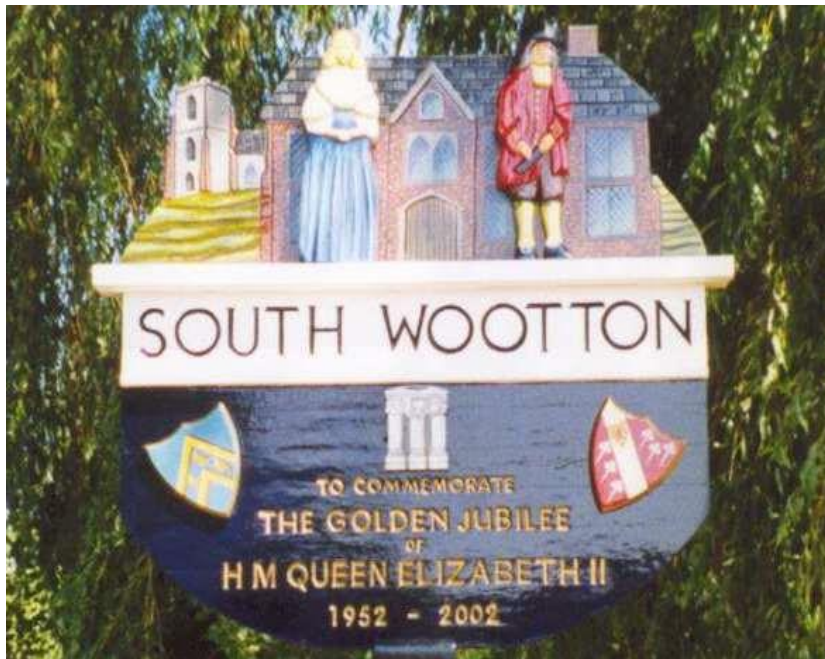
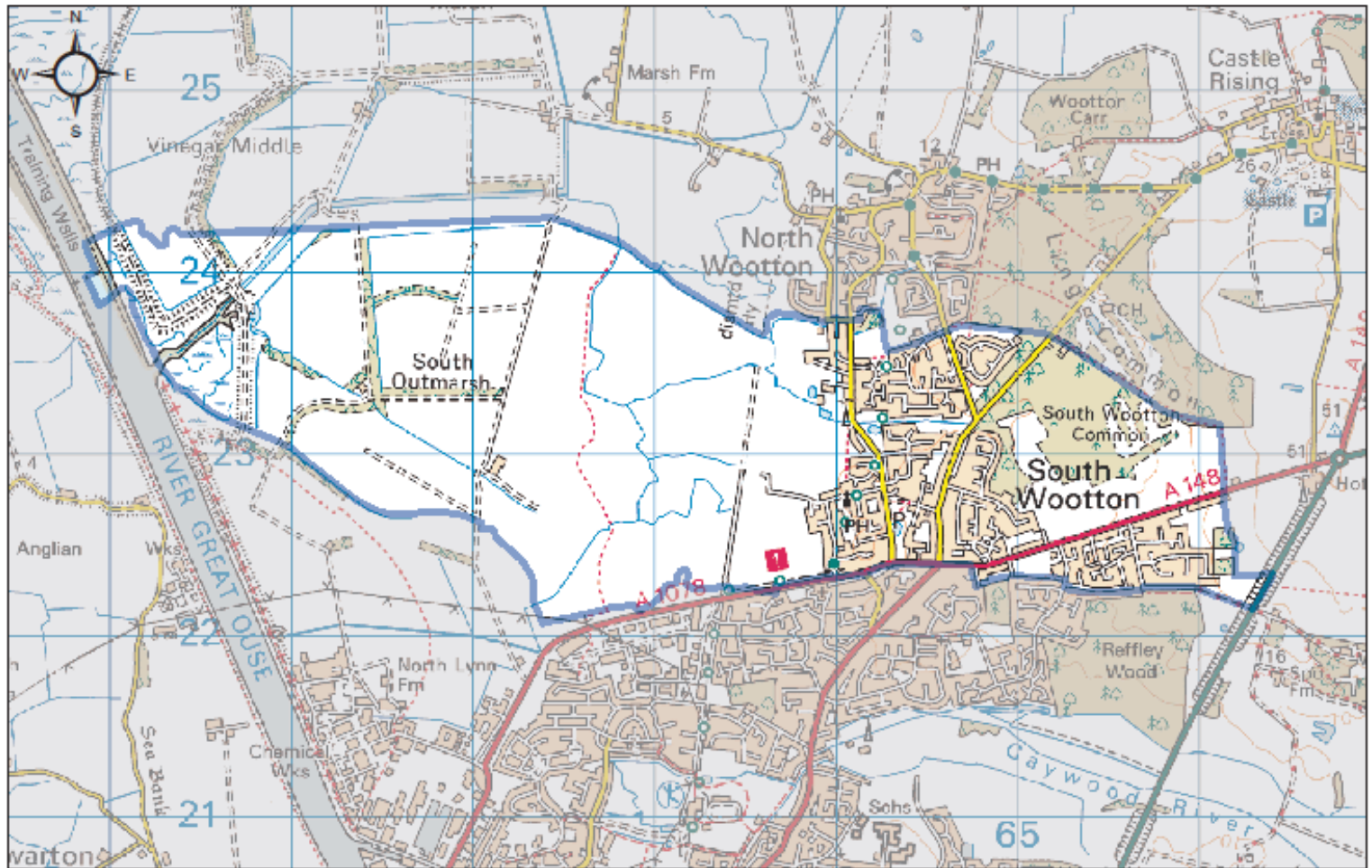


# South Wootton Neighbourhood Plan

2015-~~2026~~ 2036



**Review of 2015 Neighbourhood Plan, “made”  
January 2023**



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 Ordnance Survey 100024314

0 0.225 0.45 0.9 1.35 1.8  
 Kilometers

**South Wootton Parish and Neighbourhood Plan Area**

# South Wootton Neighbourhood Plan

2015-~~2026~~-2036

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**Key:**

- Changes proposed by South Wootton Parish Council (SWPC) are shown in **blue/ bold and/ or ~~strikethrough~~**.
- Changes proposed by the Borough Council of King's Lynn and West Norfolk (BCKLWN) are shown in **red/ bold and/ or ~~strikethrough~~**.

# 1 Introduction

The South Wootton Neighbourhood Plan (the Plan) is a new type of planning document based on the views of our local community. It is part of the Government's ~~new~~ approach to planning **introduced through the 2011 Localism Act**, which aims to give local people more say about how their area is developed.

This is particularly important for South Wootton as the parish is again under considerable development pressure, primarily as a result of its location, in which two areas for urban expansion have been identified in the King's Lynn and West Norfolk Borough Council's Core Strategy (2011), **the strategic part of the Local Plan policies that sets the overarching strategic policies for the Plan**. The Core Strategy Inspector did not examine the individual site characteristics, but he said that the Growth Areas identified were "appropriate to accommodate housing of the scale proposed."

~~The Borough Council's 'Detailed Policies & Sites - Preferred Options' (2013) consultation document reduced the potential scale of development to 300 and 600 homes on the two sites, west of Hall Lane and North East King's Lynn (land at Knight's Hill), respectively. These numbers were confirmed in the document, 'Site Allocations and Development Management Policies' submission for examination by the Borough Council in April 2015. The site-specific part of the Local Plan, the "Site Allocations and Development Management Policies" (SADMP) Plan, was adopted in September 2016 and allocated land for development of 300 and 600 homes on the two sites, west of Hall Lane and North East King's Lynn (land at Knight's Hill), respectively. These sites have since been consented, for 575 and 654 dwellings respectively (total 1,229).~~

The **first** Neighbourhood Plan covers the same period as the Borough Council's Core Strategy and will end in 2026. The Plan ~~has been~~ **was** developed by a small team of parish councillors, volunteers and the Clerk, taking into account the views of residents expressed, ~~particularly in response to the questionnaire distributed in February 2013. Additional comments and suggestions have been incorporated into the final document.~~

~~An independent Examiner recommended a number of changes to the Plan to make it conform to the statutory requirements. A local referendum will now be held in the Parish, and if more than 50% of those who vote agree, the Plan becomes part of the statutory development plan for the parish (alongside the Borough Local Plan). By contrast the previous South Wootton Parish Plan and Village Design Statement were only advisory publications. The approved Plan will implement the Vision which residents have for South Wootton and shape its future to 2026.~~

**The SWNP covering the period 2015 – 2026 was adopted by the Kings Lynn & West Norfolk Borough Council and came into effect on the 23<sup>rd</sup> November 2015. In 2021, it was decided to review and update the present Plan in line**

with the Borough Council's Local Plan Review to roll forward to 2036, taking into account the views of residents previously expressed.

Since the Plan was published, major developments have been approved in South Wootton. These amount to ~~about 1,250~~ **over 1,200** new properties, primarily, on west of Hall Lane and Nursery Lane and North East King's Lynn (land at Knight's Hill), respectively. The Borough Council's Local Plan Review has indicated that there will be no more major developments in South Wootton.

In future, it is anticipated that any further development in South Wootton will consist of infill and possibly very small-scale developments, if appropriate.

The proposed changes and additions to the existing Plan are deemed to be minor. As a result, it is expected that the revised Plan can be adopted by the Borough Council without being subject to an independent inspection or referendum.

## 2. Village Locality

South Wootton is an attractive residential village on the northern side of King's Lynn. It has its own identity, a Quality Status Parish Council and a village centre with all the iconic features – The Green with a pond, the post office, a large gastro-pub and the church tower. Residents are very aware of physical distinctions in our surroundings that mark a change between suburban Gaywood and the parish area; there is generally a softer appearance with more trees within the street scene and housing areas fringed by blocks and belts of woodland, with immediate access to countryside.

The area north of Grimston Road is part of the designated Norfolk Coast Area of Outstanding Natural Beauty, with Reffley Wood and Roydon Common Site of Special Scientific Interest on the east end of the parish. To the west, the salt marshes and the sea defence areas which border the Wash are National Nature Reserves (part of the Norfolk Coast Area of Outstanding Natural Beauty). They are host to a variety of waders and wild fowl. When the tide recedes, the exposed mudflats are vital feeding areas. Barn owls and marsh-harriers hunt untroubled in this quiet, undisturbed environment. A very small part of the west end of the Parish is included in The Wash Site of Special Scientific Interest, a component of The Wash Special Protection Area and Ramsar<sup>1</sup> site, and The Wash and North Norfolk Coastal Special Area of Conservation. In July 2014, Norfolk Wildlife Trust supervised a Community Project to map the Habitats of the Parish of South Wootton. Their report provides an interesting insight into the flora and fauna present in the Parish. (See Evidence Base section 6 – Norfolk Wildlife Trust report, "Putting South Wootton on the Map")

There are three Grade II listed buildings in the Parish, which are the Old Hall, St Mary's Church and the War Memorial located in the churchyard. These historic buildings are found in a small area close to The Green. From the 1920s onwards, this area and Castle Rising Road/Grimston Road were beginning to be built up. By the 1960s, higher density housing development in Gaywood along Wootton Road had reached the parish, and the planned expansion of King's Lynn began to be visible here in many culs-de-sac of new private housing. In the 1970s and 1980s, substantial housing estate developments were planned and completed, almost linking South and North Wootton save for a series of woods and open spaces. These natural areas create the boundaries that distinguish between two distinct villages, as well as retaining the separate focal points of each village. South Wootton housing also extended alongside Reffley Wood in a detached area almost one mile from the village centre but is now linked by later development including shopping.

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<sup>1</sup> A designation under the Ramsar Convention on Wetlands of International Importance. (Ramsar being the city in Iran where this Convention took place.)



South Wootton, as a location, provides an important segment of the housing choice available in the King's Lynn area, and as so much of the housing in the parish dates from the past 45 years it is generally of the best standard. Whilst affordable housing provision for the King's Lynn built up area is 15% of new allocated housing areas, for South Wootton the level has been set at 20%. Work opportunities, sub-regional public services, and retailing are within the built up area of King's Lynn, but the Community Identity of the parish stands separately and must be encouraged and enhanced by the provision of further community services and leisure facilities in relation to any new development. At the time of the 2011 census, the village population was 4247; ~~currently there are 1825 residential properties.~~ **At January 2023, there were 1,838 residential properties registered for Council Tax within the Parish.**

The character of new development must be focused on the creation of 'places' around spaces and landscape features attractive to wildlife interest that can truly augment this village community, and through the extended foot and cycle path links and services that must enhance the integration of the already outlying and any additional new areas.



**[Reinstate in Plan document, when Review confirmed]**

## **Existing Environment & Facilities**

### **South Wootton Neighbourhood Plan**

### 3. Plan Content and Status

The Neighbourhood Plan for South Wootton covers the whole of the parish. Its boundaries are mostly clearly defined and well established. In the context of the expansion site at Knights' Hill (**Local Plan site reference E4.1**), the parish boundary is less clear. The majority of the Knights' Hill site falls beyond both the parish and neighbourhood plan boundary, and Sandy Lane is the only feature.

The Plan provides a vision for the future of the parish, which has been established through engagement with local residents. It sets out the parish's objectives, together with the policies required for their realisation. Objectives and policies were formulated following an analysis of the natural environment of the parish, of the social and economic characteristics of its settled population, and of the responses of residents and other interested parties to consultation.

~~If the Neighbourhood Plan successfully passes the referendum, it becomes part of the official development plan for the Parish, alongside the Borough Local Plan (consisting of the Core Strategy and (subject to adoption) the Site Allocations and Development Management Policies Document<sup>2</sup>. The development plan is the starting point for any decisions on planning applications, though other material planning considerations, including the National Planning Policy Framework, must also be taken into account. In the event of any conflict between the policies in the Neighbourhood Plan and the Local Plan, the most recent one prevails.~~

~~The existing 2015 Plan, having been adopted and incorporated into the Borough Council's Local Plan statutory development plan, already forms part of the starting point in determining planning applications, although other material planning considerations, including the National Planning Policy Framework, must also be taken into account. It is proposed to roll This update/ revision rolls forward the revised Plan to 2036, in line with the Borough Council's emerging Local Plan Review (as submitted in March 2022).~~

The **updated** Plan is the starting point for any decisions on planning applications in South Wootton, though other material planning considerations, including the NPPF (~~February 2019~~ **July 2021**) must be taken into account. In the event of any conflict between the policies in the revised Plan and the Borough Council's Local Plan, the most recent one prevails.

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<sup>2</sup>~~Until the Site Allocations Document is adopted, a few saved policies of the Borough 1998 Local Plan also remain part of the development plan.~~

## 4. Plan Development

From the outset of the plan-making process, the Parish Council decided that the community would be involved as fully and as soon as possible. **The first Plan was prepared over a three-year period (2012-2015) and included extensive community engagement, throughout.** A Statement of Community Involvement was issued early in 2013 (see Evidence Base). Public consultations had begun in November 2012. Planning Group meetings were held every fortnight. Progress in plan making was reported to the monthly meetings of the Parish Council, in its regular Newsletter, in a special Neighbourhood Plan Newsletter and through the Church's Contact Magazine

An important part of the plan-making process was to test evolving policies against

- National Planning Policy
- The Borough Council of King's Lynn & West Norfolk Core Strategy
- EU Legislation
- Human Rights Obligations
- appropriate contribution to achievement of sustainability

A questionnaire survey was carried out in February 2013. Some 484 questionnaires were returned, which represented a response rate of 27.2%. After taking into account the responses from the questionnaire, a draft document was prepared and delivered to all residents and relevant consultees in February 2014. A six week period was allowed for responses after which the document was revised to incorporate the comments and recommendations expressed.

The revised draft was then submitted for a pre-submission check (suggested and paid for by the Borough Council) by an independent reviewer provided through the Neighbourhood Planning Independent Examiner Referral Service, NPIERS, in September 2014. In his report, the reviewer suggested some minor corrections to the text and additions to the Maps for clarity. The recommendations were incorporated into the final document, which was then submitted to the Borough Council for examination by an independent examiner.

The Examiner recommended a number of relatively minor changes to the Plan to ensure it met the statutory requirements, and that subject to these changes the plan should proceed to a local referendum of the Parish. The Borough Council accepted these recommendations, and the Plan has been amended accordingly.

The Plan will now be the subject of a local referendum of registered voters in the parish. If it is supported by a majority of those voting in the referendum, it will be formally brought into force by the Borough Council.

The ~~existing~~ **first** Plan was supported by a majority of residents who voted in the referendum, and it was formally adopted by the Borough Council in November ~~2019~~ **2015**. The minor revisions of the Plan have been carried out by members of the Parish Council **in association with the Borough Council** and are compatible with **national policy (NPPF, 2019 2021 update)** and the views of residents as previously expressed.

## **5. The Vision: South Wootton ~~2026-2036~~**

This statement is based on consultations carried out amongst parish residents **for the first Plan**, in November 2012 and March 2013. It defines what the residents of South Wootton wish their parish to be like up to 2026 and beyond. **The revised Plan is a continuation of this Vision, taking this forward to 2036.** It provides the framework for the objectives and policies which follow.

### **Plan Vision:**

**Residents see South Wootton as a pleasant and safe place to live and wish to retain its independent village status and distinctive character.**

**They wish to see the “semi-rural” nature of the village, with its open and green spaces, not only maintained but also enhanced, acknowledging and reinforcing the village character.**

**It is accepted that a contribution has to be made to accommodate future requirements for housing as identified by the Borough Council’s Core Strategy. New development must provide adequate provision for community facilities and services.**

**Residents wish to see the “semi-rural” character of the village acknowledged through new developments with the adoption of appropriate building styles, choice of local materials and appropriate densities, and levels of green infrastructure which reflect the local village character.**

**Within new developments, adequate provision should be made for community facilities, including healthcare, improvements in transport infrastructure, cycle and footpaths, as well as green open spaces.**

~~Consideration should be given to measures to mitigate the consequences of Climate Change.~~

## 6. The Objectives of the Neighbourhood Plan

The aim of the Plan is to realise a Vision for South Wootton up to ~~and beyond~~ 2026 **and further to 2036**. Objectives are:

- to preserve the village identity and maintain separateness from King's Lynn, and to encourage greater geographical cohesion within the community.
- to ensure integration of the existing and new neighbourhood areas within the village through appropriate pedestrian and cycle links.
- to preserve and enhance the landscape setting and internal character of the village, minimising the visual impact of new development when seen from the approach roads to King's Lynn.
- to create layouts for new development which incorporate strong landscape frameworks with open space.
- to create a village where sustainable development has assessed any impact on the natural environment, promotes biodiversity, encourages wildlife, works towards being carbon neutral and mitigates the expected effects of climate change.
- to sustain the vitality, health and safety of the community and to allow residents of all ages the opportunity of remaining part of it.
- to contribute towards the wider King's Lynn area economy.
- to provide new housing which is high-quality in design, layout, size and materials, adapted to the expected results of climate change, and in harmony with the immediate locality.
- to reduce, in the long term, the need to use private motor vehicles, and to encourage alternative means of travel.
- to ensure that movement within the village is appropriate and secure by means of better traffic management of the principal routes.
- to improve village facilities to meet the demands of future development.

## 7. Neighbourhood Planning Policies

To meet the objectives set out above policies have been designed to ensure that new development enhances the setting and character of the village,

promotes a sense of community, and provides for the social and economic needs of residents. Infrastructure mentioned in the Plan, and considered to be fundamental to the implementation of the Borough Council of King's Lynn & West Norfolk Core Strategy and to physical growth, will be delivered ~~through the Site Allocations & Development Management Policies Document in accordance with the Local Plan and Infrastructure Delivery Plan<sup>3</sup> (September 2022)~~. These essential projects in the parish include improvements to schools, medical/dental facilities, and local roads and transport which go with development on this scale and which will be decisions of **the Borough Council**, Norfolk County Council and/ **or** the Health Authorities.

## ***7.1 Policies for the Environment***

The location of South Wootton has now put considerable pressure on the natural environment of the parish, especially at the edges of the built-up area. There is ~~no~~ **little** brownfield redevelopment land available in the parish area. The Neighbourhood Plan seeks to conserve and enhance the environmental setting of South Wootton in line with the Borough Council's Core Strategy document.

Gardens and trees are important elements in the existing built-up area of South Wootton. They provide diversity and richness to the landscape, as well as forming wildlife havens and corridors and a rich source of food for insects, birds and wild animals. Existing hedges and trees, associated with potential development sites, divide the landscape into recognisable units and give them soft edges - these should always be considered for retention as the landscape framework. The Norfolk Coast Area of Outstanding Natural Beauty around the villages includes the wooded skyline to the north east, augmented by the Woodland Trust's Reffley Wood to the south east and Norfolk Wildlife Trust east of the A149.

There are 3 listed buildings in the western part of the village, and no Conservation Area, but the quality of housing in treed grounds is the dominant character in areas such as Castle Rising Road, and parts of Priory Lane and Nursery Lane.

The Borough Council's **previous (1998) Local Plan** ~~Inset Map for North & South Wootton~~ included character areas ~~[Built Environment type A]~~ which are within the village but protected from development. These same areas ~~have been identified now as were designated~~ 'Local Green Spaces' **in the first Plan**, whose woodland or open quality is essential to the character of the village, whether or not there is public access in future. **The revised Plan will continue these designations.**

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<sup>3</sup> [https://www.west-norfolk.gov.uk/download/downloads/id/7285/bcklwn\\_infrastructure\\_delivery\\_plan\\_-\\_2022.pdf](https://www.west-norfolk.gov.uk/download/downloads/id/7285/bcklwn_infrastructure_delivery_plan_-_2022.pdf)

There are parts of the proposed Growth Areas where land drains are fundamental to layout design and geo-technical surveys will be needed.

### **Policy E 1 - Landscape character**

Woodland and tree belts, the quality of existing residential areas amongst mature trees, and the hedgerows as shown on the **Proposals Policies** Map for assessment as the potential framework of the Growth Areas, shall be protected during the development period and retained as part of local distinctiveness.

Where appropriate such features should be enhanced as part of any adjacent development. Where the removal of vegetation identified on the **Proposals Policies** Map is required to facilitate development any such removal should be kept to a minimum and appropriate replacement planting should be delivered as part of the detailed proposal.

### **Policy E 2 - Sustainable drainage**

Where it is feasible, sustainable drainage schemes should be used to provide wildlife areas, linking where possible with the biodiversity of existing natural environment areas and County Wildlife Sites [ie. at Knights' Hill - Reffley Wood, and west of Hall Lane towards the Wash and North Norfolk Coast Special Area of Conservation and the Wash Special Protection Area. These should be designed with the appropriate level of percolation and safety in mind and as an integral part of the green infrastructure.



### **Policy E 3 - Open spaces**

#### The Local Green Spaces

- the Village Green,
- the Pingles, and
- the Mixed Woodland area,

as shown on the ~~Proposals~~ **Policies** Map, will be protected against built developments.

Where feasible, new open spaces and community woodland should interconnect and provide defined areas for public access and as wildlife corridors. There will be opportunities to improve the quality of existing green spaces where they are close to development proposals.

### **Policy E 4 - Strategic landscape framework**

The visual impact of the proposed Growth Areas, when viewed from approaching main roads and the surrounding countryside, shall be minimised by the use of appropriate landscaping and permanent management arrangements with the relevant local authorities.

### **Policy E 5 - New growth areas**

~~All~~ **Any** new estate developments shall include planting programmes incorporating native arboreal species to enhance the landscape character.

~~Planning proposals in growth area that include external lighting must utilise types of lighting such as light emitting diode down lighting or other measures such as low level lighting to avoid light spillage beyond the application site.~~

## ***7.2 Policies for Housing***

~~In 2013, the Borough Council's Detailed Policies & Sites - Preferred Options document reduced the potential scale of development in the two Growth Areas in South Wootton to 300 homes west of Hall Lane and 600 in the Knight's Hill area. These numbers were confirmed in the Pre-Site Allocations & Development Management Policies Plan submitted by the Borough Council in 2015. Both locations are to be subject to detailed~~

~~assessment, master planning and appraisal as set out in the representations of South Wootton, North Wootton and Castle Rising Parish Councils.~~

~~In 2013, the BC's Detailed Policies and Sites Preferred Options and SADMP documents showed two major Growth areas in South Wootton, namely, Knight's Hill and west of Hall Lane and Nursery Lane. In 2018/2019, outline planning applications **Between 2018 and 2020, outline schemes were approved for around 1230 homes on the major Local Plan site allocations west of Hall Lane and Nursery Lane and at Knight's Hill (E3.1 and E4.1, respectively), subject to detailed assessment, master planning and appraisal as set out in the presentations of North Wootton, South Wootton and Castle Rising Parish Council's. In 2021, reserved matters were granted for site E3.1 and phase 1 of E4.1, together with a small development of 28 homes** ~~has been completed on land east of Nursery Lane (the nine-acre field).~~~~

The Neighbourhood Plan recognises that development on the scale ~~required~~ **consented** will have a profound effect on the village and its community **over the coming years**. It provides an opportunity for holistic planning to create high quality, attractive places to live, in which a sense of community is retained, and the natural infrastructure and environment is enhanced.

The Borough Council's **emerging Local Plan Review** has indicated **there will be no ~~more~~ further site allocations for major developments in the period covered by the plan review.**

### **Policy H 1 - Growth Areas**

~~Housing in the new growth areas should provide all sections of the population with dwelling appropriate for their needs and a good quality of life, by providing the right mix of housing in terms of size, tenure, design and affordability.~~

~~To Meet the needs of all sections of the community, especially young adults and the elderly, starter homes and bungalows respectively, would enable residents of all ages to remain within the Parish.~~

Detailed proposals for the "Strategic" housing areas at Hall Lane, South Wootton and Knight's Hill (insofar as it is within the Neighbourhood Plan boundary), will be master-plan led. These will be prepared by developers for approval by the Borough Council in consultation with South Wootton Parish Council.

## Policy H 2 - Encouraging High Quality Design

Layouts for new development should be designed to the highest possible standard, taking account of the character of the village. Dependant on the size and scale of individual sites, planning applications will be expected to:

- a) make sensitive use of natural landscape; and
- b) make generous provision for open green space, linked to the wider natural environment and accessible to the public; and
- c) provide highways and vehicular accesses that incorporate trees and landscaping and include car parking, footpaths, soft boundary treatments and sensitively designed and located gardens.
- ~~d) external lighting should utilise types of lighting such as light emitting diode down lighting or other measures such as low level lighting to avoid light spillage beyond the application site; and~~
- ~~e) to reduce carbon emissions, introduce where possible, solar panels, waste water heat recovery or low carbon heating.~~
- ~~f)d~~ provide well-designed groups of houses, located in attractive, inclusive and secure spaces; and
- ~~g)e~~ respond to local character and history, and reflect the identity of local surroundings and materials, whilst not preventing or discouraging appropriate innovation; and
- ~~h)f~~ maintain a 'human scale' in which individuals feel comfortable and secure; and
- ~~i)g~~ provide for sustainable water management and run-off from rainfall recognising the current increased incidence of higher than average rainfall; and
- ~~j)h~~ incorporate Sustainable Drainage Systems where appropriate; and
- ~~k)i~~ create safe and accessible environments by incorporating "Secured by Design" principles; and
- ~~l)j~~ enclose entrances to driveways carefully, taking account of the immediate context, avoiding garden walls that are too tall and defensive looking, or too small and suburban; hedge planting in non-thorn species is preferred; and
- ~~m)k~~ consider the impact of cabling, satellite dishes, aerials, burglar alarms and security lighting; and
- ~~n)l~~ respect views of the church tower both within the village and across existing open land to the west of the existing village.

### **Policy H 3 - Infill Developments**

Within the village development boundary the residential development of infill plots or of existing residential garden areas will be acceptable subject to the following criteria:

- a) the development is sensitively designed and of high quality; and
- b) the proposed development has due regard to the character and density of the surrounding area: and
- c) the proposed development would not have significant harmful impacts on the amenities of surrounding residential properties and other activities; and
- d) the proposed development would not have significant harmful impacts on the local road network.
- ~~e) external lighting should utilise types of lighting such as light emitting diode down lighting or other measures such as low-level lighting to avoid light spillage beyond the application site.~~

### **Policy H 4 - Local Character**

Proposed residential development densities will be required to demonstrate that they respond to their context and help to preserve the open and green character of the village.

### **Policy H 5 - Residential Garages**

Garages should

- be built in direct association with the houses whose inhabitants may be expected to use them; and
- be of a size to accommodate modern cars and bicycles, having regard to Norfolk County Council standards; and
- not be prominently sited; and
- not be built in blocks.

Proposals for rear or separate parking courts will normally not be encouraged. Hard standings should be kept to a minimum, with permeable surfaces.

### **Policy H 6 - Affordable Housing**

The affordable housing provided shall be dispersed in small groups, where possible, throughout the development site, in accordance with the Borough Council's Core Strategy. It should be of the same general design as other dwellings in the development and must not be conspicuous.

## ***7.3 Policies for Business & the Local Economy***

The majority of the economically active population of South Wootton work in King's Lynn and the surrounding area. Employment hubs are situated at the North Lynn Industrial Estate, the town centre, Queen Elizabeth Hospital site, and Hardwick and Hardwick Narrows Industrial Estates. The village of South Wootton itself is predominantly residential, but it contains a supermarket (ASDA) with a petrol station, and a number of other small businesses. These include a Tesco Express, a post office, a pharmacy, a public house, a nursery/garden centre, a chinese takeaway and two fish and chip shops; close by are a hairdresser, a pub, 2 hotels, and a second pharmacy. There are also a number of residents who work from home or are self-employed in professions and services from a home base. The Parish Council will seek to retain existing businesses, identify deficiencies in local services, such as medical and dental facilities, and help to facilitate the creation of employment opportunities.

### **Policy B 1 - Retention of Local Shops**

The retention of existing local shopping facilities will be supported.

### **Policy B 2 - Development of Local Shops in growth areas**

Proposals for local scale retail development within the identified strategic growth areas will be acceptable subject to the following criteria:

- they are of a scale and nature directly related to the residential development concerned; and
- they are consistent in location and scale with the masterplan for the development of the strategic housing site concerned; and
- they will not have a detrimental effect on the local highway network; and
- they make appropriate provision for customer car parking and the loading and unloading of goods within the context of the masterplan for the strategic housing site concerned.

### **Policy B 3 - Home working**

Proposals for new business development that combine living and small scale employment will be encouraged, provided there is no adverse impact on the character and amenity of nearby houses.

### **Policy B 4 - Employment and Access**

Proposals for new employment development will be expected to incorporate adequate and appropriate provision for vehicle turning and servicing, and adequate and appropriate provision for staff and customer vehicle and cycle parking.

### **Policy B 5 - Development of local business units in growth areas**

Proposals for local small scale storage/light industrial units/offices units/offices (~~Use Classes B1, B8~~) within the identified growth areas will be acceptable subject to the following criteria:

- They are of a scale and nature directly related to the development of the strategic growth area; and
- They are consistent in location and scale with the masterplan for the development of the site concerned; and
- They will not have a detrimental impact on the local highway network; and
- They make appropriate provision for service traffic and staff and customer car parking.

### **Policy B 6 - Broadband provision**

Improved broadband infrastructure should be continually updated to guarantee the fastest available speed and thus assist with community integration and business activity.



## ***7.4 Policies for Society, Community and Culture***

The residents of South Wootton enjoy a wide range of social contacts. Numerous organisations meet in the parish and make use of the village Hall, the Parish Office meeting room, or at Wootton Park. The Parish Church is well supported, Scouting and Guiding are active locally, and sport is popular. ~~(the Parish Council has in the past discussed an extension to the village hall to accommodate further activities).~~ At present, an Infant School caters for 180 pupils, and the Junior School has 240 pupils. With the expansion of the village, further school provision will be necessary, including the potential for merging these as a single enlarged Primary school. A veterinary surgery is nearby in North Wootton, along with an established GP practice providing medical care, but there is limited room for expansion on the existing GP surgery site.

Continued house building in the parish, as proposed by the Borough Council, could increase the total population to a conservative estimate of 6,300 **by 2026 over the next decade**. Pressure on existing services and facilities has already increased with the occupancy of the Wootton Meadows development in 2008 to 2011. Consequently, further house building in the parish will outpace our community facilities, especially new medical and dental services which are needed locally.

There will be significant opportunities to improve and extend community infrastructure in the Plan area as a result of a delivery of the strategic housing allocations. Some of this infrastructure will be of a strategic nature (transportation and educational facilities). Some of this will be of a more local level through either a Section 106 agreement or through the local proportion of the Community Infrastructure Levy once introduced. Policy S2 sets out the Plan's priority for the application of this local funding.

Anticipated demand for more social/cultural facilities may lead to the inclusion of a new community centre with adjacent playing fields, as the existing village hall is extensively used. Most of the new facilities suggested in Policy S2 will be funded by the Parish Council's portion of a future Community Infrastructure Levy through the planning procedures in the Borough Council.

Policy S3 requires the provision of appropriate play space in residential areas to standards and guidelines in place at the time of granting of planning permission. At the time of the making of the Plan advice from Fields in Trust is particularly supported by the Parish Council.

### **Policy S 1 - Education**

Proposed residential development in the identified housing allocations in the Plan area should make appropriate financial contributions towards the following education provision:

- pre-school provision.
- primary school provision.
- any improvements and/or extensions that may be required to the catchment high school.

### **Policy S 2 - Community infrastructure**

The Parish Council will liaise with the Borough and County Councils to ensure that local infrastructure funding is applied to ensure that local facilities are developed in association with new residential growth in the Plan area. Funding will be directed to the following priorities:

- a community centre with library.
- community sports facilities with playing fields and changing facilities.
- the development of youth facilities and activities.
- maintenance or development of community open spaces and woodland belts.
- **expansion of post office services.**

### **Policy S 3 - Play areas**

Play areas for children, within residential areas shall be provided and maintained for an appropriate period.

### **Policy S 4 - Cemetery and Allotments**

Land should be set aside in the Growth Area off Hall Lane for the provision of adequate adjacent Cemetery space, and extra Allotment Gardens if required.

## ***7.5 Priorities for Transport***

The local highway authority is Norfolk County Council, which is responsible for all transport policies and maintenance issues in the parish. The Parish Council has a consultative and advisory role through the county councillor and county staff. **The Parish Council would wish to be consulted at an early stage to ensure that transport infrastructure is appropriate and sustainable to meet the particular requirements of the local community.**

**The Parish Councils welcomes the Borough Council's efforts to mitigate the effects of Climate Change including the introduction of Electric vehicles and charging points, ground and air pumps for buildings and measures to reduce Air Pollution.**

South Wootton is divided by the A148/A1078 (Grimston Road/Low Road). This road is a designated route for HGV, and other vehicular transport, to King's Lynn town centre and the Docks. Using evidence of traffic flow issues from Bidwell's 2012 report, significant traffic management improvements are necessary to secure accessibility and ease of movement within the village. These are essential not only to the socio-economic life of the village but, also, to the integration of its community. There is plenty of evidence currently showing peak hour queues in both directions along the main arterial route through the village. The two major issues are capacity and safety at Castle Rising Road traffic lights and at the Langley Road junction for ASDA, and access to large housing estates not in the parish of South Wootton. Current road infrastructure would be stretched beyond breaking point during the development of the large housing Growth Areas at both ends of the village.

The 2013 SW Parish NP questionnaire suggested that 83% of households used private cars for their primary travel needs with 9% using bus and community transport. There is now a single bus company providing regular services from South Wootton to the centre of King's Lynn, although they cannot be described as direct routes.

The Borough Council's policies for the two Growth Areas propose two new junctions on to the main A148/A1078 route. These would be on to Grimston Road at the steepest part of Knights' Hill, and on to Edward Benefer Way west of Hall Lane.

Good walking and cycling facilities already exist in the Plan area, and new facilities should be incorporated into new developments. These facilities encourage healthy lifestyles; will provide sustainable transport opportunities and natural surveillance of public spaces and the public realm. The Plan also actively encourages the creation of routes within the wider Plan area. They provide an opportunity to integrate new developments into the existing village environment and community. Potential opportunities include an extension of a path/cycle path along Grimston Road from Langley Road into

the lower part of the Knights Hill strategic housing allocation and the promotion of quiet lane links.

~~Growth Area SW1 (west of Hall Lane)~~ **Development of the strategic Local Plan Hall Lane site allocation (E3.1)** will require a distributor road through it from Edward Benefer Way to Nursery Lane, and this new link will divert and reduce traffic flows in the southern part of Nursery Lane and at its junction with Low Road. Most of the Knights' Hill ~~Growth Area site allocation~~ off Grimston Road **(E4.1)** is suggested as a vehicle cul-de-sac with one secondary access and connecting to the Ullswater Avenue area only by paths and cycleways (including emergency use).

### **Policy T 1 - Walking & cycling facilities**

Where appropriate, footpaths and cycle routes should be incorporated within new developments. Satisfactory lighting of these facilities should be included in their design.

The development of additional footpaths and cycle routes more generally within the Plan area will be supported, particularly where they have the ability to integrate new residential developments into existing footpaths and cycle routes.

### **Policy T 2 - On-street parking**

In proposals for new residential development, design solutions should be planned and implemented to minimise car parking other than in designated parking areas. Particular attention should be given to ensuring that access routes are designed to prevent or discourage on-street parking.

## **7.6 *Proposals Policies Map***

The Parish Council's spatial policies for realising its Vision for South Wootton 2026 are shown on the **Proposals Policies** Map. While some of the mapping is indicative and suggests where circulation routes should run and various facilities could be located, the implementation of other appropriate policies will be the responsibility of major site developers, or subject to contributions by them.

However, other elements in the maps are definitive and non-negotiable. These include the retention of ancient hedgerows, trees with TPOs, the enhancement or creation of the green infrastructure framework in the

parish, and the creation of any green space where necessary. Similarly, any buildings of local historic interest should be retained.

[Reinstate in Plan document, when Review confirmed]

**Policies Map (also known as Proposals Map)**

**South Wootton Neighbourhood Plan**

## 8. Annex: Other Community Aspirations

The following do not form part of the development plan but are non-land use aspirations identified by the community during the preparation of the Neighbourhood Plan.

### Primary Health Care

~~The Parish Council advises the NHS Commissioning Group that a Primary Health Care Centre should be developed in South Wootton to meet the current, and greatly increased future, population demand. The preferred location should be at a focal point in the parish, close to cycling and bus routes, and a site near ASDA, or a potential re-use of the Infants school site, would be supported. The Growth Areas are not well placed to provide these facilities for the whole population, and financial contributions to a selected site may be relevant.~~

**In 2021, a planning application was submitted for the re-location of St James Medical Practice to a site south of Hall Lane, which the Parish Council supported in principle. The application was approved by the Borough Council and construction began in November 2022. This will provide a significant amenity for existing and new residents of South Wootton.**

### Sustainable construction for community buildings

The construction methods and furnishing of buildings to be managed by community associations should seek to minimise energy and water use and promote alternative energy sources.

## TRANSPORT

The Local Highway Authority (Norfolk County Council) is responsible for all the traffic and transport policies and maintenance, but the Parish Council will be alert in seeking to achieve changes and improvements, such as the following:

**Wootton Gap:** Review and install any appropriate modification of the traffic management system currently at Wootton Gap - the junction of Castle Rising Road, and A1078 Low Road, with A148 Wootton Road / Grimston Road - in relation to safety and the increased traffic movements.

**Grimston Road:** Improved traffic management and capacity is required at the junction of Langley Road and A148 Grimston Road, following evidence from NCC surveys in 2010-11, and a Parish Council commissioned report in 2012.

**Public transport:** The use of bus routes connecting South Wootton and King's Lynn, in particular, should be enhanced by:-

- frequent and direct routing to the town centre for commuting to work and for the Railway Station.
- a direct link to Queen Elizabeth Hospital, for work and daytime use.
- weekend, and early/late timetabled services.



**Primary School traffic:** Existing 2014 schools in Church Lane and Hall Lane require continued management of traffic and safety issues, and encouragement to reduce parents' car use. Arising from the Growth Area development and enlarged School, in future there will be a new access and a car park for the South Wootton Junior school using the distributor road from Edward Benefer Way/Nursery Lane.

**Speed calming measures:** There should be continuing assessment and introduction of "Traffic Calming" methods for specified roads – Church Lane/Hall Lane, Castle Rising Road, and Nursery Lane within South Wootton.

**Bus shelters:** The continuing provision by NCC Highways and the bus company of improved bus shelters and stopping places will be needed, in particular as part of the Growth Areas' transport assessments and public transport strategy.

## 9. Sustainability

A complete sustainability appraisal has been carried out on the Plan, using a matrix to compare policies against objectives. The results are set out in the Evidence Base and show that the assessments are all positive or neutral.

~~The relevant~~ **An updated** Strategic Environmental Assessment ~~is contained in the Borough Council's draft Sustainability Appraisal Report (December 2013) for the emerging Local Plan Review was submitted with the Plan in March 2022 and will be updated for the next stage of the Local Plan process (consultation on Main Modifications, mid/ late 2023)~~<sup>4</sup>. Natural England has stated they are satisfied that the **2015 Neighbourhood** Plan Vision, objectives, and policies generally seek to protect and enhance environmental issues within their remit, such as biodiversity, including designated sites, green infrastructure, local landscape and access.

## 10. Risk Assessment

The Plan has been subjected to a risk assessment in order to identify threats that could destabilise the Parish's Vision for South Wootton 2026 and affect its delivery. **As this Plan review represents a continuation of the first Plan Vision to 2036, it is considered that this risk assessment remains valid.**

Most of these are outside the control of the Parish Council:

- Changes in planning policies at national and district level before the end of the planning period in 2026 **and after revision up to 2036.**

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<sup>4</sup> [https://www.west-norfolk.gov.uk/info/20079/planning\\_policy\\_and\\_local\\_plan/629/sustainability\\_appraisal](https://www.west-norfolk.gov.uk/info/20079/planning_policy_and_local_plan/629/sustainability_appraisal)

- An inconsistent interpretation of national and local planning policy by decision makers, including appeal decisions.
- The transfer of responsibility for planning and providing the transport infrastructure away from the Borough and County Council, or a change in status of the Parish Council.
- The use of imprecise language leading to ambiguity in Neighbourhood Planning policies that obscures the intentions of this Plan, or allows unintended interpretation.
- Failure to relate the Neighbourhood Plan adequately to the Borough Council of King's Lynn and West Norfolk planning policies.

## 11. Monitoring and Review

The Neighbourhood Plan covers the period 2015 to 2026 **and after revision up to 2036**. Development will take place during this time, both in the Parish and outside it, and will have an impact on the community as well as on the physical fabric of the village. Each new development will influence what happens next, and where. It is, therefore, essential to the long-term success of the Plan that developments in South Wootton, and neighbouring parishes, are monitored and reviewed against the Plan's objectives, and against the policies designed to implement them.

The Parish Council will make arrangements to monitor developments and carry out an annual review.

## 12. Evidence Base **(with updates to guiding national and Local Plan strategic policies, as at 2022)**

### 1. National Planning documents

1.1 National Planning Policy Framework **(updated July 2021)**

### 2. Borough Council of Kings Lynn & West Norfolk Local Planning documents:

~~2.1 1998 local plan saved policies~~

2.2 Core Strategy 2011

2.3 ~~Proposed~~ Site Allocations and Development Management Plan **2015 2016**

## **2.4 Draft Local Plan Review (~~2036~~) to be adopted by Borough Council late 2023/ early 2024**

### **3. Other Borough Council of King's Lynn & West Norfolk Published sources:**

- 3.1 Wild Frontier Ecology Report – July 2013
- 3.2 Affordable Housing Policy – April 2011
- 3.3 Landscape Character Assessment – March 2007

### **4. South Wootton Parish Council Documents**

- 4.1 South Wootton Parish Council – Village Design Statement 2007
- 4.2 Traffic Impact Appraisal – August 2012 – (Bidwells)
- 4.3 Archaeological and Development Report – (J P Smallwood)
- 4.4 The Landscape Report – (J P Smallwood)
- 4.5 South Wootton Parish Council Neighbourhood Plan Questionnaire
- 4.6 South Wootton Parish Council Consultation responses
- 4.7 Statement of Community Involvement (updated Nov 2014)
- 4.8 Basic Conditions Statement – June 2014 (updated Nov 2014)
- 4.9 Matrix Summaries of Sustainability Appraisal relating to the Objectives and Policies of the Neighbourhood Plan
- 4.10 South Wootton Parish Council's response to the Borough Council's Site Allocations and Policies – Issues and Options Consultation
- 4.11 'Objections to the Scale of Proposed development in South Wootton' – Nov 2011
- 4.12 South Wootton Parish Council response to the Borough Council's 'Preferred Options for a Detailed Policies and Site Plan' document – Statement of Objections – Oct 2013 – (Bidwells)
- 4.13 Representations to the Borough Councils 'Draft Sustainability Appraisal Report for the details Policies and Sites Plan preferred options – Jan 2014 (Bidwells)

### **5. Joint Parish Councils Documents**

- 5.1 Castle Rising, North and South Wootton Parish Councils – Flood Risk and Drainage Statement – Sept 2012 – (Bidwells)
- 5.2 Castle Rising, North Wootton and South Wootton Parish Council – Traffic Impact Appraisal – Aug 2012 (Bidwells)
- 5.3 Combined response of Castle Rising, North and South Wootton Parish Councils to the above Borough Councils consultation document – Nov 2011 (Bidwells)
- 5.4 Castle Rising, North and South Wootton Parish Councils response to the Borough Councils 'Preferred Options' document – Statement of Objections – Oct 2013 – (Bidwells)

### **6. Other**

~~6.1 Rural East Anglia Partnership – Strategic Housing Market Assessment – July 2007~~

- 6.2 Royal Institute of British Architects – Case for Space – Sept 2011
- 6.3 Norfolk Geodiversity Partnership - 2012
- 6.4 North East Knights' Hill growth area; Ecological issues (Sue Everett, Ecologist and Sustainability Consultant) – Nov 2011
- 6.5 Parking Standards for Norfolk 2007
- 6.6 Communities and Local Government – Designing sustainable Communities for all.
- 6.7 Lifetime Homes
- 6.8 South Wootton Junior School – Travel Plan 2008
- 6.9 Norfolk Wildlife Trust Report

**7. Comments from potential developers**

- 7.1 Ashdale Homes
- 7.2 Maxey Grounds & Co
- 7.3 One Planning Consultants
- 7.4 Januarys

**The Neighbourhood Plan Team (first Plan, 2012-2015)**

Cllr David Price (Chairman)	Mr Adrian Parker
Mrs Tracey Cornwell (Parish Clerk)	Dr Peter Tasker
Mrs Moira Kirby (Assistant Clerk)	Dr Robert Outred
Cllr Derek Steward-Brown	Ms Sheila Borrman
Cllr Alan Evans	Mr Clifford Walters
Cllr Brian Clapham	Mr Charles Abbs
Cllr Theresa Banks	Mr Robert Gardner
Cllr Rev David Tate	Mr John Marrow

**The Neighbourhood Plan Review Team (2021-2023)**

Cllr David Price (Chairman)  
Cllr Ivan Jordan (Vice Chairman)  
Cllr Paul Bland (Chairman of Planning and Highways)  
Mrs Tracey Cornwell (Parish Clerk)