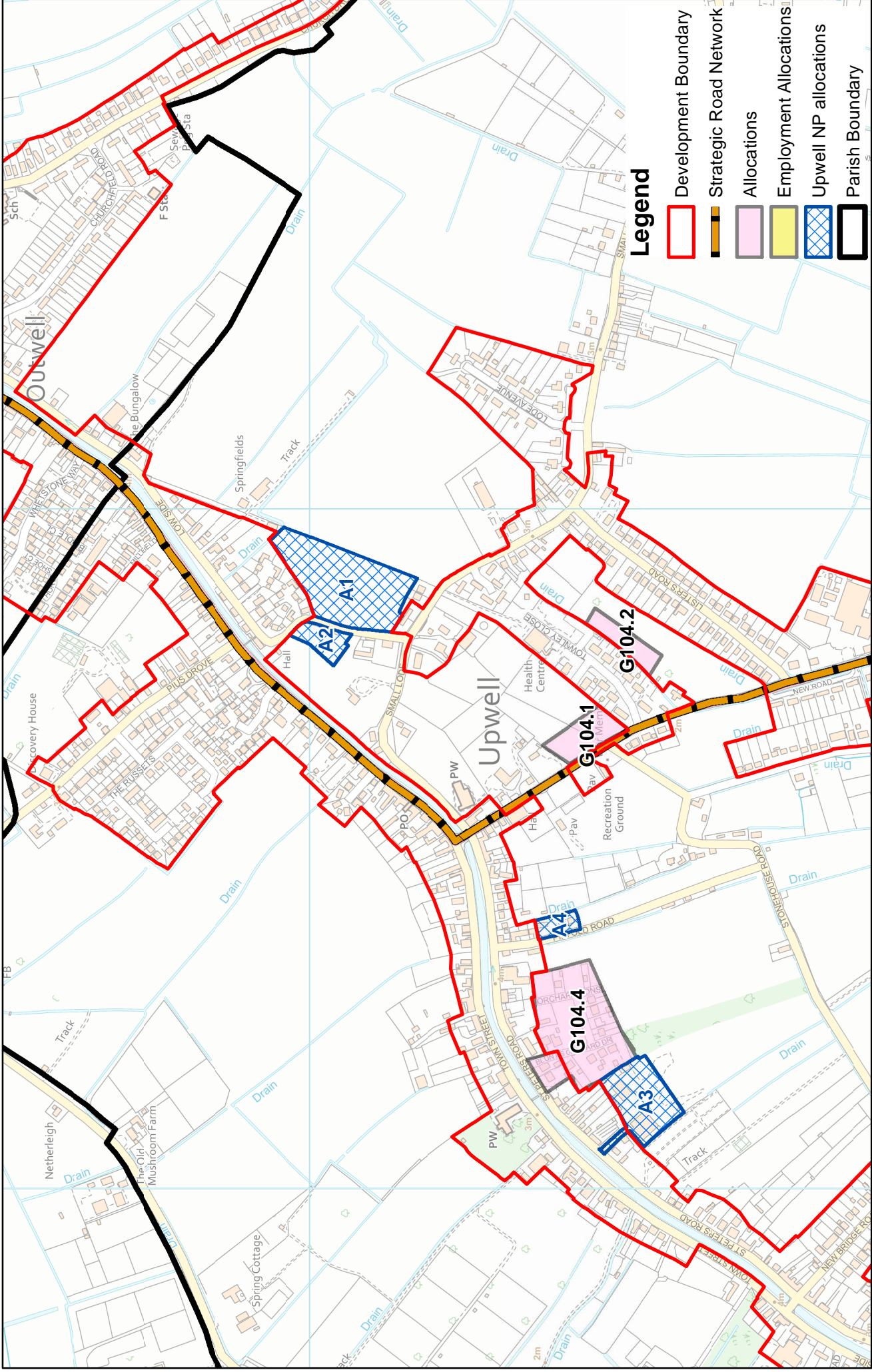
**12.21.8** Outwell Parish Council are in the process of preparing Neighbourhood Plans for their Area. The Outwell Neighbourhood Plan Area was formally designated by the Borough Council 09/10/2017 and corresponds with the boundaries of Outwell Parish. They are currently preparing draft version of their Neighbourhood Plan for consultation.



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# Upwell

0 0.175 0.35 0.7 1.05 1.4  
Kilometers



**Upwell Zoomed**

## Local Plan Review Pre-Submission Stage 2021

### 12.21.1 G104.1 - Upwell - Land north west of Townley Close Policy

#### Site Allocation

#### Policy G104.1 Upwell - Land north west of Townley Close

**Land north-west of Townley Close amounting to 0.5 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 and water main crossing the site can be accommodated in the development (including any easements/ diversions) to the satisfaction of Anglian Water;
2. Careful design ensuring no adverse impact on the Conservation Area close by, and to strengthen local distinctiveness;
3. Submission of a Heritage Asset Statement that establishes that development would conserve and where appropriate enhance the Conservation Area, The Grade 2\* Listed Welle Manor Hall and the Grade 2 Listed War Memorial, and their settings;
4. Safe vehicular access and improvements to the footway being achieved to the satisfaction of the Highways Authority;
5. Provision of affordable housing in line with the current standards.

#### Site Description and Justification

**12.21.1.1** The allocated site is ideally located in the heart of the village, close to village services and within close proximity of the Conservation Area.

**12.21.1.2** The site scored highly for its proximity to village services and facilities; it is well located and with enhancements to the local footway provides encouragement for residents to walk or cycle to key village services. Norfolk County Council, as local highways authority, considers the site acceptable providing safe access can be achieved onto the A1101.

**12.21.1.3** The site is classified as Grade 1 agricultural land. Whilst new housing would result in the loss of undeveloped land, the Council considers due to the scale of development and the wider benefits to the community it is appropriate to develop on this high-quality land.

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**12.21.1.4** The site is situated adjacent to the Conservation Area and within close proximity of the Grade II\* listed building Welle Manor Hall and the Grade 2 Listed War Memorial. However, the Borough Council considers that a modest development, if designed sensitively could conserve and potentially enhance the setting of these. Historic England consider that the site forms part of the gateway into the Conservation Area along New Road and the approach to Welle Manor Hall. This way there are clauses within the policy relating to the historic environment.

**12.21.1.5** The allocation site is located to the west of Townley Close and could potentially accommodate a frontage development which is in keeping with the linear nature of the village. The majority of the views into the site are available from New Road (A1101), Townley Close and adjacent properties on Lister's Road. The site is already surrounded on all sides by development so there are no real long-distance views looking back at the site from the footpath network in the countryside.

**12.21.1.6** The following site constraint must be resolved prior to development. A water main and sewer cross the site, and this may affect the layout of the development. Easement and diversion may be required. Anglian Water should be consulted to resolve these issues.

**12.21.1.7** This site benefits from outline planning permission (18/01980/O) for 5 dwellings.

### **12.21.2 G104.2 - Upwell - Land south/ east of Townley Close Policy**

#### **Site Allocation**

##### **Policy G104.2 Upwell - Land south/ east of Townley Close**

**Land south/ east of Townley Close amounting to 0.3 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 relating to overcoming the major constraints with regards to the foul sewerage network to the satisfaction of Anglian Water;
2. Subject to safe access and improvements to the footway being achieved to the satisfaction of the Highways Authority;
3. Provision of affordable housing in line with the current standards.



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### Site Description and Justification

**12.21.2.1** The allocated site is located within the heart of the village, within close proximity of village services and facilities. The site immediately abuts the existing settlement to the west. The Borough Council considers the site is suitable to accommodate at least 5 residential dwellings at a density consistent with that of the surrounding area. This scale of development is supported by the Parish Council. The site is located outside of the Conservation Area, and development will form an extension to the south/east of Townley Close. Norfolk County Council as the local highway authority considers the site acceptable providing safe access can be achieved onto the A1101 and enhancements are made to the local footway.

**12.21.2.2** The site is classified as Grade 1 agricultural land, and currently a wooded area which where possible could be incorporated into the design of the development. The location of the site means it is well screened from public view.

**12.21.2.3** The majority of the views into the sites are available from New Road (A1101) and Townley Close and adjacent properties on Lister's Road. The site is already surrounded on all sides by development so there are no real opportunities for long distance views looking back at the site from the footpath network in the countryside.

**12.21.2.4** There is one constraint which must be resolved prior to development in that the foul sewerage network has reached capacity and therefore agreements with Anglian Water must be made prior to development.

**12.21.2.5** This site benefits from planning permission (16/01480/O & 19/01062/RM) for 5 dwellings.

### **12.21.3 G104.4 - Upwell - Land off St Peter's Road Policy**

#### Site Allocation

#### **Policy G104.4 Upwell - Land off St Peter's Road**

**Land off St Peter's Road amounting to 2.0 has, as identified on the Policies Map, is allocated for residential development of at least 15 dwellings.**

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

1. Careful design is required to ensure no adverse impact on the Conservation Area and its setting, and to strengthen local distinctiveness;
2. Subject to safe access and improvements to the footway being achieved to the satisfaction of the Highways Authority;

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3. Provision of affordable housing in line with the current standards;
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.

### Site Description and Justification

**12.21.3.1** Norfolk County Council, as highway authority, had expressed reservations regarding to the access arrangements. The site boundaries have been changed to include more land fronting on to St Peter's Road and the highway authority have withdrawn their earlier objection and consider that details can be addressed during the processing of an application.

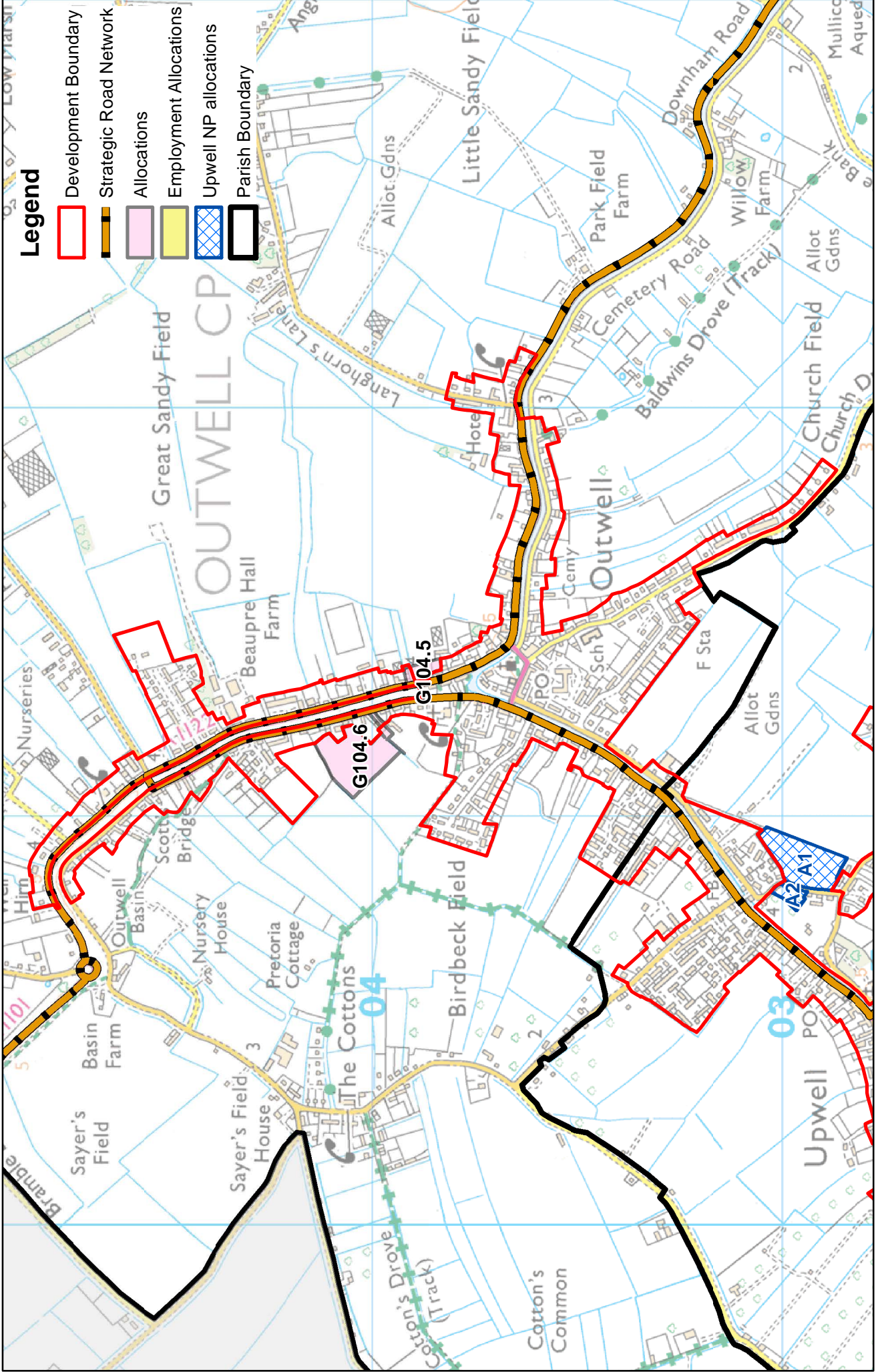
**12.21.3.2** The site is well integrated into the village, close to services and partly within the Conservation Area. The site is flat and is partly in agricultural use. There is an area of well-established planting along the south western edge which continues southwards as a defined feature in the landscape. The Council considers that the development of the site is appropriate given the location, and the wider benefits it would bring to the local community.

**12.21.3.3** The majority of views into the site are available from St Peter's Road, Town Street and from the navigable watercourse adjacent. The site is bounded to the sides by development where it fronts St Peter's Road.

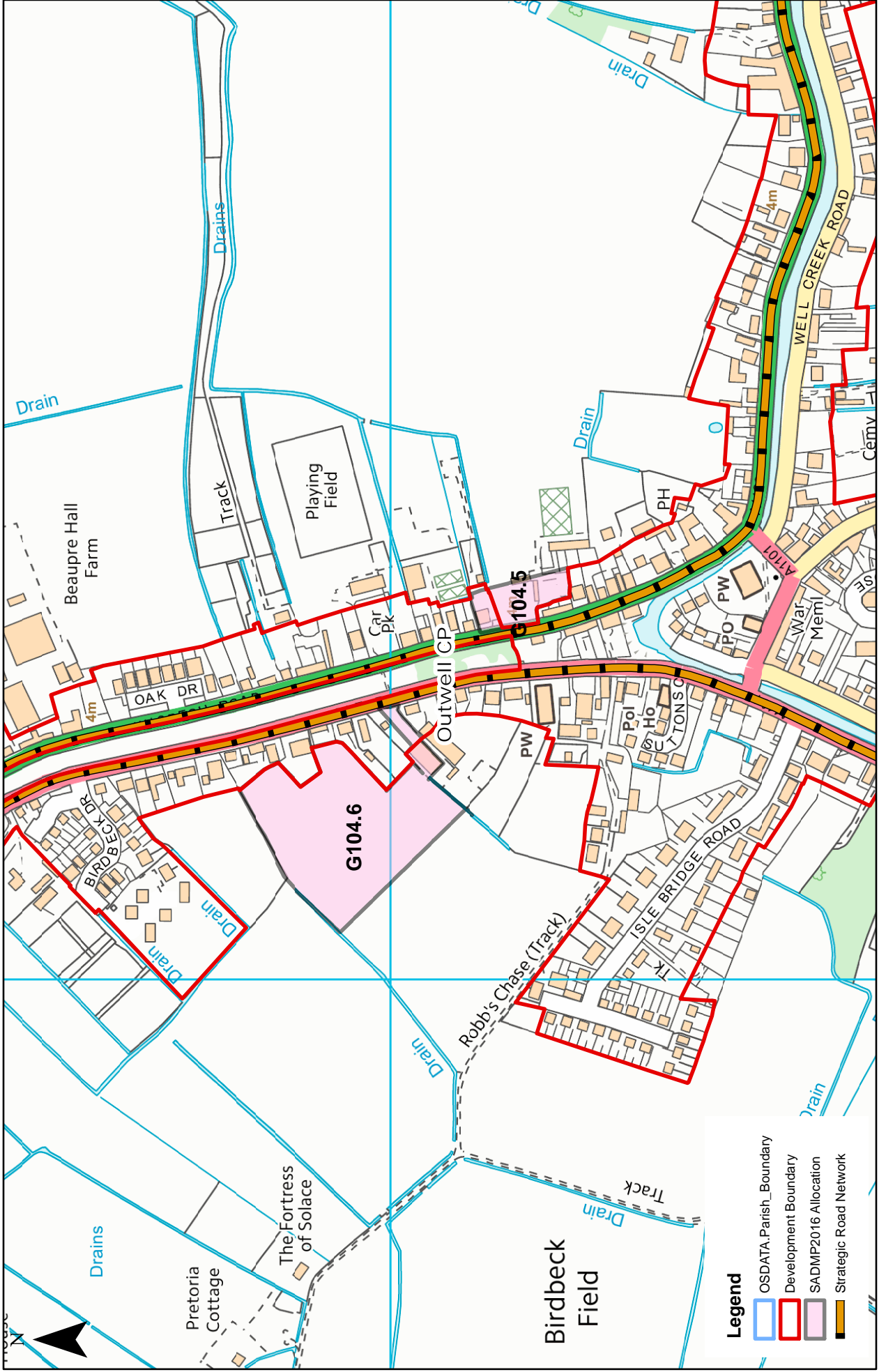
**12.21.3.4** The site had not been previously been rejected on grounds of flood risk, but it is considered that a drainage strategy would be required on account of the proximity to the watercourse to the north of the site.

**12.21.3.5** G104.4 has come forward and been developed as a Custom and Self Build site. The owners sought and gained outline planning permission(15/01496/OM) for 27 dwellings. The site owners have also provided the infrastructure and then broadly sold each plot off as serviced plot. Consequently, the majority of the site has come forward with individual plot level reserved matters, with all but one plot benefiting from reserved matters permission. The majority of the site has been built out.

### **12.21.4 G104.5 - Outwell - Land at Wisbech Road Policy**



**Outwell**



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**Outwell Zoomed**



## Local Plan Review Pre-Submission Stage 2021

### Site Allocation

#### Policy G104.5 Outwell - Land at Wisbech Road

**Land amounting to 0.3 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 relating to the sewer that crosses the site together with mitigation (easement/ diversion) 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. Subject to safe access being achieved to the satisfaction of the local highway authority;
4. Provision of affordable housing in line with the current standards.

### Site Description and Justification

**12.21.4.1** The allocated site is ideally located in the centre of village within close proximity of village services and facilities. The Borough Council considers the site is suitable to accommodate at least 5 of the 80 residential units required in the settlement at a density reflecting that of the surrounding area. This scale of development is supported by the Parish Council.

**12.21.4.2** The site is well integrated within the village and provides the opportunity for infill development along Wisbech Road. The frontage development will be in keeping with surrounding area. The site is classified as grade 1 agricultural land; however, there are no landscape features of importance. The Council considers that small scale development on this high-quality land is appropriate considering its location and wider benefits to the community.

**12.21.4.3** Norfolk County Council as the local highway authority have no objection to this site providing safe access is achieved.

**12.21.4.4** The majority of the views into the site are from the adjacent properties and from Wisbech. There are long distance views looking back at the site from the surrounding countryside, but here the site is seen in the context of the existing settlement.

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**12.21.4.5** 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 are overcome.

**12.21.4.6** This site came forward during a period in which the Borough Council had difficulties in demonstrating a healthy five-year housing land supply position. It now benefits from outline planning permission (16/00248/OM) for 40 dwellings on a larger site area. A reserved matters application has been submitted for consideration and is currently pending a decision (19/00858/RM).

### 12.21.5 G104.6 - Outwell - Land Surrounding Isle Bridge Policy

#### Site Allocation

#### Policy G104.6 Outwell - Land Surrounding Isle Bridge

**Land amounting to 2.0 hectares, as identified on the Policies Map, is allocated for residential development of at least 35 dwellings.**

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

1. Submission of details relating to the sewer that crosses the site together with mitigation (easement/ diversion) 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. Subject to safe access to the site being achieved from Isle Road to the satisfaction of the local highway authority;
4. Provision of affordable housing in line with the current standards.

#### Site Description and Justification

**12.21.5.1** The allocated site is located in the heart of the village and within close proximity to the majority of village services and facilities. The Borough Council considers that, at a density consistent with that of the surrounding area, the site is suitable to accommodating at least 35 development. Larger scale development on this site is supported by the Parish Council.

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**12.21.5.2** The site is well screened from public view by the existing settlement and will if design appropriately will form an extension off Isle Road. Norfolk County Council as local highways authority have no objection to this site providing safe access is achieved.

**12.21.5.3** The site is classified as grade 1 agricultural land containing no landscape features of importance. The Council considers that small scale development on this high-quality land is appropriate considering its location and wider benefits to the community.

**12.21.5.4** The majority of the views into the site are available from Isle Road (A1101), Isle Bridge Road and the adjacent properties. There are long distance views looking back at the site from the surrounding countryside, but from here the site is seen in the context of the existing settlement.

**12.21.5.5** The following constraints must be resolved prior to development in that a sewer crosses the site and therefore easement/ diversion may be required in consultation with Anglian Water. Further consultation with Anglian Water may be necessary regarding the pumping station on site. An odour assessment must be carried out to the satisfaction of Anglian Water to ensure any amenity issues relating to odour for are overcome.

**12.21.5.6** These sites are considered favourably by the Council as the preferred options for housing allocation in Upwell and Outwell. These sites are considered advantageous in comparison to the other submitted sites; it is felt that development on the other sites would have a greater impact on the character, Conservation Area and landscape of the locality.

**12.21.5.7** This site came forward with a planning proposal and now benefits from outline planning permission (18/00581/OM) for 50 dwellings.

## Local Plan Review Pre-Submission Stage 2021

### 12.22 Walpole St Peter/Walpole St Andrew/Walpole Marsh

#### Key Rural Service Centre

#### Description

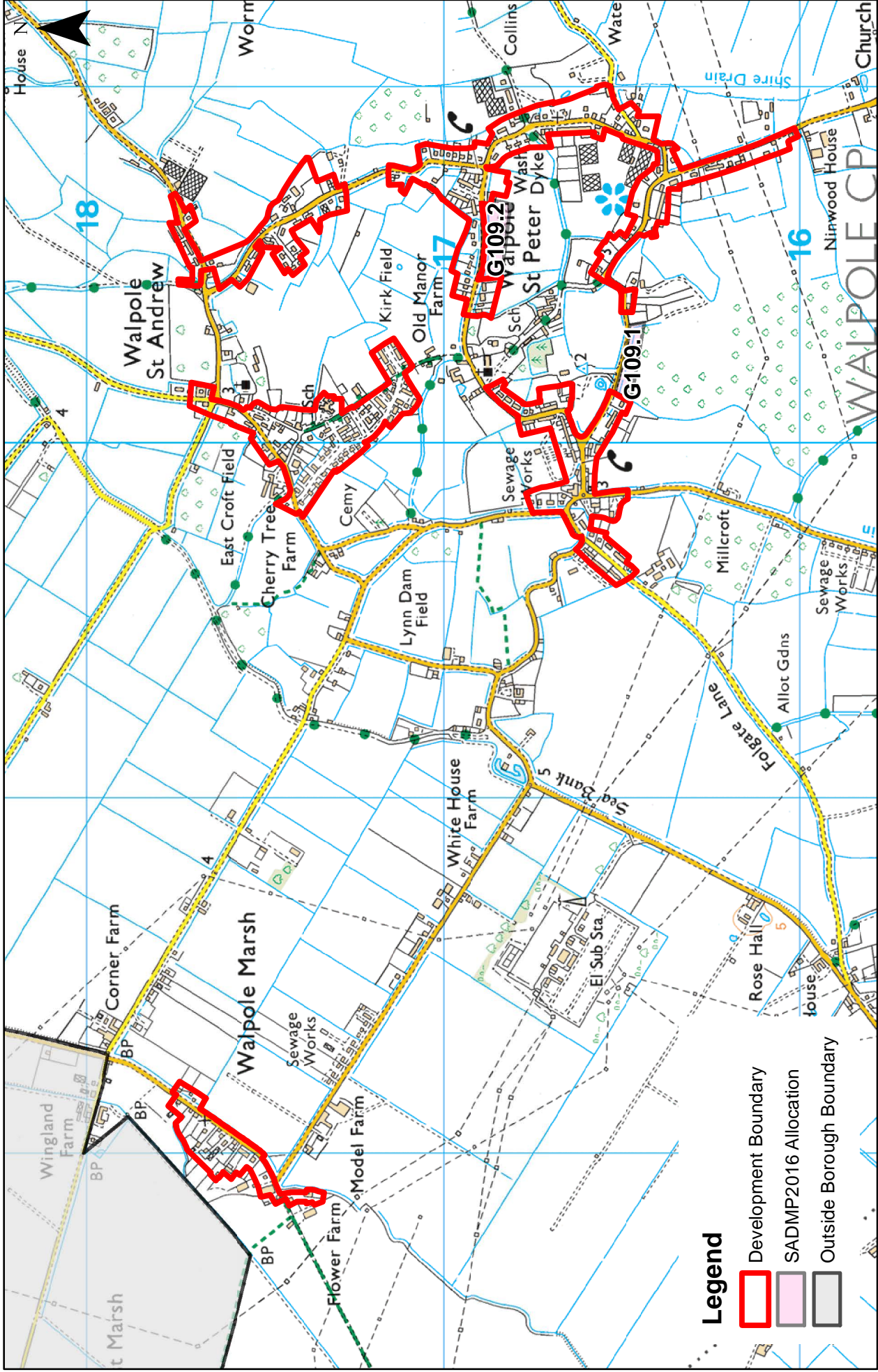
**12.22.1** Walpole is a large parish that includes the villages of Walpole St. Peter, Walpole St. Andrew and Walpole Marsh. The villages lie to the north of the A47 approximately 10 miles southwest of King's Lynn and 6 miles northeast of Wisbech. The Parish population is 1,804 <sup>(62)</sup>.

**12.22.2** The villages of Walpole St. Peter and Walpole St. Andrew are physically joined, but within each village the settlement pattern is nucleated around the village church with spurs of development from this. Walpole St. Peter is characterised by ribbon development with a large area of agricultural open space forming the centre of the settlement and the built extent of the village following the roads around this land. Walpole Marsh is distinct but made up of a linear development along The Marsh Road and is much smaller in size.

**12.22.3** Collectively the villages have a range of services and facilities including schools, churches, a bus service, convenience store, retail and employment uses. Walpole St. Peter, Walpole St. Andrew and Walpole Marsh are grouped together to collectively form a Key Rural Service Centre. This is due to the shared services between the settlements, their close functional relationship and ability to support the rural community.

**12.22.4** The SADMP (2016) made two residential housing allocations for at least 20 new dwellings. The Local Plan review carries these forwards.





## Local Plan Review Pre-Submission Stage 2021

### 12.22.1 G109.1 - Walpole St. Peter - Land south of Walnut Road Policy

#### Site Allocation

#### Policy G109.1 Walpole St. Peter - Land south of Walnut Road

**Land amounting to 0.85 hectares south of Walnut Road as shown 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 new 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 Sustainable Drainage System (SuDS) should be included with the submission;
2. Development is subject to provision of improved pedestrian facilities along the northern (front) site boundary;
3. Provision of affordable housing in line with the current standards.
4. Submission of a Heritage Asset Statement that establishes that development would preserve the setting of the Grade II Listed Townsend House, to the north of the site.
5. Submission of a Flood Risk Assessment (FRA) that should address all forms of flood risk (coastal inundation, fluvial, pluvial and groundwater). The FRA should explain how surface water drainage will be managed. The FRA must demonstrate how the development would provide wider sustainability benefits to the community that outweigh the risk associated with flooding and that the development would be safe for its lifetime without increasing flood risk elsewhere and, where possible, would reduce flood risk overall. The FRA should suggest appropriate mitigation (flood resilience measures).

#### Site Description and Justification

**12.22.1.1** The allocated site is a linear site situated to the south of Walpole St. Peter immediately outside the development boundary. The site fronts onto Walnut Road and currently comprises of Grade 2 (good quality) agricultural land. Whilst development would result in the loss of productive agricultural land, this applies to every site in the settlement and the proposed development sought is not of a scale to have a detrimental impact to the availability of productive agricultural land.

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**12.22.1.2** Landscape features within the site includes boundary hedgerows and trees. Other than this there are no landscape features of significance within the site.

**12.22.1.3** The surrounding area comprises of both agricultural land and residential development; the site is bordered on the east and west by residential development, and on the north and south by agricultural land. Near distance views are available from adjacent roads and properties, wider views are possible from the north and south but in these views, development would be seen in the context of the existing village. The site is well integrated with its surroundings and the scale of development proposed is likely to have minimal impact on the visual amenity of the surrounding landscape.

**12.22.1.4** Development on the site would provide a natural continuation to existing housing development to the west of the site. The village is mostly characterised by frontage ribbon development and the linear form of the site allows for a continuation of this form of development at a density that is consistent with its surrounding area. Compared to other considered sites in the settlement, development on this site is likely to have less impact on the form and character of the village. Development either side of the site, particularly to the east, is one plot in depth with large gardens to the front and rear of the dwelling, this site could potentially be developed in this same way.

**12.22.1.5** The services in Walpole St. Peter and Walpole St Andrew are largely scattered throughout the settlements, and whilst the allocated site does not score among the highest in terms of proximity to services, it is reasonably close to some services including a bus stop and shop.

**12.22.1.6** Norfolk County Council as the local highway authority raised concerns regarding adequacy of footpath links to the school and local services but recommends that development would be subject to improved pedestrian facilities along the front of the site.

**12.22.1.7** Whilst there are no designated heritage assets on this site, a Grade II listed building lies to the north of the site (Townsend House). Any development of the site has the potential to affect the setting of this listed building. Therefore, a clause is provided within the policy which references to the need to preserve the setting of this listed building.

**12.22.1.8** The site is located within Flood Zone 3a, as indicated by the BCKLWN SFRA 2019. This shows that this is a consistent upon the vast majority of the settlement. There are a few isolated small pockets of land within Flood Zone 1 however these are classed as dry islands. Given this there is no land within the settlement that is at less of a risk to flooding than this site. Accordingly, the policy contains the requirement for a site-specific flood risk assessment.

**12.22.1.9** The site has come forward and benefits from outline planning permission (16/01867/O, 16/01705/O & 17/012174/O) and reserved matters (18/01573/RM) for a total of 9 dwellings. Most recently the entire site has come forward under one development proposal which details a total of 19 new dwellings (20/00068/FM). This is currently being considered.

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### 12.22.2 G109.2 - Walpole St. Peter - Land south of Church Road Policy

#### Site Allocation

#### Policy G109.2 Walpole St. Peter - Land south of Church Road

**Land amounting to 1.44 hectares south of Church Road as shown 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 new 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 Sustainable Drainage System (SuDS) should be included with the submission;
2. Submission of a Flood Risk Assessment (FRA) that should address all forms of flood risk (coastal inundation, fluvial, pluvial and groundwater). The FRA should explain how surface water drainage will be managed. The FRA must demonstrate how the development would provide wider sustainability benefits to the community that outweigh the risk associated with flooding and that the development would be safe for its lifetime without increasing flood risk elsewhere and, where possible, would reduce flood risk overall. The FRA should suggest appropriate mitigation (flood resilience measures);
3. Provision of affordable housing in line with the current standards.

#### Site Description and Justification

**12.22.2.1** The allocated site is situated north of Walpole St. Peter, fronting onto Church Road with its northern boundary immediately abutting the development boundary. The site is linear in form and comprises of Grade 1 (excellent quality) agricultural land currently in arable use. Although development on the site would result in the loss of productive agricultural land, all of the sites in the settlement fall within a similar category and the number of dwellings proposed is not of a scale to have an adverse impact on the availability of productive agricultural land. Landscape features on the site includes mature boundary hedgerows and a drainage ditch along the northern boundary of the site.

**12.22.2.2** There is existing housing development on three sides of the site (north, east and west) and agricultural land to the south. Views are limited to near distance from adjacent roads and properties. Long distance views into the site are possible from the south but in these views, development would be seen in context of the existing settlement.

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**12.22.2.3** The location of the site within a built-up area minimises the impact of new development on the landscape and provides an opportunity for development to take place without placing pressure on much more significant sensitive areas around the village.

**12.22.2.4** Development on the site would constitute infill development. The established residential developments adjacent the site all have the form and character of linear development. The site could potentially be developed in this same way to reflect the existing form and character of the village.

**12.22.2.5** There is a scattered distribution of services in the village, and as in the case above the site scores averagely in terms of proximity to services. However, the site is relatively close to some services including a bus route. Norfolk County Council as the local highway authority raised no objections to the allocation in terms of adequacy of the road network and site access.

**12.22.2.6** The site is located within Flood Zone 3a, as indicated by the BCKLWN SFRA 2019. This shows that this is a consistent upon the vast majority of the settlement. There are a few isolated small pockets of land within Flood Zone 1 however these are classed as dry islands. Given this there is no land within the settlement that is at less of a risk to flooding than this site. Accordingly, the policy contains the requirement for a site-specific flood risk assessment.

**12.22.2.7** The site has come forward and benefits from outline planning permission (15/01520/OM) and reserved matters (18/01472/RMM) for 10 dwellings. The development has commenced and 6 of the dwellings have completed (19/02/2020).

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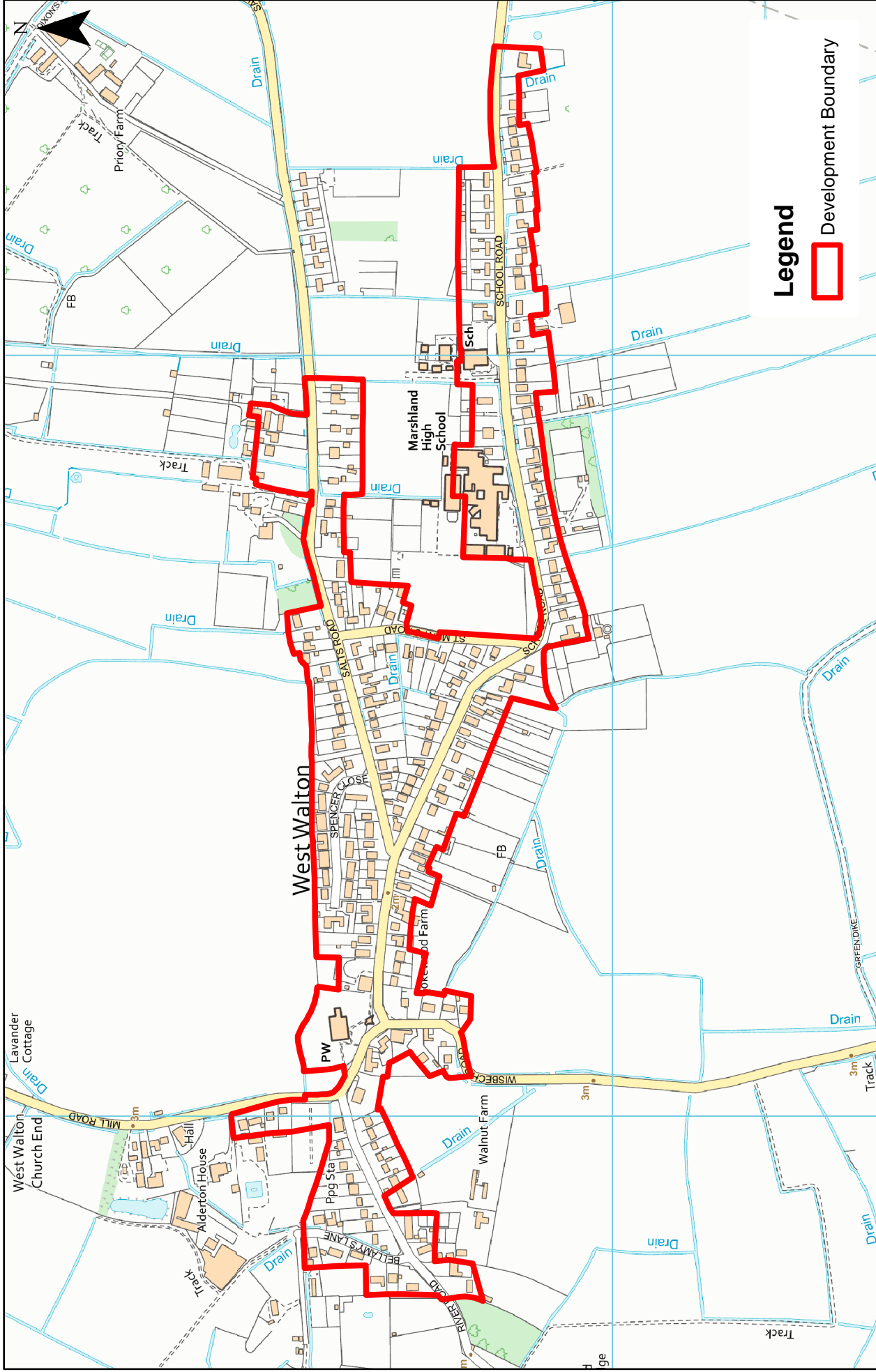
### 12.23 West Walton

#### Key Rural Service Centre

##### Description

**12.23.1** West Walton is a marshland village three miles to the north of Wisbech and approximately 13 miles south west of King's Lynn. The Parish population, which includes both West Walton and Walton Highway, is recorded as 1,731 <sup>(63)</sup>. West Walton village was originally centred around St Mary's Church and the crossroads, but has expanded towards the east in a linear form along Salts Road and School Road. The village has both a primary and secondary school, a commutable bus route, public house, as well as other retail and employment.

**12.23.2** West Walton is classed as Key Rural Service Centre. This is due to the services and facilities mentioned above, and therefore the ability for the settlement to support the wider community. The SADMP (2016) made no allocation for West Walton. This was because at that time West Walton and Walton Highway together formed a Key Rural Service Centre and two allocations were made that provided at least 20 new dwellings.



**West Walton**