

Local Plan Review Pre-Submission Stage 2021

14 Rural Villages**Rural Villages**

6. Rural Villages (31)			
Burnham Overy Staithe	Harpley	Stow Bridge	Walton Highway
Castle Rising	Hilgay	Syderstone	Welney
Denver	Hillington	Ten Mile Bank	Wereham
East Winch	Ingoldisthorpe	Thornham	West Newton
Fincham	Old Hunstanton	Three Holes	Wiggenhall St Germans
Flitcham	Runcton Holme	Tilney All Saints	Wiggenhall St Mary Magdalen
Great Bircham/ Bircham Tofts	Sedgeford	Walpole Cross Keys	Wimbotsham
	Shouldham	Walpole Highway	Wormegay

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14.1 Burnham Overy Staithe

Rural Village

Description

14.1.1 The small-nucleated village of Burnham Overy Staithe in the Norfolk Coast AONB nestles at the edge of Overy Creek and Marshes. The village lacks convenience facilities and a school but does have a pub, a small harbour and facilities related to recreational sailing.

14.1.2 The diverse mixture of orange brick and pantile traditional buildings, with contrasting chalk clunch, flint and pebble facings are distinctive characteristics of buildings in the village which is designated a Conservation Area. Burnham Overy Parish has a population of 134 ⁽⁶⁴⁾.

14.1.3 Burnham Overy Staithe has the smallest parish population of all designated 'Rural Villages' in the settlement hierarchy. It is in a particularly sensitive location, within the Area of Outstanding Natural Beauty, on the edge of the undeveloped coastline subject to a number of national and international designations for its environmental and heritage significance.

14.1.4 The SADMP (2016) method of distributing new development indicated that an allocation of one new house would be sought. Due to the minimal level of housing sought in the settlement and the level of constraints to development identified, the Borough Council did not allocate any new houses in Burnham Overy Staithe. This decision was supported by Burnham Overy Parish Council and the Norfolk Coast Partnership. The Local Plan review doesn't alter this, and no further housing allocations are sought here.

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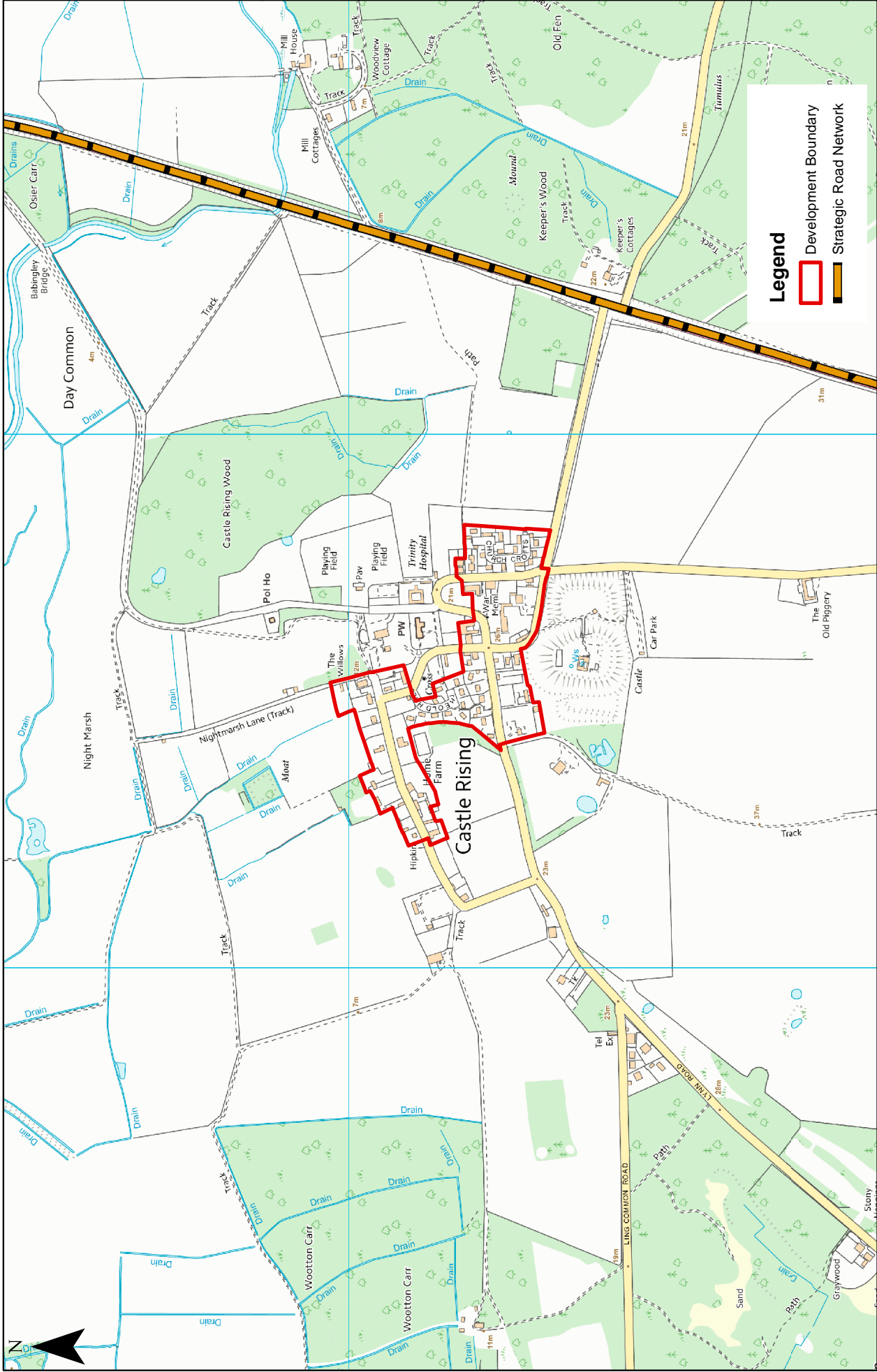
14.2 Castle Rising

Rural Village

Description

14.2.1 Castle Rising is a small, historic village with a population of just 216⁽⁶⁵⁾ and is approximately five miles northeast of King's Lynn. The settlement contains a small number of services including tea rooms, a furniture shop, a pub and the Church of St. Lawrence. A greater number of services are located nearby in North Wootton and South Wootton. Older buildings in the village have been constructed using local materials including local bricks, Carrstone and Silver Carr. Castle Rising contains a significant 12th Century Castle which is a Scheduled Ancient Monument and is a visitor attraction in the village.

14.2.2 Castle Rising has a small population size and an average level of services for its designation as a Rural Village, except for a lack of a primary school.



Castle Rising

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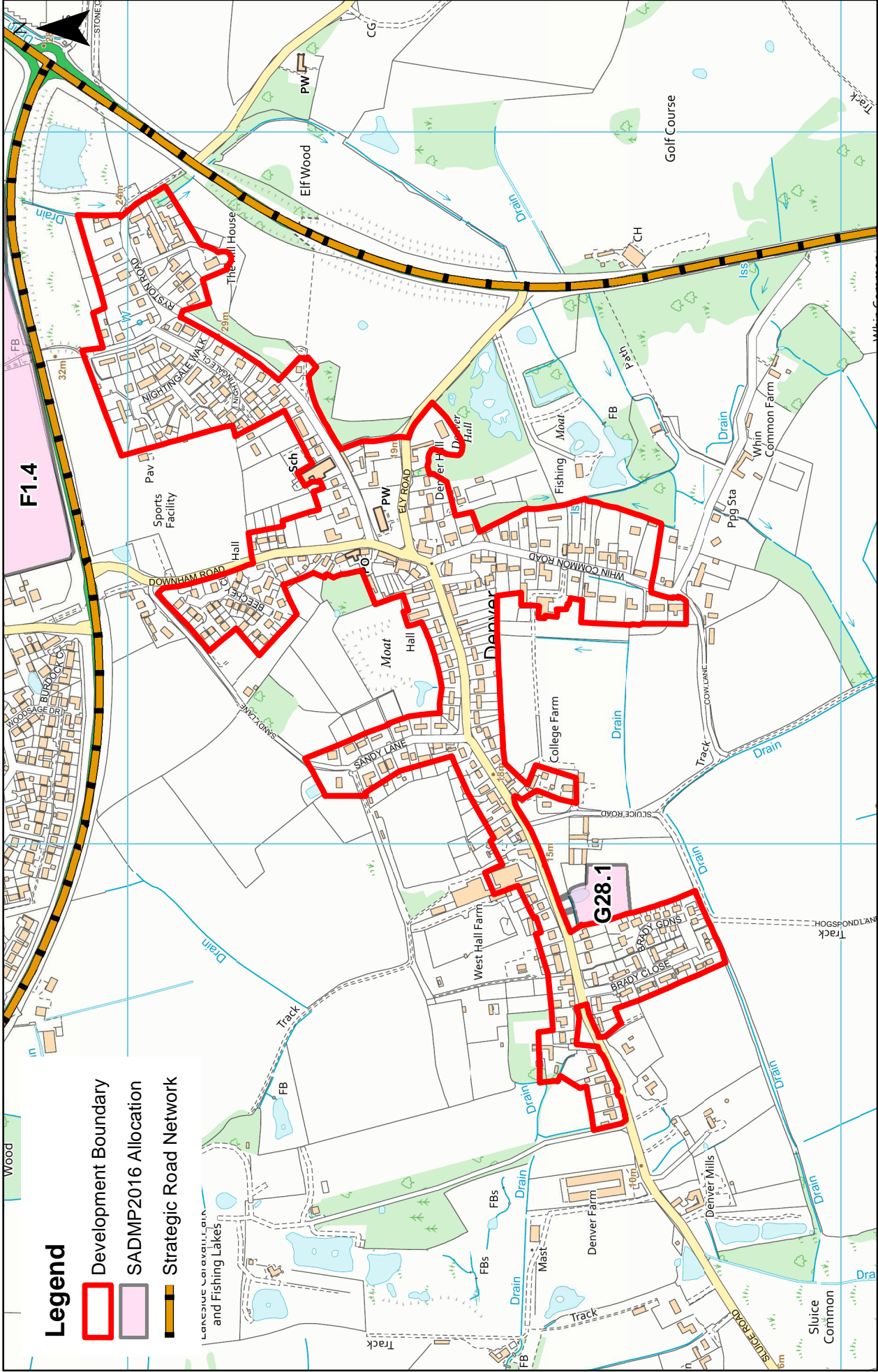
14.3 Denver

Rural Village

Introduction

14.3.1 Denver is situated one mile south of Downham Market and has a range of facilities and services that serve the local community including a primary school, bus route, public house, Post Office and other retail and employment uses. The village has a linear form although the centre focuses on the Church of St Mary at the crossroads between Sluice Road, Ryston Road and Ely Road. The approach to the centre is characterised by a gently curving village street. The Grade II* Denver Windmill is a key landmark situated within the village. The Parish of Denver has a population of 890 ⁽⁶⁶⁾.

14.3.2 Denver is designated as a Rural Village and is considered to have a good range of services and facilities. The Site Allocation and Development Management Plan 2016 did make an allocation of at least 8 new dwellings. The Local Plan review carries this forward with some minor amendments to area of the allocated site to reflect the current situation with regards to the site.



Legend

- Development Boundary
- SADMP2016 Allocation
- Strategic Road Network



Denver

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14.3.1 G28.1 Denver - Land South of Sluice Road

Site Allocation

Policy G28.1 Denver - Land to South of Sluice Road

Land of around 0.5 hectares, as shown on the Policies Map, is allocated for residential development of at least 8 dwellings.

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

1. Provision of safe access and visibility to the satisfaction of the local highway authority;
2. The layout of the development should preserve the area in the north east of the site that is subject to a Tree Preservation Order;
3. Submission of an Ecological Survey Report and Mitigation Plan, to the satisfaction of Natural England;
4. Submission of a Heritage Asset Statement that establishes that development would enhance and preserve the setting of the adjacent Grade II Listed Manor Farm House;
5. Submission of details showing how sustainable drainage measures will integrate with the design of the development and how drainage will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the Sustainable Drainage System (SuDS) should be included with the submission;
6. Provision of affordable housing in line with the current standards.

Site Description and Justification

14.3.1.1 The allocated site is situated in the southern area of the settlement immediately south of Sluice Road. Between the site and Sluice Road there is a thin strip of common land, the site owner has provided information that an agreement with the common land owner in relation to rights across this land has been agreed in principle and the local highways authority state the site is considered appropriate for inclusion within the plan with this access point. The site is considered capable of accommodating at least 8 residential at a density reflecting that of the surrounding area.

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14.3.1.2 The site lies immediately adjacent to the development boundary. The site is located a short distance from a bus stop and relatively close to other village services including the school. The site is classified as Grade 3 agricultural land but is currently uncultivated. Whilst development would result in the loss of undeveloped land, this applies to all potential development options.

14.3.1.3 There are some protected trees located towards north east of the site, the site will need to consider how to respond to this in the design of the development. A pond occupies a relatively central position within the site and there is documentary evidence of Great Crested Newts, the policy includes a clause to ensure that an ecological survey report and mitigation plan is submitted. The survey needs to show whether protected species are present in the area or nearby, and how they use the site. The mitigation plan needs to show how the development will avoid, reduce or manage any negative effects to protected species.

14.3.1.4 The site is well integrated with the village and development will be well screened on the west by the existing development at Brady Gardens. The majority of the views into the site are limited to near distance from School Road and adjacent properties. There are few opportunities for long distance views due to the site being located within a developed area. In the limited views that are available the site is seen in the context of the existing settlement.

14.3.1.5 In close proximity to the eastern boundary of the site there is a Grade II Listed building, Manor Farm House. The sensitivity of its location requires careful design to ensure that the site makes a positive contribution to 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.

14.3.1.6 Submission of details showing how sustainable drainage measures will integrate with the design of the development, and how drainage 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.

14.3.1.7 The allocated site is identified in the SADMP (2016) Sustainability Appraisal as the least constrained of all the other options to accommodate growth in the village. It is of a scale to allow flexibility in the layout and respond to the specific characteristics of the locality.

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14.4 East Winch

Rural Village

Description

14.4.1 The village of East Winch is situated to the east of the Borough on the A47, seven miles east of King's Lynn and eleven miles west of Swaffham. The village consists of three parts; East Winch Hall to the east, development around the junction of the A47 and stretching along Church Lane in a linear pattern; and the largest part of the village is around the junction of the A47 and then follows Gayton Road north and east containing estate development.

14.4.2 The Parish of East Winch has a population of 779⁽⁶⁷⁾. The village benefits from services including a regular bus service, Post Office, pub and local employment.

14.4.3 East Winch is designated a Rural Village. East Winch received an allocation of at least 10 dwellings in the Site Allocation and Development Management Policies 2016 (SADMP).

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14.4.1 G33.1 East Winch - Land South of Gayton Road

Site Allocation

Policy G33.1 East Winch - Land south of Gayton Road

Land south of Gayton Road amounting to 0.8 hectares, as identified on the Policies Map, is allocated for residential development of at least 10 dwellings.

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

1. Submission of details relating to the sewer that crosses the site together with mitigation (easement/ diversion) to the satisfaction of Anglian Water;
2. Provision of affordable housing in line with the current standards.

Site Description and Justification

14.4.1.1 The allocated site is centrally located in the village, surrounded by existing housing on the north, east and west. The site comprises of Grade 4 (poor quality) agricultural land and other than boundary hedgerows there are no landscape features of note within the site.

14.4.1.2 The site is well integrated with built development and does not encroach into surrounding countryside in comparison to other considered site options. The site is well screened by existing housing and boundary planting, as such it is considered that development on the site is likely to have minimal impacts on the visual amenity of the area but would be mainly viewed in the context of the existing settlement. Its central position in the village means that it is well located to the available local services, providing some opportunity for residents to walk and cycle to these services. The site fronts directly onto Gayton Road. The local Highway Authority indicates that the road network can adequately accommodate the proposed development.

14.4.1.3 Development on the site would constitute a continuation of housing along Gayton Road, infilling the gap between existing housing rather than extending the settlement further. In addition the site is considered favourable by the Council as it lends itself to development that is consistent with the existing form and character of the surrounding area. The allocated site is also supported by the local Parish Council.

14.4.1.4 Whilst the site is identified as a mineral safeguarded area for silica sand and gravel, this is not considered a constraint as the proposed scale of development is less than 1 hectare. The developer is however encouraged to explore the potential to extract the minerals and utilise them on site in the development.

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14.4.1.5 This site benefits from full planning permission (15/01793/OM, 18/0897/RM, 19/00863/RM, 20/00834/F) for 10 dwellings and development of the site has started.

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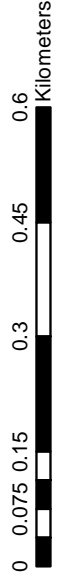
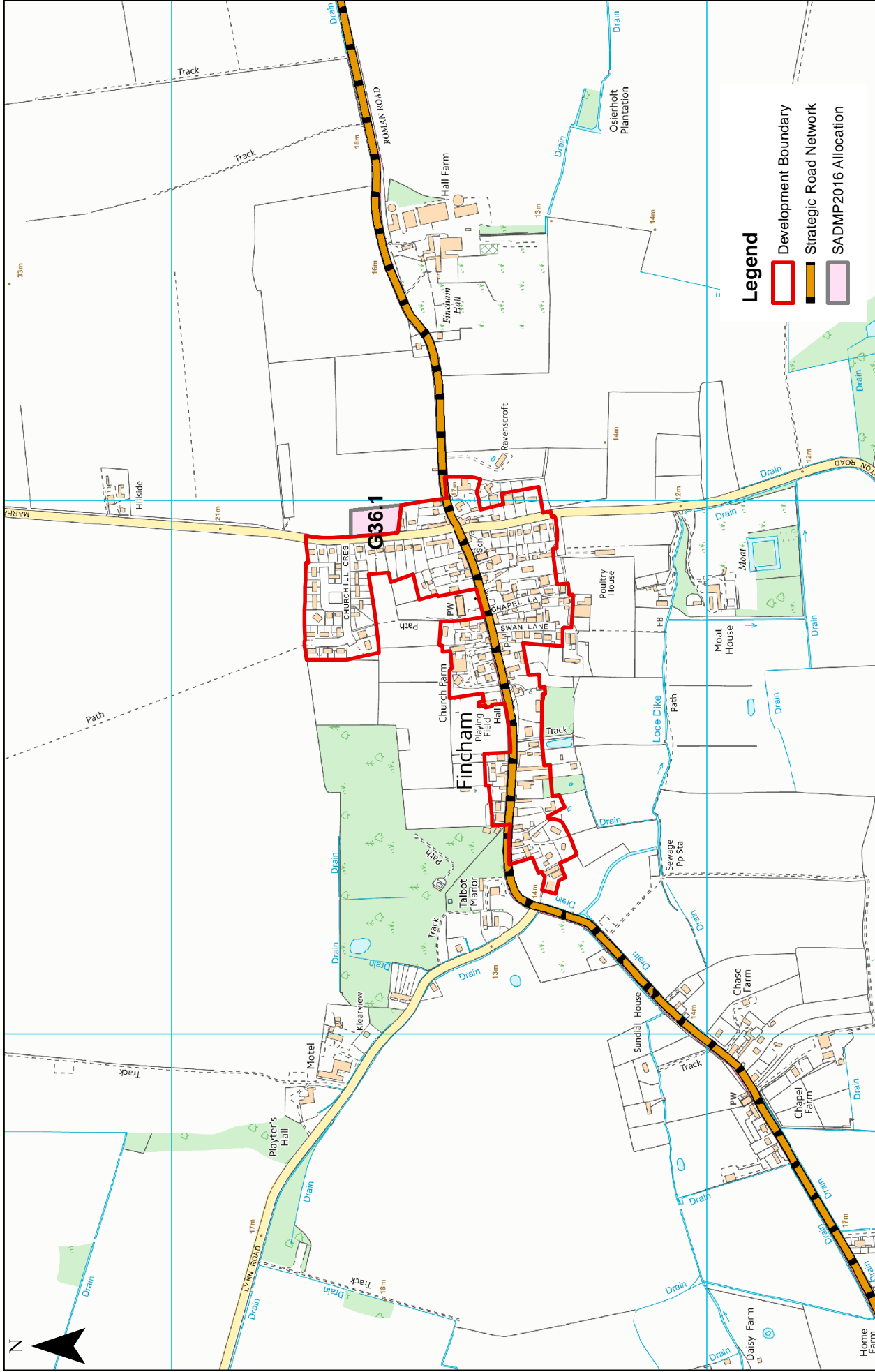
14.5 Fincham

Rural Village

Description

14.5.1 Fincham is located on the A1122, 12 miles south of King's Lynn. It is set in a mature landscape which gives the village an enclosed character, in contrast to the wide, open nature of the surrounding countryside. The centre of Fincham is designated a Conservation Area with attractive buildings and a strong sense of local character. Fincham is linear in form, being contained between the junctions of two minor roads and the A1122. The Parish of Fincham has a population of 496⁽⁶⁸⁾. There are some employment opportunities and few services which include a shop, pub and church in the village.

14.5.2 Fincham is designated a Rural Village. The SADMP 2016 did make an allocation of at least 5 dwellings.



Fincham

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14.5.1 G36.1 Fincham - Land East of Marham Road

Site Allocation

Policy G36.1 Fincham - Land east of Marham 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. Demonstration of safe highways access that meets the satisfaction of Norfolk County Council as the local highway authority;
2. Submission of an Odour Assessment, to the satisfaction of Anglian Water, in relation to any impacts on residents of the site from the nearby sewage treatment works;
3. Submission of details showing how sustainable drainage measures will integrate with the design of the development and how drainage will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the Sustainable Drainage System (SuDS) should be included with the submission;
4. Provision of affordable housing in line with the current standards.

Site Description and Justification

14.5.1.1 The allocated site is situated towards the north east edge of the settlement. The current proposed development boundary immediately abuts the site's southern and western boundaries. The Council considers the site is capable of providing 5 dwellings at a density appropriate to its location. The Highway Authority has no objection to small scale development on this site.

14.5.1.2 The site runs parallel to frontage development on the western side of Marham Road, it is considered that development could take place without detriment to the form and character of the settlement by reflecting this linear frontage development. The site would form a natural extension to the settlement and is ideally located, being within walking distance to village services and facilities.

14.5.1.3 The Conservation Area is a short distance from the site; therefore, any development should protect and enhance the character and appearance of Fincham Conservation Area.

14.5.1.4 The site is classified as grade 3 agricultural land.

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

14.5.1.6 Most of the village is within a cordon sanitaire for a sewage treatment works. This indicates there may be an amenity issue relating to odour for new residents. Any application for development would need to provide an odour assessment to demonstrate this will not be a problem.

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

14.5.1.8 The site benefits from outline planning permission (19/01756/F) for 5 dwellings.

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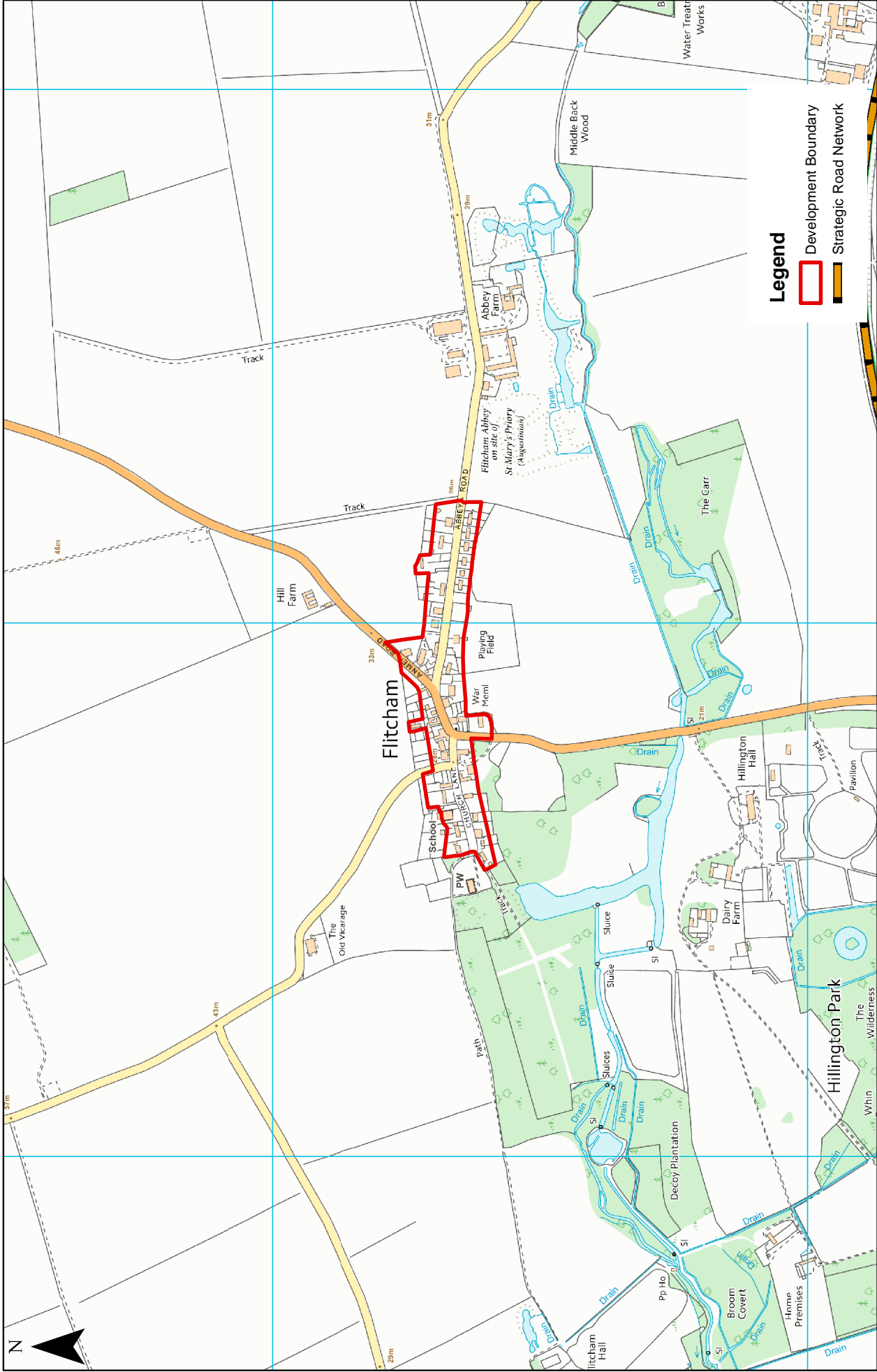
14.6 Flitcham

Rural Village

Description

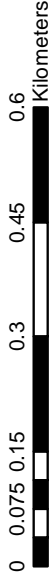
14.6.1 Flitcham is a small linear settlement which spreads from the Church of St. Mary towards Flitcham Abbey and is situated seven miles northeast of King's Lynn. Flitcham is low in overall service provision but the village does support a small school. The main access road from Flitcham is the B1153 but the village is not served by public transport links. Flitcham with Appleton parish has a population of 276⁽⁶⁹⁾.

14.6.2 The SADMP (2016) suggested that Flitcham would receive an allocation for new houses. However, no sites were identified which were acceptable in terms of heritage, landscape and highways issues. Therefore, no sites were allocated in Flitcham, and the Local Plan review retains this position.



Legend

- Development Boundary
- Strategic Road Network



Flitcham

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14.7 Great Bircham/Bircham Tofts

Rural Village

Description

14.7.1 The Parish of Bircham has a population of 448 (2011 Census). Within the Parish of Bircham there are three settlements, Great Bircham, Bircham Tofts, and Bircham Newton. The settlements are rural in character and fairly distant from King's Lynn and other towns in the Borough. There is a separation between each settlement but each one has had small scale developments during the 1930s, 1970s and onwards which has led to their present form. The later building being mostly conversion of or building in traditional styles in the vicinity of former farm barns and outbuildings.

14.7.2 Two of these settlements, Great Bircham and Bircham Tofts combine to form a joint Rural Village due to their size, proximity to each other and shared services.

14.7.3 Great Bircham is clustered mostly around the B1153 and has some key services such as scheduled bus services, a hotel/restaurant/pub, a licensed sports and social club and a church. Much of the village, including the sports ground and duck pond are owned by the Sandringham Estate.

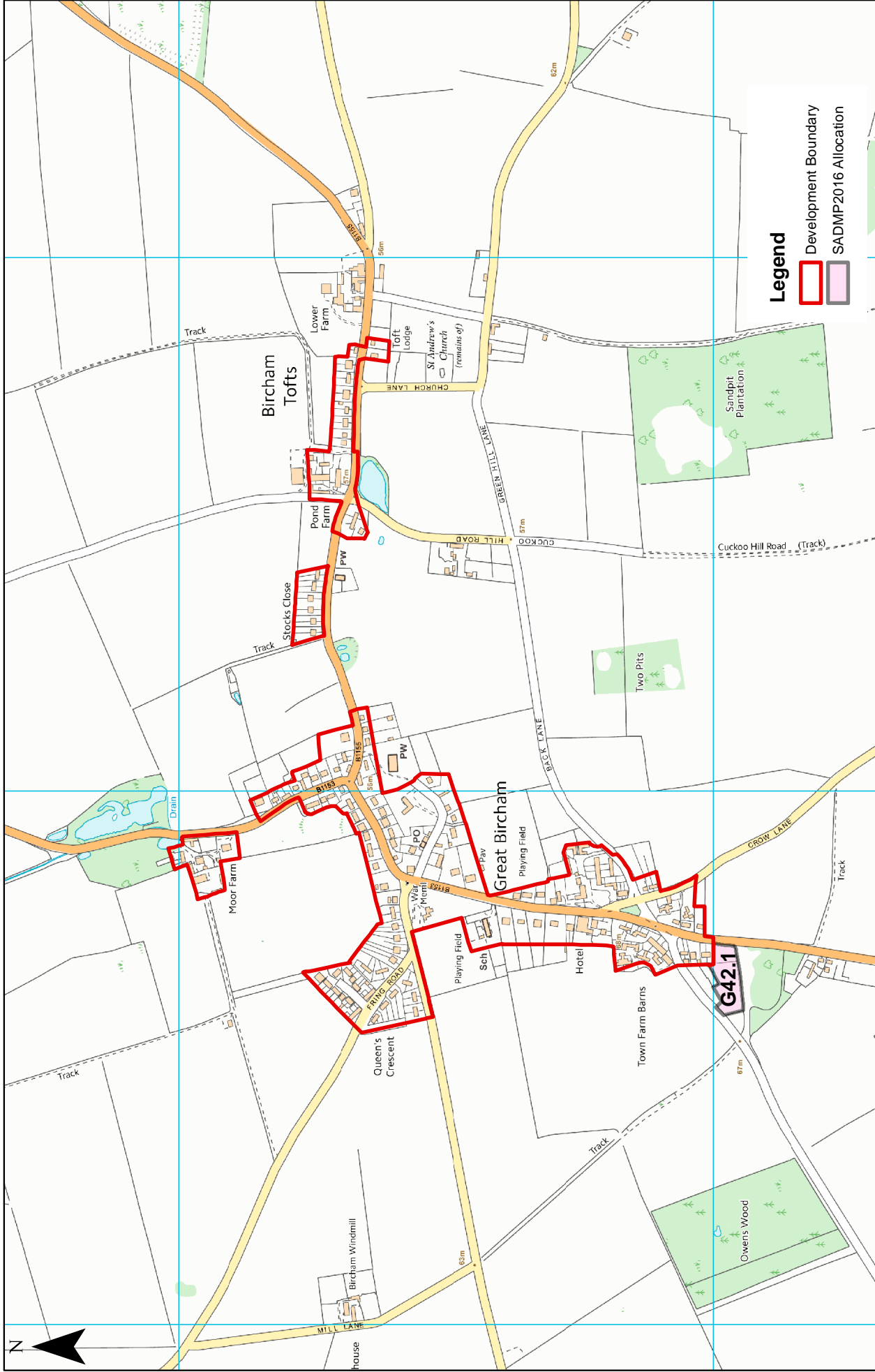
14.7.4 Bircham Tofts consists of buildings around the derelict church of St Andrews and Pond Farm. The settlement is close enough to Great Bircham to share its services. Great Bircham and Bircham Tofts have a level of services fairly typical for a designated Rural Village.

14.7.5 Bircham Newton is the smaller of the three settlements. It consists of All Saints Church, several farms and a few small clusters of homes surrounding these and the road junctions, such as along the B1153. Bircham Newton gave its name to the nearby former airfield known as RAF Bircham Newton, which was used throughout WW II and into the 1960's. Due to the settlement's size and being some distance from the other two settlements this is not an area the Borough Council is seeking to encourage major development to take place in and therefore it is not listed within the settlement hierarchy. For planning policy purposes, it is classed as part of the countryside. Please see Policy LP04 Development Boundaries for details relating to what type of permissions could potentially be permitted in such locations.

14.7.6 The Parish of Bircham also hosts the Construction Industry Training Board (CITB) and its associated buildings together with dwellings mainly from the earlier RAF site, which surround the B1155. For further detail about the National Construction College (East) and headquarters of Construction Skills (Construction Industry Training Board) please see Policy LP09.

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14.7.7 In considering the right level of development, through the SADMP (2016) Great Bircham and Bircham Tofts would have received a modest housing allocation. However, in response to Bircham Parish Council's request for a greater level of new housing, and to optimise the use of land on the allocated site, the Borough Council did make an allocation of at least ten new homes. This position is carried forward within the Local Plan review. Please see Allocation/Policy G42.1.



Great Bircham and Bircham Tofts

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14.7.1 G42.1 Great Bircham and Bircham Tofts - Land Adjacent to 16 Lynn Road

Site Allocation

Policy G42.1 Great Bircham and Bircham Tofts - Land adjacent to 16 Lynn Road

Land amounting to 0.58 hectares, as shown on the Policies Map is allocated for residential development of at least 10 dwellings.

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

1. Provision of safe access onto Lynn Road;
2. Submission of details showing how sustainable drainage measures will integrate with the design of the development and how drainage will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the Sustainable Drainage System (SuDS) should be included with the submission;
3. Implementation of mitigation measures identified in the Ecological Appraisal undertaken by Wild Frontier Ecology (April 2012);
4. Provision of affordable housing in line with the current standards.

Site Description and Justification

14.7.1.1 The allocated site is relatively free of constraints. The site is not within the cordon sanitaire relating to odour issues, it has received no objection from the Highways Authority and development would not compromise the landscape separation between Great Bircham and Bircham Tofts.

14.7.1.2 In comparison to alternative options, the majority of views of the site are limited to the near distance from adjacent properties; however there are wider views when entering the village from the south. New development will be partially screened by existing vegetation and hedgerows to the south of the site which will help to reduce the visual impact on the wider countryside. The Council considers that development on this site would have the lowest visual impact on the wider countryside in comparison to other alternative site options.

14.7.1.3 The site lies to the south of the village, largely adjacent to the proposed settlement boundary with a small portion of the site to the north within it. The site is currently heavily vegetated, with a number of mature trees and hedgerows within the site itself as well as on the boundaries. An Ecological Appraisal has been undertaken by the developer which has

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identified mitigation strategies to minimise the impact of development on local species and native habitats. The policy wording requires the developer to implement the identified mitigation strategies.

14.7.1.4 It is considered that the site is of a sufficient scale to accommodate the 10 dwellings sought in the village at a density consistent with the surrounding area and without detriment to the form and character of the locality.

14.7.1.5 This site benefits from outline planning permission (16/00888/O) for 10 dwellings.

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14.8 Harpley

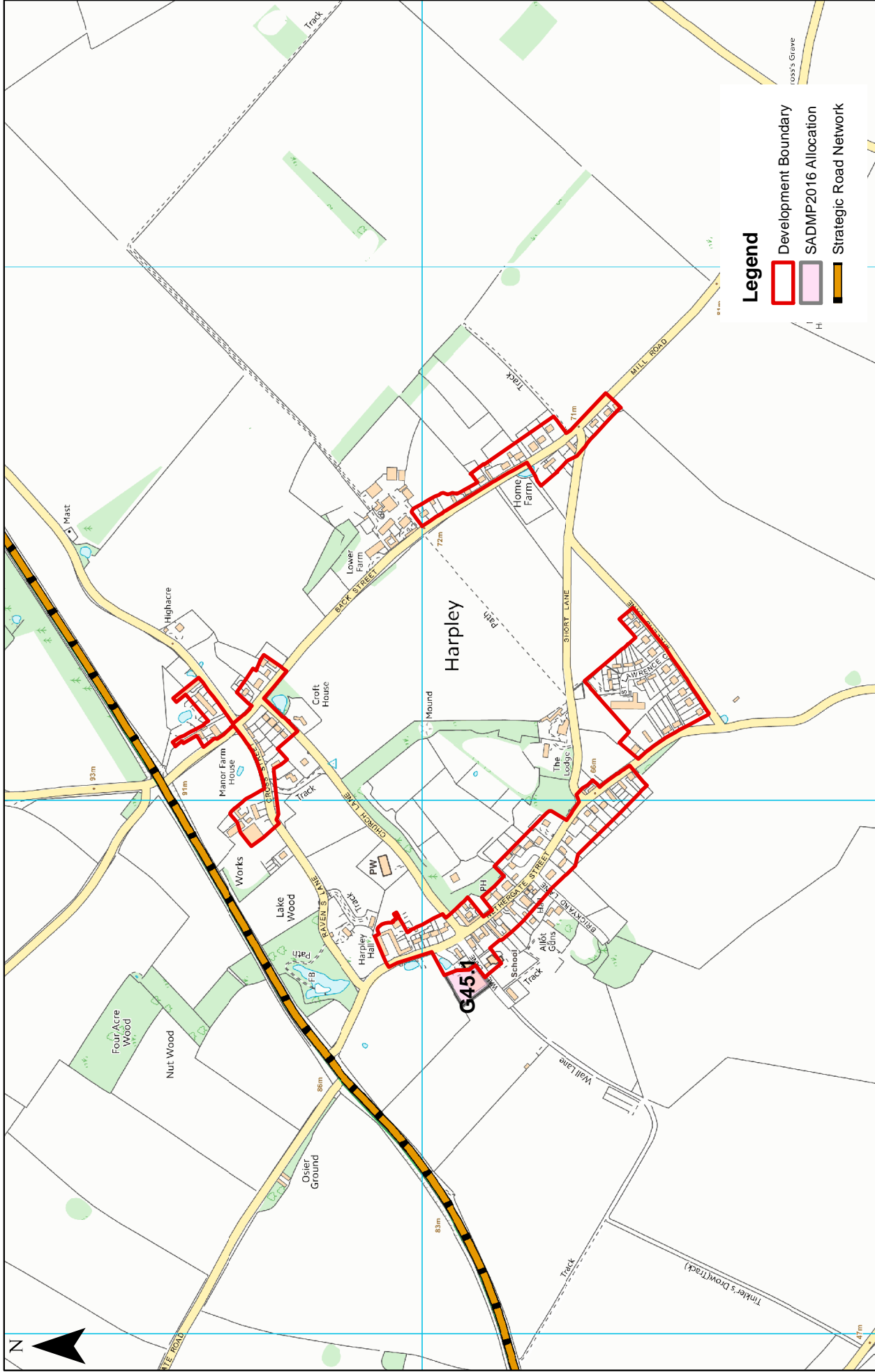
Rural Village

Description

14.8.1 Harpley is a small rural village consisting of three distinct parts, two of which are grouped around farms. The settlement pattern is generally linear, and development is surrounded by mature trees and the wider countryside. The parish of Harpley has a population of 338⁽⁷⁰⁾. The level of services has declined in recent years but still has a village hall, primary school, church and pub. Harpley is in a relatively elevated position in comparison to most rural villages within the Borough, which affords good views.

14.8.2 Harpley is adjacent to the A148, a well used road link between the larger settlements of King's Lynn and Fakenham. The village is served by a bus stop although services are infrequent.

14.8.3 Harpley is one of the smaller designated Rural Villages in population size and is very rural in nature. Therefore, the Council sought limited growth to support essential services. The SADMP (2016) did make an allocation of at least five houses, and this is carried forward within the Local Plan review.



Harpley

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14.8.1 G45.1 Harpley - Land at Nethergate Street/School Lane

Site Allocation

Policy G45.1 Harpley - Land at Nethergate Street/School Lane

Land amounting to 0.35 hectare, as shown on the Policies Map, is allocated for residential development of at least 5 dwellings.

Development is subject to compliance with all of the following:

1. Suitable provision / improvements to pedestrian links to Nethergate Street;
2. Retention of the existing pond adjacent to the access point at the north east corner of the site and retention of the hedgerow which bound the site;
3. Submission of an Archaeological Field Evaluation based on the potential for findings in relation to medieval findings which should be used to inform the planning application;
4. Provision of affordable housing in line with the current standards.

Site Description and Justification

14.8.1.1 The allocated site is ideally located close to the school and offers a number of options for development. Whilst a grain store occupies the site, evidence has satisfied the Borough Council that it cannot be used for this purpose due to its proximity to the school and the amenity issues when using the dryer. It is considered that an appropriate scheme of development could result in an improvement on the visual amenity of the site that is currently dominated by the grain store.

14.8.1.2 The site lies to the west of the settlement just north of the village school. The area currently comprises a non-operational grain store, a small area of uncultivated arable land (grade 3), a redundant barn, a pond, and an access onto Nethergate Street. A mature and established hedgerow bounds the site to the south. Other than the pond and hedgerow there are no other landscape features of importance within the site boundary.

14.8.1.3 Views of the site consist of medium distance views from the A148 to the north of the site and near distance views from adjacent roads, properties and public rights of way. Medium and long distance views from the wider landscape are possible from across the valley to the south and south east.

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14.8.1.4 The Historic Environment Service have indicated that the site is within a deserted section of Harpley. They recommend any development in this location be informed by an archaeological field evaluation by trial trenching, and that any development takes into account the result of the field evaluation. A large undeveloped area adjacent to the north and west boundaries of the site have been found to contain earthworks of a former medieval settlement within parkland belonging to Harpley Hall. Norfolk Wildlife Trust have indicated the applicant should seek retention of or mitigate against the loss of hedge and pond. The Council seek to retain these features on the site.

14.8.1.5 The site benefits from full planning permission (19/00301/F) for 6 dwellings.

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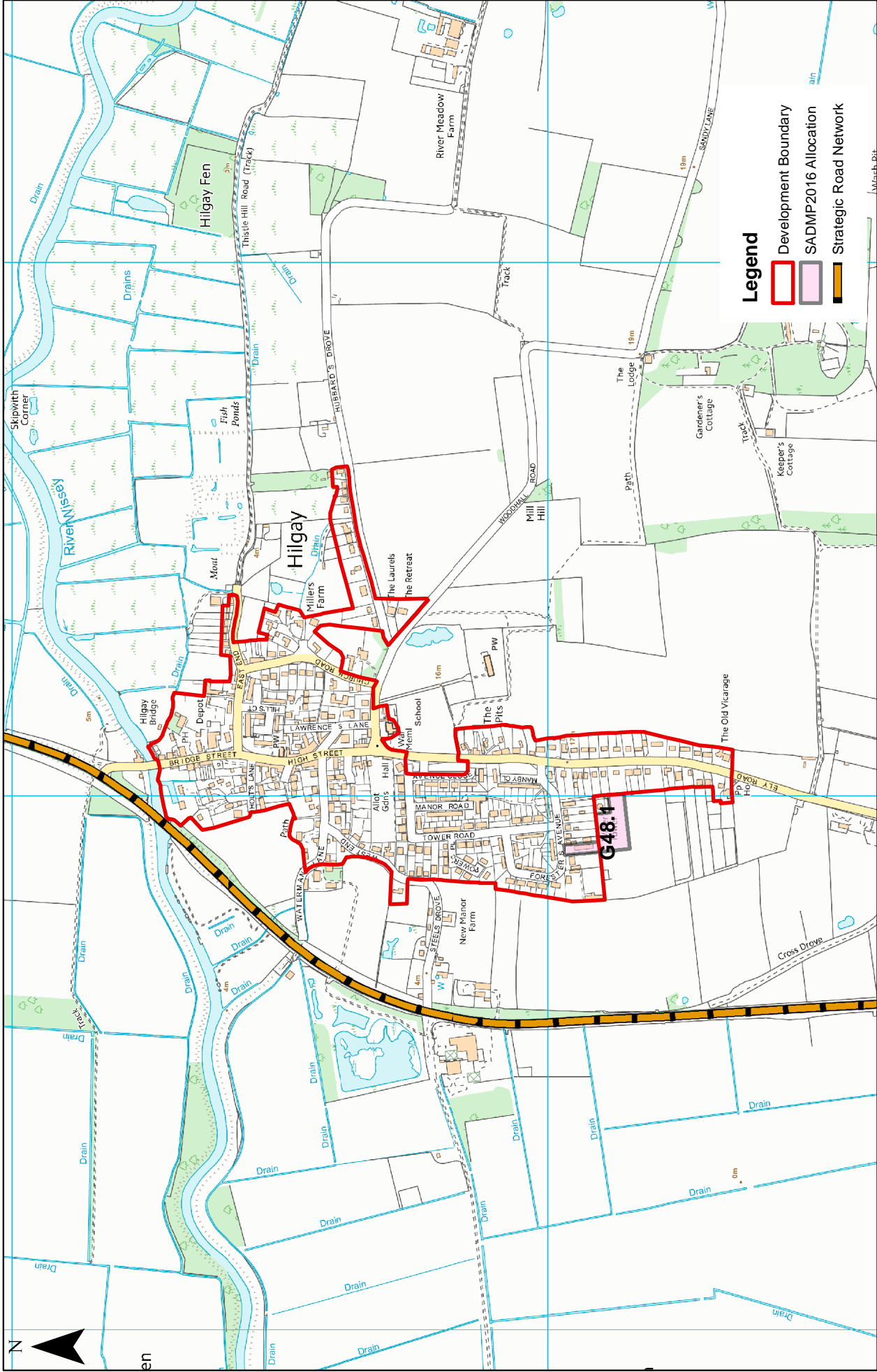
14.9 Hilgay

Rural Village

Description

14.9.1 Hilgay is situated four miles south of Downham Market, to the east of the A10. The village is built on elevated land which rises from the River Wissey in the north and the surrounding fenland to the west. There is a bridge over the river. This was a former section of the A10. There are some employment opportunities in the village but few services. The Parish of Hilgay has a population of 1,341⁽⁷¹⁾.

14.9.2 Hilgay is designated as a Rural Village. The SADMP (2016) made an allocation for at least 12 dwellings in Hilgay, and the Local Plan review carries this forward.



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Hilgay

0 0.075 0.15 0.3 0.45 0.6
 Kilometers

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14.9.1 G48.1 Hilgay - Land South of Foresters Avenue

Site Allocation

Policy G48.1 Hilgay - Land south of Foresters Avenue

Land amounting to 0.6 hectares, as identified on the Policies Map, is allocated for residential development of at least 12 dwellings.

Development will be subject to compliance with the following:

1. 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;
2. Improvements to the footway network and safe access to the site from Foresters Avenue to the satisfaction of the local highway authority;
3. Prior submission of a desk based Archaeological Assessment of the site and proposed developed;
4. Provision of affordable housing in line with the current standards.

Site Description and Justification

14.9.1.1 The allocated site is situated towards the south west of the settlement, south of Forester's Avenue. The development boundary immediately abuts the northern and eastern site boundaries. The site is located close to a bus stop and within a relatively short distance of the local school. The Council considers the site capable of accommodating the 12 residential units required in the settlement at a density reflecting that of the surrounding area. Development on this site is supported by Hilgay Parish Council.

14.9.1.2 The site is currently agricultural land (grade 3) and there is a water tower located towards the north east corner of the site. There are no important landscape features on the site (e.g. hedgerows or trees) and development would be well screened in the context of the existing settlement.

14.9.1.3 Norfolk County Council as the local highway authority have no objection to this site being developed providing local improvements to the footway network are made. Access would be achieved from Forester's Avenue.

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14.9.1.4 The Historic Environment Service have identified the site as an area of archaeological interest and therefore the allocation policy requires a desk based archaeological assessment prior to development.

14.9.1.5 The following constraints must be resolved prior to development, a sewer and water mains crosses the site and therefore easement/ diversion may be required in consultation with Anglian Water.

14.9.1.6 The site benefits from outline planning permission (16/00718/OM) for 17 dwellings, and a reserved matters application has been submitted for consideration (20/00119/RM).

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14.10 Hillington

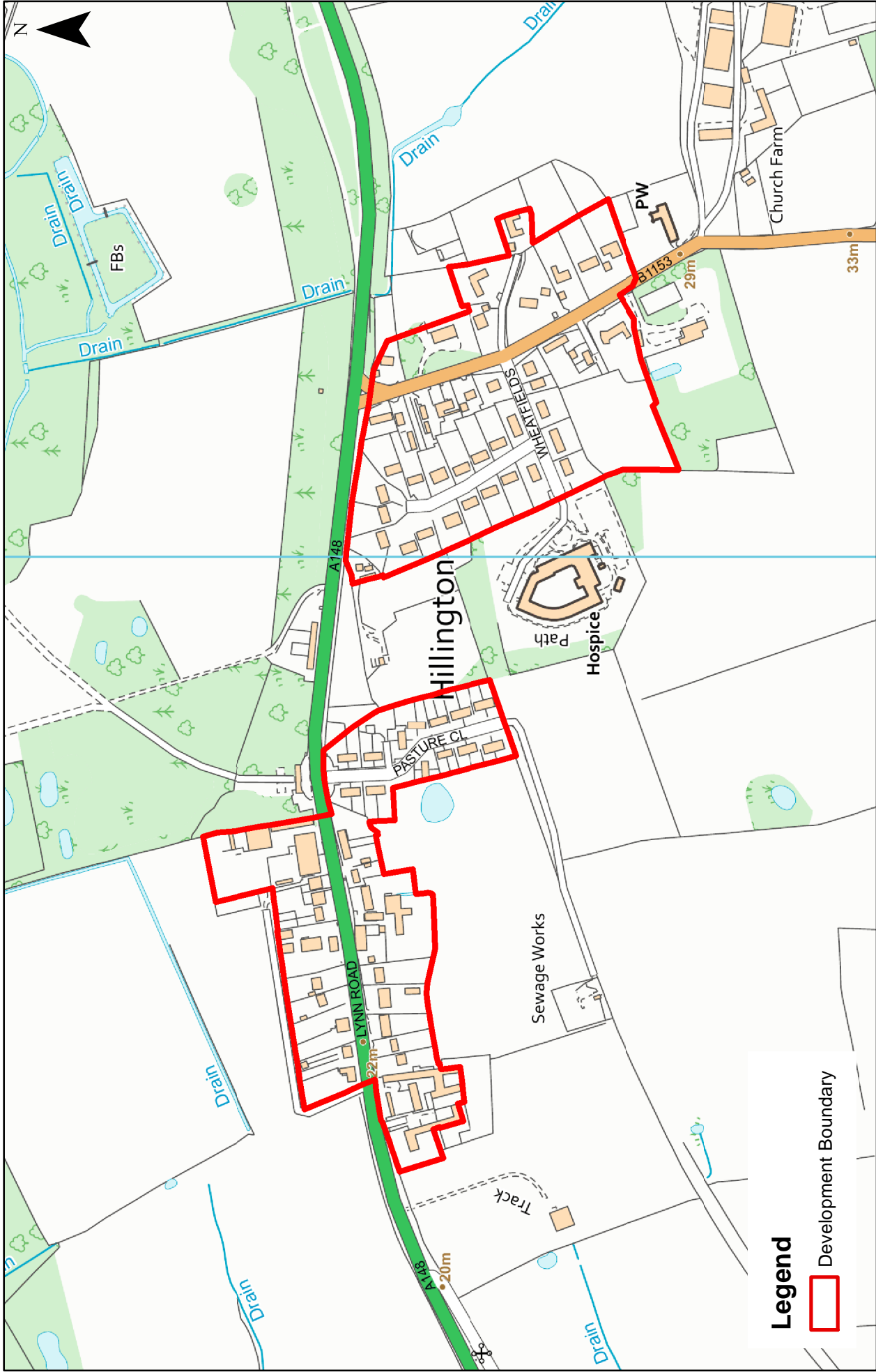
Rural Village

Description

14.10.1 Hillington is essentially a linear village straddling the A148 King's Lynn to Cromer road. Aside from this road, the village is very rural in character and is centred around the historic entrance to Hillington Hall, on the edge of the Sandringham Estate. Development also stretches along the B1153 near to St. Mary's Church. Hillington has a shop/service station, bus services, The Ffolkes public house which has recently been re-developed and now provides accommodation, banqueting facilities as well as being a pub and restaurant. The village also plays home to The Norfolk Hospice, which is located off Wheatfields, this is a significant Borough/County-wide resource for both in and out patients. The Hospice generates traffic to and from the site on a daily basis from clients, volunteers, employees and fund-raising events.

14.10.2 The level of services generally relate to the position of the settlement on the A148, as the parish has a population of only 400⁽⁷²⁾ making it one of the smaller rural villages. It lies seven miles north east of King's Lynn.

14.10.3 Hillington is designated as a Rural Village. The SADMP (2016) did make an allocation for at least 5 dwellings. However, since adoption the SADMP the landowner has expressed a desire not to develop the site and therefore it has been removed from the Local Plan review.

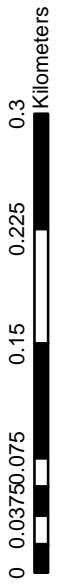


Legend

Development Boundary

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Hillington



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14.11 Ingoldisthorpe

Rural Village

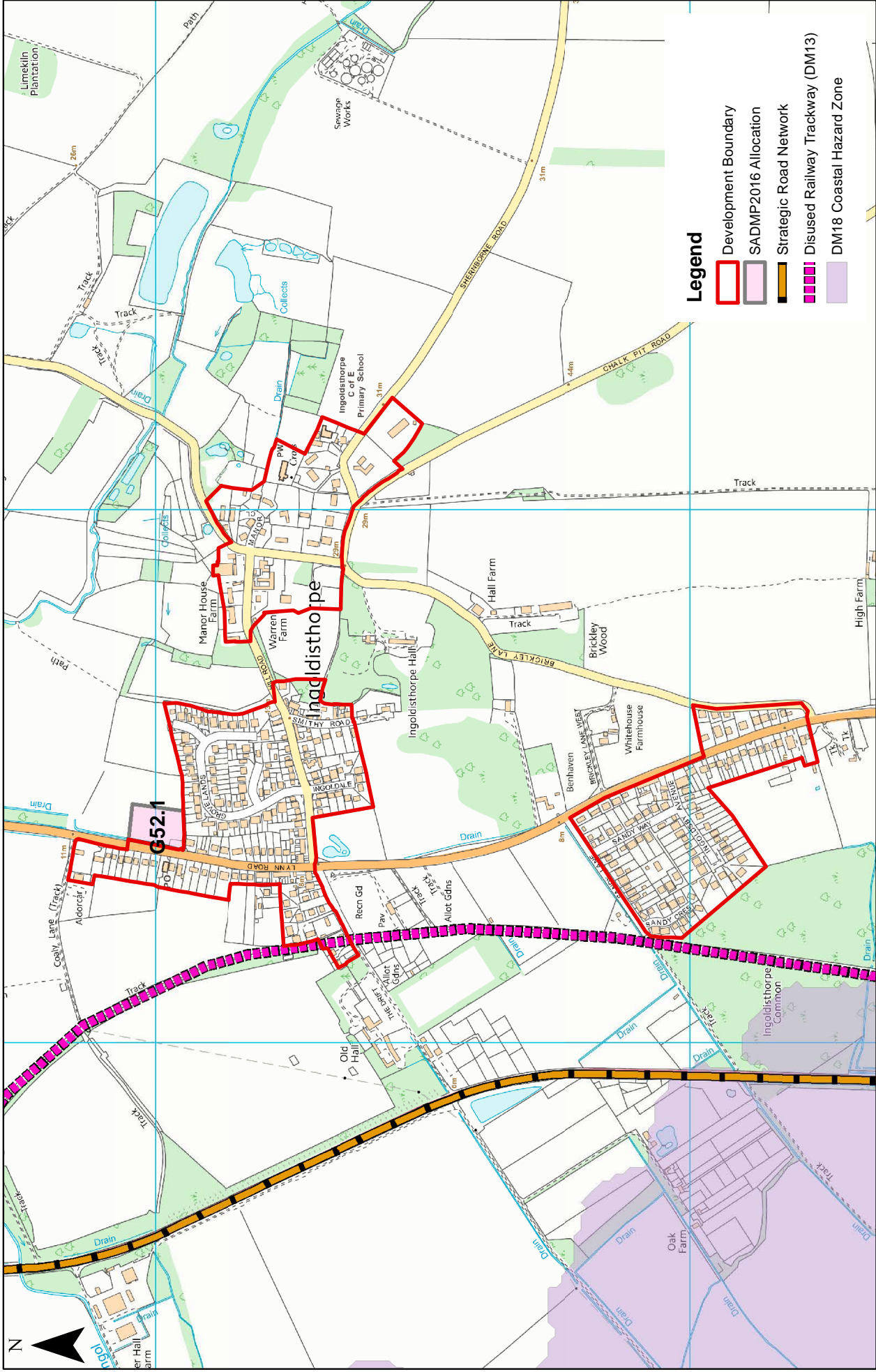
Description

14.11.1 Ingoldisthorpe Parish has a population of 849⁽⁷³⁾. The central part of the village contains a convenience store and school. The village is served by good public transport links and is well connected to King's Lynn, Hunstanton and the nearby larger villages of Heacham and Dersingham via the Lynn Road (B1440). Ingoldisthorpe village currently consists of three distinct parts, the largest being centered around the junction of Hill Road with Lynn Road.

14.11.2 Ingoldisthorpe has a medium population in comparison to other settlements designated as Rural Villages but has a limited range of facilities in the village itself. However, the village lies between the Key Rural Service Centres of Dersingham and Snettisham, meaning residents can access a greater range of services in these settlements, which are at a distance of around one mile. The SADMP (2016) accordingly made an allocation of at least 10 dwellings.

Ingoldisthorpe Neighbourhood Plan

14.11.3 The Borough Council supports those Town/Parish Councils and local communities who wish to prepare a Neighbourhood Plan for their Area. Ingoldisthorpe Parish Council are in the process of preparing a Neighbourhood Plan for their Area. The Ingoldisthorpe Neighbourhood Plan Area was formally designated by the Borough Council in February 2020.



Ingoldisthorpe

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14.11.1 G52.1 Ingoldisthorpe - Land opposite 143 - 161 Lynn Road

Site Allocation

Policy G52.1 Ingoldisthorpe - Land opposite 143-161 Lynn Road

Land amounting to 0.7 hectare, 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 a new footway which would join the site with the village services and the existing footway on Lynn Road;
2. Submission of details showing how sustainable drainage measures will integrate with the design of the development and how drainage will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the Sustainable Drainage System (SuDS) should be included with the submission;
3. Provision of affordable housing in line with current standards.

Site Description and Justification

14.11.1.1 The allocated site lies to the north of the village adjacent the proposed development boundary on its south and west sides. The site is situated in a fairly built up part of the settlement with the surrounding area consisting of road frontage residential developments to the west and south, and undeveloped agricultural land on the remaining two sides to the north and east.

14.11.1.2 The site itself is currently flat, undeveloped agricultural land (grade 3), bordered by trees and hedgerows on all sides. Whilst development would result in the loss of undeveloped land, the limited land required for the development of ten houses would enable the remainder of the field to continue to be used for arable farming.

14.11.1.3 Views of the site from the existing properties and the rest of the village are fairly near distance, as it is largely screened by the vegetation surrounding the site. Wider views exist when entering the village from the north, however the site is again hidden somewhat by trees and hedgerows.

14.11.1.4 The site presents the opportunity to develop 10 dwellings fronting onto the B1440 road, mirroring existing housing on the opposite (western) side of the road. The site is well located to some local amenities; it is directly opposite the village hairdressers, and a local

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bus stop which goes in-between Hunstanton and King's Lynn. Norfolk County Council, as the local highway authority, have expressed concern about pedestrian access to the school from the proposed site. To address this issue, the Council would require a new footway from the proposed site to be joined up with the village services and the existing footway on Lynn Road.

14.11.1.5 The Borough Council considers that development on the site would have limited negative impact on form, character, visual amenity and accessibility.

14.11.1.6 The site has come forward and benefits from outline planning permission (15/02135/OM). This details 15 dwellings. Subsequently a reserved matters application has been granted and work has commenced on site (17/00088/RMM).

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14.12 Old Hunstanton

Rural Village

Description

14.12.1 Old Hunstanton is a small coastal village located just to the north of the seaside resort of Hunstanton. It lies adjacent to the Norfolk Coast Area of Outstanding Natural Beauty. (A small part of the eastern end of the development boundary lies within it). The village has a tranquil setting and contains mainly residential development. The village can become very busy in the summer with day trippers and weekenders due to its location with good access to the beach and the Norfolk Coast Path. The village features some traditional beach huts, hotels, the RNLI lifeboat station and is close to the Hunstanton Golf Course

14.12.2 Old Hunstanton has no school but contains a broader range of facilities and is close to the larger service resort centre of Hunstanton. The village is connected to other coastal villages via the Coasthopper bus route along the A149 which interchanges in Hunstanton and Wells-next-the-Sea. Old Hunstanton parish has a population of 628 according to the 2011 Census.

14.12.3 Old Hunstanton has an average population size and a slightly lower than average level of services compared to the other settlements designation as a Rural Village.

Old Hunstanton Neighbourhood Plan

14.12.4 The Borough Council supports those Town/Parish Councils and local communities who wish to prepare a Neighbourhood Plan for their Area. The Old Hunstanton Neighbourhood Plan Area was formally designated by the Borough Council 25/07/2018 and corresponds with the boundaries of Old Hunstanton Parish. A draft version of the Neighbourhood Plan has been prepared and went out to consultation at the Regulation 14 stage between the months April to June 2021.

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14.13 Runcton Holme

Rural Village

Description

14.13.1 Runcton Holme is situated approximately nine miles south of King's Lynn, four miles north of Downham Market, and to the west of the A10. The village has developed around the crossroads between the Watlington to Downham Market Road, School Road and Common Road. The village is basically linear in form and has a rural setting and a good relationship with the surrounding open countryside. This rural character is strengthened by hedgerows and garden planting.

14.13.2 The Parish of Runcton Holme has a population of 657⁽⁷⁴⁾. The village has very few services and limited employment uses. Runcton Holme is designated as a Rural Village. The SADMP (2016) made an allocation for at least 10 dwellings. The Local Plan review seeks to take this forward.

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14.13.1 G72.1 Runcton Holme - Land at School Road

Site Allocation

Policy G72.1 Runcton Holme - Land at School Road

Land at School Road amounting to 0.9 hectares, as identified on the Policies Map, is allocated for residential development of at least 10 dwellings.

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

1. Provision of safe and appropriate access with good visibility, and improvements to the local footpath network, to the satisfaction of the local highway authority;
2. Submission of details showing how sustainable drainage measures will integrate with the design of the development and how drainage will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the Sustainable Drainage System (SuDS) should be included with the submission;
3. Provision of affordable housing in line with the current standards.

Site Description and Justification

14.13.1.1 The site is situated to the eastern edge of the settlement. The development boundary immediately abuts the site's western boundary. The Council considers that the site is capable of accommodating 10 residential units in the settlement at a density which reflects that of the surrounding area.

14.13.1.2 Scoring highly in terms of sustainability, the site is located close to the local primary school and adjacent to detached dwellings. New housing would form an extension of this residential linear frontage style development along School Road towards the east of the settlement.

14.13.1.3 The site is high quality agricultural land (Grade 2) and bounded to the west by hedgerows, however the Council considers due to modest amount of land required for development and proximity to services it is appropriate to develop on this agricultural land.

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

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14.13.1.5 Access to the site is gained via School Road, which is supported by the local highway authority provided that safe and deliverable access can be achieved, and improvements are made to the local footpath network. The number of driveways directly linked to School Road should be limited through either the use of shared driveways as seen with existing development along School Road, or an access road.

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

14.13.1.7 This site is considered favourably by the Borough Council as the allocation for housing in Runcton Holme due to its proximity to the school and as it is considered to have a less negative impact on the landscape in comparison to the potential alternatives.

14.13.1.8 This site benefits from full planning permission (16/01186/OM & 19/01491/RMM) for 10 dwellings.

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14.14 Sedgeford

Rural Village

Description

14.14.1 Sedgeford is a small rural village located to the east of Heacham, approximately three miles from the Wash. The western half of Sedgeford is within the Norfolk Coast Area of Outstanding Natural Beauty and the village also has a designated Conservation Area. Sedgeford parish has a population of 613⁽⁷⁵⁾ and has grown little over the last century. Sedgeford has limited services, but does have a primary school, village hall and pub. The settlement is not served by public transport links.

14.14.2 Sedgeford has an average population size and a slightly lower than average level of services for its designation as a Rural Village.. The settlement is very rural in character and is in a very picturesque location within the Area of Outstanding Natural Beauty. Its undulating nature means there are many viewpoints within and towards the village, therefore a key consideration in locating development is minimising the visual impact on the surrounding countryside and preserving the rural character of the village.

14.14.3 The SADMP (2016) did make an allocation of at least 10 dwellings.

Sedgeford Neighbourhood Plan

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

14.14.5 The Sedgeford Neighbourhood Plan was formally made and came into force September 2019 and can be viewed in full via the link below. The Sedgeford Neighbourhood Plan sits alongside the Local Plan and forms part of the Local Development Plan. Its policies will be used to guide development and assist in the determination of planning applications within the Area. It also provides additional housing allocations, as well as altering the SADMP allocation. https://www.west-norfolk.gov.uk/info/20127/neighbourhood_plans/117/completed_plans

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14.14.1 G78.1 Sedgeford - Land off Jarvie Close

Site Allocation

Policy G78.1 Sedgeford - Land off Jarvie Close

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

Development will be subject to compliance all of the following:

1. Suitable provision / improvements to pedestrian links from the site to Jarvie Close;
2. Delivery of a safe access that meets the satisfaction of the local highway authority;
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;
4. Incorporation of a high quality landscaping scheme including the retention and enhancement of established hedgerow on the western boundary of the site to minimise the impact of the development on the wider countryside;
5. Submission of details showing how sustainable drainage measures will integrate with the design of the development and how drainage will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the Sustainable Drainage System (SuDS) should be included with the submission;
6. Submission of details showing how the water mains crossing can be accommodated within the development (including any easements/diversions) to the satisfaction of Anglian Water;
7. Provision of affordable housing in line with current standards.

14.14.1.1 In addition to Policy G78.1 the Sedgeford Neighbourhood Plan contains the following policy (Policy H1) which relates to G78.1. To find further supporting text and to read over the Sedgeford Neighbourhood plan please follow this link:

1 4 . 1 4 . 1 . 2
https://www.west-norfolk.gov.uk/info/20127/neighbourhood_plans/117/completed_plans

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14.14.2 H1 Development of site allocated at Jarvie Close

Policy H1: Development of site allocated at Jarvie Close

The development of the site allocated under Policy G78.1 of the Site Allocations and Development Management Policies DPD will be supported where it would meet the following criteria:

- a. The development shall be for a minimum of 11 dwellings or 1000sq m;
- b. The development respects the density, form and layout of houses in the immediate locality
- c. The layout of the development will provide for the maintenance of access from Jarvie Close to the footpath that runs along the western boundary of the site;
- d. The rooflines and spacing of the development should be designed to minimise the obstruction of views across the river valley from public places on Jarvie Close and should not appear higher than those in the existing Jarvie Close development in views across the valley from the south.

Site Description and Justification

14.14.2.1 The site lies in a relatively central location in the village, with existing housing on three sides. The site currently comprises uncultivated Grade 3 agricultural land. There are no available opportunities to utilise previously developed land for new housing in Sedgeford. In this context, the site provides the opportunity to develop land which has no identified use.

14.14.2.2 The area in the immediate vicinity slopes in a north south direction with the site sitting in a central position between Jarvie Close (on higher ground to the north) and Mill View (on lower ground to the south). The natural topography of the site, being on a slope with development on both higher and lower ground, would lessen the impact of development on the surrounding area, limiting the impact on the local visual amenity and the scenic beauty of the Area of Outstanding Natural Beauty and other countryside. Long views are afforded of the site from the west, but any development would be read in the context of the existing village and not be of detriment to the character of the settlement. The policy includes a clause to give emphasis to the importance of addressing landscape impacts in the design of the proposed housing.

14.14.2.3 Apart from the hedgerows on the western boundary, there are no important landscape features on the site although the site itself is within the Area of Outstanding Natural Beauty. The Conservation Area sits a good distance from the site (approximately 100 metres

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to the south). Due to the distances involved and the built form in the immediate vicinity of the site, it is not considered that development of the site would be of detriment to the character and appearance of Sedgeford's Conservation Area. There are no Listed Buildings in the vicinity of the site.

14.14.2.4 A development of six dwellings on the site would either result in a very low-density development or create left over space which would likely come forward for housing in the near future. By allocating ten dwellings on the site the Council can increase the level of affordable housing to two dwellings and ensure the site is development comprehensively, with a design and layout that fits in with the surrounding area.

14.14.2.5 Norfolk County Council as the local highway authority consider the site well located and appropriate for development subject to the delivery of safe access. They have also expressed preference for minor development of this site over the alternative development option. Sedgeford Parish Council and the Norfolk Coast (AONB) Partnership have both expressed a preference for minor development of this site due to the lesser visual impact on the landscape and Area of Outstanding Natural Beauty. Sedgeford Parish Council have also identified potential ownership constraints in accessing the alternative site and would strongly resist development of that site.

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

14.14.2.7 One constraint which must be resolved prior to development is that a water main(s) cross the site and therefore easement / diversion may be required in consultation with Anglian Water.

14.14.2.8 Housing affordability is a key issue for local people within settlements in the Area of Outstanding Natural Beauty. Cumulatively, new allocations will increase choice in the market and enable some new affordable housing to benefit local residents. An allocation of ten houses on the preferred site would enable the delivery of two affordable homes.

14.14.2.9 The Borough Council is the current landowner, previous planning permission was granted for 9 dwelling on the site (16/01414/O). However, the Borough Council is now seeking to bring forward the land as a Custom and Self-Build site.