

Local Plan Review Pre-Submission Stage 2021

12 Key Rural Service Centres

Key Rural Service Centres

12.0.1 23 Key Rural Service Centres are identified by the Settlement Hierarchy (LP02). They help to sustain the wider rural community. They provide a range of services that can meet basic day-to-day needs and a level of public transport that can enable access to and from the settlement. The Borough Council will seek to maintain and enhance facilities to support this function.

Key Rural Service Centres (23)	
Brancaster with Brancaster Staithe and Burnham Deepdale	Methwold with Northwold
Burnham Market	Marshland St James with St John's Fen End and Tilney Fen End
Castle Acre	Middleton
Clenchwarton	Snettisham
Dersingham	Stoke Ferry
Docking	Southery
East Rudham	Terrington St Clement
Emneth	Terrington St John with St Johns Highway and Tilney St Lawrence
Feltwell with Hockwold-cum-Wilton	Upwell and Outwell
Great Massingham	Walpole St Peter with Walpole St Andrew and Walpole Marsh

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Key Rural Service Centres (23)	
Grimston with Pott Row and Gayton	West Walton
Heacham	

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12.1 Brancaster with Brancaster Staithe/Burnham Deepdale

Key Rural Service Centre

Description

12.1.1 Brancaster, Brancaster Staithe and Burnham Deepdale are coastal settlements within the Norfolk Coast Area of Outstanding Natural Beauty (AONB) which have developed in a linear pattern along the A149. The settlement hierarchy designated the settlements as a joint Key Rural Service Centre, according to their proximity to each other providing the opportunity for mutual support, with a combined population of 797⁽³⁹⁾.

12.1.2 The highest concentration of local services is in Burnham Deepdale which contains a local centre focused around a set of small business and retail outlets adjacent to a fuel station and convenience store and a tourist information centre and camping business. Additionally, the settlements also contain public houses, a school, churches, a village hall and other businesses associated largely with tourism. The villages are connected via a bus route along the A149.

12.1.3 Part of Brancaster has been designated a Conservation Area for its historic interest. The settlements are interspersed with small-scale infilling of modern development. The area is rich in natural and historic assets including:

- Remains of roman fort: Branodunum in Brancaster
- Peddars Way and the Norfolk Coast Footpath
- Titchwell Marsh RSPB Reserve
- Tidal creeks which are navigated for sailing
- Salt marsh.

12.1.4 Brancaster, Brancaster Staithe and Burnham Deepdale are located next to the undeveloped coast which is protected by national and international designations for its natural, environmental and historic significance. Further development in these settlements must be particularly sensitive in terms of visual impact and the impact new residents could have on the immediate surroundings.

12.1.5 The policies below carry forward the allocations made by the SADMP (2016) for at least fifteen houses altogether; at least five houses in Brancaster and at least ten houses in Brancaster Staithe.

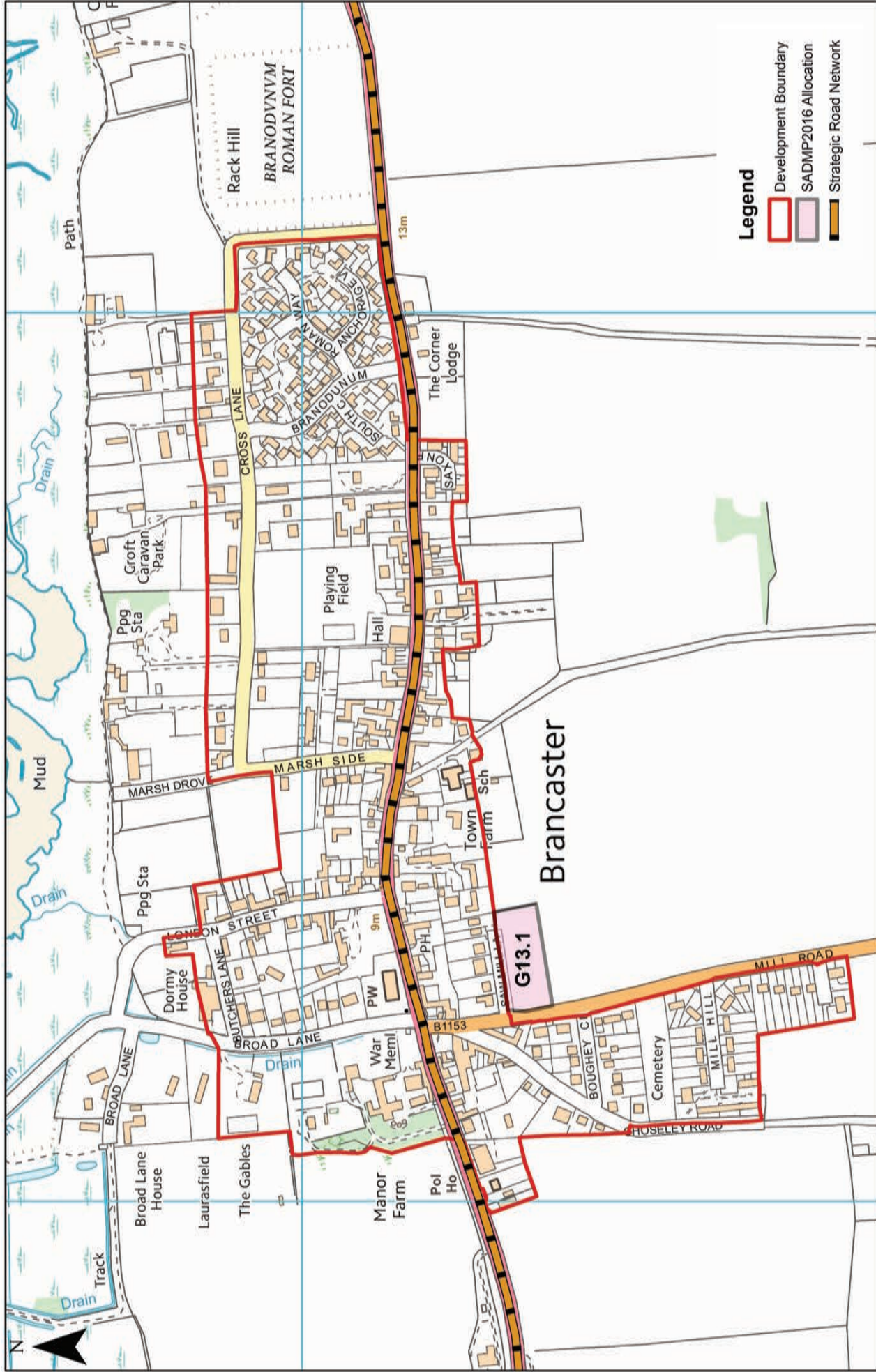
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Brancaster Neighbourhood Plan

12.1.6 The Brancaster Neighborhood Plan first came into force for this area on the 30 November 2015. The neighbourhood plan went through a review from 2018 and came into force on the 22 February 2021. The Area this covers corresponds with the Parish Boundary and includes the settlements of Brancaster, Brancaster Staithe and Burnham Deepdale.

12.1.7 The neighbourhood plan review forms part of the Local Development Plan and sits alongside the Local Plan. It assists in guiding development within the Neighbourhood Plan Area through local policies and allocations. To find more information please go to: https://www.west-norfolk.gov.uk/info/20127/neighbourhood_plans/117/completed_plans

12.1.8 It is not the Borough Council's intention to make further allocations at this joint Key Rural Service Centre. However, within the spirit of the NPPF (2018) and the Localism Act (2011), the Parish Council and local community were left to decide how best to accommodate future growth in a sustainable manner regarding the neighbourhood plan review.



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12.1.1 G13.1 - Brancaster - Land to the east of Mill Road Policy

Site Allocation

Policy G13.1 Brancaster - Land to the east of Mill Road

Land amounting to 0.5 hectares, as shown 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. Provision of a new road to access the site from the B1153;
2. Submission of an ecological study that establishes that either:
 - a. there would be no negative impact on flora and fauna;
 - b. or, if any negative impacts are identified, establishes that:
 - c. these [negative impacts] could be suitably mitigated against;
3. The design of development, and in particular its massing and materials, shall have regard to its potential impact on the scenic beauty of the Norfolk Coast Area of Outstanding Natural Beauty and the setting of Brancaster Conservation Area;
4. Incorporation of a high quality landscaping scheme to integrate the development into the landscape of the Area of Outstanding Natural Beauty, and minimise its impact of the development on the wider countryside, with particular attention to the south and east boundaries, including incorporating existing planting here as far as practicable;
5. Provision of affordable housing in line with the current standards;
6. 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.

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Site Description and Justification

12.1.1.1 The site offers the opportunity to create a small development on land which is currently unused to the south of the A149 away from more sensitive locations near the coast or the remains of the Roman Fort. Vehicular access to the B1153 could be achieved through creating a new separate access road, this is supported by Norfolk County Council as the local highway's agency.

12.1.1.2 The location of the site offers safe walking and cycling access to nearby local services and Brancaster Primary School.

12.1.1.3 Whilst the site is within the Area of Outstanding Natural Beauty, the site is bordered by existing development to the south and east which provides a semi-urban backdrop reducing the visual impact on the wider countryside.

12.1.1.4 The majority of views of the site are limited to the near distance from adjacent roads, properties and public rights of way. The Conservation Area extends to the opposite side of Mill Road (to the north west of the site). It is possible to view the Grade 1 Listed Church above the existing properties to the north of the site. It is not considered that development of the site would have a material impact on the setting of this Heritage Asset. The policy contains a clause to ensure that new development would not have an adverse impact on the setting of the Conservation Area and on the Area of Outstanding Natural Beauty designation.

12.1.1.5 The site came forward with a planning application (17/01517/FM & 18/02114/F) and currently has the benefit of full planning permission for 12 dwellings and indeed development of the site has started.

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12.1.2 G13.2 - Brancaster Staithe and Burnham Deepdale - Land off The Close Policy

Site Allocation

Policy G13.2 Brancaster Staithe and Burnham Deepdale - Land off the Close

Land amounting to 0.7 hectares, 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 demonstrating safe access provision onto The Close;
2. The design of development, and in particular its massing and materials, shall have regard to its potential impact on the scenic beauty of the Norfolk Coast Area of Outstanding Natural Beauty;
3. Incorporation of a high quality landscaping scheme to the south and east boundaries to minimise the impact of the development on the wider countryside;
4. Submission of details showing how sustainable drainage measures will integrate with the design of the development and how the drainage system will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission;
5. Provision of affordable housing in line with the current standards.

Site Description and Justification

12.1.2.1 The borough council considers that the site is considered to have the least impact on the visual amenity of the Area of Outstanding Natural Beauty than any other suggested options.

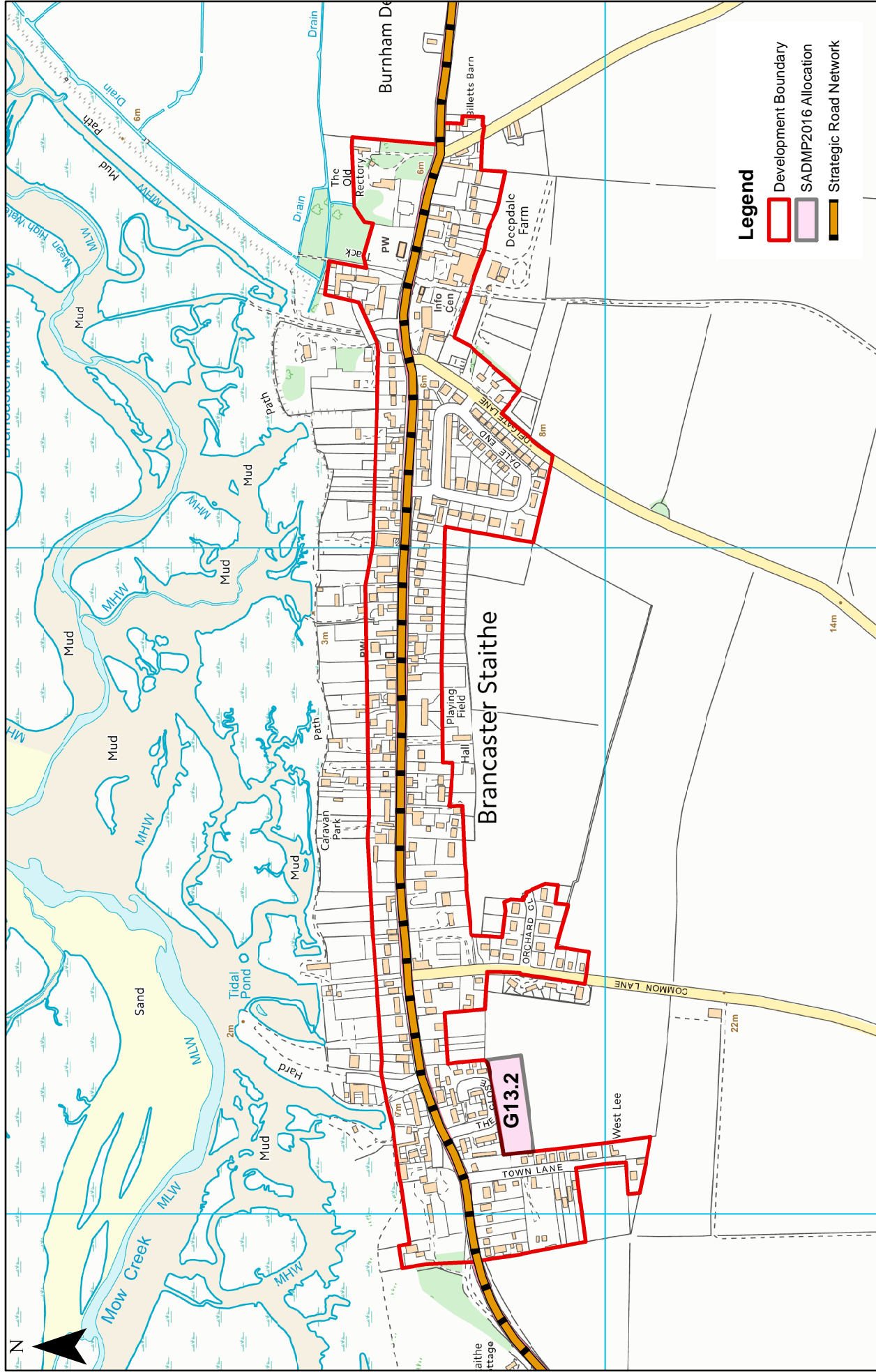
12.1.2.2 The site is largely surrounded by development (on three of its four sides), with undeveloped arable farmland to the south and a small portion of open space to the north. The site has the advantage of being well related to other built development and safe pedestrian access is achievable to the village services.

12.1.2.3 Views of the site are limited but it would have some impact on adjacent properties and the site can be partly seen from Common Lane. However, the site would present a continuation of existing development around The Close and therefore it is not considered to have a significant detrimental impact on the wider scenery as existing housing can already

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be seen from Common Lane. Effective natural screening will be sought to reduce the wider visual impact on the countryside. The policy contains a clause to ensure the form of development will be designed with special regard to the potential impact on the Area of Outstanding Natural Beauty.

12.1.2.4 The site came forward with a planning application (16/02140/FM) and currently has the benefit of full planning permission for 12 dwellings.



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12.2 Burnham Market

Key Rural Service Centre

Description

12.2.1 Burnham Market is situated close to the coast within the Norfolk Coast Area of Outstanding Natural Beauty and has a traditional village form consisting of a high street occupied by small independent retailers and a pub fronting the village green. Built character within the village comprises a mixture of colour-washed buildings, interspersed with brick, which provide strong definition to the streets. There is a high concentration of Listed Buildings surrounding the village green which is part of the Conservation Area.

12.2.2 The parish of Burnham Market has a population of 877⁽⁴⁰⁾ As with the surrounding coastal villages, the area has long been popular with local people, retirees, and tourists which has led to limited affordability of the local housing stock. Burnham Market is one of few rural settlements which does not suffer from declining services, managing to retain and attract small businesses and therefore provide a sustainable service offer to surrounding villages and hamlets. Burnham Market is connected to coastal villages via the Coast-hopper bus route along the A149.

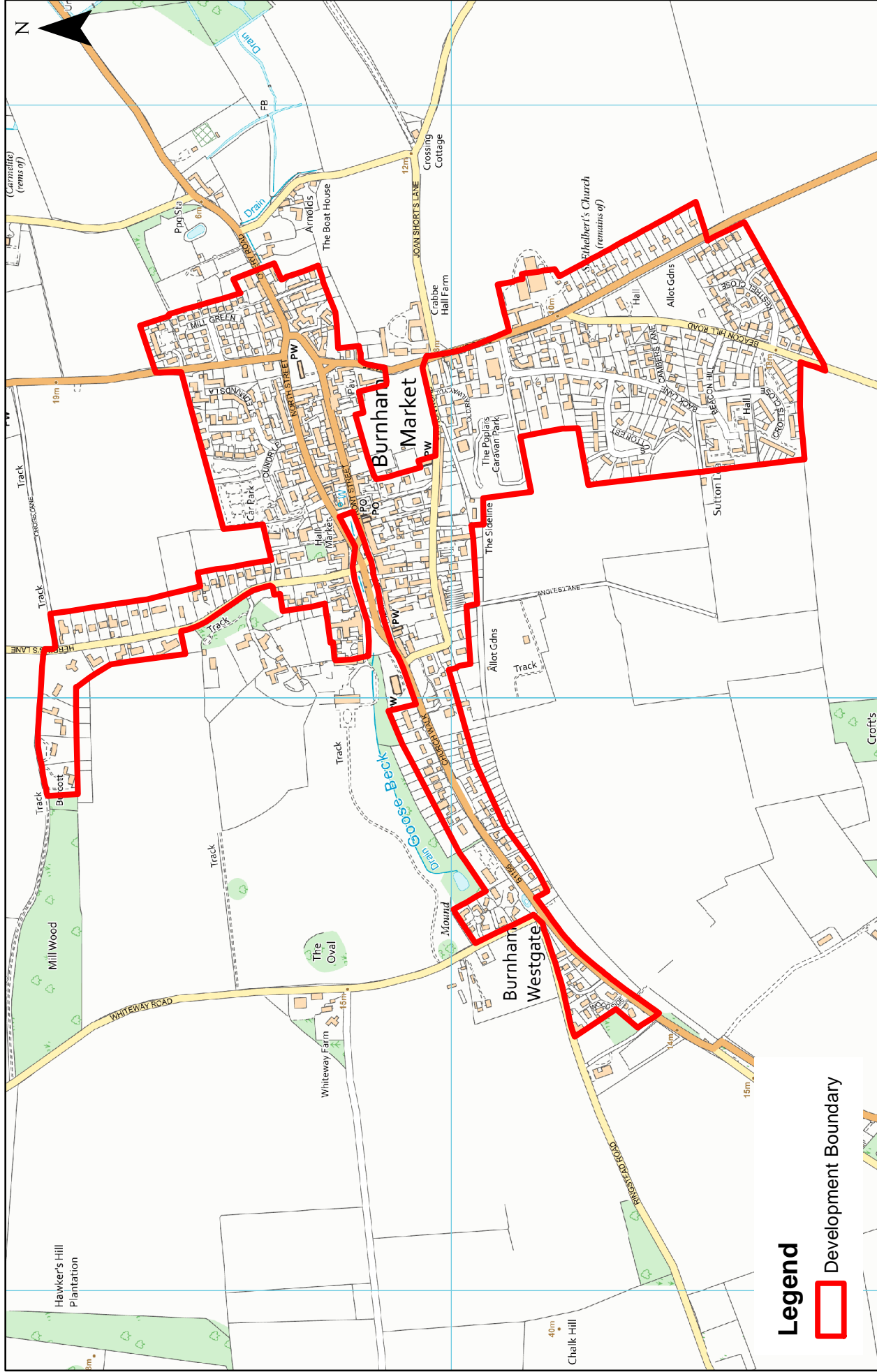
12.2.3 The village is in a scenic location within the Area of Outstanding Natural Beauty (AONB) and the central part of the village is designated a Conservation Area. When assessing potential development, the Borough Council considers the potential impact of development on the rural and historic character of the village and surrounding scenic countryside.

12.2.4 The Site Allocations and Development Management Policies Plan (2016) made an allocation for land amounting to 2.7 hectares for a development of at least 32 dwellings and a 1.2 hectare public car park, along with associated landscaping and public toilets. This site duly came forward, gained planning permission (13/01810/FM) and the development is now complete. Accordingly, the allocation has been removed from the Policies Map and the completed site is now included within the development boundary for Burnham Market.

Burnham Market Neighbourhood Plan

12.2.5 During the latter part of 2019 and early part of 2020 Burnham Market Parish Council and the local community have been seriously exploring the option of preparing a neighbourhood plan for their area. Planning Policy officers from the Borough Council have met with them on several occasions and it is anticipated that a neighbourhood plan for Burnham Market Parish will be forthcoming in the near future. The Borough Council would fully support this.

40 Census data 2011.



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12.3 Castle Acre

Key Rural Service Centre

Description

12.3.1 Castle Acre is a considerable rural settlement that is situated along the upper northern slope of the Nar valley to the west of the A1065, 15 miles east of King's Lynn and 5 miles north of Swaffham. The origin of the form of the settlement lies in the Norman Castle. The High Street, Bailey Street and Stocks Green have a strong urban character and these linear spaces also have a strong sense of enclosure. The rest of the village is more rural in character, and generally new dwellings have been incorporated well into the village.

12.3.2 Castle Acre has a number of historic character buildings and a large part of the village is designated a Conservation Area to preserve and enhance its special historic and architectural quality. In the main the older buildings are of two storeys with pitched roofs, and the predominant building material is rough knapped flint with orange / red brick quoin and also red brick itself. Roofs are normally in orange / red clay pantiles.

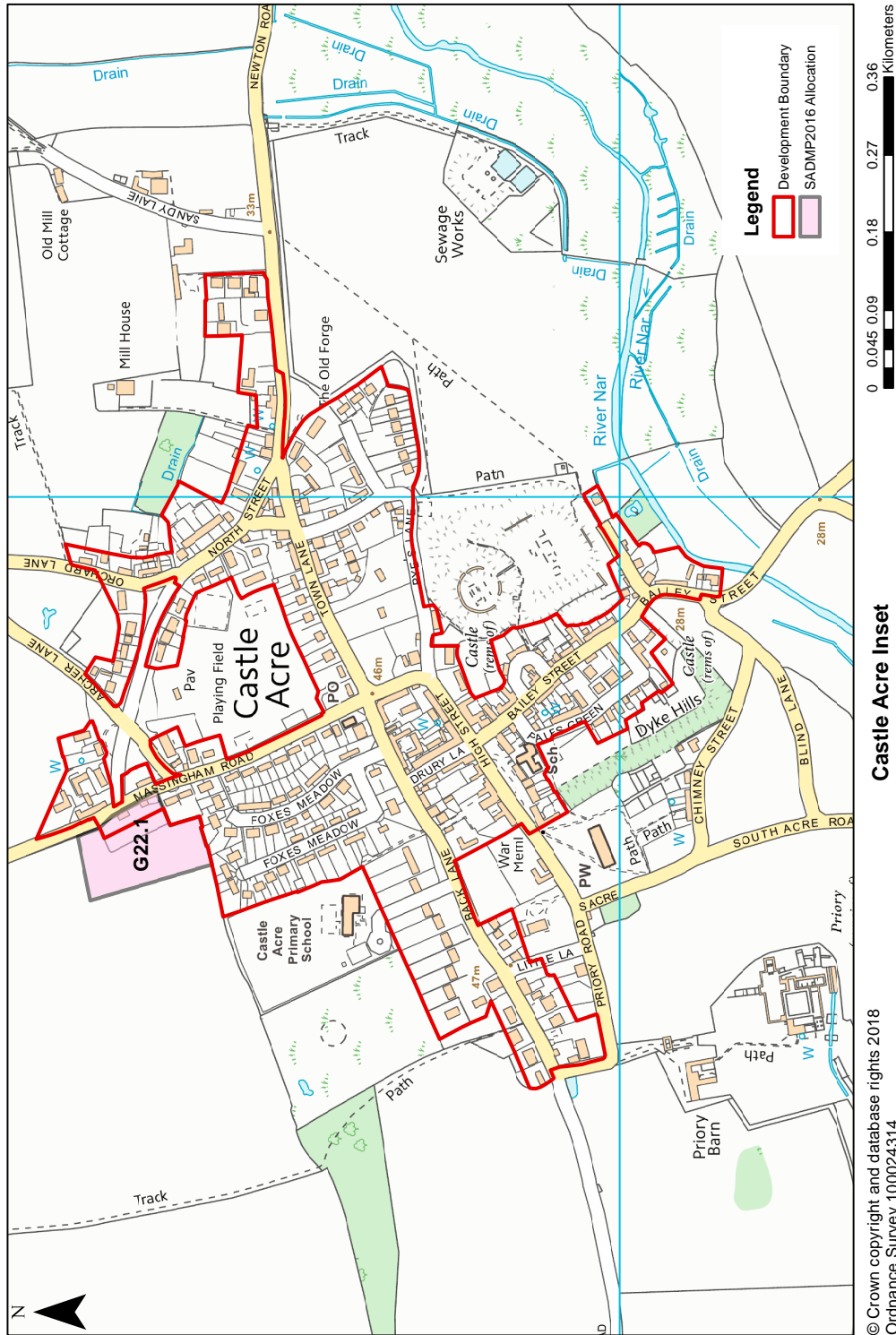
12.3.3 Castle Acre benefits from a range of services including a school, bus service, a shop, pub, and other employment opportunities. The population was recorded as 848 in the 2011 Census⁽⁴¹⁾.

12.3.4 Castle Acre is designated a Key Rural Service Centre and therefore is identified as having potential to accommodate growth to sustain the wider rural community. The Site Allocations and Development Management Policies Plan (2016) provided an allocation of at least 15 dwellings in order to meet the identified need at that time. The Local Plan review seeks to support this and carry the allocation forward.

Castle Acre Neighbourhood Plan

12.3.5 Castle Acre Parish Council had their Area designated in 2017. This corresponds with the Parish Boundary. The Castle Acre Parish Council and local community have prepared a draft version of their Neighbourhood Plan which has passed its examination and is now at the decision making stage. Once made their Neighbourhood Plan will form part of the Local Development Plan and will sit alongside the Local Plan. It will assist in guiding development within the Neighbourhood Plan Area through local policies and possibly allocations of land should they wish to explore this.

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12.3.1 G22.1 - Castle Acre - Land west of Massingham Road

Site Allocation

Policy G22.1 Castle Acre - Land west of Massingham Road

Land amounting to 1.1 hectares to the west of Massingham Road, as shown 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. 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 Building.
2. The design and layout of the development, and in particular its massing and materials, shall preserve and enhance Castle Acre Conservation Area;
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. In order to achieve development that preserves and enhances the character of this part of the village, the Council requires a coordinated scheme on the entire site and the incorporation of a significant landscaping belt along the northern and western site boundaries to soften any impact of development on the wider landscape. Details of this shall be agreed by the LPA prior to use of the land taking place;
5. Development is subject to the demonstration of safe highway access and provision of appropriate footway improvements that meets the satisfaction of the local highway authority;
6. Provision of affordable housing in line with the current standards.

Site Description and Justification

12.3.1.1 The allocated site is situated on the northern part of Castle Acre, adjacent the proposed development boundary. The landscape of the site is undeveloped and comprises of Grade 3 (moderate quality) agricultural land although it is not currently in agricultural production. Other than the boundary hedgerows there are no landscape features of importance on the site.

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12.3.1.2 The site is located in a fairly built up part of the settlement with housing development to the east and south and mature planting mostly screening the site from the wider landscape on the northern and western sides. Views of the site are limited to near distance from adjacent roads, properties and public rights of way. Medium and long distance views are possible from the north and west however in this view development would mainly be seen in the context of the existing settlement. It is considered that development on the site would not be visually intrusive in the landscape. In addition, a policy is included to ensure that any potential conflict of built development with the landscape when viewed from the north-west would be mitigated using appropriate and high quality landscaping.

12.3.1.3 The Borough Council considers that the site is capable of accommodating at least 15 dwellings at a density consistent with its surrounding without detriment to the form and character of the locality. It would form a continuation to the established residential development to the south. Castle Acre Parish Council supported the development of the site over others considered at the time.

12.3.1.4 The site is well located to services scoring positively in the sustainability appraisal in terms of proximity and access to services. Site access and egress is obtainable from Massingham Road as supported by Norfolk County Council Highway Authority subject to local foot-way improvements and demonstration of safe access.

12.3.1.5 The eastern site boundary immediately abuts Castle Acre Conservation Area. Three Grade II Listed Buildings are also to be found close to the eastern part of the site. The sensitivity of the site will require careful design to ensure that the site makes a positive contribution to the Conservation Area and the setting of the nearby Listed Buildings. Standard housing designs are unlikely to achieve this.

12.3.1.6 It should be noted that this site has come forward with a planning proposal and does now benefit from planning permission (15/00942/OM). This is a hybrid permission in that the houses to the front of the site which are within the development boundary have full planning permission and the houses behind these have outline planning permission. The front section has since been superseded (16/02057/F). These 4 houses have been completed. This rear section has since come forward with a reserved matters application for 11 dwellings (17/02341/RMM) which also has now been granted. In total this will provide the 15 new homes which were originally sought.

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12.4 Clenchwarton

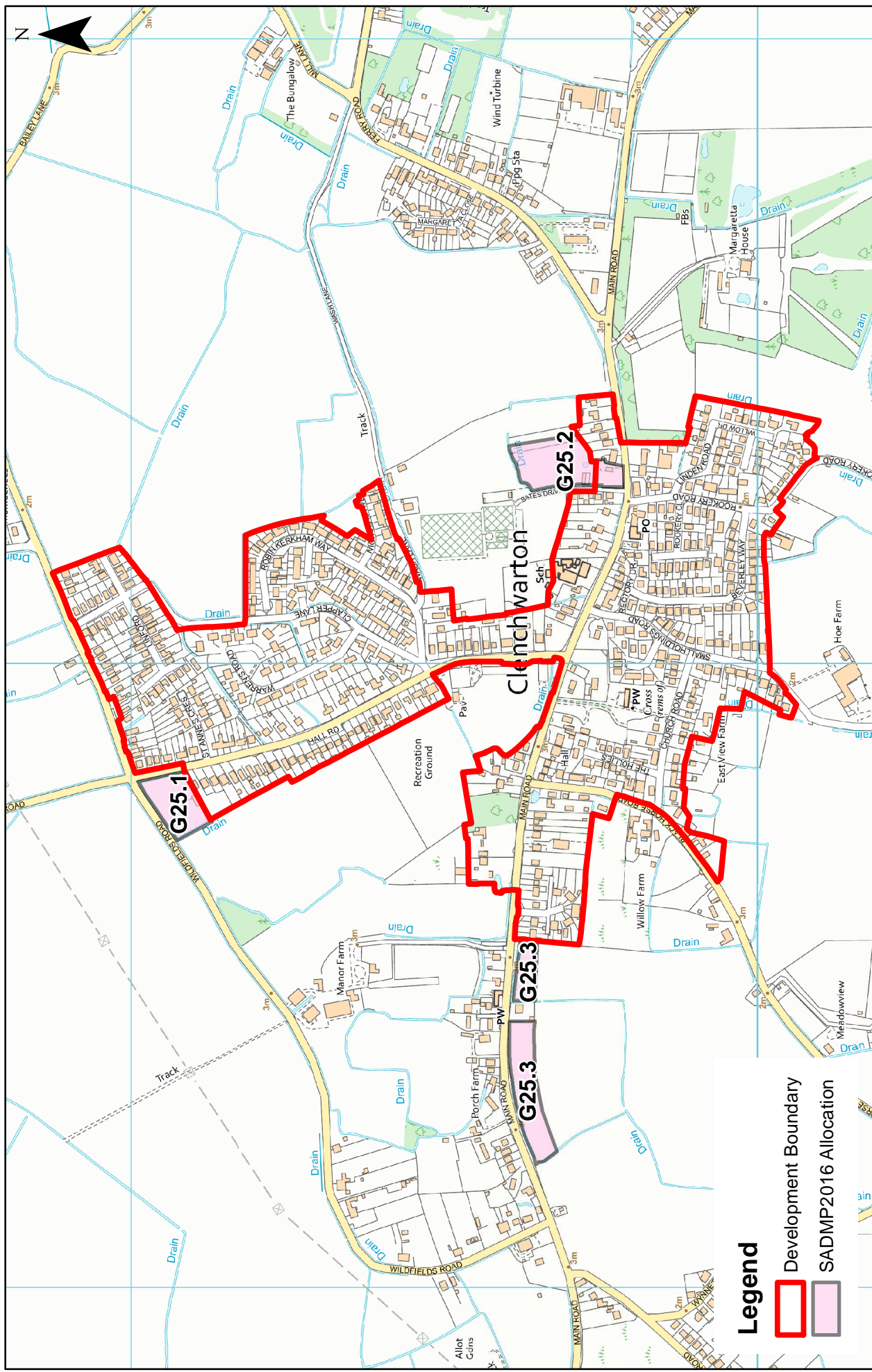
Key Rural Service Centre

Description

12.4.1 Clenchwarton is a large, scattered village situated on the old A17 (now by-passed) on the west side of the River Great Ouse about two miles west of King's Lynn. The settlement has a population of 2171⁽⁴²⁾ Clenchwarton benefits from a range of facilities including school, bus route, post office, pub, church and other employment and retail uses.

12.4.2 Clenchwarton is designated a Key Rural Service Centre. It is identified as having the potential to accommodate growth to sustain the wider rural community. The SADMP (2016) made three allocations to accommodate at least 50 new dwellings. The Local Plan review seeks to carry these forwards.

12.4.3 The entire settlement falls within the highest flood risk area. Appropriate site mitigation measures will be required as advised by site specific flood risk assessments.



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12.4.1 G25.1 - Clenchwarton - Land between Wildfields Road and Hall Road Policy

Site Allocation

Policy G25.1 Clenchwarton - Land between Wildfields Road and Hall Road

Land amounting to 0.7 hectare to the south of Wildfields 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 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). The FRA must consider the residual flood risk to the site in the event of breaching and/or overtopping of the tidal River Ouse. Where possible, a sequential approach should be adopted regarding the layout of the site, with the most vulnerable development situated in areas at lowest risk of flooding (i.e. shallower flood depths);
2. Suitable improvements to pedestrian links from the site to existing highway infrastructure;
3. Submission of details relating to the sewer that crosses the site together with mitigation if required (i.e. easement/diversion) to the satisfaction of Anglian Water;
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 Sustainable Drainage System (SUDS) should be included with the submission;
5. Provision of affordable housing in line with the current standards.

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12.4.1.1 Site Description and Justification

12.4.1.2 The allocated site is situated to the north of Clenchwarton in a built-up part of the village, with its southern and eastern boundaries immediately abutting the proposed development boundary.

12.4.1.3 The site comprises Grade 2 (good quality) agricultural land. Whilst development on the site would result in the loss of good quality agricultural land, majority of the site options in the settlement fall within the same category and the need to allocate additional housing to sustain existing services outweigh this constraint.

12.4.1.4 The site is considered to be suitably located for residential development. It is situated on the edge of a built up area with established residential development on the east and south. Development would form a natural continuation of housing along Hall Road without detriment to the form and character of the surrounding area. The site is relatively close to village services and provides some opportunity for residents to walk or cycle to these services. The local Highway Authority identifies the site to be well located and has no objections to the allocation of the site subject to a safe access and provision of the appropriate footway links.

12.4.1.5 Landscape features within the site include boundary hedgerows and trees, a ditch along the northern boundary, and a number of trees within the site but these are not subject to any tree preservation orders. The site is well integrated with its surrounding and it is considered that development would not be visually intrusive in the landscape as the site is well screened and the mature planting along the western site boundary forms a natural boundary with existing line of development. Views are limited to near distance from adjacent roads and properties.

12.4.1.6 The site falls within flood zone 3 (high flood risk area) and the flood hazard zone, but this applies to the majority of the settlement. As such development is subject to the appropriate flood mitigation measures as set out in the policy above.

12.4.1.7 The site benefits from both outline planning permission (15/01315/OM) and reserved matters (19/00913/RMM) for 10 dwellings (granted 08/10/2019). Indeed, a number of conditions have since been discharged. As part of the planning process the Environment Agency were satisfied with the flood risk assessment submitted, subject to conditions.

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12.4.2 G25.2 - Clenchwarton - Land north of Main Road Policy

Site Allocation

Policy G25.2 Clenchwarton - Land north of Main Road

Land amounting to 1.07 hectares to the north of Main Road as shown on the Policies Map is allocated for residential development of at least 20 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 Sustainable Drainage System (SUDS) should be included with the submission;
3. Provision of affordable housing in line with the current standards.

12.4.2.1 Site Description and Justification

12.4.2.2 The allocated site is located on the eastern part of Clenchwarton in a built-up part of the settlement. The site comprises Grade 2 agricultural land but is not currently in agricultural production.

12.4.2.3 The site is bordered by mature trees and hedgerows but there are no identified biodiversity constraints.

12.4.2.4 The site is well located within the built-up area of the village and is mostly surrounded by existing residential development. It is well screened, and views are limited to long distance from the wider landscape, but in this view the site is seen in context of the existing built environment. Near distance views are limited to glimpses from adjacent roads and from neighbouring properties.

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12.4.2.5 The site is identified as the highest scoring site in terms of proximity to services. Clenchwarton is well serviced and the central location of the site makes it easily accessible to a number of local services including the school, bus route, shop and Post Office. Thus, providing an opportunity for residents to walk and cycle to these services. Safe access into the site can be achieved from the existing access to the south of the site from Main Road. Norfolk County Council Highways has no objections to the allocation of the site provided safe access is delivered and has shown a preference to the allocation of the site over some other sites in the settlement.

12.4.2.6 The Borough Council considers that the site is of a suitable scale to accommodate 20 dwellings at a density consistent with its surrounding area and without detriment to the form and landscape character of the locality.

12.4.2.7 The site falls within a high flood risk area and hazard zone, but this applies to the majority of the settlement. As such development is subject to the appropriate flood mitigation measures as set out in the policy above.

12.4.2.8 The site has come forward and benefits from outline planning permission (15/01269/OM) and reserved matters (19/00466/RMM) for 19 dwellings.

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12.4.3 G25.3 - Clenchwarton - Land south of Main Road Policy

Site Allocation

Policy G25.3 Clenchwarton - Land south of Main Road

Land amounting to 1.2 hectares to the south of Main Road as shown on the Policies Map is allocated for residential development of at least 20 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 Sustainable Drainage System (SUDS) should be included with the submission;
3. Development is subject to demonstration of safe access and visibility to the satisfaction of the local Highway Authority and the provision of the appropriate footway links;
4. Provision of affordable housing in line with the current standards.

Site Description and Justification

12.4.3.1 The allocated site is situated on the western edge of Clenchwarton south of Main Road. The eastern site boundary immediately abuts the proposed development boundary.

12.4.3.2 The site, classed as grade 2 agricultural land, comprises of two separate sections with a detached two storey dwelling between the two sections. There are no landscape features of note within the site.

12.4.3.3 The surrounding area comprises of existing development to the north and east with open fields to the south and west. The site scores positively in terms of proximity and access to services; it is situated on Main Road where majority of the local services in the

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settlement are located with a public house immediately opposite. Safe site access and egress is obtainable off Main Road as supported by the Local Highway Authority subject to provision of adequate footpath links.

12.4.3.4 The site is on the edge of a line of established development. It is considered that in comparison to some other site options, development on the site would have minimal impacts on the form and character of the locality but would form a natural continuation of existing housing along Main Road. The site is capable of accommodating 20 dwellings at a density consistent with its surrounding area. The site falls within a high flood risk area and hazard zone, but this applies to the majority of the settlement. As such development is subject to the appropriate flood mitigation measures as set out in the policy above.

12.4.3.5 The site has come forward and benefits from outline planning permission and reserved matters for 20 dwellings (15/02008/O, 19/ 01288/RM & 16/00305/OM, 19/01287/RMM).

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12.5 Dersingham

Key Rural Service Centre

Description

12.5.1 The village of Dersingham is well served by a range of local amenities including a Post Office, supermarket, library, fire station, pubs, churches and schools. The parish of Dersingham has a population of 4,640⁽⁴³⁾. In addition, the village has a health centre and range of small business premises. Dersingham is approximately eight miles from King's Lynn and seven miles from Hunstanton and benefits from a regular bus service between the settlements along the A149. The level of services and facilities as well as the good accessibility to larger towns qualifies Dersingham as a Key Rural Service Centre.

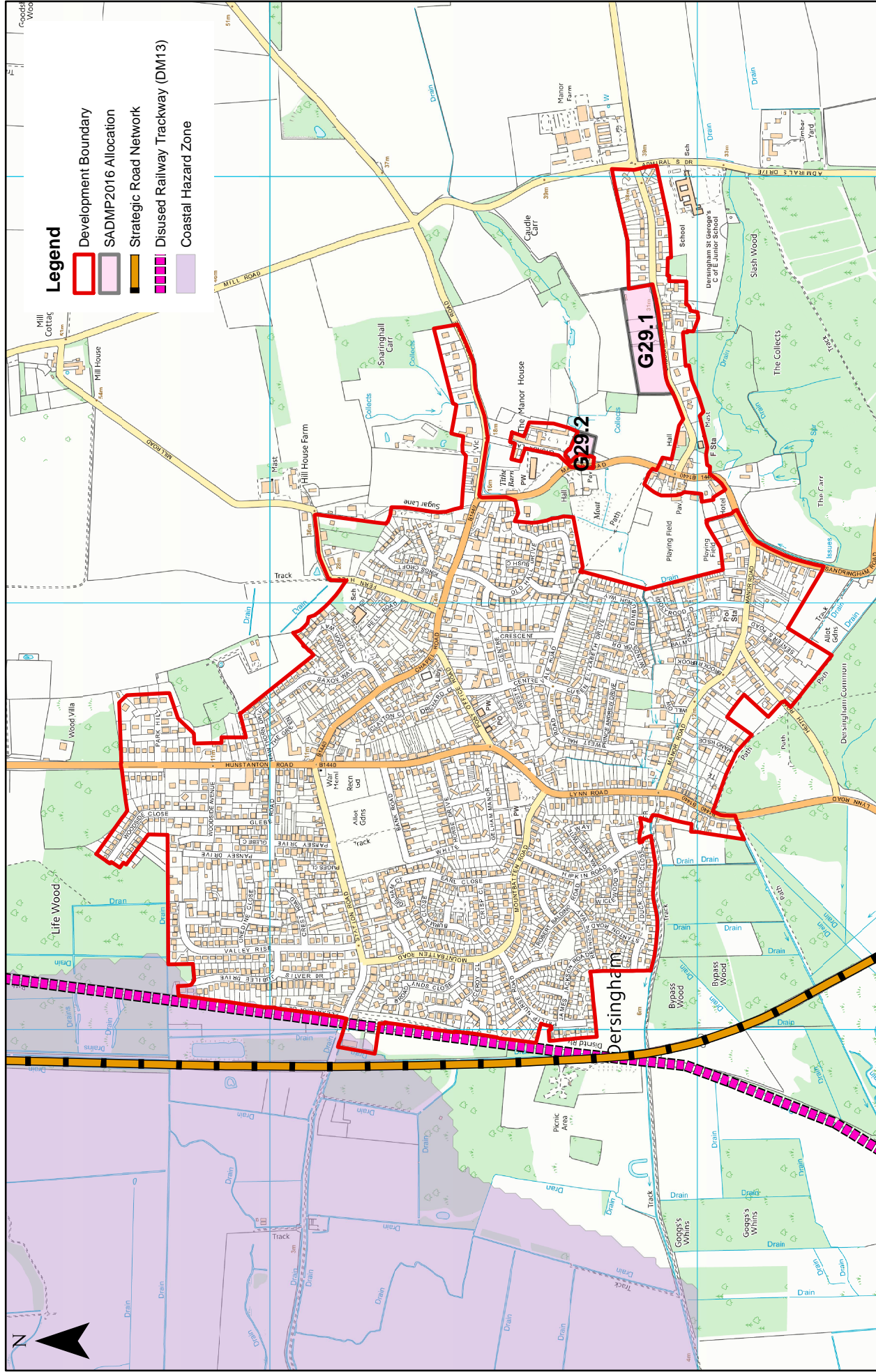
12.5.2 Dersingham is a historic settlement which has some traditionally constructed buildings of carrstone and flint, a designated Ancient Monument and the Grade I Listed Church of St. Nicholas. Dersingham has undergone a few phases of expansion, having tripled in size since 1961, and maintains its appeal as a popular place to live today with its own distinctive rural character.

12.5.3 Dersingham has seen a high level of housing development in the last century, and benefits from a high proportion of services and facilities which relate to the population size. Accordingly, the SADMP (2016) made two allocations for a combined 30 new homes.

Neighbourhood Plan

12.5.4 The Borough Council supports those Town/Parish Councils and local communities who wish to prepare a Neighbourhood Plan for their Area. Dersingham Parish Council is in the process of preparing a Neighbourhood Plan for their Area.

12.5.5 The Dersingham Neighbourhood Plan Area was formally designated by the Borough Council 30/10/2017 and corresponds with the boundaries of Dersingham Parish. The Parish Council is currently preparing a draft version of their Neighbourhood Plan for consultation.



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12.5.1 G29.1 - Dersingham - Land north of Doddshill Road Policy

Site Allocation

Policy G29.1 Dersingham - Land north of Doddshill Road

Land amounting to 1.8 hectares, as shown on the Policies Map, is allocated for residential development of at least 20 dwellings.

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

1. Provision of safe access following improvement works to the local highways network including footpath extensions, junction improvements and road widening, to the satisfaction of Norfolk County Council Highways Authority;
2. Incorporation of a high quality landscaping scheme including the retention of established hedgerow, where possible, to the site boundaries to minimise the impact of the development on the Conservation Area and the wider countryside;
3. The design of development, and in particular its massing and materials, shall have regard to its potential impact on the setting of Dersingham Conservation Area;
4. Submission of a Heritage Asset Statement that establishes that there will be no negative impact on Heritage Assets in the locality, accompanied by an Archaeological Field Evaluation of the site;
5. Submission of details showing how 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 a project level Habitats Regulation Assessment to ascertain the effects of growth in Dersingham on the Dersingham Bog National Nature Reserve, (designated Special Area of Conservation, Site of Special Scientific Interest and Ramsar), and provide suitable mitigation where necessary.
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.

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8. Provision of affordable housing in line with the current standards.
9. Submission of an Environmental Statement that satisfies Norfolk County Council that the applicant has carried out investigations to identify whether the resource (Carr Stone) is viable for mineral extraction. If the mineral resource is viable, that the applicant has considered whether it could be extracted economically prior to development taking place. If the mineral resource can be extracted economically, whether(or not) there are opportunities to use the onsite resource during the construction phases of the development.

Site Description and Justification

12.5.1.1 The allocated site provides the opportunity to create a development which is located alongside existing housing and is close to some local services and the Junior School

12.5.1.2 In comparison to alternative site options, the proposed allocation site is in a less sensitive location, outside of the Conservation Area and is not subject to an objection by Norfolk County Council Highways Authority. The site is also of a suitable scale to accommodate 20 dwellings at a density that is consistent with the surrounding area.

12.5.1.3 The site lies to the east of the village immediately adjacent to the existing settlement boundary. The site has previously been used for horse paddocks and smallholdings and is classified as Grade 4 agricultural land which is not the highest quality. The site is bordered by a hedge fronting Doddshill Road. The policy contains a clause to ensure the existing hedgerow is retained, where possible in the new development.

12.5.1.4 While the site is on higher ground to the north and east, the majority of views of the site are limited to the near distance from adjacent roads and properties. The slope and the wood beyond in the north-west corner afford some natural screening from the wider landscape. For medium and long distance views from the wider landscape and the village, these views of the site are seen in the context of the existing built environment. There are no significant landscape features of importance within the site boundary other than the hedgerow.

12.5.1.5 The impact of potential growth on Dersingham Bog National Nature Reserve which, amongst other designations is a Special Area of Conservation, needs to be established before development is commenced. A project level Habitats Regulation Assessment would be required to establish the impact of growth and potential mitigation strategies.

12.5.1.6 Areas to the west and north of the site have been marked by Historic Environment Records relating to probable medieval and post medieval earthworks. To the west of the site there are possible Late Iron Age and Roman cropmarks. The western boundary of the site

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abuts the newly designated Conservation Area. It is likely the site could contain further historical finds therefore further work is necessary to assess the archaeological significance of the site.

12.5.1.7 The policy includes a clause to give emphasis to the importance of addressing heritage impacts in the design of the proposed housing. The policy also requires a Heritage Asset Statement and Archaeological Field Evaluation to be undertaken prior to development. A high quality development incorporating natural landscaping would reduce the visual impact of the development on the surrounding area, minimising the impact on the setting of the Conservation Area.

12.5.1.8 The Borough Council considers that a modest development, designed sensitively in response to the location, including appropriate screening, would not have a significant adverse impact on the historic character of the surrounding area. The new development would enable the settlement to grow over the plan period at a modest scale and also improve connectivity to the eastern part of the settlement.

12.5.1.9 The site has come forward with a planning proposal and now benefits from outline planning permission (17/01336/OM) for 30 new homes.

12.5.2 G29.2 - Dersingham - Land at Manor Road Policy

Site Allocation

Policy G29.2 Dersingham - Land at Manor Road

Land amounting to 0.3 hectares, 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. Provision of safe access via Church Lane following the removal of part of the wall and the closure of existing access onto Manor Road/Church Lane junction. Details of this shall be submitted and agreed by Norfolk County Council Highways Authority as part of the planning application.
2. Retention of the wall which encloses the site other than a new opening to enable safe vehicular access to the site on the northern boundary. Any potential necessary improvements or alterations to the wall should not alter the visual appearance of the wall and should be outlined in the planning application;

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3. The design of development, and in particular its massing and materials, shall preserve and enhance Dersingham Conservation Area. Development will be limited to single storey dwellings with a restricted roof height to minimise the visual impact on the setting of Dersingham Conservation Area and the Grade 1 Listed Church of Nicholas;
4. Submission of a Heritage Asset Statement that establishes that there will be no negative impact on Heritage Assets in the locality, accompanied by an Archaeological Field Evaluation of the site;
5. Provision of affordable housing in line with the current standards;
6. Submission of a project level Habitats Regulation Assessment to ascertain the effects of growth in Dersingham on the Dersingham Bog National Nature Reserve, (designated Special Area of Conservation, Site of Special Scientific Interest and Ramsar) and provide suitable mitigation where necessary.

Site Description and Justification

12.5.2.1 The allocated site lies east of Dersingham, adjacent the development boundary.

12.5.2.2 The site is situated in a less built up part of the settlement with the surrounding area consisting of mixed uses. Opposite the site, on the north-western side is the Grade 1 Listed Church of St Nicholas, to the west is a detached residential dwelling and on the north is a small complex of businesses including the doctor's surgery. Open fields border the eastern and southern site boundaries. The site is enclosed by an attractive low old brick wall and currently houses a few outbuildings and a grass area used as pastureland. A policy is included above to ensure retention of the attractive low brick wall which is considered to be of heritage and amenity value. There are no other landscape features of note within the site.

12.5.2.3 In terms of views, existing development screens the site from the north and partly from the west. The majority of views of the site are limited to those from adjacent roads and properties. There are opportunities for medium and long distance views from the wider landscape particularly from the east and south but in these views, development on the site would be seen in the context of the existing built environment.

12.5.2.4 The site scored averagely in the SADMP (2016) sustainability appraisal in terms of proximity and access to services, this is mainly because it is not in the central part of the village where majority of the local amenities are situated. It is however within walking distance to the doctor's surgery, some business uses, a place of worship, bus stops, and a public house with good vehicular and pedestrian links to other local amenities. Site access is obtainable through St Nicholas Court to the north. The access point would be gained through

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removal of two parking spaces and the removal of part of the wall. Norfolk County Council Highway Authority has no objections to the proposed access arrangements, but this is subject to its implementation.

12.5.2.5 The site enjoys a fairly prominent position within Dersingham Conservation Area. In addition, it is opposite the Grade 1 Listed Church of St Nicholas, and its walled yard is also referred to in the accompanying character statement suggesting some heritage value. Therefore, given its sensitive location, the development would require careful design and layout that would enhance and preserve the character of the Conservation Area and the setting of the Listed Building. The scale, height and layout of the scheme is crucial in determining the impact on heritage and landscape.

12.5.2.6 The site is promoted by the landowner for development of retirement dwellings. The Council considers that modest scale development of 10 sensitively designed single storey housing for a specific identified need in the area, makes the best use of the otherwise fairly untidy plot, without detriment to the form and character of the locality.

12.5.2.7 This site has come forward with a planning proposal and now benefits from full planning permission (17/01376/FM) for 10 new homes, this is in line with allocated policy.

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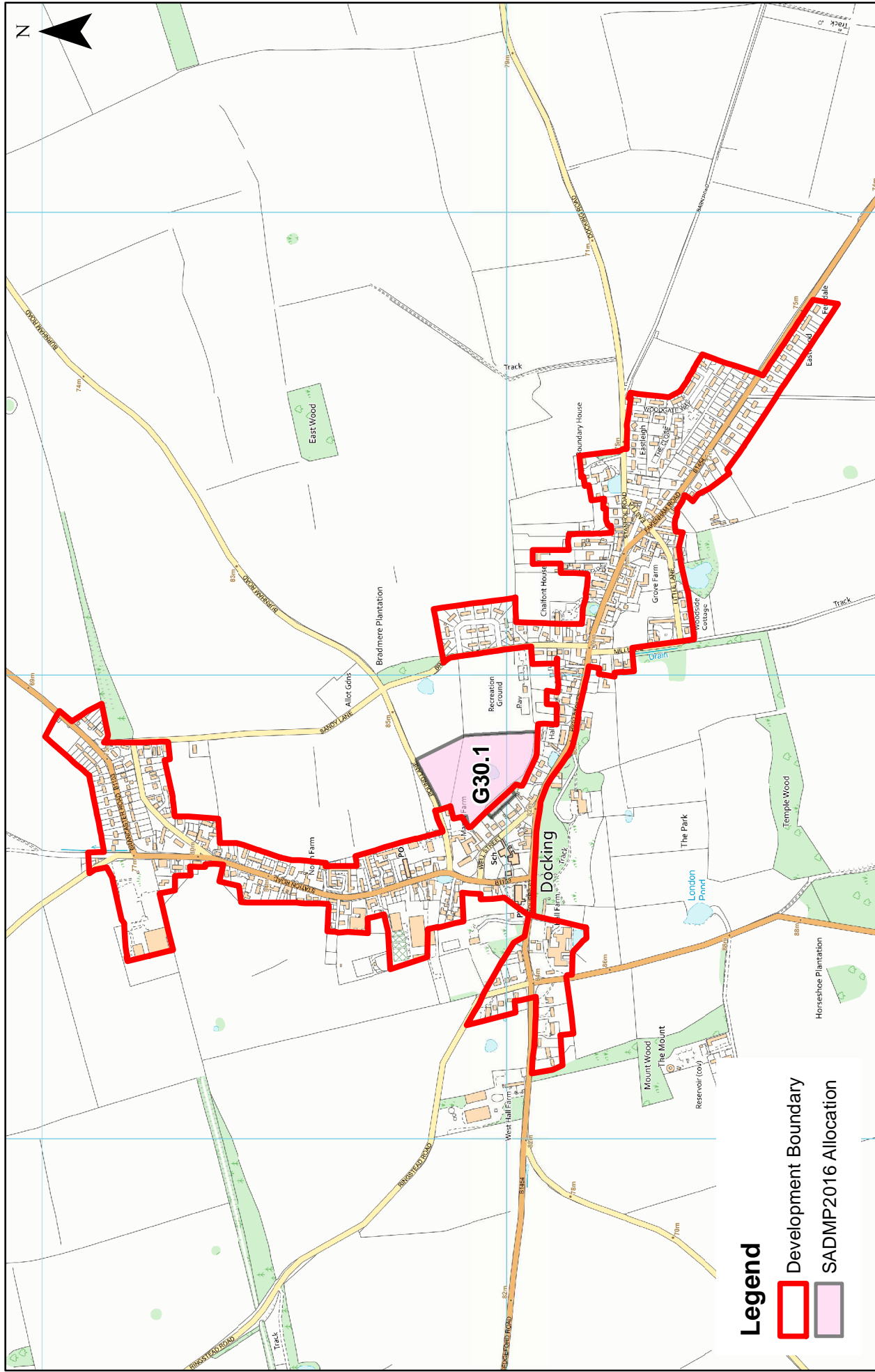
12.6 Docking

Key Rural Service Centre

Description

12.6.1 Docking is a large rural village centred around the Church of St. Mary with a landmark tower, Docking Hall and its associated mature parkland landscape and a village pond. The settlement has a Conservation Area and contains a mix of older buildings constructed with traditional materials and interspersed with pockets of more modern development. Docking has a high level of services for a rural settlement including a GP surgery, school, convenience store, pub and small retail and business premises. The parish of Docking has a population of 1,200 ⁽⁴⁴⁾

12.6.2 The SADMP (2016) made an allocation to accommodate at least 20 new dwellings.



Legend

- Development Boundary
- SADMP2016 Allocation

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12.6.1 G30.1 - Docking - Land situated off Pound Lane (Manor Pasture) Policy

Site Allocation

12.6.1.1 The site lies in a central village location and is therefore well integrated with the services and facilities that address the daily needs of residents.

Policy G30.1 Docking - Land situated off Pound Lane (Manor Pasture)

Land amounting to 3.4 hectares, as shown on the Policies Map, is allocated for residential development of at least 20 dwellings.

Development is subject to compliance with all of the following:

1. Suitable provision / improvements to pedestrian links including road widening and links to footways on Pound Lane from the site to Station Road and / or Chequers Street;
2. Submission of a Heritage Asset Statement that establishes that there will be no negative impact on Heritage Assets in the locality;
3. Incorporation of a high quality landscaping scheme including the retention of established hedgerow, where possible, to the west and south boundaries to minimise the impact of the development on the Conservation Area;
4. Retention of the existing pond at the centre of the site to form an integral part of the development scheme. Opportunities for ecological enhancement should be implemented, as identified in the Ecological Study;
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 Ecological Study that establishes that either there would be no negative impact on flora and fauna. If any negative impacts are identified, establishes that these negative impacts could be suitably mitigated against;
7. Provision of affordable housing in line with the current standards.

Site Description and Justification

12.6.1.2 The site lies in a central village location and is therefore well integrated with the services and facilities that address the daily needs of residents.

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12.6.1.3 In comparison to alternative options for development which are situated on the outskirts of the settlement, the preferred site will not encroach on the surrounding countryside and provides the greatest opportunity for new residents to walk to existing services and the school.

12.6.1.4 The site is classified as grade 3 agricultural land and appears to be used for grazing. Whilst development would result in the loss of undeveloped land, this applies to all potential development options located outside the village boundary, most of which are used more intensively for arable crop production.

12.6.1.5 The south west border of the site abuts Docking Conservation Area. Views from and to the Conservation Area are obscured as the site is bordered by significant trees along its eastern, south-eastern, southern, and south-western boundaries. The policy includes a clause to give emphasis to the importance of addressing heritage impacts in the design of the proposed housing.

12.6.1.6 The majority of views of the site are limited to the near distance from adjacent roads to the north and north-east of the site (where established hedgerows are sporadic in places) and nearby properties and public rights of way. Medium and long-distance views are limited to the diagonal trajectory that may be glimpsed through the break in development between Sandy Lane and Bradmere Lane. These glimpses of the site are read in the settlement's semi-urban character. In this context it is considered that development in this location would have minimal visual impact on the wider countryside.

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

12.6.1.8 The policy includes a clause to establish the importance of the sites ecology and a clause to ensure that identified ecological enhancements are implemented.

12.6.1.9 A pond occupies a relatively central position within the site. The site presents the opportunity to create a high quality, low density development that makes use of this natural environmental feature as part of the design of the development.

12.6.1.10 The site has come forward and currently benefits from outline planning permission and reserved matters for 33 dwellings (16/00866/OM & 18/01960/RMM).

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12.7 East Rudham

Key Rural Service Centre

Description

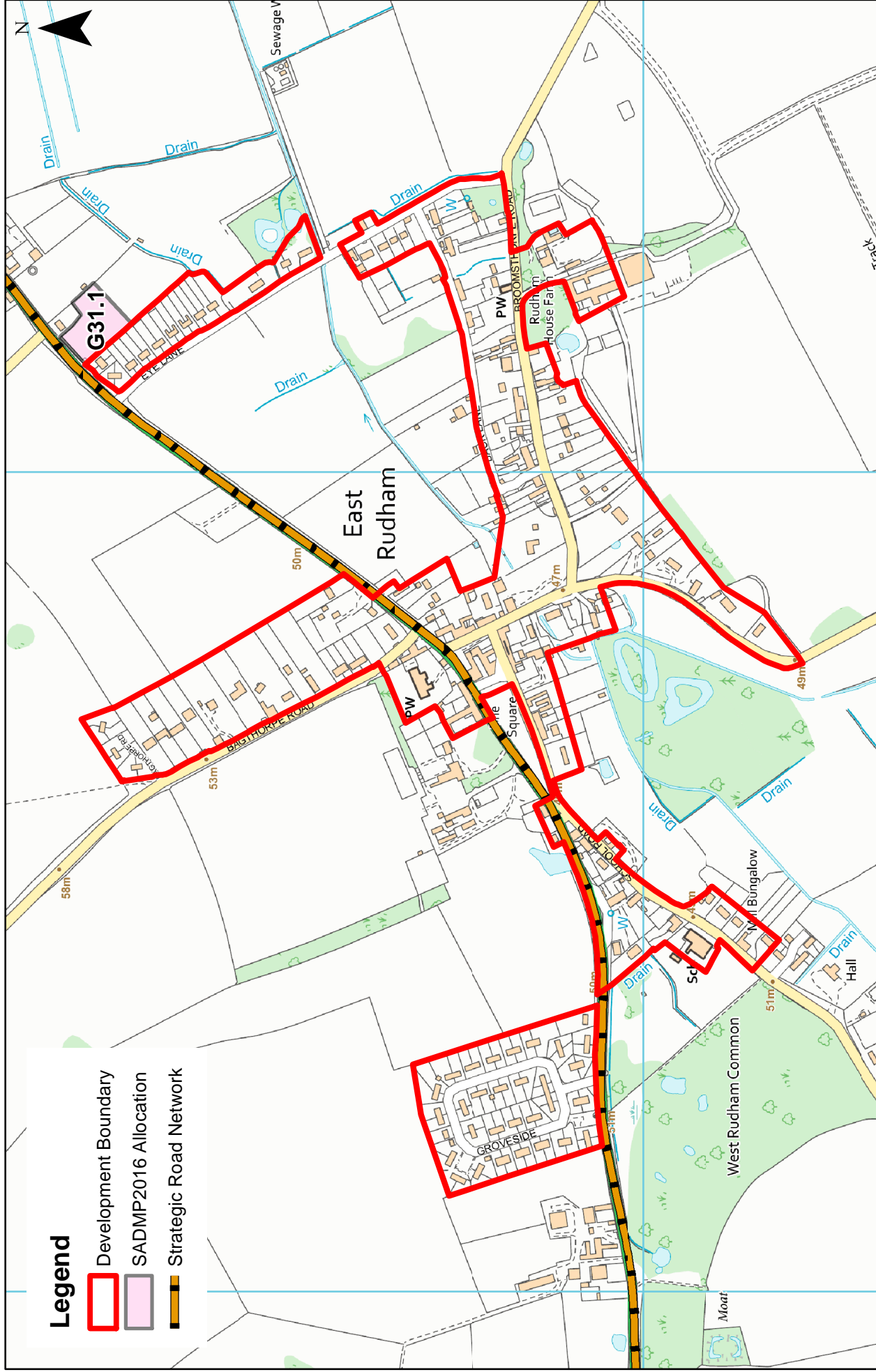
12.7.1 East Rudham is situated on the A148 road between King's Lynn and Fakenham (seven miles west of Fakenham) and has a population of 541⁽⁴⁵⁾. The village centre is characterised by the attractive village green, enclosed with buildings and mature trees.

12.7.2 The approved northern route for the A148 East and West Rudham Bypass⁽⁴⁶⁾ will continue to be protected. The route can be seen on the Policies Map.

12.7.3 East Rudham acts as a centre for the surrounding rural area. It has a range of facilities including a primary school, bus service, pub, shop, and limited mobile post service. This role is reflected in the designation of Key Rural Service Centre. The SADMP (2016) made an allocation for at least 10 new dwellings. The Local Plan review seeks to carry this forward.

45 Census Data 2011

46 Norfolk County Council 1 October 1992



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12.7.1 G31.1 - East Rudham - Land off Fakenham Road Policy

Site Allocation

12.7.1.1 The allocated site is situated towards the north east of the settlement, along Fakenham Road (A148) and adjacent to residential development in the form of semi-detached houses on Eye Lane.

Policy G31.1 East Rudham - Land off Fakenham Road

Land amounting to 0.4 hectares, as identified on the Proposals Map, is allocated for residential development of at least 10 dwellings.

Development will be subject to compliance with the following:

1. No construction shall commence before sewerage arrangements and confirmation of sewerage capacity have been submitted to and approved by the local planning authority (given the concerns identified in the HRA).
2. Provision of safe vehicular and pedestrian access connecting the site to Fakenham Road (A148), to the satisfaction of the local highway authority;
3. Retention of existing hedgerows on the site boundaries;
4. Provision of affordable housing in line with the current standards.

Site Description and Justification

12.7.1.2 The site is located next to bus stops and whilst in a peripheral location, the site is immediately adjacent to the existing development boundary and is therefore considered to be a relatively sustainable location for development in the context of this settlement, which is characterised by outlying pockets of development. Development here provides the opportunity for safe walking access to village services and the local primary school via Fakenham Road, which is paved.

12.7.1.3 The site is classified as grade 3 agricultural land and bounded by hedgerows. The policy contains a clause to retain the existing site boundary hedgerows, in order to minimise the impact of development on the wider countryside. Apart from these hedgerows there are no other landscape features of importance within the site boundary. The western boundary of the site is adjacent to existing development on Eye Lane and would connect a lone single-story property to the east but otherwise is surrounded by agricultural land. Whilst the development would result in the loss of undeveloped land the Council considers due to the modest scale of development and the need to allocate new dwellings, development on this land is justified.

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12.7.1.4 The Council considers the site suitable to accommodate the 10 residential units required in the settlement at a density consistent with the surrounding area. The site as submitted was slightly larger and has been reduced in size, in order to create a development that would be less visually intrusive in the countryside to the south. Given that the site is bordered by semi-detached housing to the west and a detached bungalow to the east it would represent an infill plot.

12.7.1.5 The SADMP's Habitats Regulations Assessment Report identified the need for a measure to ensure suitable sewerage capacity, to avoid adverse impact on the nearby Wensum Special Area of Conservation, as included in the policy.

12.7.1.6 The majority of 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 close to a developed area. The site is completely screened by housing to the western boundary. In the limited views that are available the site is seen in context of the existing settlement.

12.7.1.7 The Strategic Flood Risk Assessment identifies that an area of flood zone 3 (fluvial) runs through the centre of East Rudham and along Station Road constraining development in those parts of the village. This site, in the north east of the settlement, is however identified as being within an area of low risk to flooding, flood zone 1 (fluvial).

12.7.1.8 Norfolk County Council as local highways authority support the allocation as there is a continuous footpath into the centre of the settlement, a bus stop adjacent to the site and access from the site to the Fakenham Road (A148) could meet highway requirements.

12.7.1.9 The Council considers this option for growth to be favourable, as the site scored the highest of those available in the village in terms of sustainability and is supported by East Rudham Parish Council. The site has the benefit of being connected to local services, helping reduce the need for residents to use cars to access key services and maximising the potential to walk, cycle and utilise public transport.

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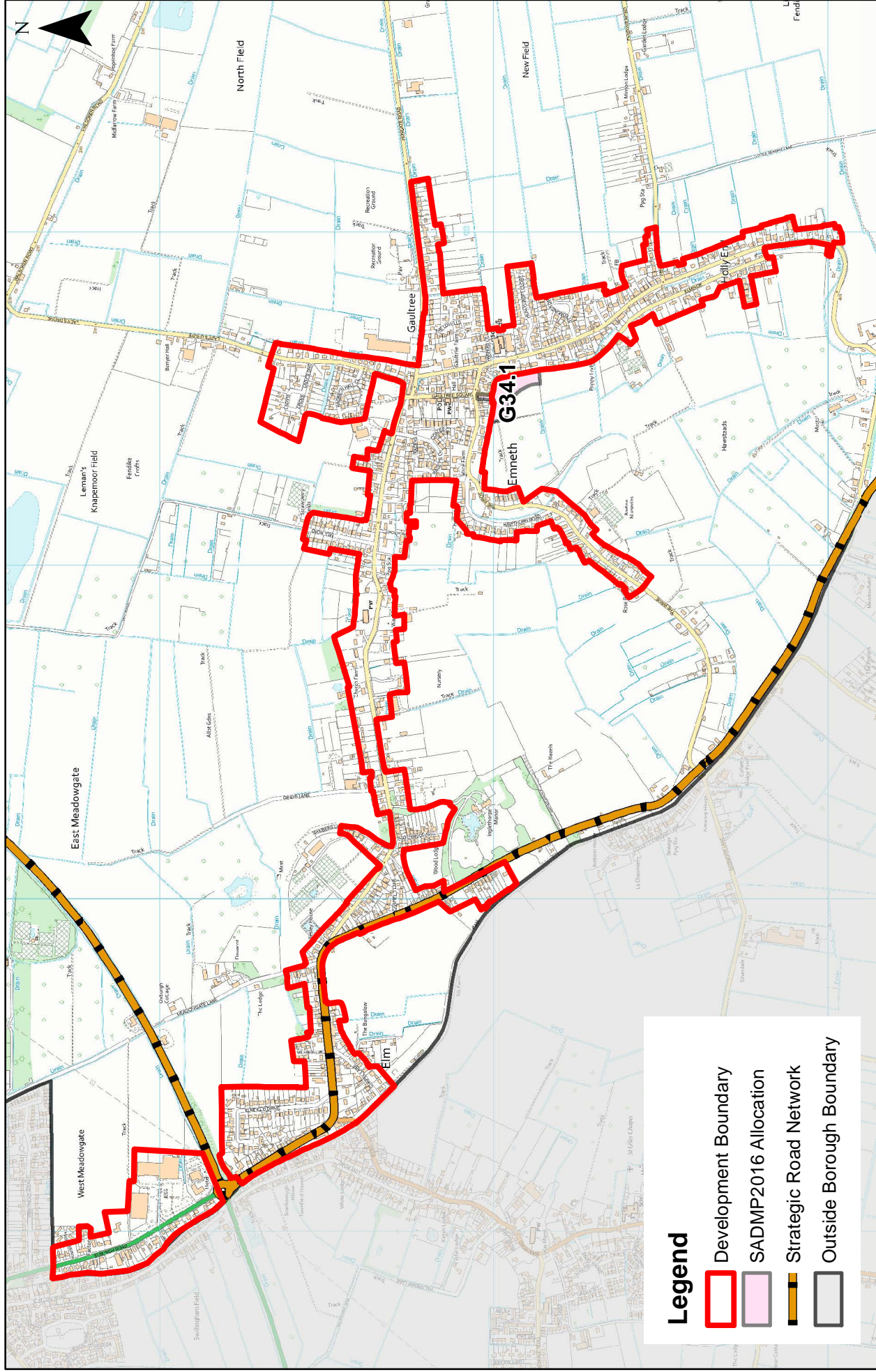
12.8 Emneth

Key Rural Service Centre

Description

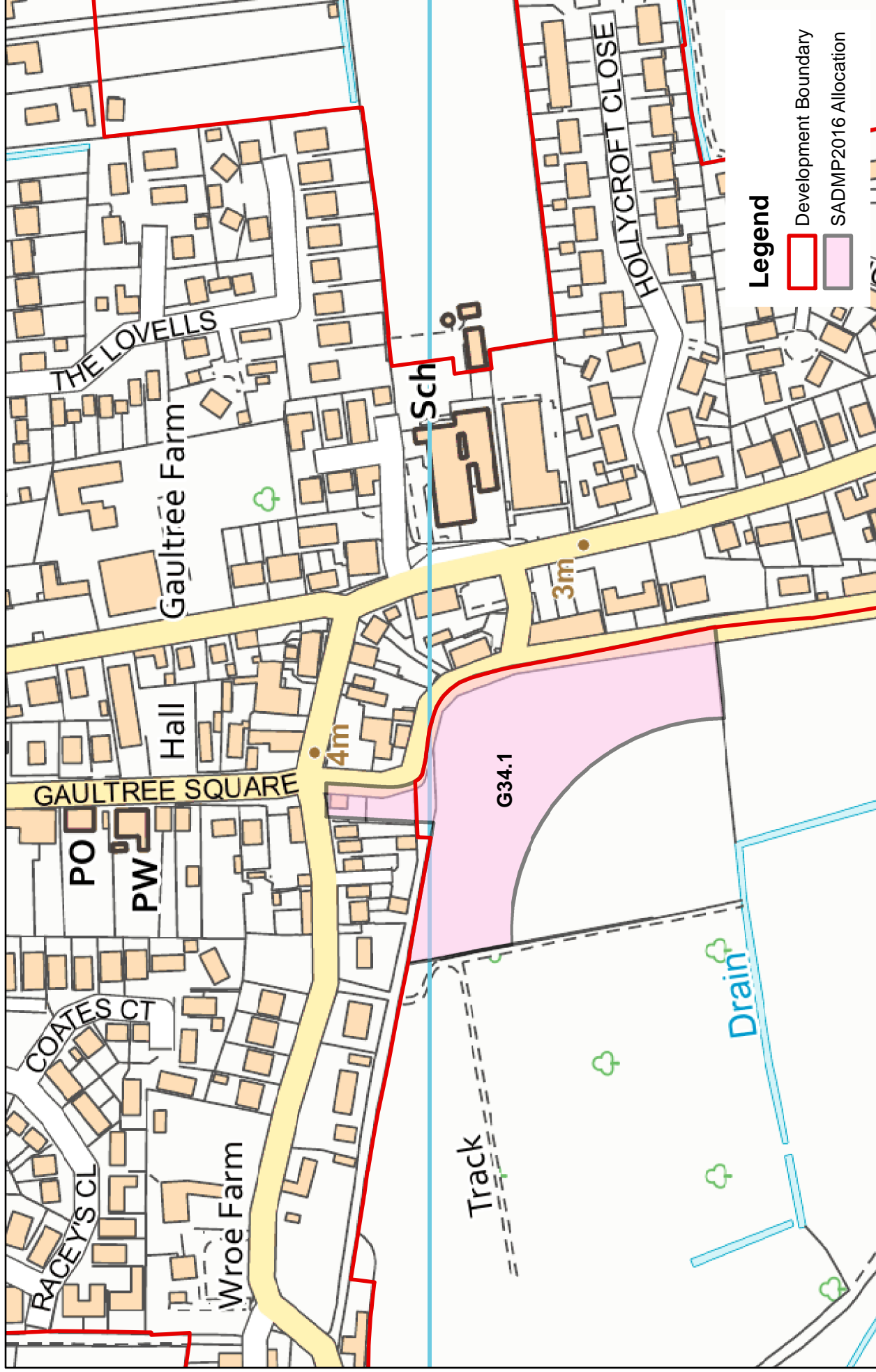
12.8.1 Emneth is a relatively large village which is closely related to the neighbouring town of Wisbech to the west. It is to the south west of King's Lynn and adjacent to the A47. In the east the village has a distinct form centred on Gaultree Square and then a smaller part of the village to the west along the A1101. The eastern part of the village consists of a central core with spurs of development radiating outwards along the highways, while the form of the western part of the village is linear. The Parish of Emneth has a population of 2,617 ⁽⁴⁷⁾, and a range of services including a school, shops, bus services and employment uses.

12.8.2 Emneth is classed as Key Rural Service Centre and accordingly the SADMP (2016) made an allocation for at least 36 dwellings. The Local Plan review carries this forward.



Legend

- Development Boundary
- SADMP2016 Allocation
- Strategic Road Network
- Outside Borough Boundary



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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.