

Local Plan Review Pre-Submission Stage 2021

12.8.1 G34.1 - Emneth - Land on south of The Wroe Policy

Site Allocation

Policy G34.1 Emneth - Land on south of The Wroe

Land amounting to 1.1 hectares, as identified on the Policies Map, is allocated for the residential development of at least 36 dwellings.

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

1. Provision of safe access and visibility to the satisfaction of the Highways Authority.
2. Provision of affordable housing in line with the current standards.
3. A Public Right of Way crosses through the site and this should be appropriately integrated within the design of the scheme.

Site Description and Justification

12.8.1.1 The site is located in the central area of the settlement in close proximity to the village services. The development boundary immediately abuts the sites northern and eastern boundaries and part of the western boundary. The Borough Council considers the site is capable of the achieving at least 36 residential units at a density consistent with that of the surrounding area. Development of this site is supported by Emneth Parish Council.

12.8.1.2 To the north of the site there is a residential property, and the remaining site is in agricultural use (Grade 1). There is a public right of way crossing the site, however there are no important landscape features and the Borough Council considers due to the proximity to services and the size of the development it is appropriate to develop on this high-quality agricultural land. The site is well integrated into the surroundings and development would conserve the local character. Norfolk County Council as the Highways Authority support development of the site.

12.8.1.3 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 the north. However, in these views the site is seen in the context of the existing settlement.

12.8.1.4 This site is allocated for housing development due to its proximity to services and facilities, and limited impact on the character of the settlement.

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12.9 Feltwell with Hockwold-cum-Wilton

Key Rural Service Centre

Description

12.9.1 Feltwell and Hockwold cum Wilton are situated to the far southeast of the Borough. The villages are respectively 13 and 16 miles to the north of Downham Market and 5 and 7 miles to the east of Brandon. The villages benefit from a full range of services and facilities including a school, GP surgery, bus route, shop, pub and local employment. Feltwell is also home to an RAF station (currently used by the United States Air Forces, Europe). The Parish of Feltwell has a population of 2,825⁽⁴⁸⁾

12.9.2 Feltwell has developed around the B1112 and B1386 crossroads. The core of the village has an urban character with approach roads to the village being more rural in character with views across open countryside.

12.9.3 Hockwold cum Wilton is a compact village which was linear in its basic form, with more recent development taking place on back-land areas. There is a Conservation Area to the east of the village.

12.9.4 Feltwell and Hockwold are within 1,500 metres of the Breckland Special Protection Area (SPA). Stone Curlews are sensitive to human presence, and Nightjar and Woodlark for recreational impacts. These bird populations are qualifying features of this SPA and protected by law. The areas around the designated SPA in the vicinity of Feltwell and Hockwold are important to the Stone Curlew population within the SPA. Great care therefore needs to be taken to ensure that no harm results to this bird population from any development in the locality, and in law the onus is on the promoters of development to demonstrate no harm, rather than harm having to be proven to resist development.

12.9.5 The understanding of the potential effects of additional development and human population in the vicinity of these bird populations is incomplete but developing. It is now believed that where new housing is limited in scale and screened by existing development the direct impact of the new housing itself and activities around it are unlikely to be problematic.

12.9.6 However, the Habitats Regulations Assessment for the Site Allocations and Development Management Policies (2016) identifies potential for disturbance of the protected bird populations from recreational impacts from daily activities of local people, such as dog walking in the forest, associated with the additional human population in new development. The recreational impacts arising from the proposed allocations in Feltwell and Hockwold are thought unlikely to alone cause significant effects, but they may do so in combination with other developments in neighbouring districts.

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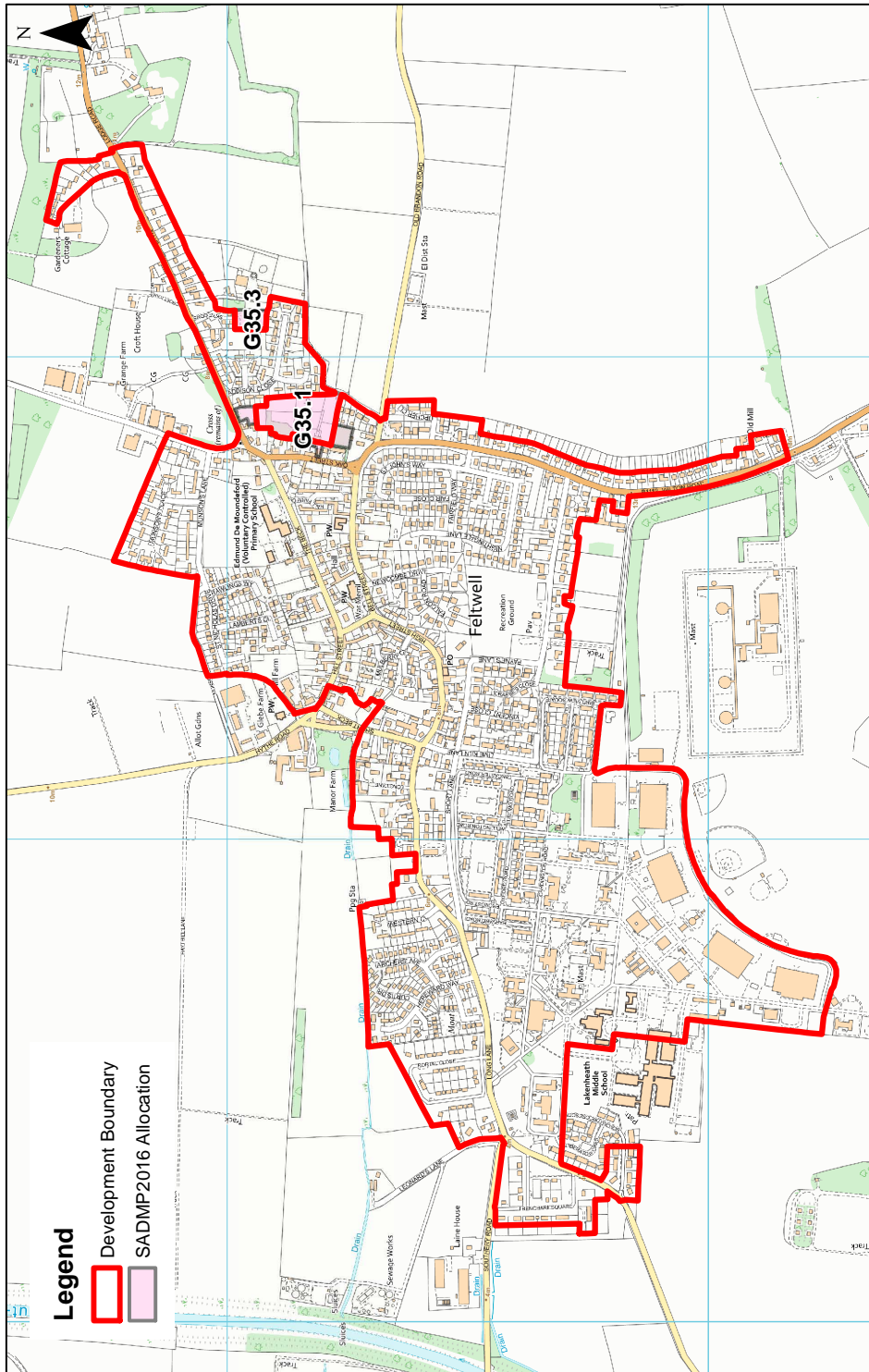
12.9.7 In order to address this issue, the site allocations for development in these settlements are each subject to a project level habitats regulations assessment to consider this in more detail in relation to the specific development proposals and the up-to-date situation in the neighbouring districts.

12.9.8 The SAMP (2016) made four allocations for a combined total of at least 105 new homes. The Local Plan review carries the two of these allocations made at Feltwell forward (a total of at least dwellings).

12.9.9 The site known as G35.2 Land north of Munson's Lane, which was allocated through the SADMP is not carried forward as the majority landowner has no intention of pursuing the possibility of gaining planning permission on the land or developing the site.

12.9.10 The site at Hockwold has come forward, gained planning permission and has subsequently been built out and there is complete and now included within the development boundary.

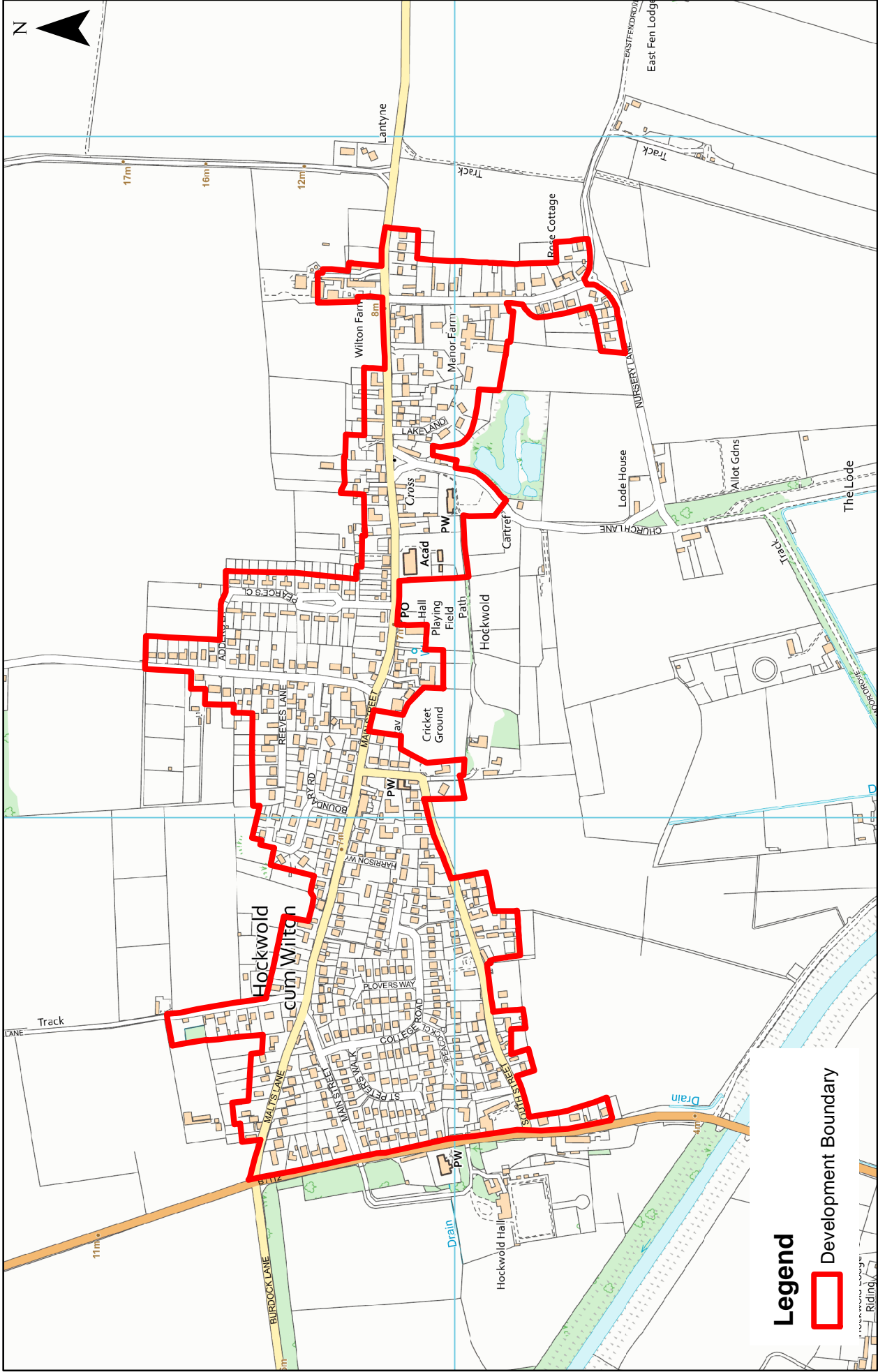
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0 0.075 0.15 0.3 0.45 0.6 Kilometers

Feltwell

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Legend

Development Boundary

0 0.05 0.1 0.2 0.3 0.4
Kilometers

Hockwold cum Wilton

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12.9.1 G35.1 - Feltwell - Land to the rear of Chocolate Cottage, 24 Oak Street Policy

Site Allocation

Policy G35.1 Feltwell - Land to the rear of Chocolate Cottage, 24 Oak Street

Land of around 1.78 hectares to the rear of Chocolate Cottage, 24 Oak Street, as shown on the Policies Map, is allocated for residential development of at least 50 dwellings,

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

1. Submission of a project level Habitats Regulations Assessment demonstrating no likely significant adverse effect on Natura 2000 Sites (in particular the Breckland SPA) and their qualifying features;
2. Provision of access from Lodge Road to the satisfaction of Norfolk County Council as the local highway authority;
3. 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);
4. The site overlies a Groundwater Vulnerability Zone. Accordingly, the developer should address any risks to controlled waters from contamination at the site, following the requirements of the NPPF and the Environment Agency Guiding Principles for Land Contamination;
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;
6. Submission of an Archaeological Field Evaluation prior to development, in accordance with paragraph 189 of the NPPF (2019);
7. Provision of affordable housing in line with the current standards.

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Site Description and Justification

12.9.1.1 The allocated site is located a short distance to the east of the centre of Feltwell, within close proximity to village services and facilities. Development at this location provides the greatest opportunity for new residents to walk to existing services, in particular the local school. The Borough Council considers the site suitable to accommodate at least 50 residential.

12.9.1.2 Norfolk County Council as the local highway authority has no objection to the site providing safe access is achieved from Lodge Road. The site is in multiple ownership, with all the owners agreeing to promote the site for a comprehensive scheme including the provision for additional car-parking for the Alms Houses situated on Oak Street.

12.9.1.3 The site is classified as grade 3 agricultural land, currently being used to keep horses and includes paddocks, a ménage and stables. Trees and hedgerows form the site boundaries, and this could potentially be incorporated into the design of the development. The site is situated within the Special Protection Area (SPA) "buffer zone," for Stone Curlews but it is well screened on all sides by single and two storey development and therefore development at this location is likely to have minimal impact on the visual amenity of the surrounding landscape and the SPA, although a project level habitats regulations assessment will be required.

12.9.1.4 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 the south east. However, in these views the site is seen in the context of the existing settlement.

12.9.1.5 The site although mainly within Flood Zone 1 (low risk) is at risk of flooding (partially being within Flood Zones 2 and 3). The site has been through the local plan process and was found sound. The SADMP (2016) Inspector recommended modifying the plan to include all of this site as adopted. As part of that process a site-specific flood risk assessment was shared with the Environment Agency and as the Inspectors report states the Environment Agency concluded they had no objection to the larger site being allocated. In light of this, the above policy includes a flood risk clause for completeness.

12.9.1.6 The Historic Environment Services have identified the site as having considerable archaeological potential, as it is adjacent to a medieval cross, which may indicate a former focal point for the settlement. Therefore, an archaeological field evaluation must be submitted with any planning permission, in accordance with paragraph 189 of the NPPF (2019).

12.9.1.7 This site has come forward with a planning proposal for the northern portion of the site, which has been granted for 18 new homes (19/00859/FM) the scheme has been designed in such a way which would enable the southern element of the site to come forward.

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Additionally, an application for the whole site, which is consistent with consented permission has been proposed and is currently being considered, this is for a total of 46 new homes (17/02162/FM).

12.9.2 G35.3 - Feltwell - Land at 40 Lodge Lane / Skye Gardens Policy

Site Allocation

Policy G35.3 Feltwell - Land at 40 Lodge Lane / Skye Gardens

Land of around 0.3 hectares, as shown on the Policies Map, is allocated for the residential development of at least 10 dwellings,

Development will be subject to compliance with the following:

1. Submission of a project level Habitats Regulations Assessment demonstrating no likely significant adverse effect on Natura 2000 Sites (in particular the Breckland SPA) and their qualifying features;
2. Provision of highway improvements including an access road of adoptable standard, 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. Provision of affordable housing in line with the current standards.

Site Description and Justification

12.9.2.1 The allocated site lies to the north-east of the settlement and is within walking distance to the local services and facilities. The site abuts the development boundary to the south. The Borough Council considers the site is of suitable scale to accommodate 10 residential units at a density consistent with that of the surrounding area.

12.9.2.2 The site scored highly in terms of sustainability and contains good pedestrian links to services which will encourage new residents to walk to existing services. Furthermore, with housing development to the immediate north, development of the site would form an acceptable continuation of this residential estate development. Norfolk County Council as the local highway authority have stipulated that the current access road from Lodge Road (Skye Gardens) must be of an adoptable standard for the site to be developed.

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12.9.2.3 The site is identified as grade 3 agricultural land, although is not in agricultural usage. Whilst development would result in the loss of undeveloped land, the Council considers due to the scale of development and the benefits of the site it is appropriate to develop on this grade of agricultural land.

12.9.2.4 Whilst the site is located within the Breckland Special Protection Area buffer zone, it is enclosed by existing development to all four aspects. However a project level habitats regulation assessment will have to be provided.

12.9.2.5 Short distance views into the site are available and these are seen in the context of the existing settlement. Existing development surrounding the site, particularly immediately to the north, are two storey dwellings in an estate style arrangement, one plot in depth with gardens to the rear of the dwelling, this site could potentially be developed in a similar way.

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

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12.10 Great Massingham

Key Rural Service Centre

Description

12.10.1 Great Massingham is a relatively large village situated 12 miles east of King's Lynn. Existing development extends out along most of the roads leaving the village.

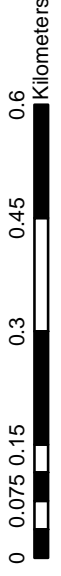
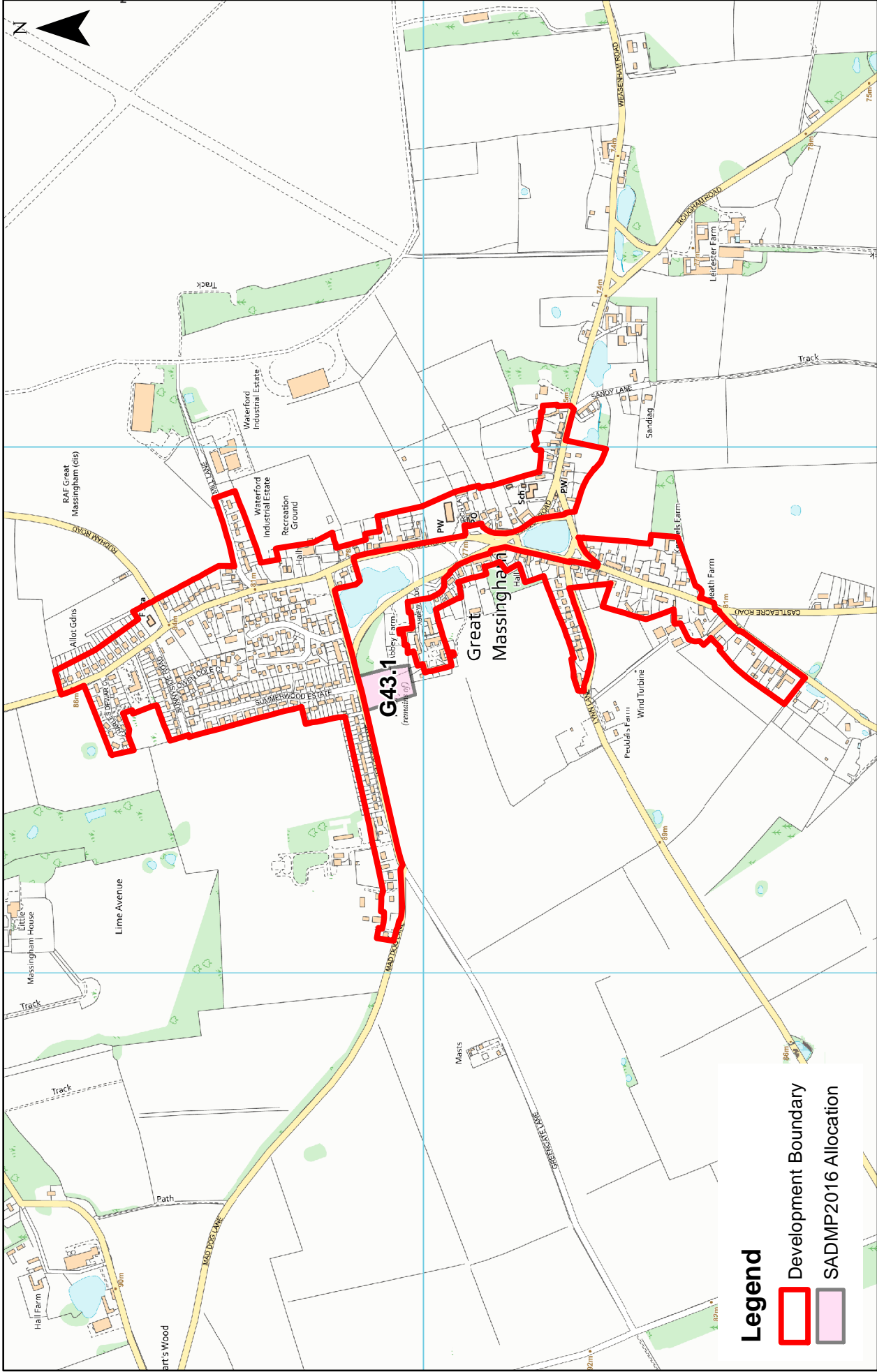
12.10.2 The village is focused on the very attractive village green which extends over a large area between two large ponds. The ponds are important landmarks and contribute significantly to the character of the village. Around the Green is the village shop, public house and church, together with most of the village's older buildings. A large portion of the village is designated as a Conservation Area for its historic and architectural value.

12.10.3 Great Massingham is a thriving community and acts as a centre for the surrounding rural area. It has a range of facilities including a doctor's surgery, primary school, sports and social club, retained fire station, bus route, public house, shop, post office and church. The Parish population was recorded as 902 ⁽⁴⁹⁾.

12.10.4 Great Massingham is designated as a Key Rural Service Centre. It has a range of facilities and the potential to accommodate growth to sustain existing rural services and the wider rural community. The SADMP (2016) therefore made an allocation for at least 12 new homes, and the Local Plan review carries this forward.

Great Massingham Neighbourhood Plan

12.10.5 The Borough Council supports those Town/Parish Councils and local communities who wish to prepare a Neighbourhood Plan for their Area. Great Massingham Parish Council is in the process of preparing a Neighbourhood Plan for their Area. The Great Massingham Neighbourhood Plan Area was formally designated by the Borough Council 28 June 2021 and corresponds with the boundaries of Great Massingham Parish.



Great Massingham

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12.10.1 G43.1 - Great Massingham - Land south of Walcup's Lane Policy

Site Allocation

Policy G43.1 Great Massingham - Land south of Walcup's Lane

Land amounting to 0.6 hectares on Walcup's Lane, adjacent to Abbey Farm as shown 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. Provision of appropriate new hard and soft landscaping particularly along the western site boundary to alleviate and soften the visual impact of built development on the surrounding landscape;
2. 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 adjacent Grade II Listed Abbey Farm.
3. Prior submission of a full Archaeological Assessment as set out in paragraph 189 of the NPPF (2019);
4. The design and layout of the proposed scheme will demonstrate special regard to the character and setting of the heavily treed area (including the TPO area) east of the site and west of the village pond;
5. Suitable improvements and integration with the Public Right of Way on the western site boundary;
6. 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;
7. Demonstration of safe highway access that meets the satisfaction of the local Highway Authority and adequate local improvements to the footway network;
8. Provision of affordable housing in line with the current standards.
9. Submission of an Ecological Study that establishes that either there would be no negative impact on flora and fauna. Or, if any negative impacts are identified, establishes that these negative impacts could be suitably mitigated against.

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Site Description and Justification

12.10.1.1 The allocated site is situated west of the centre of the village along Walcup's Lane. The site consists of flat arable land classed as Grade 3 (moderate quality) agricultural land not currently in agricultural production.

12.10.1.2 The eastern site boundary is bordered by an overgrown and heavily treed area, with a number of mature trees that are subject to a Tree Preservation Order. This area is of landscape value and is considered to contribute to the amenity of the area. As such, a policy is included above, to ensure that the proposed development has special regard to this area in terms of its design and layout. The mature planting within this area, also provides a natural screening of development when viewed from Abbey Road and the notable village pond immediately opposite.

12.10.1.3 Other surrounding features consists of built development to the north and partly to the south, and open fields to the west. The western site boundary is bordered by a public right of way. The site is sufficiently large for development to take place without any substantial detriment to this public amenity.

12.10.1.4 The site is situated in a fairly built-up part of the village and is considered to be well-contained within its surroundings without encroaching into open countryside. In the medium and long distance views that are available from the wider landscape, particularly from the west, development would be seen in the context of the existing village.

12.10.1.5 The site is well located in terms of proximity to services and is within reasonable walking distance to a number of local amenities that address the day-to-day needs of the local population. Safe access and egress can be achieved through Walcup's Lane. Norfolk County Council as the local highway authority would not object to the allocation of the site subject to evidence demonstrating a safe and deliverable access and local improvements being made to the footpath network.

12.10.1.6 The eastern site boundary immediately abuts Great Massingham Conservation Area, and the Grade II Listed Abbey House adjacent the south-east boundary. The sensitivity of its location requires careful design to ensure that the site makes a positive contribution to the character and distinctiveness of the Conservation Area and the setting of the nearby Listed Building. Standard housing designs are unlikely to achieve this. The design and layout of the scheme must be sympathetic to the historic character of the area.

12.10.1.7 The allocated site is identified in the Sustainability Appraisal as the least constrained of all other options to accommodate the required growth in the village. It is of a suitable scale to allow flexibility in layout and could potentially accommodate different forms of development. This is considered to facilitate a development which contributes successfully to the Conservation Area and the site's surroundings.

12.10.1.8 The site has come forward and benefits from planning permission for 16 dwellings (16/01634/OM & 18/02038/RMM).

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12.11 Grimston/Pott Row with Gayton

Key Rural Service Centre

Description

12.11.1 Gayton is a relatively large yet fairly compact village situated astride the B1145 road, seven miles east of King's Lynn, close to the source of the Gaywood River. The village consists of two older parts, around the junction of the B1145 and the B1153 near to the Church of St. Nicholas and about half a mile further west around the former Rampant Horse Public House. The population of Gayton was recorded as 1,432 ⁽⁵⁰⁾.

12.11.2 Grimston is also a relatively large village seven miles east of King's Lynn, centred around the Old Bell Guest House. The form of the older part of the village is linear, extending from the Church of St. Botolph in the south to Ivy Farm in the north. Newer development has mostly been located to the west, on Low Road, Lynn Road and on Vong Lane.

12.11.3 The village of Pott Row is located within Grimston Parish, to the west of Grimston village. Its original linear form has been altered by newer, estate-style development. The limits of the village are not generally well-defined except in the north where Roydon Common effectively defines the extent of the village.

12.11.4 Together Grimston and Pott Row have a range of facilities including a church, doctor's surgery, primary schools, bus route, pubs, shops and a Post Office. Gayton has a similar range of facilities, with the exception of a doctor's surgery. The population of the villages of Grimston and Pott Row together was recorded as 1,980 ⁽⁵¹⁾.

12.11.5 Gayton, Grimston, and Pott Row are designated a joint Key Rural Service Centre. Accordingly the SADMP (2016) made two allocations for at least 46 new homes.

Neighbourhood Plan

12.11.6 The Borough Council supports those Town/Parish Councils and local communities who wish to prepare a Neighbourhood Plan for their Area.

Gayton Neighbourhood Plan

12.11.7 Gayton Parish Council is in the process of preparing a Neighbourhood Plan for their Area. The Gayton Neighbourhood Plan Area was formally designated by the Borough Council 08/05/2017 and corresponds with the boundaries of Gayton Parish. They are currently preparing a draft plan for formal consultation.

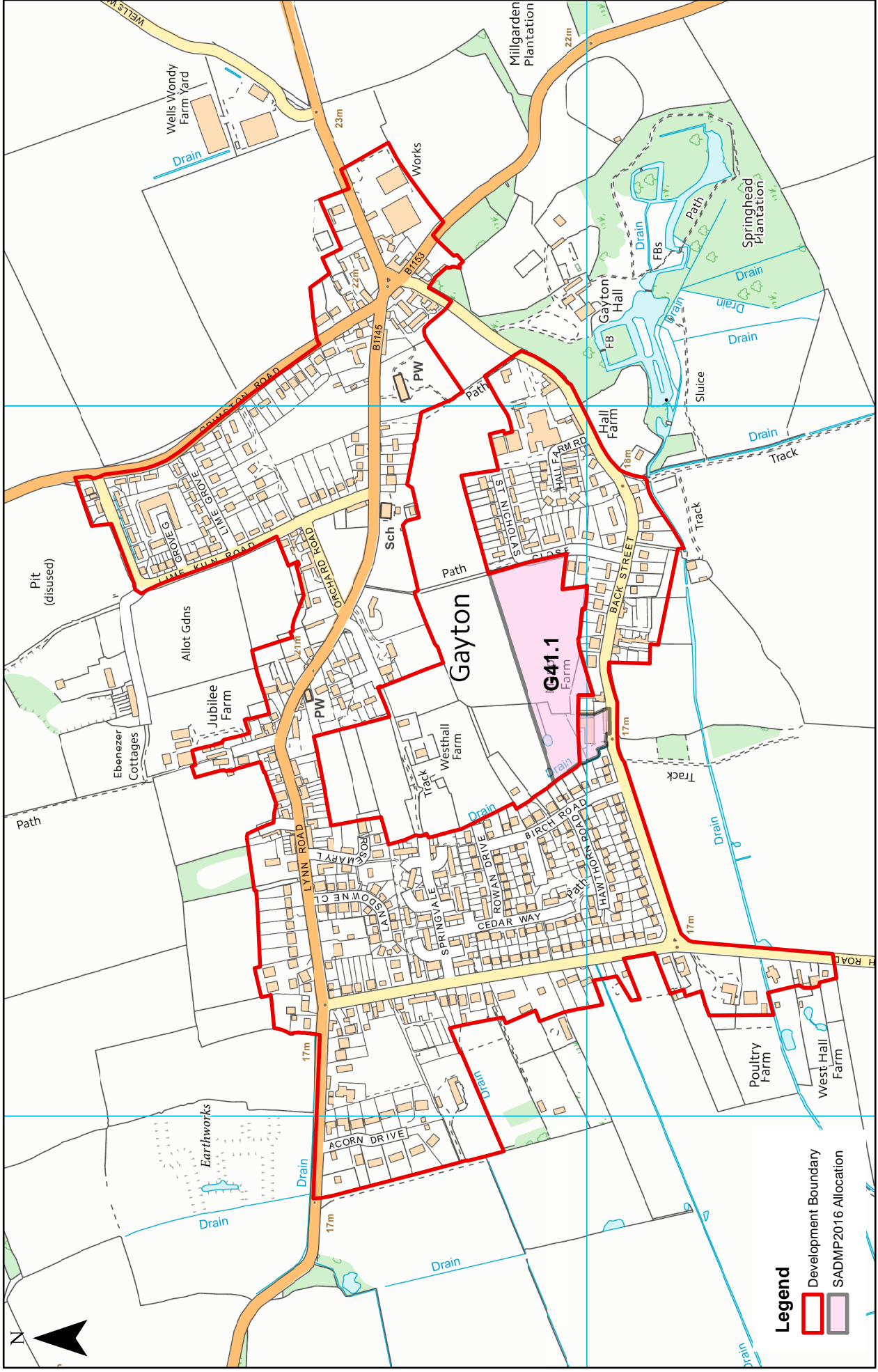
50 Census Data 2011

51 Census Data 2011

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Grimston, Roydon & Congham Joint Neighbourhood Plan

12.11.8 The three Parishes of Grimston, Roydon & Congham are jointly preparing a Neighbourhood Plan for their Area. Note this includes the village of Pott Row. This Neighbourhood Plan Area was formally designated by the Borough Council 05/10/2017, following the relevant consultation, and corresponds with the boundaries of the three Parishes. Currently they are preparing a draft plan for formal consultation.

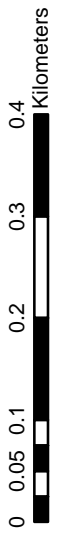


Legend

- Development Boundary
- SADMP2016 Allocation

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Ordnance Survey 100024314

Gayton



Local Plan Review Pre-Submission Stage 2021

12.11.1 G41.1 - Gayton - Land north of Back Street Policy

Site Allocation

Policy G41.1 Gayton - Land north of Back Street

Land amounting to 2.8 hectares north of Back Street as shown on the Policies Map, is allocated for residential development of at least 23 dwellings.

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

1. Suitable improvements and integration with the Public Right of Way east of the site;
2. Demonstration of safe access onto Back Lane and a continuous footpath linked to Back Lane and to the existing School;
3. 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;
4. Development is subject to prior submission of details showing a suitable and deliverable scheme that would create the required capacity at Grimston Water Recycling Centre;
5. Provision of affordable housing in line with the current standards.

Site Description and Justification

12.11.1.1 The allocated site is situated in the south of Gayton, in a built-up part of the village. Its south, east and western boundaries about the proposed development boundary. The site comprises of undeveloped Grade 3 (moderate quality) agricultural land. The land is flat with no landscape features of particular note.

12.11.1.2 The site is well integrated with the village, with the surrounding area mostly consisting of existing housing. Views are limited to glimpses from adjacent roads and properties. There are few opportunities for long distance views from the wider landscape but in these views, development would be seen in the context of the existing built environment. The location of the site in a built-up area, at the rear of existing housing means that development would not be visually prominent in the landscape and the beauty of the surrounding countryside would remain unaffected by the proposed growth in the village. The site is considered capable of accommodating at least 23 units at a density consistent with the surrounding area, without detriment to the form and character of the locality.

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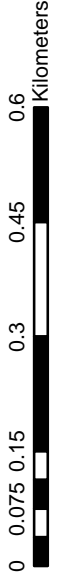
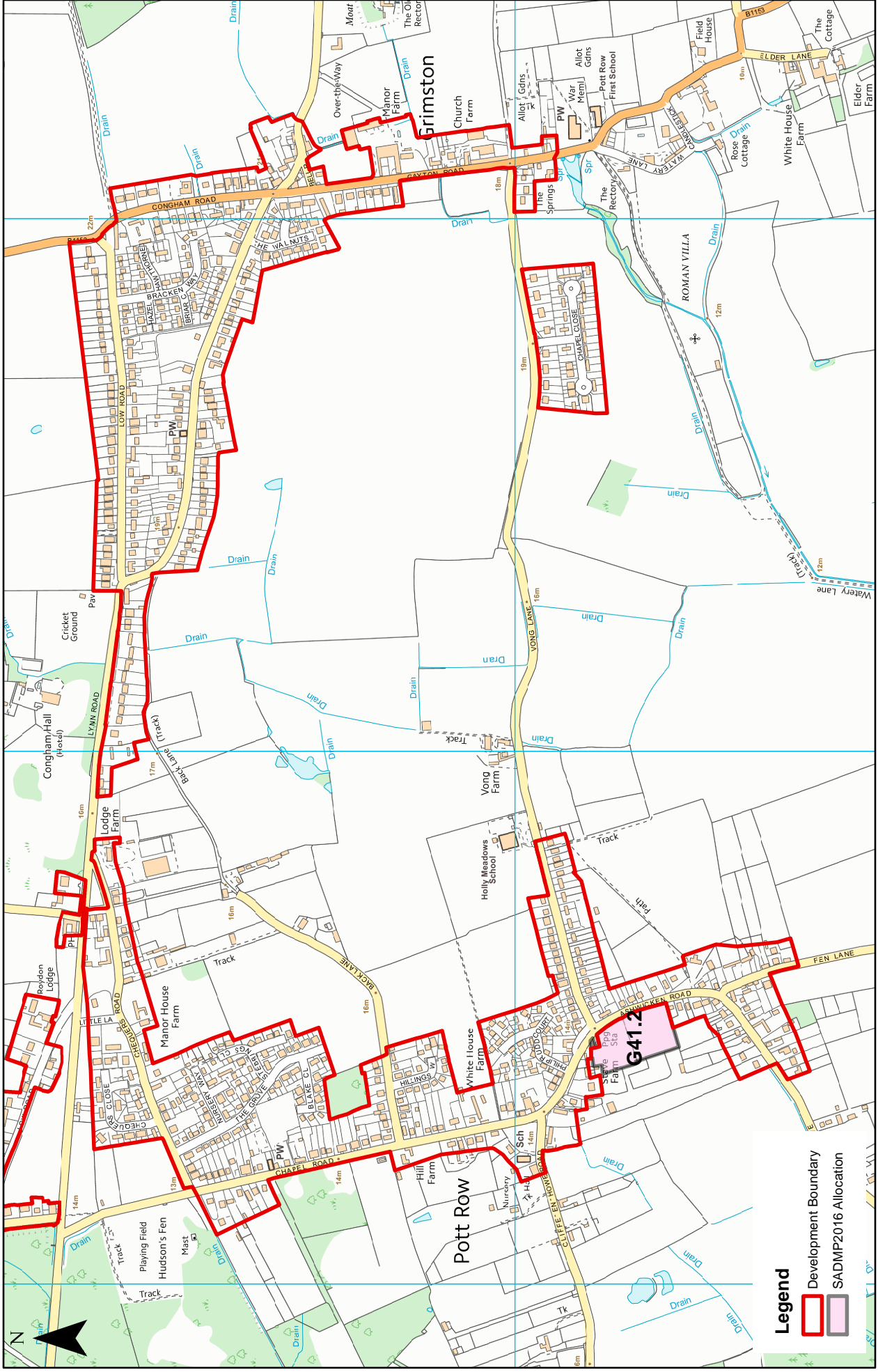
12.11.1.3 The central location of the site means that it is in close proximity and accessible to a number of services in the village. A public right of way runs along the eastern site boundary. The site is of a sufficient scale for development to take place without any substantial detriment to this public amenity. Also walking and cycling access to services particularly the school can be facilitated by connection to this public footpath. Safe site access is obtainable from Back Street as supported by Norfolk County Council as the local highway authority.

12.11.1.4 Anglian Water identifies that Grimston Water Recycling Centre (WRC) which also serves Gayton, needs additional capacity for the planned growth in Grimston and Gayton. A clause is included above to ensure that prior to the development taking place the developer, together with Anglian Water, agree a suitable scheme to accommodate the planned growth.

12.11.1.5 The site has come forward and benefits from outline planning permission for 40 new homes (15/01888/OM). A reserved matters application in line with this has been submitted and is currently being considered (19/00694/RMM).

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12.11.2 G41.2 - Grimston and Pott Row - Land adjacent Stave Farm, west of Ashwicken Road



Grimston & Pott Row

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Site Allocation

Policy G41.2 Grimston and Pott Row - Land adjacent Stave Farm, west of Ashwicken Road

Land amounting to 1.3 hectares south of Stave Farm, as shown on the Policies Map, is allocated for residential development of at least 23 dwellings.

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

1. Submission of a plan identifying the location of the pumping station and the provision of a 15m cordon sanitaire with appropriate screening around it;
2. Submission of details showing how the water main and sewer crossing the site can be accommodated within the development (including any easements/diversions) to the satisfaction of Anglian Water;
3. Details showing a suitable and deliverable scheme that would create the required capacity at Grimston Water Recycling Centre;
4. 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;
5. Delivery of a safe access that meets the satisfaction of the local Highway Authority;
6. Provision of affordable housing in line with the current standards.
7. Development in this location will need to demonstrate compliance with Policy LP27 and project level HRA will be required. This will need to rule out adverse effects on Roydon Common and Dersingham Bog SAC in relation to hydrological issues.

Site Description and Justification

12.11.2.1 The allocated site is situated south of Pott Row village along Ashwicken Road, adjacent the development boundary. The site comprises of Grade 4 (fairly poor) agricultural land and currently consists of two flat, open fields, split by hedgerows, with other trees and vegetation along the borders.

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12.11.2.2 The surrounding area comprises of residential (mainly frontage) development to the north, south and east with the western boundary of the site leading into undeveloped countryside. Views are limited to near distance from adjacent roads and properties. Development on the site would be screened in terms of wider views by existing hedgerows. The location of the site within a built-up area means that the site is viewed in large measure against the backdrop of the existing settlement and that allocation would not encroach into surrounding countryside but would simply close up the gap between the existing developments. The Borough Council considers that development on the site is unlikely to have any significant detrimental visual impacts on the landscape.

12.11.2.3 The site is well located and lies adjacent the road which links the village of Pott Row with Grimston and surrounding towns and villages. It was the highest scoring of all sites under consideration in terms of proximity to services. Its closeness to village services enhances the propensity for residents to walk and cycle. Norfolk County Council as the local highway authority consider that the site well located and appropriate for development but this is subject to the delivery of a safe access.

12.11.2.4 A pumping station is located within 15 metres of parts of the site and Anglian Water has also indicated that a water-mains and a sewer cross the site. These constraints are addressed in the policy above.

12.11.2.5 The site is identified as a mineral safeguarded site for carstone, sand and silica but this is not likely to prevent development as the proposed scale of development is less than 1 hectare, however the developer is encouraged to explore the potential to extract the minerals and utilise them on site in the development.

12.11.2.6 The size of the site is sufficiently large to help address any possible issues surrounding road frontage, access, loss of hedgerows, pumping station cordon sanitaire and sterilisation of part of the site by water main and sewer.

12.11.2.7 Anglian Water identifies that Grimston Water Recycling Centre (WRC) which also serves Gayton, needs additional capacity for the planned growth in Grimston and Gayton. A clause is included above to ensure that prior to the development taking place the developer, together with Anglian Water, agree a suitable scheme to accommodate the planned growth.

12.11.2.8 This site has come forward with a planning proposal and now benefits from outline planning permission (15/01786/OM) for 27 new homes. The first phase of this site has since come forward with a reserved matters application (17/02375/RMM) which has been granted for 12 dwellings. The majority of the new homes on this portion of the site have completed. The second phase has also come forward and now benefits from reserved matters for 15 dwellings (19/01680/RMM).

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12.12 Heacham

Key Rural Service Centre

Description

12.12.1 Heacham is a large village which functions as a service centre and coastal resort. The area immediately adjacent to the Wash on the western edge of the village is dominated by caravans and the village is bounded to the east by the A149 road. Due to its popularity, particularly with tourists and retirees, Heacham has undergone several phases of major growth since the nineteenth century. The Parish of Heacham has a population of 4,750⁽⁵²⁾ making it one of the largest villages and parishes in the Borough. The village has two shopping areas, a small parade along Station Road and the High Street, a nursery/infant school and a primary school, a GP surgery, a church and has strong public transport links to King's Lynn and Hunstanton. More extensive retail and service provision is available in the adjacent town of Hunstanton, to the north.

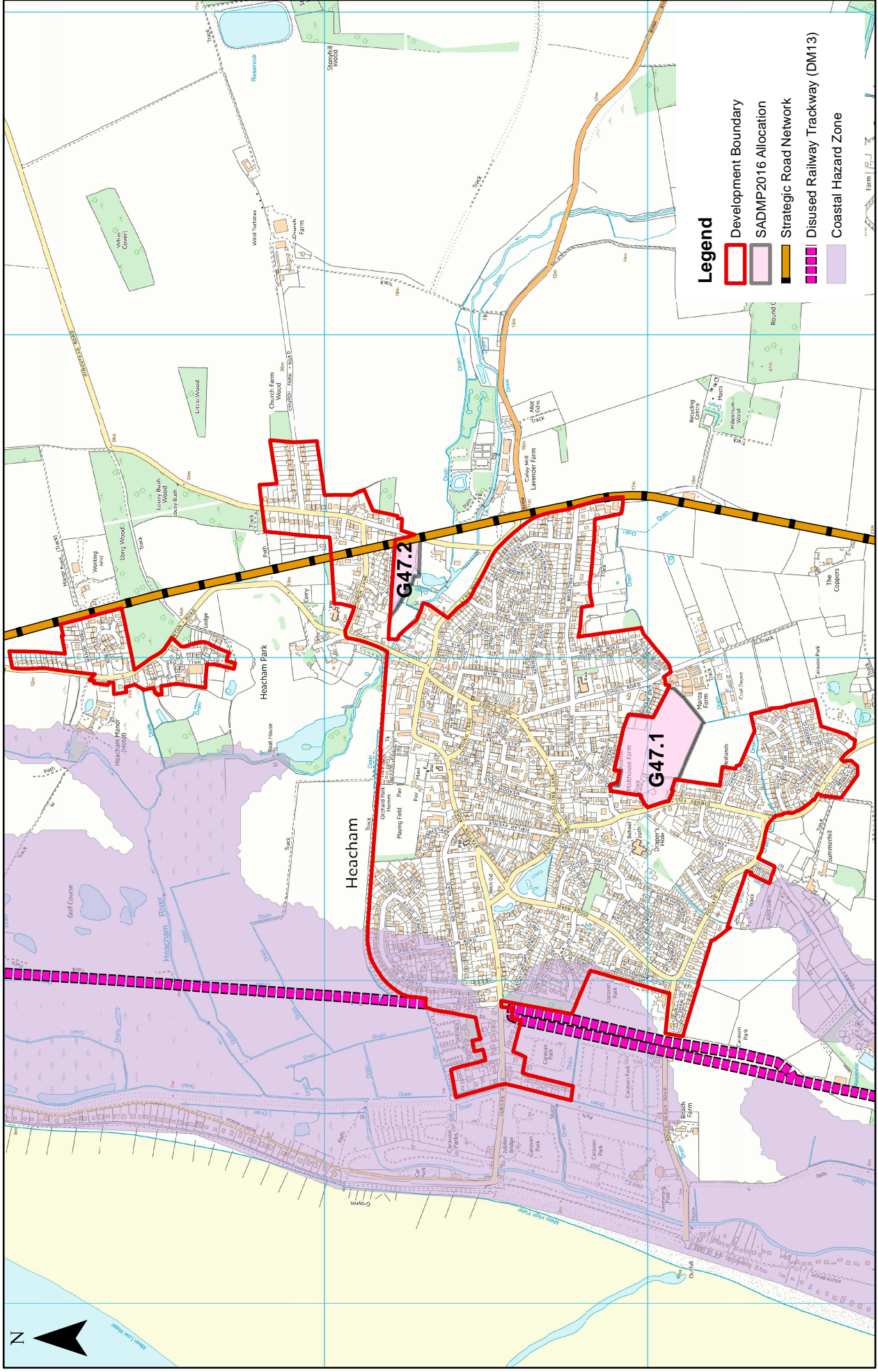
12.12.2 A Conservation Area is designated around the Church and older part of the village, adjacent to Heacham Hall and grounds. In addition to the coast itself, Norfolk Lavender, situated to the east of Heacham, is a significant visitor attraction.

12.12.3 Heacham has one of the largest parish population sizes of all designated Key Rural Service Centres, second only to the combined parish population of Upwell and Outwell. Heacham benefits from a high proportion of services and facilities, and therefore is considered to be a sustainable location to accommodate new residents. However, additions and upgrades to infrastructure will be required to serve an expanded population. Accordingly, the SADMP (2016) made two allocations for at least 66 new homes.

Heacham Neighbourhood Plan

12.12.4 The Borough Council supports those Town/Parish Councils and local communities who wish to prepare a Neighbourhood Plan for their Area. Heacham Parish Council is in the process of preparing a Neighbourhood Plan for their Area. The Heacham Neighbourhood Plan Area was formally designated by the Borough Council 19/05/2017 and corresponds with the boundaries of Heacham Parish.

12.12.5 The Parish Council have prepared a submission version of their Neighbourhood Plan which went out to consultation under the Regulation 16 stage between the months April to June 2021. The neighbourhood plan is currently at their examination stage.



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Heacham

0 0.125 0.25 0.5 0.75 1
 Kilometers

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12.12.1 G47.1 - Heacham - Land off Cheney Hill Policy

Site Allocation

Policy G47.1 Heacham - Land off Cheney Hill

Land amounting to 6 hectares, as shown on the Policies Map, is allocated for residential development of at least 60 dwellings.

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

1. Establishment of safe pedestrian and vehicular access to the site with primary access from Cheney Hill. Opportunities for increasing connectivity to the surrounding secondary road network for pedestrian/cycle access should be explored;
2. Submission of details of layout, phasing, and conceptual appearance;
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. A financial contribution for any upgrades or additional provision in terms of water supply, sewerage, schools, highways etc. necessary to serve the development;
5. 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:
 - a. informal open space (over and above the Council's normal standards for play space)
 - b. pedestrian routes which provide a variety of terrain, routes and links to greenspace and/or the wider footpath network;
 - c. a contribution to greenspace provision or management in the wider area within which the site is located;
6. Provision of a programme of publicity aimed at both occupants of the development and other residents of Heacham, highlighting the opportunities for recreation (especially dog walking) in the vicinity avoiding areas within the Wash Special

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Protection Area and the North Norfolk Coast Protection Area and the North Norfolk Coast Special Protection Area, and the sensitivity of those areas to dog walking and other recreation.

7. A project level Habitats Regulations Assessment, with particular regard to the potential for indirect and cumulative impacts through recreational disturbance to the Wash Special Protection Area and the North Norfolk Coast Protection Area.
8. Provision of affordable housing in line with the current standards.

Site Description and Justification

12.12.1.1 The allocated site offers the greatest potential to integrate new housing with existing development as the site is surrounded on three sides by existing development. The site is located close to the village centre and local services, which enables new residents to easily access village facilities by walking or cycling. There are several potential access points to the surrounding road network, which provides the opportunity to improve the connectivity of the surrounding area. Norfolk County Council Highways Authority have indicated that this area of land is favourable for development in terms of access.

12.12.1.2 The site is currently used as arable agricultural land (grade 3) and is split into four fields divided by drainage ditches and some hedgerow in places. Other than the hedgerow and a few trees there are no other significant landscape features on the site. Whilst development would result in the loss of productive agricultural land, it is not possible to provide this level of housing on previously developed land in Heacham and development in this location would not encroach on the wider countryside.

12.12.1.3 The SADMP's Habitats Regulations Assessment Report identified the need for measures, as included in the policy, to ensure no adverse impact on the nearby designated nature conservation areas through exacerbation of existing adverse recreational impacts.

12.12.1.4 The Surface Water Network has been identified as being at capacity meaning a Sustainable Drainage System (SUDS) would be sought to serve the new development.

12.12.1.5 The potential impact on the wider countryside to the east of Heacham is somewhat limited due to the site being screened by existing industrial/agricultural buildings to the east of the site surrounding School Road. A further network of fields separates the site from the Area of Outstanding Natural Beauty, and the Norfolk Coast Partnership and Natural England have expressed a preference for development at this location above alternative options.

12.12.1.6 Notwithstanding this, the design of the development should have regard to the potential visual impact on the wider countryside and to existing residents in the surrounding area.

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12.12.1.7 The site has come forward with a planning proposal and now benefits from outline planning permission (15/00352/OM & 16/01385/OM) for a combined total of 133 new homes. Approximately half the site has come forward with a reserved matters proposal detailing 69 dwellings (18/00226/RMM), which is currently being considered.

12.12.2 G47.2 - Heacham - Land to the south of St. Mary's Close Policy

Site Allocation

Policy G47.2 Heacham - Land to the south of St. Mary's Close

Land amounting to 1.3 hectares, as shown on the Policies Map, is allocated for residential development of at least 6 dwellings.

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

1. Establish a safe vehicular and pedestrian access point from St. Mary's Close;
2. Submission of a Tree Survey to establish the significance of the trees on site and identify trees which must be retained;
3. Submission of an Ecological Study that establishes that either there would be no negative impact on flora and fauna. Or, if any negative impacts are identified, establishes that these [negative impacts] could be suitably mitigated;
4. Submission of an archaeological assessment;
5. The design of development, and in particular its massing and materials, shall have regard to its potential impact on the setting of Heacham Conservation Area and the Area of Outstanding Natural Beauty. Established trees and vegetation should be retained on the south-west boundary of the site to provide natural screening from Heacham Conservation Area. The hedgerow should be retained on the eastern boundary of the site to provide natural screening from the Area of Outstanding Natural Beauty;
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 could be in the form of a contribution to greenspace provision or management in the wider area within which the site is located, or provision may consist of some combination of informal recreational open space (over and above the Council's normal standards for play space) and/or pedestrian routes which help provide a variety of terrain, routes and links to greenspace and/or the wider footpath network;

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7. 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;
8. Provision of a financial contribution towards affordable housing commensurate with the current standards.

Site Description and Justification

12.12.2.1 The site lies to the south of St Mary's Close, which is a small cul-de-sac of large detached properties. The site currently comprises a private landscaped garden with some established trees within the site. The site provides the opportunity to create a low-density development of detached properties which take advantage of the setting of the site. The site is well integrated with existing development to the north and new development would not encroach on the wider countryside. Views of the site are limited to the near distance from adjacent roads/ footpaths and properties. The site is well connected to the more historic part of Heacham within close proximity of the A149 strategic road link and within walking distance of bus stops connected to the village centre and on the A149.

12.12.2.2 There is a Historic Environment Record for the vicinity of a post medieval system of drainage ditches acting as water meadows along the Heacham River valley, which is identified through earthworks and cropmarks. An archaeological assessment is therefore required, and discussion of this with Norfolk Historic Environment Service is recommended.

12.12.2.3 The Surface Water Network has been identified as being at capacity meaning a Sustainable Drainage System (SUDS) would be sought to serve new development.

12.12.2.4 The west and south west boundary of the site abuts Heacham Conservation Area and is close to Historic Park and Gardens. A line of trees and shrubs provides a natural visual screen from the Conservation Area to the site and the policy contains a clause to retain this vegetation. The site does contain further areas of dense vegetation and established trees in addition to a pond to the south. The policy requires an ecological survey to be undertaken to establish the significance of flora and fauna on the site. Where possible, the Council will seek to retain established vegetation but will need to consider detailed design and layout configurations at the planning application stage.

12.12.2.5 To the east of the site lies the Area of Outstanding Natural Beauty (AONB). The site is currently well screened from the AONB by established trees and hedgerow which bound the east of the A149 road. An immature hedgerow, bank and fence exists on the eastern boundary of the site and these should be retained and enhanced to provide further screening from the site.

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12.12.2.6 A proportion of affordable housing would normally be expected to be included in the development, however in this particular case in view of the nature of the site and the anticipated character of the development an equivalent contribution to affordable housing elsewhere will be acceptable.

12.12.2.7 This site has come forward with a planning proposal and now benefits from outline planning permission (16/00245/O) for 8 new homes. This has been progressed by a series of reserved matters permissions (17/00251/RM, 17/01114/RM, 18/01458/RM & 19/01005/RM). The first four homes have been completed.

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12.13 Marshland St James/ St John's Fen End with Tilney Fen End

Key Rural Service Centre

Description

12.13.1 Marshland St James is a linear settlement, 11 miles southwest of King's Lynn, extending along Smeeth Road, the central part being south of its junction with Walton Road to the cemetery and north to the village hall. The population of Marshland St James is 1,336.⁽⁵³⁾ The other villages form part of other parishes.

12.13.2 Marshland St James, St John's Fen End & Tilney Fen End are jointly designated as a Key Rural Service Centre, and together have a moderate range of services and facilities to serve the existing and wider rural community.

12.13.3 The SADMP (2016) made two residential housing allocations for at least 25 new dwellings. The Local Plan review carries these forwards.

12.13.4 The Borough Council supports those Town/Parish Councils and local communities who wish to prepare a Neighbourhood Plan for their Area.

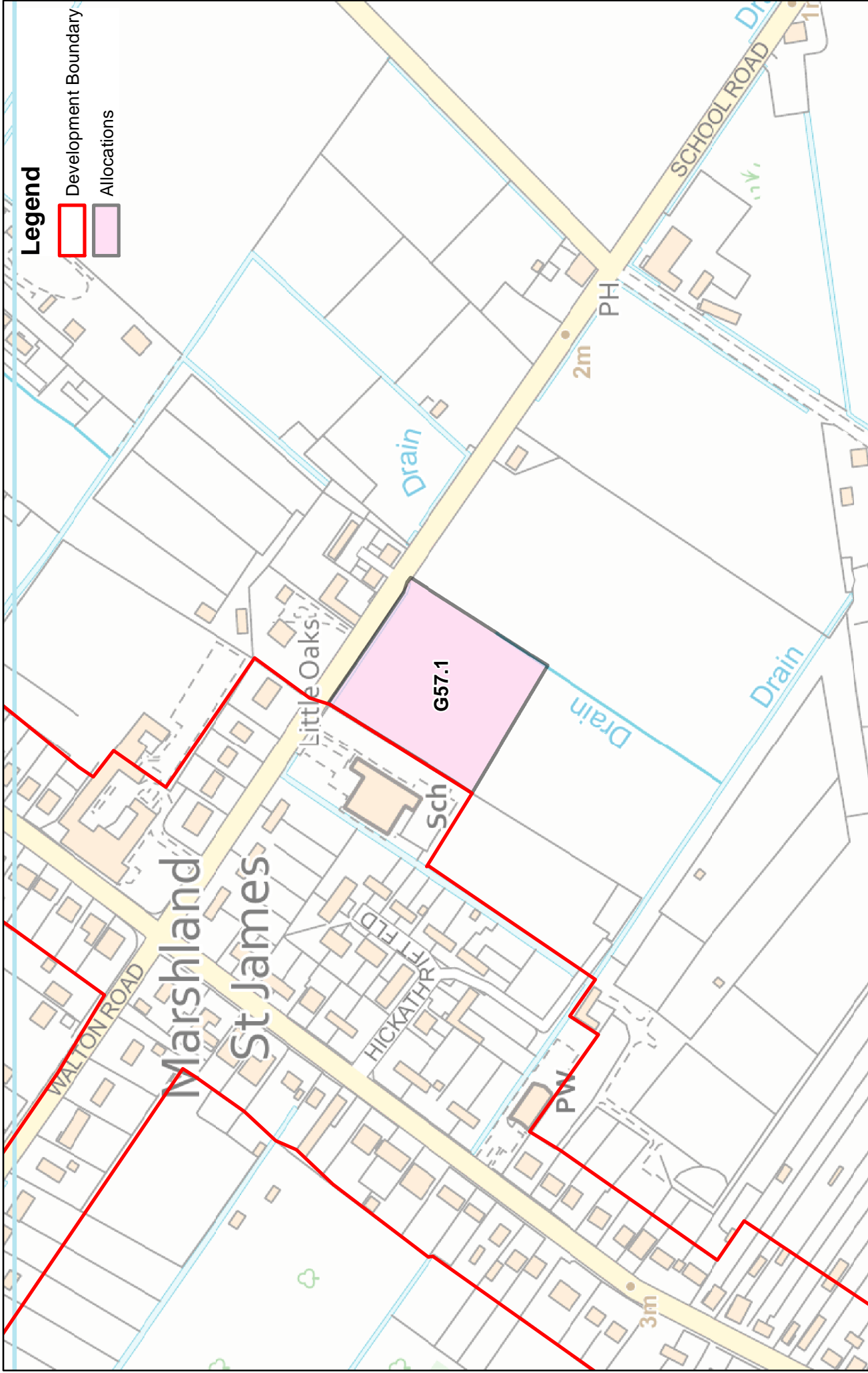
Marshland St. James Neighbourhood Plan

12.13.5 Marshland St. James Parish Council and the local community are at the early stages of preparing a Neighbourhood Plan for their Area. The Neighbourhood Area was formally designated by the Borough Council 24/01/2020 and corresponds with the parish boundaries for Marshland St. James.

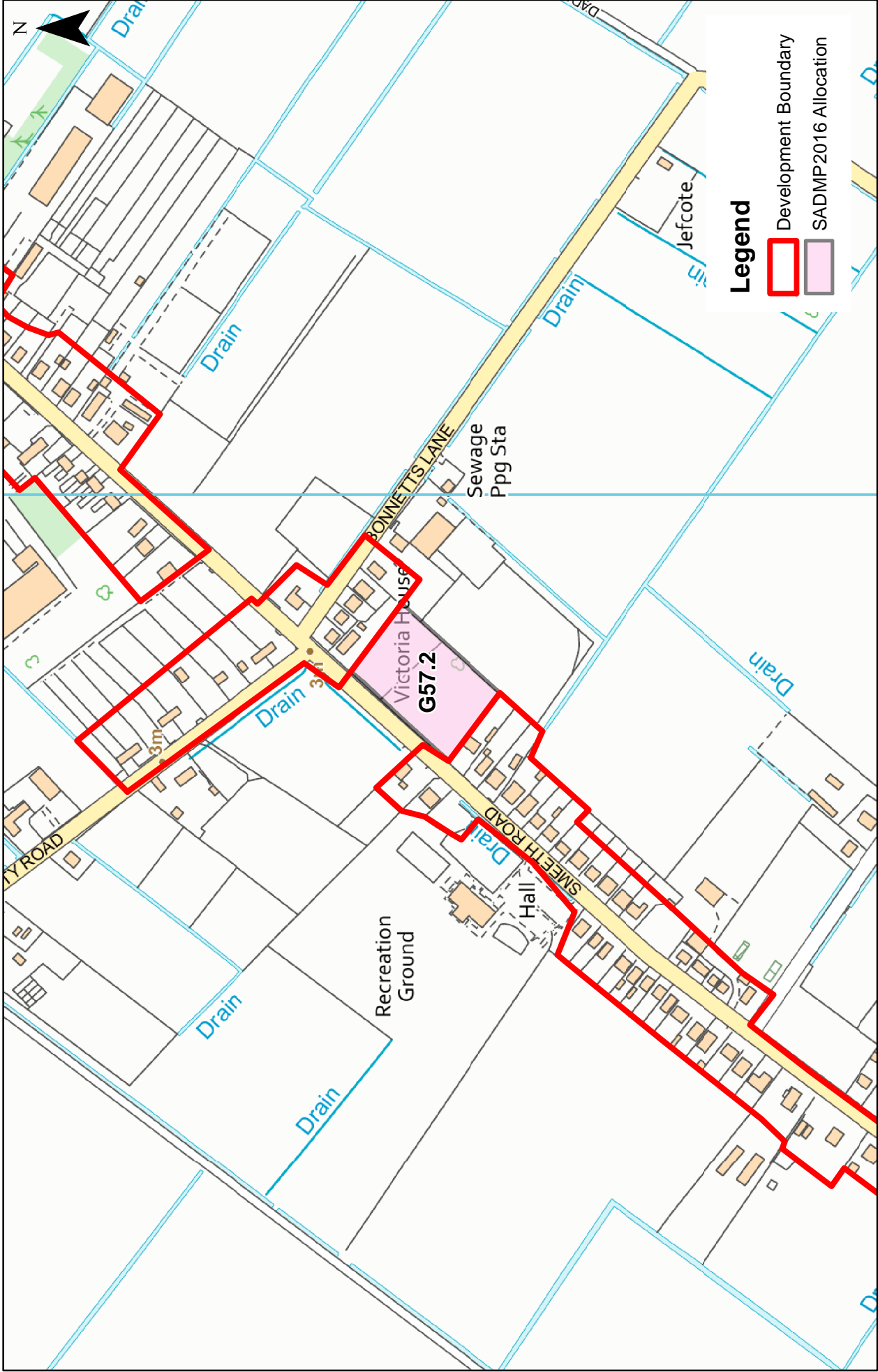


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Marshland St James & St John's Fen End with Tilney Fen End



Marshland St James & St John's Fen End with Tilney Fen End (Zoomed to G57.1)



Marshland St James & St John's Fen End with Tilney Fen End
(Zoomed to G57.2)

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12.13.1 G57.1 - Marshland St James Land adjacent to Marshland Saint James Primary School Policy

Site Allocation

Policy G57.1 - Land adjacent to Marshland Saint James Primary School

Land adjacent Marshland Saint James Primary School amounting to 0.8 hectares, 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. Achievement of suitable access to the site and local improvements being made to the footway network to the satisfaction of the Highways Authority;
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 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. Provision of affordable housing in line with the current standards.

Site Description and Justification

12.13.1.1 The allocated site is situated towards the south of the settlement, adjacent to the local primary school. The development boundary immediately abuts the sites north west boundary. The Borough Council considers the site is suitable to accommodate at least 15 residential units at a density consistent with that of the surrounding area.

12.13.1.2 The site scored highly in terms of sustainability particularly in relation to its proximity to services as it is located next to the primary school, therefore helping minimise the need for new residents to use cars in the settlement.

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12.13.1.3 The site is currently classed as high-quality agricultural land (grade 2), bound to the north by hedgerows. Whilst development would result in the loss of undeveloped land, this applies to all potential development options located outside the village boundary. Whilst development at this site would not create a linear frontage as seen along Smeeth Road, it would be in keeping with the immediate form and surrounding landscape in the settlement, as an estate style development is seen on the opposite side of the school at Hickathrift Field.

12.13.1.4 Norfolk County Council as the local highway authority has no objection to this site been allocated providing safe access can be achieved and improvement to pavements to link the site to the services.

12.13.1.5 The site lies within Flood Zone 3 (high risk of flooding) as identified by the Borough Council's Strategic Flood Risk Assessment. None of the available sites in the settlement is at a lower risk of flooding as the whole of the settlement is in Flood Zone 3. Therefore, the sequential test set by the National Planning Policy is met. A site-specific flood risk assessment is required by the policy. developed. This site could only be granted permission if such an assessment demonstrates that housing development on this site would be safe, and it can be shown that this can be achieved in a way compatible with the site's surroundings. It will be for the site owner or prospective developer to provide such an assessment. The detailed requirements for this are set out in LP25: sites in areas of flood risk (see earlier in this document).

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

12.13.1.7 The majority of the views into the site are limited to near distance from adjacent roads, properties and school. 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-west boundary; the remainder of the site abuts open countryside. In the limited views that are available the site is seen in the context of the existing settlement.

12.13.1.8 The site has come forward and benefits from both outline planning permission (15/01826/OM) and reversed matters (17/00866/RMM / 18/00242/RMM) for 17 dwellings.

12.13.2 G57.2 - Marshland St James Land adjacent 145 Smeeth Road Policy

Site Allocation

Policy G57.2 - Land adjacent 145 Smeeth Road, Marshland Saint James

Land adjacent 145 Smeeth Road, Marshland Saint James amounting to 0.75 hectares, as identified on the Policies Map, is allocated for residential development of at least 10 dwellings.

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

Site Description and Justification

12.13.2.1 The allocated site (submitted site Ref. No. 755) is situated towards the centre of the settlement, south of the Smeeth Road and Bonnets Lane junction. The development boundary immediately abuts the site's north east and south west boundaries. The Borough Council considers the site is suitable to accommodate at least 10 residential units at a density consistent with that of the surrounding area.

12.13.2.2 The site scored highly in terms of sustainability particularly in relation to its proximity to services as it is located near to the village playing field and village hall. The school is within walking distance and an existing footpath runs along the site's frontage, therefore minimising the need for new residents to use cars in the settlement.

12.13.2.3 The site is currently classed as high quality agricultural land (grade 2). Whilst development would result in the loss of undeveloped land, this applies to all potential development options located outside the village boundary. Development at this site would create a linear frontage in keeping with the form and surrounding landscape in the settlement, as seen along Smeeth Road. The site is supported by Marshland Saint James Parish Council.

12.13.2.4 Norfolk County Council as the local highway authority has no objection to this site being allocated as it is well related for local services and suitable for low scale frontage development.

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12.13.2.5 The site lies within Flood Zone 3 (high risk of flooding) identified by the Borough's Strategic Flood Risk Assessment. None of the available sites in the settlement is at a lower risk of flooding as the whole of the settlement is in Flood Zone 3. Therefore, the sequential test set by the National Planning Policy is met. A site-specific flood risk assessment has not yet been carried out. This would be required before this site could pass the exceptions test set by the National Planning Policy Framework and be developed. This site could only be granted permission if such an assessment demonstrates that housing development on this site would be safe, and it can be shown that this can be achieved in a way compatible with the site's surroundings. It will be for the site owner or prospective developer to provide such an assessment. The detailed requirements for this are set out in LP25: sites in areas of flood risk (see earlier in this document).

12.13.2.6 The majority of the views into the site are limited to near distance from adjacent roads and 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-east and south-west boundaries; the remainder of the site abuts open countryside. In the limited views that are available the site is seen in the context of the existing settlement.

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

12.13.2.8 The site has come forward and benefits from outline planning permission for 6 dwellings (17/01675/O) and reserved matters (18/00837/RM) for 2 of these dwellings. These permissions do not cover the entire site and the remaining area of the site is still available.