

# Gayton and Gayton Thorpe Neighbourhood Plan



2019 to 2036

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# Gayton and Gayton Thorpe Neighbourhood Plan

## Community Vision

Our vision is to preserve the rural character of Gayton and Gayton Thorpe. This is characterised by the open landscape within which the villages are set, the green centre of Gayton village and the views to the wider countryside beyond.



New developments and housing will be of high quality and sympathetic to the character of the built environment immediately surrounding them.



We will protect and enhance our indoor and outdoor community spaces and preserve and protect our natural, built and historical heritage.



Gayton and Gayton Thorpe will continue to develop as walkable villages, with safe footpaths and footways linking key village locations and longer walking routes into the wider countryside.



We will make our contribution towards mitigating and adapting to climate change.



We will provide a safe, well-connected environment for residents of all demographics to live, work and play



# Gayton and Gayton Thorpe Neighbourhood Plan

## Foreword

**Foreword by Cllr John Currey, Vice Chair of Gayton Parish Council, May 2021**

The Parish Council welcomes you to our 2019-2036 Neighbourhood Plan and we thank you for taking part in all our surveys and consultations. We have taken your priorities which have guided our preparation of the Neighbourhood Plan. Without you this Neighbourhood Plan could not have been prepared.

It was the Parish Council's decision in 2017 to prepare a Neighbourhood Plan and to gather a Steering Group of volunteers to carry out the work. At that time, probably none of us was aware of the amount of time, effort, skill and commitment that would be required of these volunteers. We thank all members of the Steering Group for all that it has cost them to bring this Neighbourhood Plan to this stage.

The Parish Council is seeking to have a greater say in the preservation and future development of the character of the built environment of Gayton Parish and to take advantage, in the future, of increased Community Infrastructure Levy. The Neighbourhood Plan is fundamental to all of this.

Thank you again to everyone involved in this work and we hope you will enjoy seeing how your help and support has produced an achievable, forward-looking, future vision for Gayton and Gayton Thorpe.

# Gayton and Gayton Thorpe Neighbourhood Plan

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# Gayton and Gayton Thorpe Neighbourhood Plan

## 1 Introduction

- 1.1.1 The purpose of the Neighbourhood Plan is to set a framework for future development in the Gayton Plan area for the period 2019 to 2036. Once made, the Neighbourhood Plan becomes statute and carries the same legal weight as plans drawn up by the Borough. The Planners and Developers must follow what is in the Neighbourhood Plan when making decisions about planning applications in the area, subject to other material considerations<sup>1</sup>.
- 1.1.2 The Parish Council of Gayton and Gayton Thorpe has supported the drafting of this Neighbourhood Plan which covers the entirety of the parish. The work has been led by a Steering Group comprised of local people who are a mixture of residents and parish councillors.

## 2 Requirements of a Neighbourhood Plan (NP)

- 2.1.1 To succeed at the independent examination the NP will need to meet certain tests, known as basic conditions. These include that:
- The NP policies are appropriate having regard to national planning policies and advice
  - The NP contributes to the achievement of sustainable development;.
  - The NP is in general conformity with the strategic policies set out in the development plan made at the strategic level (in this case the Borough Council of King's Lynn and West Norfolk (the Borough) adopted development plan)
  - The NP meets certain UK regulations including those relating to strategic environmental assessment and human rights
  - The NP conforms to the requirements of Chapter 8 of Part 6 of the Conservation and Habitats Species Regulations 2017.
- 2.1.2 The Statutory Development Plan of the Borough includes:
- The Core Strategy (CS) adopted in July 2011 (covers the period up to 2026) [1]
  - The Site Allocations and Development Management Policies Plan (SADMP) adopted in September 2016 [2]. The SADMP implements the broader policies in the Core Strategy.
- 2.1.3 In order to be an effective planning tool, it is important that the Gayton and Gayton Thorpe NP adds value to the policies in the Local Plan. This NP has been drafted against the existing context provided by the Borough-wide Local Plan and it is not the intention of the NP to duplicate policies which exist at this wider Borough level. The Borough is currently preparing a Local Plan Review [3]. The new Local Plan [3] will cover the plan period 2016 through to 2036 and will replace the Core Strategy and Site Allocations document. The NP Group has been careful to ensure that the emerging Local Plan policies are fully considered as part of drafting the Gayton and Gayton Thorpe NP.

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<sup>1</sup>Many issues are capable of being material considerations, but in broad terms should relate to the use and development of land. As a general principle, the planning system works in the public interest and matters that affect solely private interests are not usually material considerations in planning decisions. However, each application is considered on its merits (DCLG, Jan 2015)

# Gayton and Gayton Thorpe Neighbourhood Plan

## 3 The Neighbourhood Plan Area

### 3.1 Location

- 3.1.1 Gayton parish includes the village of Gayton and the hamlet of Gayton Thorpe which lie about seven miles east of King's Lynn within the Borough.
- 3.1.2 The B1145 runs east-west through Gayton and provides direct access into King's Lynn. The B1145 intersects with the B1153 on the eastern edge of the village. The B1153 runs north-south and connects Gayton to Grimston to the north and Gayton Thorpe and East Walton to the south.

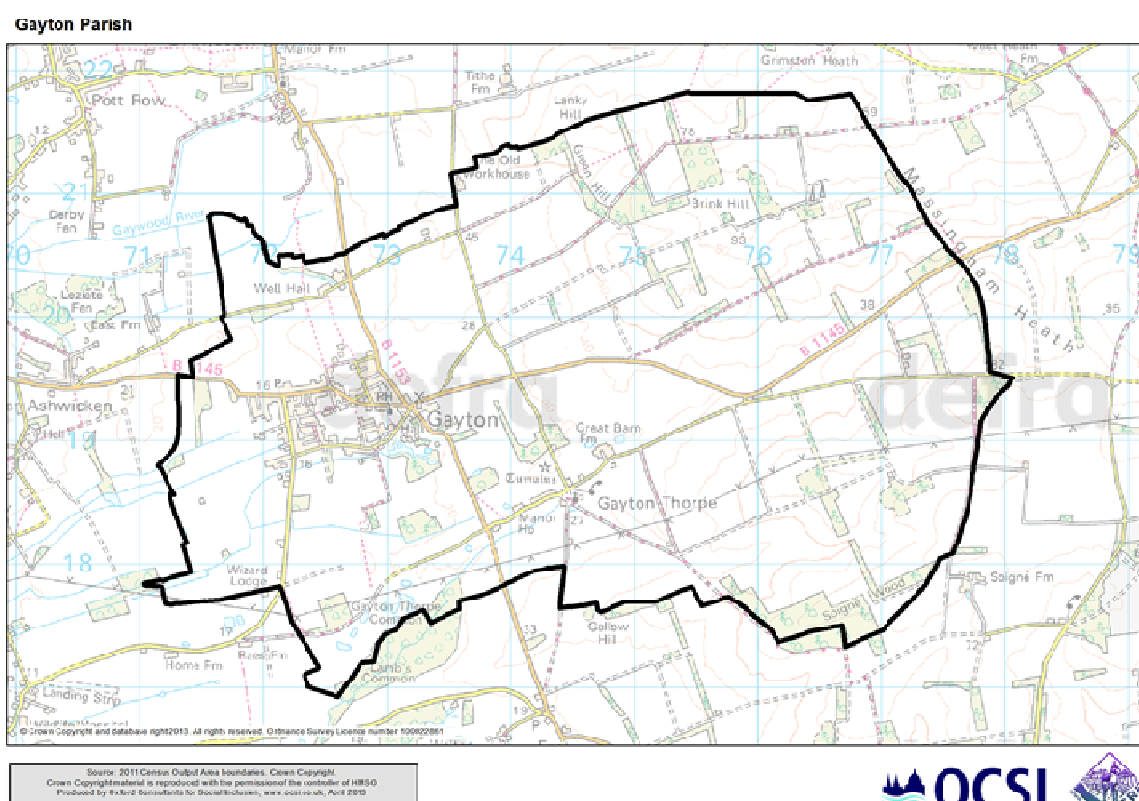


Figure 1: Gayton and Gayton Thorpe Parish Neighbourhood Plan Area

### 3.2 Gayton

- 3.2.1 The village of Gayton is seven miles east of King's Lynn. It is a thriving village in West Norfolk at the centre of the Parish with the smaller hamlet of Gayton Thorpe nearby. There is one pub in the village, The Crown Public House; a Grade II listed building (ID 1342398). The village has a butcher's shop, a village hall, a social club, a hair salon, a fish and chip shop and a garage/petrol station combining convenience shop, post office and an adjoining take away facility. Gayton Parish Council adopted a voluntary 'Dark Skies' policy and has few streetlights obstructing the night sky. At the centre of the village are the Gayton Church of England Primary and nursery schools, which on 1 October 2018, became an Academy within the Diocese of Norwich.
- 3.2.2 At the village heart lies the impressively large St Nicholas' Church, which dominates the village skyline and is predominantly of 14<sup>th</sup> century build although probably on the site of a previous



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structure, according to one Hugh Parkin, who was rector in the reign of Henry III (1216-1272). This suggests that the church building dates from the 13<sup>th</sup> century.

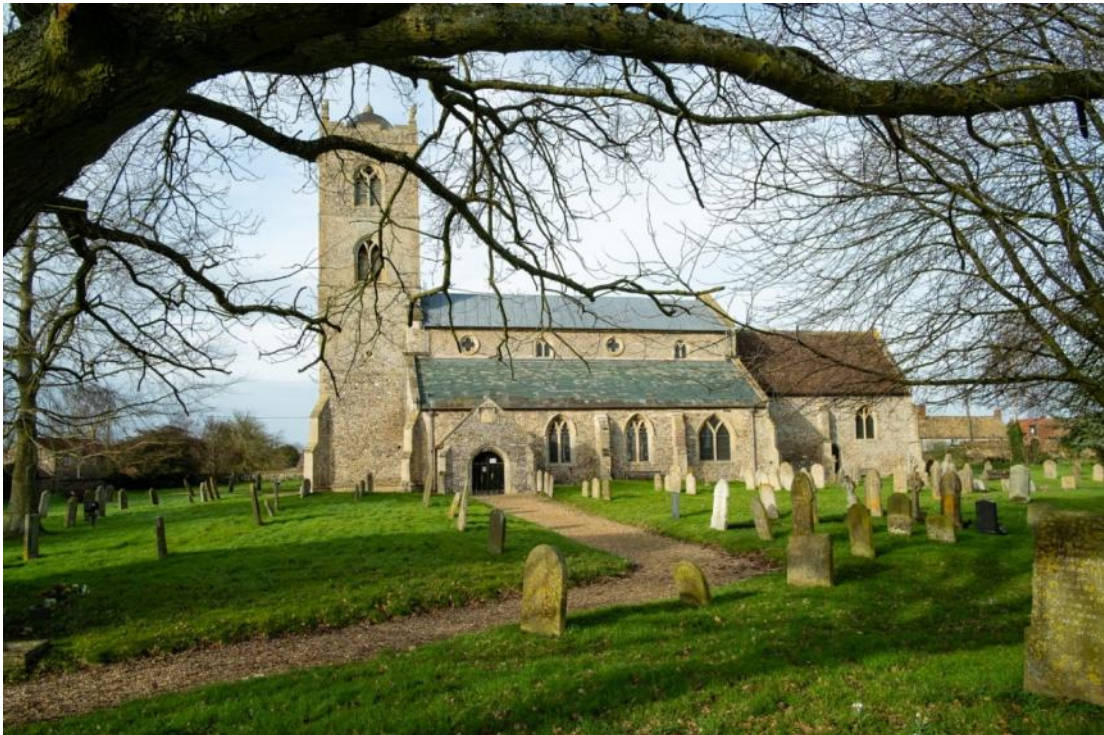


Figure 2: St Nicholas' Church, Gayton

- 3.2.3 The Gaywood River has its source just north of the village at Derby Fen, (OS Explorer map 250: Norfolk Coast West). At the eastern end of the village is the impressive tower of a former mill, which once supported a castellated top.

# Gayton and Gayton Thorpe Neighbourhood Plan



Figure 3: Gayton Mill with castellated top

3.2.4 Gayton is centrally located for exploring West Norfolk, with King's Lynn, Hunstanton with the Norfolk Coast easily accessible.

## 3.3 Gayton Thorpe

3.3.1 The hamlet of Gayton Thorpe (Saxon/Norman) is one of several pretty little villages, off the beaten track, between King's Lynn and Swaffham. Its only link to Gayton is via the B1153, which is a difficult, busy and well-utilised road. There is no safe pedestrian link, due to the sole Right of Way (RofW) footway stopping short of the B1153.

3.3.2 Gayton Thorpe's rural character is much apparent; surrounded by undeveloped fields, wetlands to the south, low lying dwellings and several farmyards interspersed amongst the community.



# Gayton and Gayton Thorpe Neighbourhood Plan



Figure 4: Gayton Thorpe view to west along Common Lane showing low lying dwellings overlooking open fields

- 3.3.3 Gayton Thorpe's main thoroughfare runs east to west and is bisected with a single track at 'The Green'. This area contains a natural seasonal flood pond, with views to St Mary's Church, a Saxon round towered Church.



Figure 5: Gayton Thorpe Green with seasonal pond, St Mary's Church and Gate House Farm

# Gayton and Gayton Thorpe Neighbourhood Plan

- 3.3.4 The Church houses a great medieval treasure of Norfolk; one of the forty or so Seven Sacrament font series. This example is somewhat cruder than most, with no cusping or tracery but has simple carving set in plain frames and now shares the environment with a bat maternity roost and all that entails.
- 3.3.5 The natural water springs run through the fields to the south, parallel to Lynn Road (Old Norwich Road) and provide characterful uninterrupted views to houses on the north side of the road.



Figure 6: Gayton Thorpe - wet grasslands south of Common Lane with long view to St Mary's church

- 3.3.6 To the north of the hamlet and of archaeological interest, is a scheduled monument which is a bronze age barrow or 'tumulus'. This lies 290 metres north west of Gate House Farm. The Great Barn, situated at the eastern end of the hamlet, is surrounded by far reaching views and land of conservation interest.
- 3.3.7 Common Lane continues west of Gayton Thorpe, off which lies the archaeological site of a Roman Villa ref (NHER 3743); its mosaic floors were discovered during the 1920's.
- 3.4 The Parish Topography
- 3.4.1 Two miles to the east of Gayton and Gayton Thorpe and about 90m (300 feet) above sea level is part of a chalk belt about 20 miles wide (the only formation of this kind in England) which stretches continuously from the Yorkshire Wolds even to Salisbury Plain taking West Norfolk by the way and throwing out spurs to the Sussex Downs and Dover Cliff itself. This belt of chalk meets a belt of gault clay upon which Gayton and Gayton Thorpe are situated. Running west to east is a deposit of riverine gravels and loam. Where the chalk meets the clay there are a number of springs. These geological deposits are important because they seem to have influenced the location of settlement in the parish since the Palaeolithic period.



# Gayton and Gayton Thorpe Neighbourhood Plan

- 3.4.2 On the apex of the chalk hill is a grove of Scots Pines, known as the 'Gayton Clump' and is one of the highest points in Norfolk. On a clear day, the Boston Stump can be seen from it.



Figure 7: Rising pasture land towards Gayton Clump and the chalk belt

- 3.4.3 **Gayton village** is on a plain with the Lime Kilns providing some height to the northern edge of the village. Housing primarily lies along the two main roads and in the estates of Springvale and The Willows in the south west corner of the village, thus making the layout doughnut-shaped with a central green area. The principal street of the village, Lynn Road (B1145), was an old coach road between King's Lynn and Norwich.

# Gayton and Gayton Thorpe Neighbourhood Plan



Figure 8: The main road through Gayton, Lynn Road (B1145) - the old coach road between King's Lynn and Norwich

- 3.4.4 **Gayton Thorpe Hamlet** lies south east of Gayton and is situated on the plain with one main thoroughfare bisecting the village. The land to the north and south gradually rises and affords some protection with outcrops of trees. On the village green there is a seasonal pond creating a natural meeting place and circuit route. Gayton Thorpe remains a functioning farming community with low level wetlands to the south, amidst agricultural fields surrounding the community in all other directions.

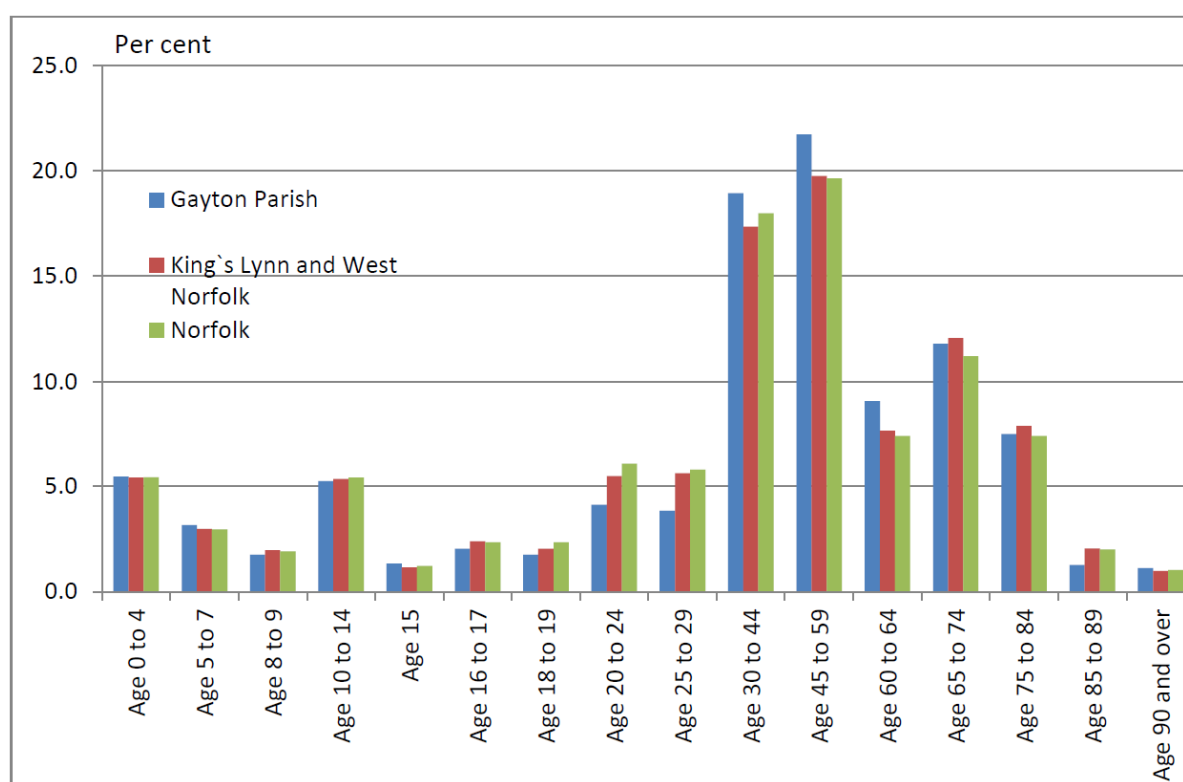


# Gayton and Gayton Thorpe Neighbourhood Plan

Figure 9: Gayton Thorpe - fields to the north of Common Lane

## 3.5 Demographics

- 3.5.1 The Demographic and Socio-Economic report (the DSE report) [4] which has informed this plan reports that in 2016 the estimate of Gayton's population was 1,534<sup>2</sup>. This represents a small increase from 1,432 in 2011<sup>3</sup>. However, since 2011 planning consent has been granted for an additional 188 housing units, which will lead to a further increase in population. The majority of the population lives within Gayton village.
- 3.5.2 The age profile of Gayton is fairly similar to the profiles for the Borough. Gayton has a lower proportion of people aged in their 20s which is counterbalanced by a higher proportion of people aged 30-64. Overall, the mean (average) age of Gayton's population is 44.0 compared with 43.5 in the Borough and 42.7 throughout Norfolk.



Source: 2011 Census of Population (Table KS102EW), NOMIS

Figure 10: Gayton parish population by age 2011

## 3.6 Dwelling Stock

- 3.6.1 In 2011 there were 657 dwellings in the parish. Since 2011, a number of development schemes for dwellings have been granted planning consent, started construction or completed. Appendix A details the schemes completed or in the development pipeline since 2011. In total (and not

<sup>2</sup>ONS Mid Year Population Estimates, 2016 (via Norfolk Insight)

<sup>3</sup> 2011 Census of Population (Table KS101EW)



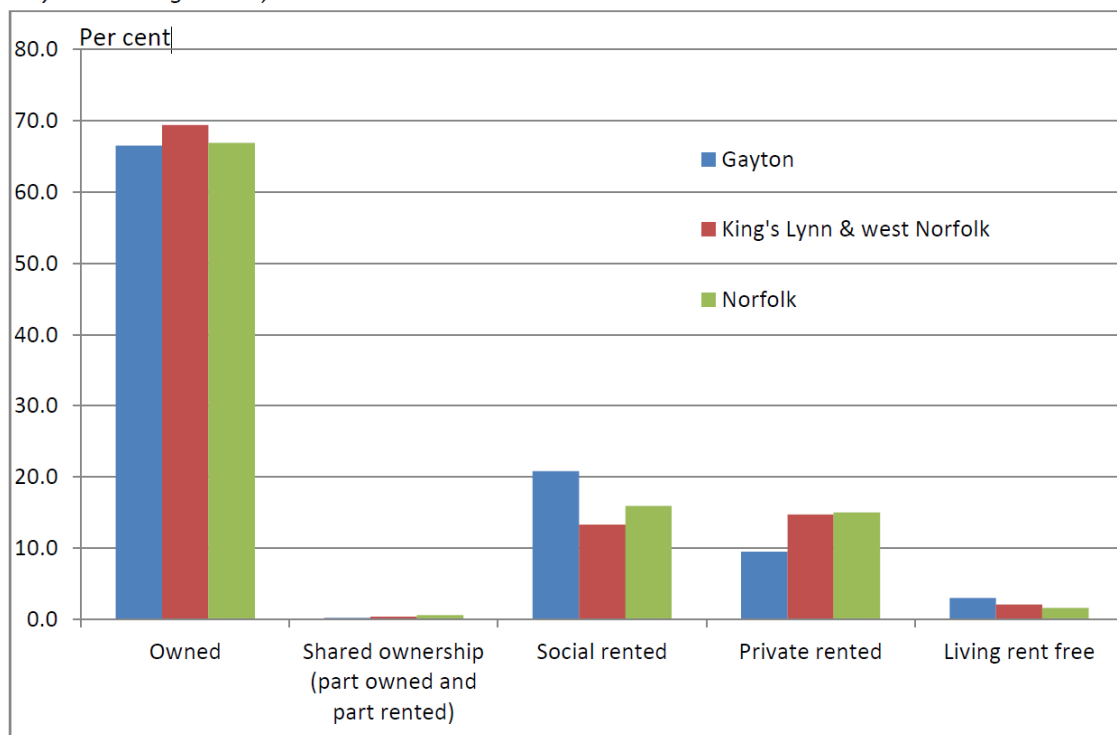
# Gayton and Gayton Thorpe Neighbourhood Plan

including any future windfall), it is expected there will be at least 164 dwellings delivered in the parish to add to the 2011 stock<sup>4</sup> (as at June 2022).

## 3.7 Tenure

- 3.7.1 The dominant tenure in Gayton is owner occupation. What distinguishes Gayton from other areas is the relatively high proportion of owner occupiers with a mortgage (almost half). The DSE report notes that a high level of owners with mortgages is often associated with a relatively young population.

*Gayton housing tenure, 2011*



Source: 2011 Census of Population (Table KS402EW), NOMIS

**Figure 11: Gayton Housing Tenure 2011**

## 3.8 Affordable Housing

- 3.8.1 The DSE report notes there were 187 affordable units in the parish in 2017. The report considers that almost 40% of affordable stock are targeted at the elderly (sheltered housing and bungalows). Over 60% of stock is relatively small (2 bedrooms or less). There is no affordable housing larger than 3 bedrooms in the parish.

<sup>4</sup> Based on a review of <https://online.west-norfolk.gov.uk/online-applications> on 10 November 2017 and 'Housing Trajectory as of April 2017', Borough Council of King's Lynn & West Norfolk, 2017

# Gayton and Gayton Thorpe Neighbourhood Plan

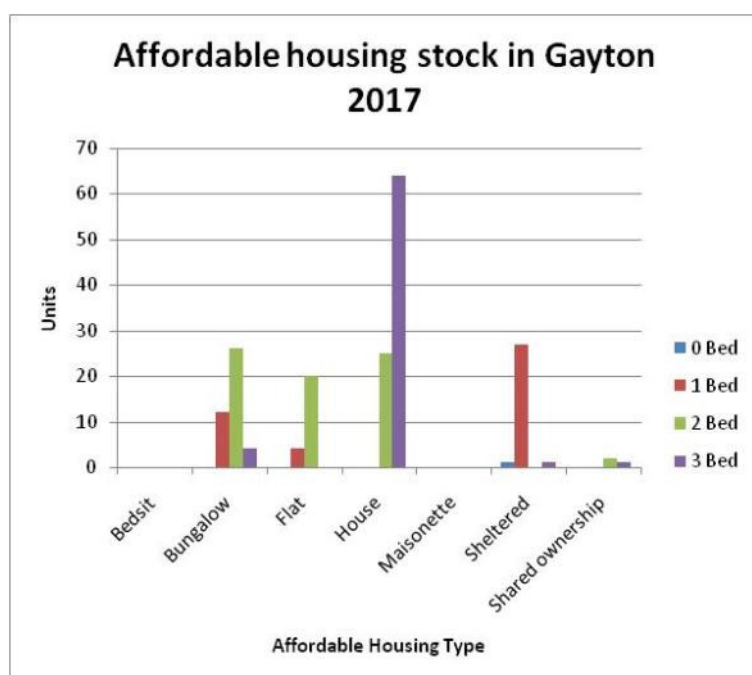


Figure 12: Affordable Housing in Gayton 2017

## 4 Key Issues

### 4.1 Introduction

4.1.1 A detailed description of all consultation activity undertaken for the purpose of progressing our NP is provided in the Consultation Statement [5], which accompanies this NP. This chapter describes the overall approach adopted in determining the scope of this plan.

4.1.2 The identification of key issues presented in this chapter has been informed by

- Community feedback from: the Neighbourhood Plan 'Three Wishes' Survey, undertaken across the parish in January and February 2018 [6];
- Feedback provided at drop in workshops held over the summer of 2018; the Jubilee Hall Village Fete 2017 [6]
- Emails and comments submitted to the Steering Group
- Existing context provided by the national and local planning policy, together with current development pressures.

### 4.2 Level of growth to come forward in the NP area.

4.2.1 In recent years there have been a high number of dwellings permitted and built out in the plan area. Some of these sites have come forward as a result of the Borough not having maintained a 5-year housing supply. These are developments that do not accord with the Borough Plans. The findings of the 'Three Wishes' Consultation undertaken in January and February 2018, together with the consultation that took place through the drop-in sessions in the summer of 2018, tells us there is considerable concern regarding the adverse impact that development and the threat of further development is having and will have on the existing rural character on Gayton village. Of particular concern is the impact on the central open space in Gayton village.

# Gayton and Gayton Thorpe Neighbourhood Plan

- 4.2.2 The growth in housing numbers presents challenges, for example, infrastructure constraints such as primary school capacity and opportunities, for example, allowing for further investment in infrastructure improvements.

## 4.3 Loss of open space in Gayton

- 4.3.1 Whilst the central open space in Gayton Village is privately owned agricultural land, it provides a characteristic rural back drop to Gayton village. Public footpaths run through the middle of the central green space allowing easy walking and cycling routes from one part of the village to another. The primary school is currently located at the edge of the central open space and is popularly accessed from the 18<sup>th</sup> Century, heritage walking route along Vicarage Lane (Figure 13).
- 4.3.2 The area lies outside the development boundary and is, therefore, considered by the Local Plan to be open countryside. Nevertheless, planning consent has been granted for residential development on parts of this area. Some such schemes have been permitted at a time when the Borough could not demonstrate a 5-year land supply.
- 4.3.3 Early community engagement work undertaken in 2018 tells us that the communities of both Gayton village and Gayton Thorpe attach high value to existing open space as well as the wider countryside settings to both settlements. There is a desire to improve the quality of open space provision, for example, by increasing access and providing seating facilities, with a strong desire to protect existing open spaces.

## 4.4 Relocation of the Gayton Village Primary School

- 4.4.1 On 21 February 2020, a County Matters Planning Application for the building of a 210 pupil primary school and 56 place nursery school at land adjacent to West Hall Farm and Springvale in Gayton was approved at a meeting of the Norfolk County Council Planning Committee. Building work began in 2021. The relocation of the primary school to this land off Springvale and on part of Gayton's central green area is a key consideration for the Neighbourhood Plan. This has led to a loss of Gayton's central green area and, if the existing site is vacated by the primary school, the question regarding the future use of the existing primary school site becomes an important consideration for the Neighbourhood Plan.

## 4.5 Gayton Village Hall: The Jubilee Hall

- 4.5.1 The Jubilee Hall is located on the north side of Lynn Road, opposite the site of the former public house, the Rampant Horse. The Rampant Horse car park enabled safe parking for groups using the Jubilee Hall. Since development of the Rampant Horse site by Freebridge Housing Association, the car park now has two houses on it which has seriously compromised the community's ability to use its village hall. There is no provision for off-street parking alongside the village hall and Lynn Road is not sufficiently wide to accommodate on street parking, without causing traffic management issues.
- 4.5.2 It is evident from early consultation work, that there is some feeling in the community that village hall facilities are in need of improving or modernising. The Trustees of the Jubilee Hall have notified the NP group that they consider the current facilities to be inadequate and are currently exploring options for an alternative site in the parish.

# Gayton and Gayton Thorpe Neighbourhood Plan

## 4.6 Parking

- 4.6.1 The primary routes in the centre of Gayton village (Lynn Road, Back Street and Winch Road) are restricted in their capacity to accommodate safe on street parking which neither obstructs the pavements nor obstructs the ability of free-flowing two-way traffic. This is an issue in locations where houses and other developments (such as the Jubilee Hall) front on to these roads with either no or inadequate provision of their own off-street parking. Particular pinch points are found along Grimston Road, the top of Lime Kiln Road, and at the junction of Back Street and the Litcham Road near the village sign where there is a small junction restricting access. It is likely that there will also be difficulties along Birch Road, Springvale and The Willows estates by school traffic and parking, now that the site for the new school in the centre of Gayton is going ahead. There is also a problem at the top of Winch Road approaching Lynn Road junction where multiple cars are parked outside properties
- 4.6.2 It is evident from the early engagement work that parking is a key concern with residents.

## 4.7 Getting around Gayton and Gayton Thorpe on foot

- 4.7.1 Whilst Gayton village is spread out over a relatively wide area, it is a very walkable village. Footpaths run through the village's central open space, connecting neighbourhoods and residential areas with key services and the new primary and nursery schools.



Figure 13: Views along Vicarage Lane - Heritage footpath

- 4.7.2 Neighbourhoods on the outer edges of Gayton village in the north east part are connected with good, safe walking routes along Lime Kiln Road and Orchard Road.
- 4.7.3 Existing residential areas have been planned with easily-accessible pedestrian and cycle-friendly cut throughs. Springvale and The Willows estates have carefully-designed green areas and footways giving easy walking access between cul-de-sacs and roads. Winch Road and Lynn Road have good walking access along pavements.

# Gayton and Gayton Thorpe Neighbourhood Plan



**Figure 14: Pedestrian route connecting neighbourhood on Hawthorn Road to Cedar Way**

- 4.7.4 Back Street is less accessible for walkers, narrowing at the middle where there is limited or no space to provide a pavement. There is good access to the centre of the village and the shops using the footpaths from Back Street to the Church and from St Nicholas Close to the playing field and the bus stop in the centre of the village.
- 4.7.5 The walkability of the village is clearly a highly valued asset shared by all. This is evident in the responses made during the early engagement work particularly with regards to the future location of the primary school and the erosion of the central open space in Gayton village. Villagers are concerned regarding the safety of some pedestrian routes in particular along Back Street which in some parts lacks a pavement. On street parking on primary routes poses potential pedestrian hazards.
- 4.7.6 Connectivity between Gayton Thorpe and Gayton is limited. By car it takes five minutes and on foot it takes between 35 and 45 minutes. It is not a particularly safe route as access roads are busy and there is no pavement or footway. It is possible to walk to Gayton from Gayton Thorpe crossing the B1153 along the track (Common Lane) and then through the fields on the footpath leading to The Willows on Back Street. It is not lit so night time access is inadvisable. Early engagement work identified some support for provision of an improved footpath route connecting both settlements.
- 4.8 Limited amenity facilities
- 4.8.1 Whilst Gayton village is provided with a range of facilities early community engagement work revealed that the community feels that facilities are lacking and is concerned regarding available facilities for children and teenagers. There is a very limited bus service to and from King's Lynn.
- 4.8.2 There are good playgrounds in Gayton and Gayton Thorpe and a football club in Gayton. There is an aspiration to increase indoor and outdoor sport and recreation facilities for all ages. Suggestions included an outdoor gym, a dirt track for cycles, enlarging the existing skate park and reinstating Gayton's cricket team. If there was a sports hall attached to the new school it could include a gym and badminton and tennis courts.

# Gayton and Gayton Thorpe Neighbourhood Plan

4.8.3 It is relevant to note that Gayton village should function as a Rural Service Centre, as designated in the Borough's Local Plan, therefore, Gayton village has a role to provide amenities, not only within the parish but also in the wider rural area.

## 4.9 Flood Risk in the plan area

4.9.1 The Environment Agency's surface water flood map and fluvial water flood map highlight areas of the parish, including areas of Gayton village (eg. parts of Back Street), that are at risk of flooding. The 'Three Wishes' survey revealed surface water flooding as a key concern shared by the community. This concern is linked to flood events that have occurred in Winch Road and Acorn Drive and which have led to backflow of sewerage on to people's properties in certain parts of the parish. More detail on this is set out in Section 8.1 to this plan. It is important that new development does not exacerbate the existing situation and that opportunities to reduce overall flood risk are realised.



# Gayton and Gayton Thorpe Neighbourhood Plan

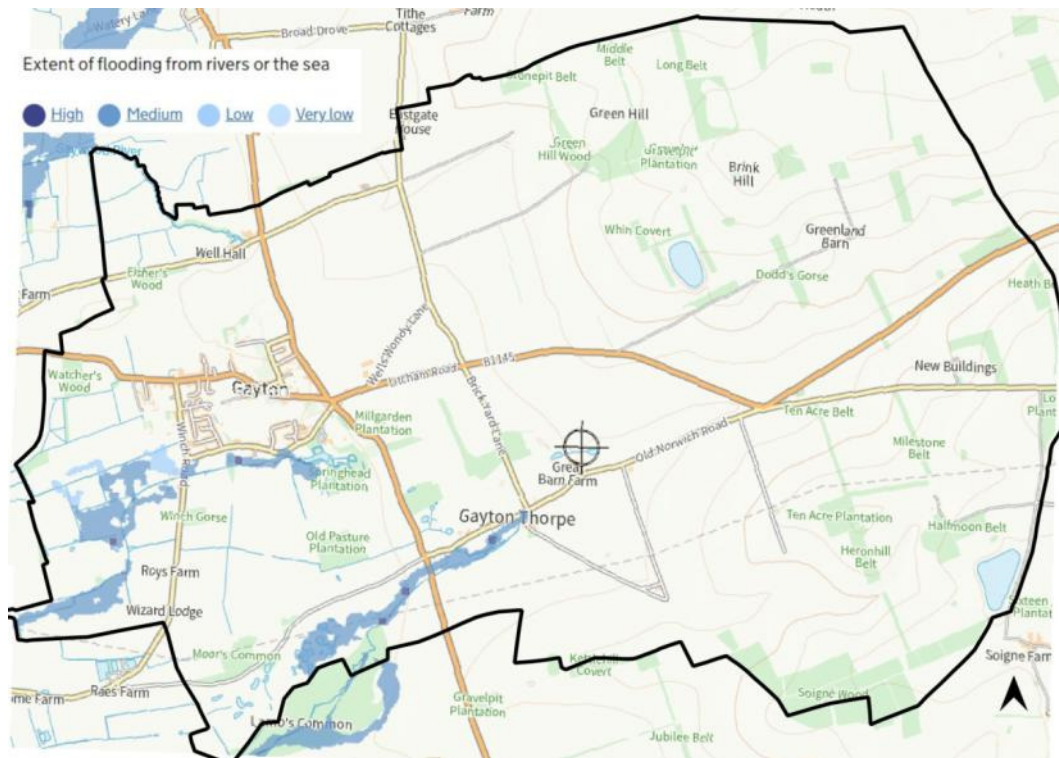


Figure 15: Gayton Parish Extent of flooding from rivers or the sea (Source: Environment Agency June 2022)

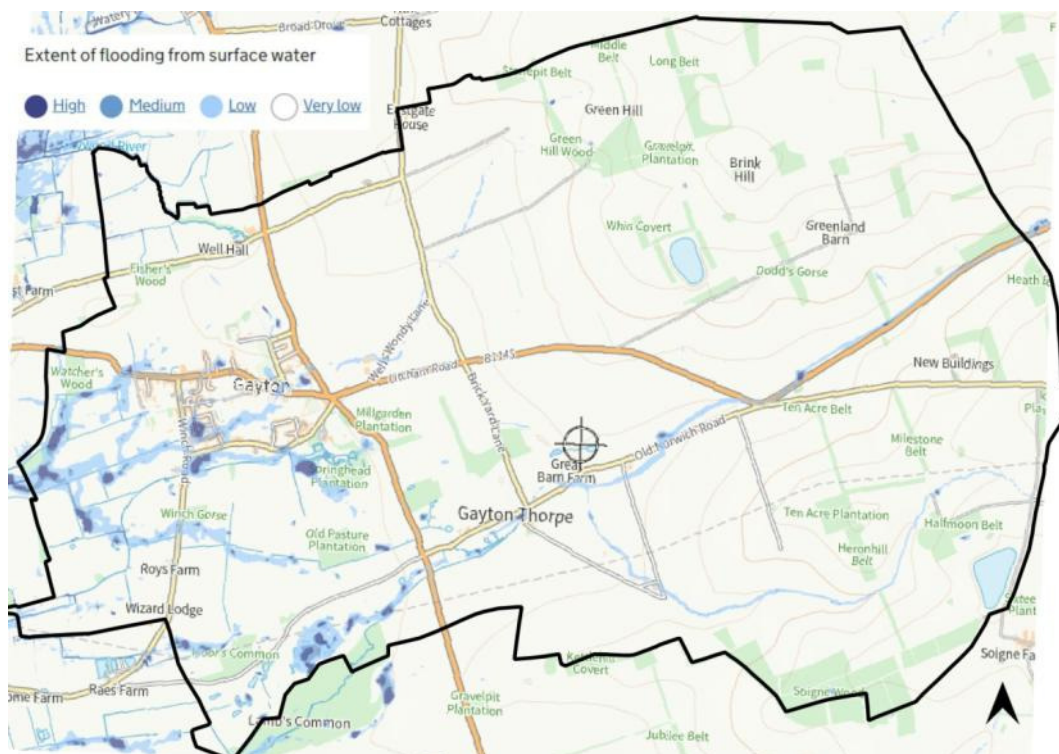


Figure 16: Gayton Parish Extent of flooding from surface water. (Source: Environment Agency June 2022)



# Gayton and Gayton Thorpe Neighbourhood Plan

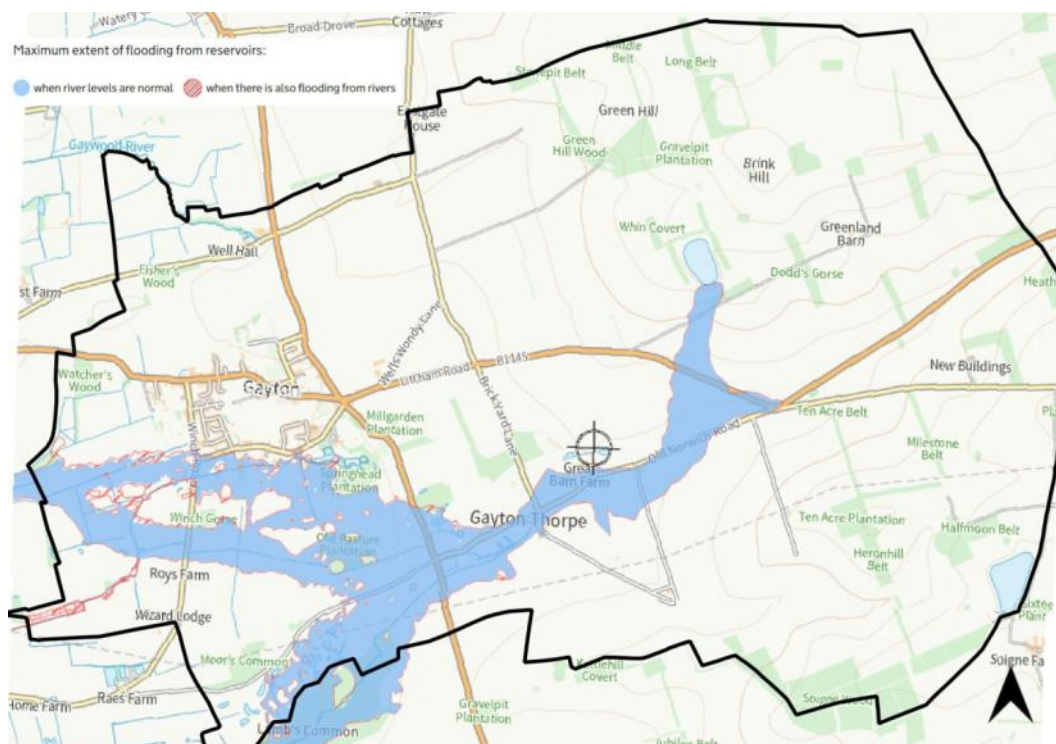


Figure 17: Gayton Parish Extent of flooding from reservoirs. (Source: Environment Agency June 2022)

## 4.10 Communications and Lighting

4.10.1 **Broadband:** Whilst there is broadband generally in the village, it is weak in power and thus inadequate for current and future requirement and it will soon be essential to have it boosted.

4.10.2 **Mobiles:** Mobile reception is weak, depending on networks and areas within the villages.

4.10.3 **Lighting:** The existing lighting in Gayton village is both street lighting and pedestrian lighting. The Parish Council has adopted a voluntary 'Dark Sky Policy' but some areas of Gayton could benefit from limited, additional street lighting. The community felt that this might make them feel safer in some areas of Gayton and could enable improved access to facilities.

## 4.11 Traffic and Roads

4.11.1 Traffic speeding on the main road, Winch Road and Back Street is causing safety concerns, together with a perceived increase in the volume of traffic. Some residents suspect that roads through the villages are being used as a cut through for the A47.

4.11.2 Lorries and HGVs are also using Gayton Thorpe as a cut through. The volume and speeds of these vehicles create dangerous conditions, particularly along narrow lanes and where there are no footpaths.

4.11.3 The junctions of Grimston Road, Rosemary Lane with the B1145 and the top of Back Street, at the B1153 looking south have been specifically identified as dangerous junctions in addition to parking issues highlighted in 4.6.1.

## 4.12 A summary of key issues arising from Community Engagement

4.12.1 The aspirations and issues identified can be categorised into six broad themes as follows:

# Gayton and Gayton Thorpe Neighbourhood Plan

a) Development and Housing: the overwhelming response being that although people recognised the need for ongoing development they were adamantly against a continuation of the recent scale of developments and were highly resistant to development on green spaces around the villages and especially in the large green area within Gayton.

b) Character and Location: people described their strong appreciation for the peace and quiet and rural character of the modest sized villages, and their proximity to the countryside and views.

c) Green spaces and outdoor activities: respondents valued not only the publicly accessible amenity spaces in the villages but also the less accessible green spaces in and around the villages and were opposed to development on them. The paths and footpaths in and around the villages are well used and much appreciated but there is clearly demand for walking and cycle routes to be further improved and extended.

d) Infrastructure and Transport: respondents were concerned about the speed and volume of traffic through the villages and the potential for increased pressure on the road infrastructure as a result of recent planning approvals for major development schemes. They also identified a need for traffic calming measures and road safety improvements and expressed a strong desire for an improved bus service. Residents were also concerned about the severe flooding issues experienced during the last few years in Gayton and Gayton Thorpe and the perceived inability of the existing waste water infrastructure to cope with further housing development.

e) Village Amenities: the respondents strongly supported the current village facilities, particularly the school, shop, pub and village hall. They expressed a strong requirement for suitable car parking in the centre of the village and specifically parking provision for the village hall.

f) Community and Village life: the majority of the respondents felt that Gayton was a friendly and safe village with a sense of community. Some respondents felt that this could be improved, especially with respect to young people and children.

- 4.12.2 There are many issues of concern to the community which cannot be addressed or fully addressed through a planning policy. The next chapter presents the NP vision, together with a set of objectives which have been developed in response to the key issues identified in this chapter. Together with planning policies, the NP also identifies a set of possible non planning policy actions, referred to as 'community aspirations' which will complement the planning policies. These are aspirations that other parties and the Parish Council might like to consider adopting.

# Gayton and Gayton Thorpe Neighbourhood Plan

## 5 Neighbourhood Plan vision and objectives

### 5.1 Overall Vision

#### 5.1.1 The overall vision for the Neighbourhood Plan as set out at the beginning of this document is:

**Our vision is to preserve the rural character of Gayton and Gayton Thorpe. This is characterised by the open landscape within which the villages are set, the green centre of Gayton village and the views to the wider countryside beyond.**



New developments and housing will be of high quality and sympathetic to the character of the built environment immediately surrounding them.



We will protect and enhance our indoor and outdoor community spaces and preserve and protect our natural, built and historical heritage.



Gayton and Gayton Thorpe will continue to develop as walkable villages, with safe footpaths and footways linking key village locations and longer walking routes into the wider countryside.



We will make our contribution towards mitigating and adapting to climate change and will provide a safe, well-connected environment for residents of all demographics to live, work and play

#### 5.1.2 The vision is our response to the key issues identified in the previous chapter and taking into account the existing national planning context (provided for example by the National Planning Policy Framework 'the NPPF' [7]) and the Local Plan context provided by the Borough Council of King's Lynn and West Norfolk Local Development Plan [1].

#### 5.1.3 The overall vision statement is supported by further theme-based visions and under each of these there is a set of objectives and for some of the themes a set of community aspirations.

### 5.2 Summary of Themed Visions, Objectives and Aspirations

**Our vision is to preserve the rural character of Gayton and Gayton Thorpe. This is characterised by the open landscape within which the villages are set, the green centre of Gayton village and the views to the wider countryside beyond.**

New developments and housing will be of high quality and sympathetic to the character of the built environment immediately surrounding them.

We will protect and enhance our indoor and outdoor community spaces and preserve and protect our natural, built and historical heritage.

Gayton and Gayton Thorpe will continue to develop as walkable villages, with safe footpaths and footways linking key village locations and longer walking routes into the wider countryside.

We will make our contribution towards mitigating and adapting to climate change and will provide a safe, well-connected environment for residents of all demographics to live, work and play

#### Themed Vision - Spatial Strategy

To provide an up-to-date spatial strategy for the Gayton and Gayton Thorpe Neighbourhood Plan area.

# Gayton and Gayton Thorpe Neighbourhood Plan

## Objectives – Spatial Strategy

Objective 1: Provide an up-to-date spatial development strategy for the plan area, including an up-to-date development boundary for Gayton, and plan for a modest level of growth during the period 2019 to 2036. This is in addition to the existing, approved developments already in the pipeline.

Objective 2: Future developments will be matched to the capacity of existing and planned infrastructure and facilities

## Themed Vision – Development and Housing

The vision for development encompasses the view that all future development in Gayton and Gayton Thorpe is of high quality and sympathetic to the rural character of both villages and the development should contribute positively to the style of the immediate area of the village. The quality of life and wellbeing of the existing population will be a factor in the scale of future developments. Developments should create the least possible negative impact on the daily life of the village. This vision will ensure the retention of the green heart of the villages. Future development will provide a mix of housing suitable for meeting the needs of the Gayton and Gayton Thorpe parish demographics.

### Objectives: Development

Objective 3: Protect and maintain the existing rural character.

Objective 4: Special qualities which give the Neighbourhood Plan area its strong sense of place will be retained. This includes valued views and visually important gaps which are identified in this NP and are described in Appendix C

Objective 5: Future developments are to contribute positively to the existing character of the area of the village in which they are located. Descriptions of the Gayton and Gayton Thorpe Character Areas are found in the Gayton and Gayton Thorpe Character Assessment [8].

Objective 6: Protect and preserve heritage sites

### Objectives: Housing

Objective 7: New housing to include at least the proportion of affordable housing that meets local standards and the requirements of the Borough Plan. New housing should be both balanced and have diversity with consideration given to age, wealth, need and wellbeing which allows for a healthy functioning community.

Objective 8: Improve opportunities for people with a local connection to obtain rented and freehold housing that is within their means

Objective 9: Encourage housing design of an individual nature which is high-quality in design, layout, size and materials, adapted to the expected results of climate change, for example, eco-friendly, energy efficient and in harmony with the immediate locality.

## Themed Vision - Infrastructure

The future infrastructure is developed to overcome existing shortfalls and improved to cater for the increase in housing and population. Future infrastructure would include improved mobile phone coverage and fibre connections to improve broadband connectivity to enable more working from home which will, in turn, reduce traffic volumes and environmental pollution whilst also benefitting local businesses.

### Objectives: Flooding and Drainage

Objective 10: Overall flood risk from surface water flooding to be reduced during the plan period 2019-2036.

Objective 11: Improve the current drainage to stop the frequent road and property flooding.

# Gayton and Gayton Thorpe Neighbourhood Plan

## **Objectives: Low Emission Infrastructure, Lighting and Communication**

Objective 12: Provide charging points for electric powered vehicles in all new developments.

Objective 13: Provide low-level, energy efficient lighting consistent with the Gayton Parish Council's lead on its Dark Sky Policy

Objective 14: Enable Gayton and Gayton Thorpe residents to take full advantage of fibre connection and the superfast UK Broadband network.

## **Community Aspirations: Low Emission Infrastructure, Lighting and Communication**

Aspiration 1: Provision of superfast broadband to Gayton and Gayton Thorpe which will help more people to work from home and serve the needs of local businesses.

Aspiration 2: Improvement of the mobile phone support networks to ensure adequate coverage in all areas of Gayton and Gayton Thorpe.

Aspiration 3: Improvement of the lighting in Back Street as far as is consistent with the current 'Dark Sky Policy'.

## **Themed Vision - Green Infrastructure and Footpaths**

Gayton's unique and diverse green spaces will be preserved within and around the community hub, especially those areas which are integral to the character of the village. Further we intend to enhance the network of informal green spaces within the village so they support attractive pedestrian and cycle routes connecting the different parts of the village. We aim to retain the green spaces in both villages to provide a natural mitigation of surface flooding.

We wish to conserve and enhance the rural character of Gayton Thorpe and to preserve the undeveloped fields and wetlands to the south of the hamlet whilst conserving the lands with wide views to woodland to the north of the hamlet. We intend to enhance the network of informal green spaces within the hamlet so they support attractive pedestrian and cycle routes within the hamlet and connecting to the neighbouring village of Gayton. We will seek to improve connections between the different parts of Gayton and between Gayton and Gayton Thorpe and improve the provision of accessible walking routes from Gayton and Gayton Thorpe into the countryside beyond, for both pedestrians and cyclists. Any new developments should enhance the network of routes within Gayton.

## **Objectives: Green Infrastructure**

Objective 15: Future development is assessed for its impact on the natural environment, promotes biodiversity, encourages wildlife, and works towards a reduced carbon footprint to mitigate the expected effects of climate change.

Objective 16: Protect areas of ecological interest.

Objective 17: Gayton: Protect the open space at the heart of Gayton village and realise its potential as an open space and key community asset for the benefit and wellbeing of the community.

Objective 18: Gayton Thorpe: Conserve, maintain and protect Gayton Thorpe's sites of archaeological interest, green spaces, recreational facilities, fields and wetlands.

Objective 19: Gayton Thorpe: Protect and conserve the open aspect of Gayton Thorpe and characterful, uninterrupted views from within the hamlet and on access routes.

## **Objectives: Footpaths**

Objective 20: Ensure that new routes to and within new developments are properly integrated into the village and the Strategic Footpath Network and are not isolated from adjoining areas. As part of this, establish safe walking and cycling routes to the school to reduce the use of cars on the 'school run'.

# Gayton and Gayton Thorpe Neighbourhood Plan

Objective 21: Consolidate and formalise circular walking routes in the countryside around Gayton and Gayton Thorpe. Seek to establish a safe, accessible walking and cycling route between Gayton and Gayton Thorpe.

## **Community Aspirations: Footpaths**

Aspiration 4: Establish better connections between different parts of Gayton to encourage walking and cycling within the village

Aspiration 5: Work with landowners and the community to consolidate and formalise (with maps and signage, where appropriate) circular walking routes in the countryside around Gayton and Gayton Thorpe

Aspiration 6: Work with landowners and the community to establish a safe, accessible new walking and cycling route between Gayton and Gayton Thorpe.

## **Themed Vision - Facilities, Community and Village Life**

### **Facilities Business and Communications:**

We wish to improve existing facilities and internet connections to support the increase in resident numbers, support businesses and to draw the community together.

### **School:**

We will actively support and encourage the development proposals for a new primary school and nursery school to properly accommodate children aged 2-11.

### **Transport, traffic and parking:**

We will encourage new developments to enhance the road, cycle and footpath networks and provide realistic parking provision. We want to introduce traffic calming solutions where there is potential for cars to speed up through the villages. We want to see a viable bus service to King's Lynn to enable commuting to and from work and evening social activities in King's Lynn.

### **Leisure and Play:**

To provide improved and increased amenities and sports facilities, for youngsters and all age groups, to encourage fitness.

### **Community spaces:**

We wish to preserve and enhance existing indoor and outdoor community spaces in the centre of Gayton and Gayton Thorpe. We feel that this is important for the wellbeing and benefit of the community and would ensure that significant open space becomes part of any new development.

### **Objectives: Transport, Traffic and Parking**

Objective 22: Seek to address village parking issues including the need for increased public parking. Require adequate allocation of car parking space in new developments to ensure no 'overspill' onto surrounding roads.

Objective 23: Require the inclusion of a drop-off zone at the school and traffic calming measures.

### **Community Aspirations: Transport, Traffic and Parking**

Aspiration 7: Work with Norfolk County Council to encourage an extension of the bus service to include an evening service to enable commuting to King's Lynn and towns on the main railway line during office hours and on Sundays and Bank Holidays. A limited Sunday bus services was trialled successfully over the 2018 Christmas period and is now in place. It is operational around Sunday shopping hours.

# Gayton and Gayton Thorpe Neighbourhood Plan

Aspiration 8: Press for a Bus Service to Gayton Thorpe and expand the number of destinations served by the buses.

Aspiration 9: Press for the introduction of traffic calming measures and deter heavy lorries from using Gayton and Gayton Thorpe at speed, as cut throughs to avoid major roads. Other traffic tends to speed along all routes in the villages.

Aspiration 10: Press for improvements to dangerous junctions in Gayton-Grimston Road, Rosemary Lane and Back Street

Aspiration 11: Maintain the Speedwatch scheme but press for additional locations which are allocated by the police force.

Aspiration 12: Work with stakeholders to address village parking issues.

## **Objectives: School**

Objective 24: A school and nursery school which is fit for purpose.

Objective 25: A school and nursery school which is safe for walkers, cyclists and drivers.

## **Objectives: Leisure and Play**

Objective 26: Future developments are designed to promote community activity and wellbeing.

Objective 27: Protect publicly-accessible open spaces that could provide recreation opportunities. Maintain and protect several recreation grounds, all situated in the middle of the village and on the north side of the B1145. All of these, as the survey has shown, are highly valued by the community. (Reference: Early Stage Consultation Report photograph numbers 1, 8, 9, 10, 11, 15 + 16. Votes 55).

- a large playing field incorporating substantial children's play area, with swings, slides, activity bars and a skate ramp
- a further field made over to a football ground with some facilities for players
- a large tract of land encompassing villager's allotments situated north of the football ground
- the village school playing field on the south side of the B1145 bordered by native hardwood trees.

## **Community Aspirations: Leisure and Play**

Aspiration 13: Continue the improvement and development of the playgrounds in both villages.

Aspiration 14: Develop a green area within the central green space with fruit trees and a small pond and benches which the school could use as a study site.

Aspiration 15: Work with the Planning Department, new developments and existing landowners to facilitate grassed areas with benches, giving residents the opportunity to sit outside and meet others which would help to improve community wellbeing.

## **Objectives: Facilities, Business and Communication**

Objective 28: To preserve Gayton's existing facilities and protect them from change of use: the Church, pub, petrol station and garage, post office, shops, butcher, take-aways and hairdresser.

Objective 29: Provide improved facilities for the existing Jubilee Hall or build a new village hall with parking.

## **Community Aspirations: Facilities, Business and Communication**

Aspiration 16: We would wish to develop complementary shops to the existing ones on the outskirts of Gayton.

Aspiration 17: We intend to work with the Borough to include a satellite dispensary through DM9 Community Facilities; there is no regular bus service to the medical centre in Grimston, which



# Gayton and Gayton Thorpe Neighbourhood Plan

serves both Gayton and Gayton Thorpe, although there are prescription collection facilities at the Gayton post office.

## 5.3 Relationship between Visions, Objectives and Policies

5.3.1 There are 29 planning policies which are linked to the plan vision, the five theme-based visions and the 29 plan objectives. Table 1 provides the cross reference between the Visions, Objectives and Aspirations and the Policies which have been drawn up to help achieve them.

**Table 1: Relationship between the themed vision, the objectives and the planning policies and associated community aspirations**

Themed Vision and linked objectives	Linked planning policies and aspirations
Themed Vision: Spatial Strategy	
Objective 1:	Policy G1: A spatial strategy
Objective 2:	Policy G1: A spatial strategy
Themed Vision: Development and housing	
Objective 3:	Policy G2: Development and character
Objective 4:	Policy G3: Preserving the special character of Back Street, Gayton
Objective 5:	Policy G19: Preserving the landscape character Policy G26: Gayton Primary School (Lynn Road)
Objective 6:	Policy G4: Conserving and enhancing heritage assets in the parish Policy G26: Gayton Primary School (Lynn Road)
Objective 7:	Policy G5: Affordable housing Policy G6: Housing Mix
Objective 8:	Policy G5: Affordable housing Policy G7: Affordable housing on rural exception sites Policy G8: Land North of Back Street
Objective 9:	Policy G9: Residential development and design
Themed Vision – Infrastructure	
Objective 10:	Policy G10: Development and surface water flood risk
Objective 11:	Policy G10: Development and surface water flood risk Policy G11: Development and Foul waste water
Objective 12:	Policy G12: Charging points for electric and ultra-low emission vehicles
Objective 13:	Policy G13: Dark skies Community Aspiration 3:
Objective 14:	Policy G14: Fibre connections Community Aspiration 1: Community Aspiration 2:

# Gayton and Gayton Thorpe Neighbourhood Plan

Themed Vision and linked objectives	Linked planning policies and aspirations
Themed vision: green infrastructure	
Objective 15:	Policy G16: development and open space provision Policy G17: roads and green infrastructure Policy G18: development and biodiversity
Objective 16:	Policy G18: development and biodiversity
Objective 17:	Policy G15: Local green spaces
Objective 18:	Policy G15: Local green spaces Policy G4: Conserving and enhancing heritage assets in the parish Policy G19: Preserving the landscape character
Objective 19:	Policy G19: Preserving the landscape character
Objective 20:	Policy G21: Maintaining a walkable and well-connected village Policy G25: Gayton Primary School (at Springvale) Community Aspiration 4:
Objective 21:	Policy G20: Rural routes for non-motorised users: The rural footpath network and the public rights of way network Policy G22: sustainable link between Gayton and Gayton Thorpe Community Aspiration 5: Community Aspiration 6:
Themed vision – facilities, community and village life	
Transport, traffic and parking	Community Aspirations linked to this vision Aspiration 7: Aspiration 8: Aspiration 9: Aspiration 10: Aspiration 11: Community Aspiration 12:
Objective 22:	Policy G23: Car and Bicycle parking Policy G24: Opportunities for Gayton village centre public parking
Objective 23:	Policy G25: Gayton Primary School (at Springvale)
School	
Objective 24:	Policy G25: Gayton Primary School (at Springvale)
Objective 25:	Policy G25: Gayton Primary School (at Springvale)
Leisure and play	Community Aspirations

# Gayton and Gayton Thorpe Neighbourhood Plan

Themed Vision and linked objectives	Linked planning policies and aspirations
	Aspiration 13: Aspiration 14: Aspiration 15:
Objective 26:	Policy G20: Footpaths: The rural footpath network Policy G21: maintaining a walkable and well-connected village Policy G16: Development and new open space provision Policy G17: Roads and green infrastructure Policy G9: residential development and design
Objective 27:	Policy G27: Outdoor recreation areas
Facilities, Business and Communication	Community Aspirations Aspiration 16: Aspiration 17: Aspiration 1:
Objective 28:	Policy G28 – Community Facilities
Objective 29:	Policy G29 – A new village hall for Gayton parish

## 6 A Spatial Strategy for Gayton

### Themed Vision - Spatial Strategy

To provide an up-to-date spatial strategy for the Gayton and Gayton Thorpe Neighbourhood Plan area.

### Objectives – Spatial Strategy

- Objective 1: Provide an up-to-date spatial development strategy for the plan area, including an up-to-date development boundary for Gayton, and plan for a modest level of growth during the period 2019 to 2036. This is in addition to the existing, approved developments already in the pipeline.
- Objective 2: Future developments will be matched to the capacity of existing and planned infrastructure and facilities

Relevant adopted Local Plan Policies[1], [2]

- Core Strategy Policy CS02 – The Settlement Hierarchy
- Core Strategy Policy CS06 – Development in Rural Areas
- Site Allocations and Development Management Policies Document Policy G4.1 Gayton – Land north of Back Street

Relevant emerging Local Plan Policies

- Policy LP02 – Settlement Hierarchy Policy
- Policy LP26 – Residential Development adjacent to existing settlements

# Gayton and Gayton Thorpe Neighbourhood Plan

## Policy G1 – A Spatial Strategy

**Policy in a Nutshell:** This policy defines an up-to-date development boundary around Gayton village within which development proposals will, in principle and, subject to other policies in the plan including local green space designations, be supported. The policy applies a restrictive approach to proposals outside the development boundary.

### Gayton

Development Proposals within Gayton's development boundary (as defined on Policy Map 1) will be supported provided they accord with other provisions in the development plan. Outside this boundary, development will be restricted to:

- a) development for agriculture, horticulture and outdoor recreation uses;
- b) uses appropriate to supporting a prosperous rural economy (rural employment uses and sustainable rural tourism) where such uses need to be located in the countryside and where they respect the character of the parish countryside and comply with other provisions in the development plan;
- c) renewable energy generation consistent with national and Local Plan policy, where proposals accord with other provisions in the development plan;
- d) the development of the primary school at Springvale (Gayton village) in line with the consented scheme;
- e) sites allocated as part of the development plan and where the proposed development accords with the principles established in the site allocations; and
- f) small scale (no more than 8 units) rural exception housing on the edge of the Gayton village development boundary for people with a parish connection;

### Gayton Thorpe

In the hamlet of Gayton Thorpe, development will be restricted to:

- i) development for agriculture, horticulture and outdoor recreation uses;
- ii) uses appropriate to supporting a prosperous rural economy (rural employment uses and sustainable rural tourism) where such uses need to be located in the countryside and where they respect the character of the parish countryside and comply with other provisions in the development plan;
- iii) very limited and appropriate infill residential development where the housing meets local needs and will help maintain the vitality of the Gayton Thorpe community;

The scale and nature of all schemes must ensure that an appropriate level of community and physical infrastructure are available to serve the proposed development.

**Note:** Policy LP31 in the emerging Local Plan would not apply in addition to the scenarios listed above for either Gayton village or Gayton Thorpe hamlet.

# Gayton and Gayton Thorpe Neighbourhood Plan

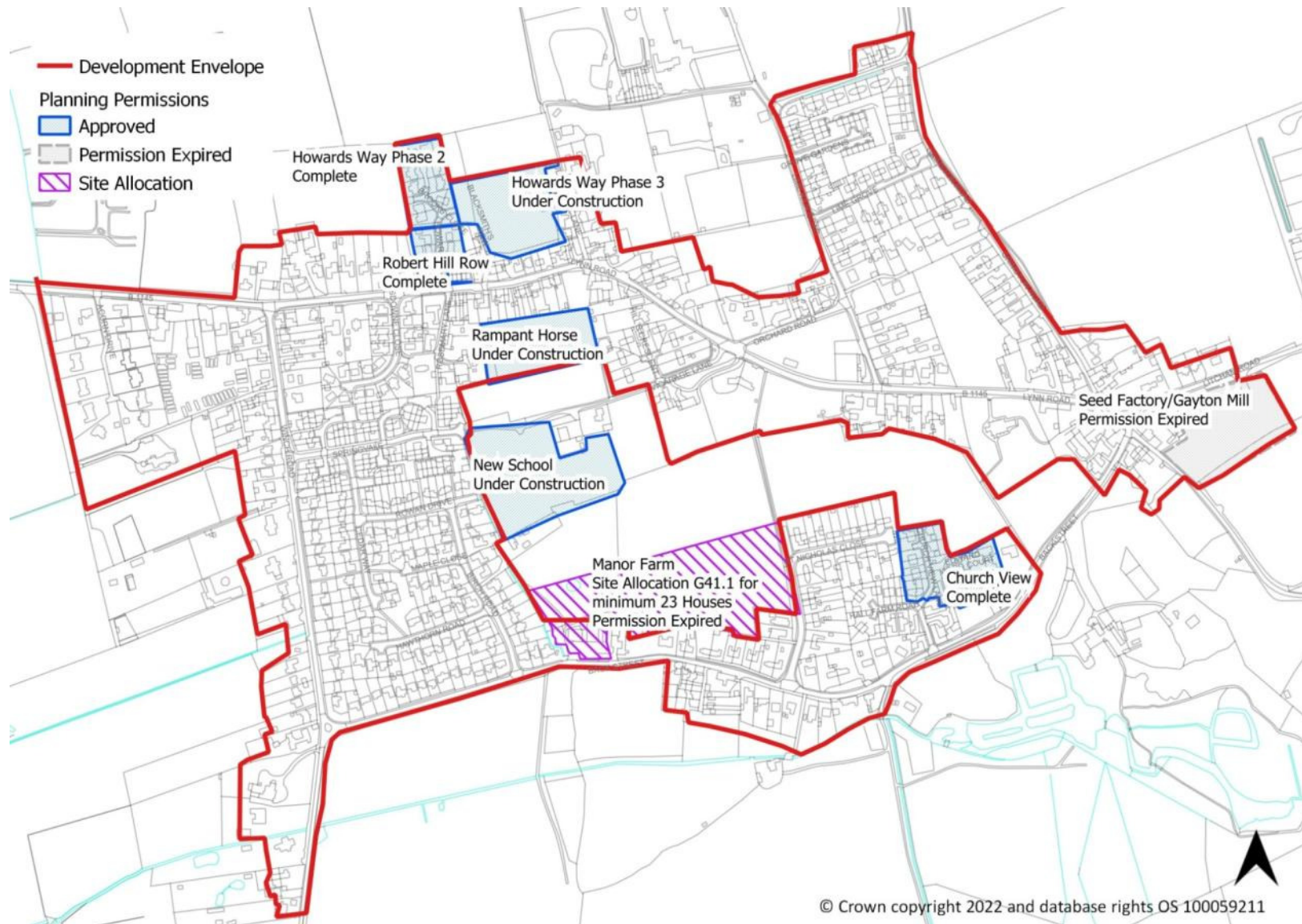
## Context and rationale to Policy G1 – A Spatial Strategy

- 6.1.1 Together with Grimston and Pott Row, Gayton village is designated as a Key Rural Service Centre<sup>5</sup> in policy CS02 *The Settlement Hierarchy*, where Key Rural Service Centres help to sustain the wider rural community. As a Key Rural Service Centre, Gayton village will be the focus of any development within the parish and wider rural area.
- 6.1.2 The Site Allocations and Development Management Policies document adopted in 2016 allocated a site of at least 23 homes on a 2.8-hectare site on Back Street (land at Manor Farm) for development in the period 2011 to 2026. This is brought forward in the emerging Local Plan Review 2016 to 2036.
- 6.1.3 Gayton Thorpe is identified as a ‘smaller village and hamlet’. Policy CS06 *Development in Rural Areas* clarifies that development within Gayton Thorpe will only be permitted for more modest levels of development that meets local needs and will help maintain the vitality of the community.
- 6.1.4 There have been a number of housing developments approved and built out in the plan area in recent years. These include Church View, Hall Farm Gardens; 17 dwellings, Howards Way Phase I (Robert Hill Row); 6 dwellings. Phase II (Howards Way); 10 dwellings, nearing completion. There are others with outline planning permission; Howards Way Phase III, The Rampant Horse and the new primary school. See Appendix A.
- 6.1.5 The term infill residential development used in this policy means the development of no more than one dwelling on a site which falls between existing dwellings on an existing road frontage in the hamlet of Gayton Thorpe.
- 6.1.6 Community infrastructure relates to education and health services, shops and open spaces which bring community cohesion and improve the quality of life for residents. Gayton village is designated as a Key Rural Service centre in the Borough Local Plan and by definition has community infrastructure in place to serve the limited level of development envisaged as part of this neighbourhood plan.
- 6.1.7 Physical infrastructure relates to highways and utilities including electricity, water and sewerage services but also infrastructure needed to cope with flood events in the parish. As set out later in this plan, there are local concerns with respect to the capacity of the sewerage infrastructure in Gayton village. There have been flood events in the parish that have led to the backflow of sewage onto residential property. As part of any planning application, it is essential that Anglian Water can confirm capacity is either already in place or that provision will be made to improve capacity in order to meet the additional demands of new development. Likewise, any infrastructure required to ensure the adequate management of surface water run-off, taking account of climate change and the risk of groundwater emergence in the parish, must be provided as part of any development proposals. This latter point is addressed in more detail under Policy G10 in this Neighbourhood Plan”.
- 6.1.8 The Borough currently operates the Community Infrastructure Levy (CIL) and it is expected that contributions towards community and physical infrastructure will be made through the payment of the CIL on the commencement of each scheme, and where appropriate, Section 106 Legal Agreement. Development proposals which would lead to a need for additional community and/or physical infrastructure should provide for this identified need.

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<sup>5</sup>(this is 4<sup>th</sup> in the six-levelled settlement hierarchy which includes King’s Lynn as the sub-regional centre; Hunstanton and Downham Market as the Main towns; 5 settlements adjacent to King’s Lynn and the main towns e.g. South Wotton; 21 Key Rural Service Centres; a large number of Rural Villages and finally a large number of smaller villages and hamlets)

# Gayton and Gayton Thorpe Neighbourhood Plan



Policy Map 1: Updated Development Envelope Map which includes planning consents in the NP area that are or have been active since the end of 2016.

# Gayton and Gayton Thorpe Neighbourhood Plan

- 6.1.9 The residual need for further development beyond that already in the development pipeline (see Appendix A) in the plan area is, therefore, very modest. The Borough, as at 2022, has indicated there will be no additional housing requirement from the Borough for the parish during the planning period 2019 to 2036.
- 6.1.10 The issue of housing development drew a major response (30.5%). All the responses were either for no more housing or that future developments should be limited. Some felt that even the current rate of expansion was too great and not enough was being done to protect green spaces. In particular, development in the village centre was not liked. The comments 'Keep the village centre free of any more development', 'Developments within the heart of the village which would spoil the open ambience of the village' and 'Preserve the green heart' were representative of many views
- 6.1.11 The survey reflected the concern at the 'amount of development that seems to be getting the go ahead'. This was a common theme alongside the belief that planning authorities and landowners were not giving enough consideration as to how the village might be adversely affected. Where future development is conceded, it should be done in the context of improved infrastructure (roads, drainage, sewerage etc.)
- 6.1.12 It was felt that it was very important to protect the character of the village and ensure developments were sympathetic in character, not overcrowded and preserved the green spaces outside the village envelope. The following quotes perhaps sum up the survey feelings on future developments: 'We like Gayton and would hate to see the area spoiled by overdevelopment' and 'We would like to see councillors fighting for the village and making certain that any development does not have an adverse effect on those living there.'
- 6.1.13 This development envelope for the village of Gayton is based on the envelope defined in the Borough's Site Allocations Development Management Policies Plan adopted in 2016 but is updated to reflect the developments that have been completed around the edge of the village: Church View (adjacent to Hall Farm House, Back Street), Howards Way phases 2 and 3 (North of the B1145) and the Rampant Horse Development (South of the B1145).
- 6.1.14 The development envelope does not include sites which are subject to an outstanding site allocation as per Manor Farm or sites which are subject to an existing planning consent e.g. Howards Way unless it is clear the development is already underway. The reason for omitting these sites is to reflect accurately the built-up area as it is at the time. It is not the intention to ignore the fact that the principle of development has been established at those sites. But by keeping these sites outside the development envelope until they are built out, will provide certainty that if and when the sites do come forward they can only come forward in line with principles already agreed and established and not through revised schemes on the basis that the site now falls within the development boundary.



# Gayton and Gayton Thorpe Neighbourhood Plan

## 7 Development and Housing

### Themed Vision – Development and Housing

The vision for development encompasses the view that all future development in Gayton and Gayton Thorpe is of high quality and sympathetic to the rural character of both villages and the development should contribute positively to the style of the immediate area of the village. The quality of life and wellbeing of the existing population will be a factor in the scale of future developments. Developments should create the least possible negative impact on the daily life of the village. This vision will ensure the retention of the green heart of the villages. Future development will provide a mix of housing suitable for meeting the needs of the Gayton and Gayton Thorpe parish demographics.

### 7.1 Development

#### Objectives: Development

- Objective 3: Protect and maintain the existing rural character.
- Objective 4: Special qualities which give the Neighbourhood Plan area its strong sense of place will be retained. This includes valued views and visually important gaps which are identified in this NP and are described in Appendix C
- Objective 5: Future developments are to contribute positively to the existing character of the area of the village in which they are located. Descriptions of the Gayton and Gayton Thorpe Character Areas are found in the Gayton and Gayton Thorpe Character Assessment [8].
- Objective 6: Protect and preserve heritage sites

Relevant Local Plan Policies[1], [2]:

- Core Strategy Policy CS08: Sustainable Development
- Core Strategy Policy CS12: Environmental Assets
- Borough Development Management Policy DM15: Environment Design and Amenity

# Gayton and Gayton Thorpe Neighbourhood Plan

## Policy G2 – Development and Character

**Policy in a Nutshell:** This policy stipulates that all new development proposals should be of high-quality design and contribute positively to the character of existing settlements. The policy includes seven specific measures which must be met as part of this.

All new development in the Neighbourhood Plan area should be of high-quality design, contribute positively to the street scene and must preserve or enhance the settlements of Gayton and Gayton Thorpe by:

- a) Recognising and reinforcing the distinctive character as described in the Gayton and Gayton Thorpe Character Assessment [8].
- b) Ensuring buildings are of a scale, layout, height and density that are in harmony with the distinctive features of the built environment and landscape in the immediate vicinity.
- c) Ensuring choice of materials and new boundary treatments complement the local character in immediate surroundings and wider area with respect to materials and design.
- d) Incorporating sustainable design and construction measures, energy efficiency measures and measures which will help towards climate change mitigation and adaptation
- e) Retaining and enhancing vegetated boundaries, particularly those of intact hedgerows and trees.



Figure 18: An example of boundary treatment respecting design and materials in the immediate setting.

# Gayton and Gayton Thorpe Neighbourhood Plan

## Context and rationale to Policy G2 – Development and Character

- 7.1.1 The National Design Guide [9] published in October 2019 by the Ministry of Housing, Communities and Local Government asserts that well-designed places have individual characteristics which work together to create physical character. The guide identifies ten characteristics which help to nurture and sustain a sense of community. These are context, identity, built form, movement, nature, public spaces, uses, homes and buildings, resources and lifespan. The intention of Policy G2 is not to depart from the approach taken nationally but to provide the Gayton specific context to it. A number of the policies in this plan area are applicable to the ten national design guide characteristics. Policies G2 and G3 are particularly applicable to context, identity and resources.
- 7.1.2 It is important that plan users take into account both the landscape policy (G19 – Preserving the Landscape Character, Page 78) and the design policies (Section 7.1) for all developments.
- 7.1.3 The Gayton and Gayton Thorpe Character Assessment [8] divides Gayton village into 10 different character areas. The character of Gayton Thorpe is described in detail under Character Area 11. For each Character Area a description of: topography; layout and land use; roads, streets and routes; spaces; streetscape; views; buildings; landmarks and green and natural features is provided.
- 7.1.4 Applicants will be expected to use the Gayton and Gayton Thorpe Character Assessment [8] to inform how their proposal can best preserve and enhance the distinctive character in the two villages.
- 7.1.5 Gayton village is described in the Site Allocations and Development Management policies document [2] as a village which consists of:
- ‘two older parts, around the junction of the B1145 and the B1153 near to the Church of St. Nicholas and about half a mile further west around the Rampant Horse Public House. The older buildings are mostly two storeys with pitched roofs. The building materials of the older buildings are mostly clunch or red brick with pantiles or slates for the roofs. Some of the buildings are rendered or colour-washed.’
- 7.1.6 Parts of the village are very traditional in outlook and feel. In such areas, the use of traditional materials such as ‘chalkstone and flint’ within a ‘cottage type dwelling’ are likely to be more in harmony with their setting than the use of modern materials. The sensitive use of modern materials where appropriate and harmonious is not precluded.
- 7.1.7 Preservation of the Gayton Thorpe landscape and character is covered in the open spaces policy, Policy G19 – Preserving the Landscape Character (Page 78), and Policy G4 - Conserving and enhancing heritage assets in the parish (Page 47).

# Gayton and Gayton Thorpe Neighbourhood Plan

## Policy G3 - Preserving the special character of Back Street, Gayton.

**Policy in a Nutshell:** This policy relates to development proposals coming forward along Back Street. The policy identifies specific special characteristics along Back Street that should be preserved or reinforced.

The special characteristic of Back Street in Gayton village shall be preserved or reinforced. Where development proposals come forward that could directly or indirectly impact on Back Street they should respect or enhance the following features:

- a) The traditional landmark Gayton buildings (see map, Figure 40) including the 'Lattice House' and the row of buildings between and including 'Latitat Cottage' and 'Sunshine Cottage'.
- b) Distinctive and characterful boundary treatment including brick and flint walls, wide verges both at low and high level.
- c) Visually important gaps, as defined on Policy Map 6 in the built-up environment including those provided to the south at the western end of Back Street opposite Manor Farm and to the north providing views of St Nicholas' Church at the eastern end of Back Street.
- d) Locally valued views as defined on Policy Map 6.
- e) The heavily verdant backdrop to the street scene provided by the surrounding farmland and the Gayton Hall grounds.
- f) Abundant varied hedging, mixed trees, acer, maple, beech and
- g) Picturesque and stimulating gardens fronting on to the road providing valued visual amenity and
- h) Jubilee Green Local Green Space.

### Context and rationale to Policy G3– Preserving the special character of Back Street, Gayton.

- 7.1.8 Historically, Back Street is a farming area of the village. The rural feel of the street is greatly valued by the community as evidenced in the community surveys. (Refer [6] photograph numbers 4, 5, 6 + 7. Votes 27)

## Gayton and Gayton Thorpe Neighbourhood Plan



**Figure 19: Rural character of Back Street, Gayton**

- 7.1.9 Back Street is described in the Character Assessment [8] under Character Area 7 and Character Area 8.
- 7.1.10 An image of Lattice House is shown in Figure 20. It is a former public house and village shop. The oldest part of this building is dated c1750 (the Chapel). There is a redundant red telephone kiosk in the driveway.



## Gayton and Gayton Thorpe Neighbourhood Plan



Figure 20: Lattice House

- 7.1.11 There is also a row of characterful buildings between and including 'Latitat Cottage' and 'Sunshine Cottage' (see Figure 21 and Figure 22). Sunshine Cottage, with red faced render is 400 years old.



Figure 21: Row of buildings between Latitat Cottage and Sunshine Cottage

## Gayton and Gayton Thorpe Neighbourhood Plan



Figure 22: Sunshine Cottage

- 7.1.12 There is a visually important gap in the buildings along Back Street (See Policy Map 6). This is on the south side and opposite Manor Farm. This gap provides visual amenity to all villagers (as they travel along Back Street) of open landscape across traditional pasture land. The gap reinforces the village's close relationship with the surrounding rural farmland.



Figure 23: Visually important gap on Back Street looking south from Manor Farm



# Gayton and Gayton Thorpe Neighbourhood Plan

- 7.1.13 High and low-level verges are a valued green landscape feature along Back Street as is the verdant setting provided by the surrounding pasture land and surrounding Gayton Estates farmland. Gayton Hall is accessed from an attractive, walled entrance on the southern side and at the eastern extent of Back Street. From the entrance there is an uninterrupted and attractive return view across Back Street towards St Nicholas' Church. The estate grounds are set out to landscaped gardens including wooded areas and lakes. Whilst mostly hidden from public view, the grounds provide a heavily verdant backdrop to the Back Street, street scene.
- 7.1.14 The front gardens along Back Street contribute to its character. Both ends of the street are populated with variety of tall trees, making it distinctive. One being the trees and shrubs along the boundary of Gayton Hall and the other being at the western end, in the stretch from Birch Road to Winch Road. In between these introductions to what is essentially a route to farming land, are the smaller gardens displaying varied planting, thick hedges, perennials and personality to a country village street.
- 7.1.15 The pasture land to the south of St Nicholas' Church is enjoyed by pedestrians along Back Street and, viewed from the Gayton Hall driveway, provides an important contribution to the setting of the Grade I listed church.

## Policy G4 – Conserving and enhancing heritage assets in the parish

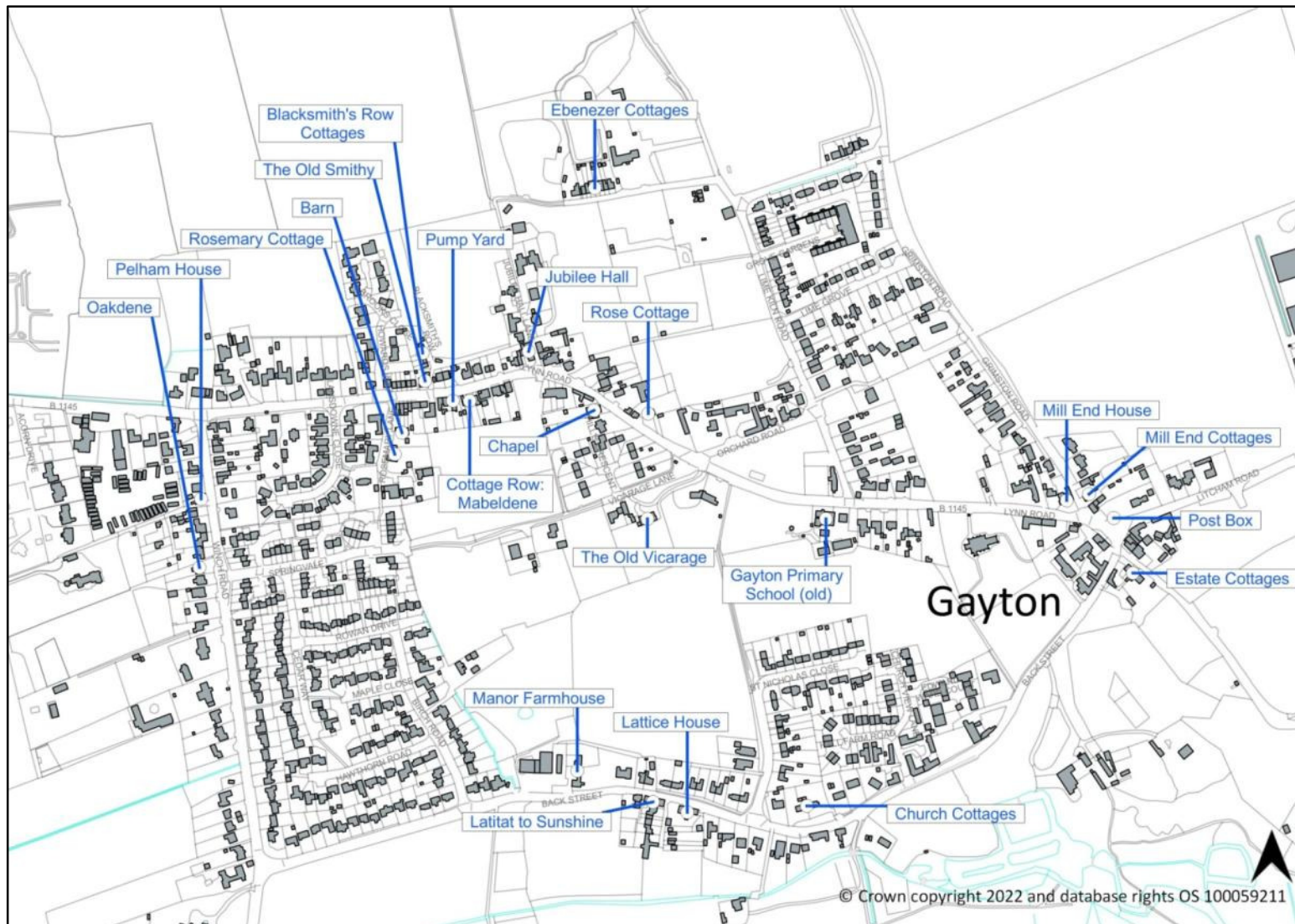
**Policy in a Nutshell:** This policy applies to development proposals which would impact on existing heritage assets in the parish. This includes statutorily listed buildings as well as buildings and structures which have been identified in the NP as being of historic importance locally ie. non-designated heritage assets. Where a development proposal would impact on a non-designated heritage asset, the policy requires a balanced judgement to be applied having a regard to the historic importance of the building or structure.

**All development proposals will be expected to conserve or enhance the significance of designated heritage assets in the parish, including their settings, as appropriate to their significance and in accordance with the National Planning Policy Framework [7].**

**Any proposals which could potentially impact the significance of a non-designated heritage asset, shown in Policy Map 2 and Policy Map 3 and described in Appendix B, must be supported by a Statement of Significance describing the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.**

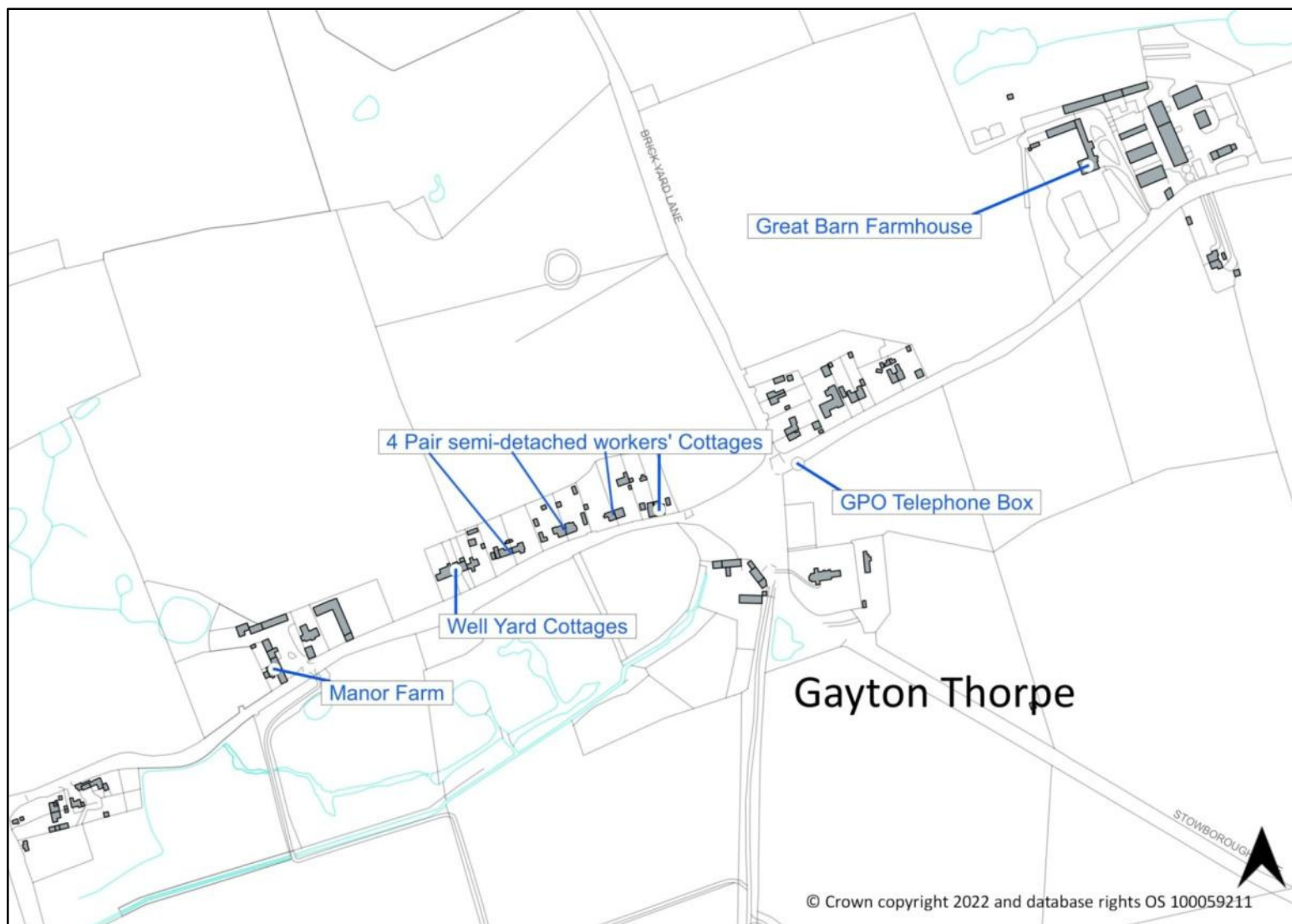
**Where proposals have any effect on a non-designated heritage asset a balanced judgement will be applied having regard to the scale of any harm or loss and the significance of the heritage asset.**

# Gayton and Gayton Thorpe Neighbourhood Plan



Policy Map 2: Gayton non-designated Heritage Assets

## Gayton and Gayton Thorpe Neighbourhood Plan



Policy Map 3: Gayton Thorpe non-designated Heritage Assets

# Gayton and Gayton Thorpe Neighbourhood Plan

## Context and rationale to Policy G4 – Conserving and enhancing heritage assets in the parish

- 7.1.16 National planning policy is clear (see paragraph 189 in the NPPF [7]), that heritage assets range from sites and buildings of local historic value to those of the highest significance. In the parish there are five scheduled monuments (the Well Hall Roman settlement which crosses over into the neighbouring parish of Grimston, the site of the Medieval village of Well, the medieval and early post-medieval settlement remains west of Jubilee Farm, the moated site at Gayton Hall, the Roman villa at Gayton Thorpe and the tumulus (known as Hill of Peace) and two Grade I listed buildings (Church of St. Nicholas in Gayton village and Church of St Mary in Gayton Thorpe hamlet). In addition, there are a number of Grade II listed buildings and structures in the parish.
- 7.1.17 The NP group has also identified a number of buildings and structures in the parish which have local historic value. These are non-designated heritage assets. They have been identified as such because they are of significance to the parish vernacular. The buildings and structures are identified because they have a valued past life or appear attractive having been built from local building materials. The assets are identified on Policy Map 2 and Policy Map 3 and in Appendix B to this plan.

## 7.2 Housing

### Objectives: Housing

- Objective 7: New housing to include at least the proportion of affordable housing that meets local standards and the requirements of the Borough Plan. New housing should be both balanced and have diversity with consideration given to age, wealth, need and wellbeing which allows for a healthy functioning community.
- Objective 8: Improve opportunities for people with a local connection to obtain rented and freehold housing that is within their means
- Objective 9: Encourage housing design of an individual nature which is high-quality in design, layout, size and materials, adapted to the expected results of climate change, for example, eco-friendly, energy efficient and in harmony with the immediate locality.

### Relevant Local Plan [1]Policies

- Borough Core Strategy Policy CS08 – Sustainable Development
- Core Strategy Policy CS09 Housing, See sub section on affordable housing

# Gayton and Gayton Thorpe Neighbourhood Plan

## Policy G5 – Affordable Housing

**Policy in a Nutshell:** This policy applies to schemes which include both affordable and market homes. The policy requires that the affordable housing units are designed to be integral to the scheme as a whole.

**Residential development proposals will deliver affordable housing in line with affordable housing standards set out in the Local Plan. In the case of First Homes (as defined in the supporting text to Policy G7), these will be offered to people with a local connection (as defined in the glossary to this plan) on a preferential basis.**

**Where affordable housing units are being provided as part of a larger market housing scheme or together with market housing, the affordable housing unit should be designed as integral to the scheme and be generally indistinguishable from open market housing.**

### Context and rationale for Policy G5 - Affordable Housing

- 7.2.1 The term affordable housing is defined in the National Planning Policy Framework (NPPF) 2021 [7] as ‘housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers)’. The term applies to:
- affordable housing for rent where it complies with government criteria
  - starter homes
  - discounted market sales housing
  - other affordable routes to home ownership such as shared ownership.
- 7.2.2 The Borough Local Plan seeks the delivery of affordable housing on all new market housing schemes which meet a specific size threshold (Policy CS09 applies a 20% target from schemes of 5 units or more). Through Policy CS09, the Borough Local Plan also specifies a tenure mix of 70:30 rented to shared ownership but ‘adjusted where necessary to balance housing need and make schemes viable’. The policy states that ‘in negotiating the proportions and tenures of affordable housing, account will be taken of the site characteristics’.
- 7.2.3 The NP supports the Borough approach as long as the affordable housing element is designed in from the outset as an integral part of any scheme.
- 7.2.4 Whilst the parish has a good stock of affordable housing (187 units), the Affordable Housing Needs Survey undertaken by the NP group has identified further need – see supporting text to Policy G7 for detail. Furthermore, almost 40 per cent of the affordable housing stock could be considered to be targeted at the elderly (sheltered housing and bungalows). Over 60% of affordable housing stock is relatively small (2 bedrooms or less) and no affordable housing unit is larger than 3 bedrooms in the parish (see DSE Review [4]).

## Gayton and Gayton Thorpe Neighbourhood Plan

- 7.2.5 Policy G7 (below) takes a positive approach in supporting rural exception housing on the edge of the Gayton village development envelope. But affordable housing will only come forward via Policy G7 if a rural exception scheme comes forward.
- 7.2.6 Early survey work highlighted unease among some residents about the level of affordable housing in the parish. A number of residents commented that Gayton was at 'saturation point' with the amount of existing and proposed social housing and that this was going to upset the balance of the village'. The amount of affordable housing in the parish together with the fact that affordable housing is not prioritised to people with a parish connection serves only to heighten this.
- 7.2.7 Given the level of affordable housing need in the parish and given that much of the current affordable housing stock is targeted at the older members of the population, Policy G5 seeks to ensure that any First Homes are prioritised for households with a local connection and who are otherwise eligible for the product. This will help sustain the existing and established community.
- 7.2.8 A government ministerial statement issued on 24 May 2021 introduces new requirements to plan making bodies. It requires plans to include policies for First Homes. First Homes are a specific kind of discounted market sale housing which the government requires plan making bodies to consider to meet the definition of 'affordable housing' for planning purposes. First Homes must be discounted by a minimum of 30% against market value, sold to a person or persons meeting the First Homes eligibility criteria. On their first sale, these houses will have a restriction registered on the title at HM Land Registry to ensure the discount and other restrictions are passed on at each subsequent title transfer.
- 7.2.9 The ministerial statement sets out that First Homes are the government's preferred discounted market tenure and should account for at least 25% of all affordable housing units delivered by developers through planning obligations.



# Gayton and Gayton Thorpe Neighbourhood Plan

## Policy G6 – Housing Mix

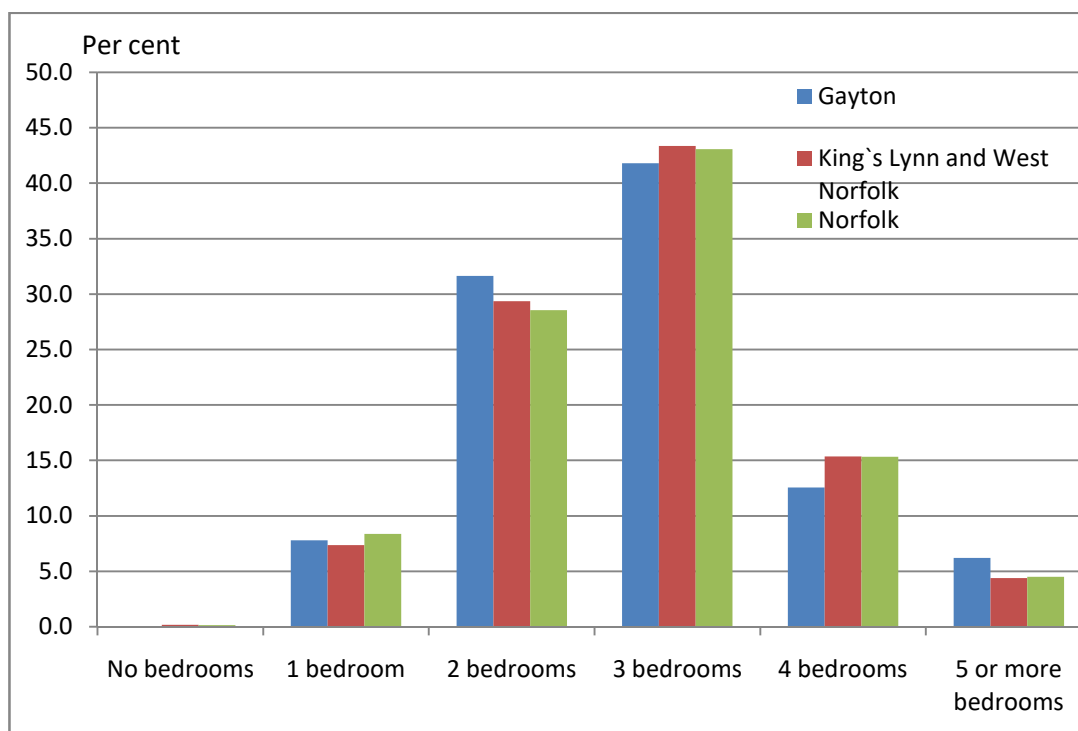
**Policy in a Nutshell:** This policy applies to residential development schemes. The policy requires that the housing mix (tenure and size) is one which a) is appropriate to meeting the needs in the parish b) is appropriate to a specific site and c) includes variety so that as to help achieve a vibrant neighbourhood.

**Residential proposals will be expected to achieve a balanced housing mix that will contribute to achieving a vibrant and healthy community in the village.**

**Tenure and size should be informed by an understanding of needs and demand in the parish (ie. the information provided in the supporting text to Policies G6 and G7, together with further relevant information made available through up to date housing needs surveys, up to date completions data and/or market assessments of housing needs) as well as site characteristics.**

### Context and rationale for Policy G6 – Housing Mix

- 7.2.10 The predominant housing type in Gayton is detached housing. However, Gayton still retains a relatively high proportion of smaller dwellings. Almost four in ten (39 per cent) have two bedrooms or fewer. Gayton also has a relatively high proportion of very large dwellings (five or more bedrooms). However, the proportions of three and four-bedroom dwellings are both lower than in the Borough and Norfolk. The affordable housing stock is relatively skewed towards smaller dwellings (DSE Review [4]) (see Figure 24).



Source: 2011 Census of Population (Table QS411EW), NOMIS

Figure 24: Gayton housing by number of bedrooms, 2011



# Gayton and Gayton Thorpe Neighbourhood Plan

- 7.2.11 The intent of this policy is to ensure all residential schemes will assist in meeting a range of needs in the community and to ensure that no overall dwelling type will dominate any particular neighbourhood.
- 7.2.12 In addition to evidence available in the form of the DSE Review (2017), in 2020 the NP Group also undertook a survey of estate agents [10] which covered the plan area, together with its own Housing Needs Survey [11] which was a survey delivered to every household in the plan area to establish a snap shot of current needs in the parish.
- 7.2.13 Six estate agents participated in the estate agent survey [10]. The key findings were that:
- The supply and demand for all types and sizes of properties to buy is roughly in balance, although there is a shortage of building plots to buy and perhaps a shortage of houses with larger gardens or land.
  - There is a clear shortage of all types and sizes of property to rent, especially bungalows, and a slight shortage of properties with smaller gardens.
  - There is a demand from all demographics to buy in Gayton but there is slightly less frequent demand to buy in Gayton from people already living in Gayton and local villages compared to people wanting to buy in Gayton and moving from King's Lynn and elsewhere.
  - There is a demand from all demographics to rent in Gayton, except that retired couples are less frequently looking to rent. There is slightly more demand to rent in Gayton from people who already live in Gayton or local villages, compared to people from King's Lynn or anywhere else.
- 7.2.14 Key findings of the housing needs survey [11] are set out in section 7.2.18 below under Policy G7 – Affordable Housing on Rural Exception sites.

# Gayton and Gayton Thorpe Neighbourhood Plan

## Policy G7 – Affordable Housing on Rural Exception Sites

**Policy in a Nutshell:** This policy allows for small-scale rural exception sites on the edge of Gayton village subject to evidence showing an existing need for affordable housing in the parish. The policy includes a list of criteria to be met including that the homes are allocated to residents with a parish connection and that the affordable units are provided in perpetuity.

Proposals for small scale affordable housing on rural exception sites for people with a parish connection, (as defined in the supporting text to this plan), on the edge of the Gayton village development envelope are supported provided that:

- a) the proposed development, by virtue of its size, scale and type, will not exceed the identified local needs for affordable housing;
- b) the types of dwellings proposed meet the needs identified in Gayton parish as identified in an up-to-date housing needs survey or assessment;
- c) the affordable homes are provided in perpetuity;
- d) no significant harm would be caused to the character of the village, its setting or the countryside

Every effort should be made to combine modern, energy-saving utilities and services with high quality, exceptional design, construction and energy efficiency measures to ensure fully sustainable, environmentally friendly, affordable housing.

Planning permissions for the affordable housing will be subject to a planning obligation which will require that dwellings are allocated to people with a local connection (as defined in the supporting text to this plan) to Gayton parish, on a preferential basis.



Figure 25: Neighbouring Parishes to Gayton with local connection criteria

# Gayton and Gayton Thorpe Neighbourhood Plan

## Context and rationale for Policy G7 - Affordable Housing on Rural Exception Sites

7.2.15 For the purpose of Policy G7, a person with a local connection to the parish means criteria 1) to 5) below. Priority will be given to those with the strongest local connection on a preferential basis. In the case of there being no eligible residents meeting criteria 1) to 5) below, a dwelling may be offered to residents falling into the next tier.

- 1) Existing residents of Gayton parish who have lived in the village for more than 3 years;
- 2) Past residents of Gayton parish who have lived there for more than 5 years and moved away within the last 3 years to another location within the area of the Borough Council of King's Lynn & West Norfolk, or existing residents who have been living in Gayton for more than 12 months and have been in the area of the Borough for more than 3 years;
- 3) Those with permanent employment in Gayton parish;
- 4) Existing residents of the surrounding parishes of Grimston, Great Massingham, West Acre, East Walton, East Winch, and Leziate (see map in Figure 26) who have lived there for more than 3 years, or existing residents of Gayton who have been living in Gayton for less than 12 months but have been resident in Gayton or the surrounding parishes mentioned above for the last 3 years;
- 5) Existing residents of Gayton who have lived in Gayton for less than 12 months and have lived in the area of the Borough for more than 3 years.
- 6) Existing residents of the area of the Borough who have been living in the areas for more than 5 years.

7.2.16 There is only one affordable housing development (Phase 1 Hall Farm comprising nine dwellings) in Gayton where preference is given to households with a connection to the parish.

7.2.17 Early Stage Consultation feedback [6] revealed that views on affordable housing were divided. Some people felt that there should be 'quality private housing provided to keep a balanced mix of people from every walk of life in the village'. A small percentage of respondents recognized a need for 'affordable housing' to be provided within the village and that this housing should be particularly aimed at young families and would enable them to purchase their first home. One person commented that 90% of new homes should be affordable. It was felt that the current starting prices for new builds were way beyond being affordable to young couples.

7.2.18 Key findings of the housing needs survey [11] were:

- The recommendation of the HNS is that 8 affordable 2, 3 and 4 bedroomed homes should be considered, to address the housing need identified from within the parish of Gayton and Gayton Thorpe.
- To consider whether the identified housing needs in the parish could be met by current housing development or incorporated into planned developments.
- The HNS shows that there are people living in the parish of Gayton and Gayton Thorpe who are in housing need and are unable to compete in the general housing market (to rent or buy) due to the low level of their income. Consequently, it may be advantageous

## Gayton and Gayton Thorpe Neighbourhood Plan

to consider a Rural Exception Site<sup>6</sup> as a way of meeting local needs as local people would be prioritised, unlike general needs affordable housing which is allocated according to need.

- The demand for rental properties from people who live in the parish may indicate a need for affordable housing to buy.

7.2.19 Following the analysis of this additional data on housing needs, the NP group identified that since there is no mechanism in place to give priority to local people in the process of allocating affordable homes currently in the parish development pipeline, it is important the NP does all it can to increase parish level accessibility to affordable housing. Two initiatives were implemented in 2020:

- An Affordable Housing consultation [12] was conducted to determine community support for allocating a rural exception site for 8-10 affordable houses with local connection criteria, or whether they preferred people with a local connection to access existing affordable housing on a non-preferential basis. The results of this consultation showed that home owners were split 50/50 between supporting a rural exception site and not. Those parish residents currently renting were significantly more likely to support a development with local connection criteria.
- A call for sites was sent out at the same time as the Affordable Housing consultation to determine whether any landowners would be prepared to put forward a rural exception site. Two responses were received from local landowners in response to this exercise but in both cases the locations were unsuitable and contrary to the vision and objectives in the emerging NP [13].

### Policy G8 - Land North of Back Street

**Policy in a Nutshell:** This policy applies to land that is already allocated in the Borough Local Plan for development (see policy G41.1 in the Site Allocations and Development Management Plan 2016). Policy G8 requires that the affordable housing element of the scheme is allocated to residents with a local connection in line with Policy G7 of the NP.

**Land north of Back Street is allocated through the Borough Council of King's Lynn and West Norfolk Local Plan for residential development. In addition to the criteria set out in Policy G41.1 in the Local Plan, this Neighbourhood Plan strongly encourages that the affordable housing for rent being delivered on the scheme is allocated to residents with a local connection, as defined in the supporting text to Policy G7, in line with the priorities set out in Policy G7 (Affordable Housing on Rural Exception Sites).**

#### Context and rationale for Policy G8 – Land North of Back Street

7.2.20 As noted in previous sections of this plan, the proportion of affordable housing to market housing in Gayton is greater than that of the surrounding Borough and in Norfolk (Figure 11) but very little is aimed at the specific needs of Gayton Parish. These specific needs, as

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<sup>6</sup> Small sites (usually agricultural land) used for affordable housing in perpetuity where sites would not normally be used for housing.

# Gayton and Gayton Thorpe Neighbourhood Plan

revealed by the HNS [11], have not been catered for by recent new developments as they do not prioritise people with a local connection.

## Policy G9 – Residential development and design

**Policy in a Nutshell:** This policy applies design standards specifically applicable to residential schemes. The policy will work alongside other NP policies applicable to design including Policy G2: *Development and Character*.

All residential development schemes will be expected to achieve high quality design and a good standard of amenity for all existing and future occupants of land and buildings. Major development proposals will demonstrate how their scheme does this through a completed Building for a Healthy Life [14] assessment or, an updated version of this if applicable. Smaller proposals will be strongly encouraged to do this.

### All new residential proposals

The design and standard of new residential development should aim to meet a high level of sustainable design and construction and be adapted to climate change and optimised for energy efficiency. This includes:

- a) Position and orientation to optimise passive solar gain.
- b) The use of high quality, thermally efficient building materials.
- c) Installation of energy efficiency measures such as loft and wall insulation and double glazing.

Additionally, any new major residential development, as defined in the glossary, should incorporate measures to reduce their onsite CO<sub>2</sub> emissions through connecting to low carbon sources or through the incorporation of on-site energy generation from renewable sources (such as solar panels).

### Retrofitting historic residential buildings

The retrofit of Gayton and Gayton Thorpe's historic residential buildings is encouraged to reduce energy demand and to generate renewable energy where appropriate, providing this is done sensitively and the significance of the heritage asset is conserved or enhanced.

### Alterations to existing residential buildings

Proposals involving amendments or alterations to existing buildings should seek to incorporate sustainable design and construction measures as applicable to the scope of the scheme being proposed.

## Context and rationale for Policy G9 – Residential development and design

- 7.2.21 Residential development proposals will need to comply with Policy G2 which provides further context and detail on expected design standards for all types of development in the parish.
- 7.2.22 Building for a Healthy Life [14] is the latest edition of Building for Life 12 [15]. It is a widely used design tool for creating places which work well with nature and people and is a government-endorsed industry standard for well-designed homes and neighbourhoods. The Building for Life campaign is about guiding the better planning of new development through urban design that is safe and provides everything that should be expected of a new



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community. Urban design is about the spaces between and around new homes that can sometimes be overlooked by focusing on the building and its interior, but which are vital to the quality of a place, its attractiveness, functionality and feelings of safety. Community feedback in Gayton during the plan making process has included comments regarding inappropriate densities adopted in modern developments where buildings appear to be crammed together with unsympathetic design which is out of keeping with the village setting.

- 7.2.23 Building for a Healthy Life [14] is a self-assessment scheme where a developer is prompted to look at twelve considerations under three broad headings for achieving high quality residential areas that are in harmony with their setting in the design process:

## **Integrated Neighbourhoods**

- Natural Connections
- Walking, cycling and public transport
- Facilities and Services
- Homes for everyone

## **Distinctive Places**

- Making the most of what's there
- A memorable character
- Well defined streets and spaces
- Easy to find your way around

## **Streets for all**

- Healthy streets
- Cycle and car parking
- Green and blue infrastructure
- Back of pavement, front of home

- 7.2.24 Further information on Building for a Healthy Life can be found at [www.designforhomes.org](http://www.designforhomes.org)

- 7.2.25 In this policy, major development schemes include all schemes of ten or more dwellings.

## 8 Infrastructure

### **Themed Vision - Infrastructure**

The future infrastructure is developed to overcome existing shortfalls and improved to cater for the increase in housing and population. Future infrastructure would include improved mobile phone coverage and fibre connections to improve broadband connectivity to enable more working from home which will, in turn, reduce traffic volumes and environmental pollution whilst also benefitting local businesses.

### 8.1 Flooding and Drainage

#### **Objectives: Flooding and Drainage**

Objective 10: Overall flood risk from surface water flooding to be reduced during the plan period 2019-2036.

# Gayton and Gayton Thorpe Neighbourhood Plan

Objective 11: Improve the current drainage to stop the frequent road and property flooding.

Relevant adopted Local Plan [1], [2] Policies

- Borough Core Strategy Policy CS08 – Sustainable Development
- Borough Development Management Policy DM21 – Sites in Areas of Flood Risk

# Gayton and Gayton Thorpe Neighbourhood Plan

## Policy G10 – Development and surface water flood risk

**Policy in a Nutshell:** In recognition of the historical flood events in the parish, this policy relates to development and surface water flooding. The policy will work alongside and support borough and national policies relating to flooding. The policy sets out surface water management requirements for proposals in areas of surface water flood risk.

**Any new development or significant alteration to an existing building within the parish of Gayton should be accompanied by an appropriate assessment which gives adequate and appropriate consideration to all sources of flooding and proposed surface water drainage<sup>7</sup>.**

**This means all development proposals should meet policy requirements set out in the Local Plan and national planning policy, and demonstrate:**

- a) The proposal will not increase flood risk to the site or wider area from fluvial, surface water, ground water, sewers or artificial sources**
- b) The proposal will have a neutral or positive impact on surface water drainage**
- c) In assessing risk an allowance having been made for climate change**

**In areas identified as being of high, medium and low risk of surface water flooding, or at risk of ground water emergence (both of which are known issues in Gayton Parish), development proposals should be accompanied by a scheme specific surface water drainage strategy and demonstrate the following:**

- i) surface water will be appropriately managed through the use of sustainable drainage systems**
- ii) clear proposals are in place for the future maintenance and management of iii) sustainable drainage systems**
- iii) due regard to the findings of the Borough's Surface Water Management Plan.**

**In all cases, sustainable drainage systems (SuDs) will always be the preferred method of surface water drainage. SuDs which achieve the four pillars of SuDs design (minimising overall water usage, protecting water quality, delivering biodiversity benefits and amenity benefits) are particularly welcomed. Development should only discharge surface water runoff to the public sewer as a last resort.**

### Context and Rationale for G10 - Development and surface water flood risk

- 8.1.1 As noted in the Key Issues chapter, the Environment Agency's surface water flood map and fluvial water map tells us that areas of the parish including Gayton village are at risk of flooding.

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<sup>7</sup> ie. development that is not "minor development" in relation to flood risk as defined in national planning practice as

- minor non-residential extensions: industrial/commercial/leisure etc extensions with a footprint less than 250 square metres.
- alterations: development that does not increase the size of buildings eg alterations to external appearance.
- householder development: For example; sheds, garages, games rooms etc within the curtilage of the existing dwelling, in addition to physical extensions to the existing dwelling itself. This definition excludes any proposed development that would create a separate dwelling within the curtilage of the existing dwelling eg subdivision of houses into flats.

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- 8.1.2 Norfolk County Council is the Lead Local Flood Authority (LLFA) in this parish. This means it is responsible for managing the following types of flooding:
- surface water flooding
  - ordinary water courses including flooding from drains and ditches but not main rivers which are managed by the Environment Agency
  - groundwater flooding.
- 8.1.3 At regulation 14 consultation stage, the LLFA clarified that their records show that from 2011 to 2021 there is 1 record of internal flooding (dated 2021) and 1 record of external flooding in the Parish of Gayton (dated 2021).
- 8.1.4 As part of its duties, the LLFA is also a statutory consultee for certain types of development proposals. To this end the LLFA has published a guidance document for stakeholders (including developers and local planning authorities) providing advice on what is expected in terms of new development and the management of surface water. This document is available to view at <https://www.norfolk.gov.uk/rubbish-recycling-and-planning/flood-and-water-management/information-for-developers>
- 8.1.5 Norfolk County Council (NCC) and the Borough Council of King's Lynn and West Norfolk have worked with the Environment Agency, Anglian Water, Internal Drainage Boards and other organisations to produce a Surface Water Management Plan (SWMP) [16] that covers King's Lynn and other priority settlements in West Norfolk. This report is available to view at [www.west-norfolk.gov.uk](http://www.west-norfolk.gov.uk). Gayton was investigated as part of this work. Following site investigation, the village of Gayton was found to be at high risk of flooding from groundwater emergence. The mapping work produced indicates a number of low points in which surface water would pond, showing a flow path through the settlement in a south-westerly direction. The investigation also identified a possibility that there had been one incident of past development where the infilling of a roadside ditch may have led to an increase in the risk of flooding<sup>8</sup>.
- 8.1.6 As can be seen from the flood risk maps shown in Section 4 of this plan, Gayton Thorpe is also at risk of both fluvial water flooding and surface water flooding. The hamlet regularly experiences flood events.
- 8.1.7 Our parish is partially within the Internal Drainage District (IDD) of the King's Lynn Internal Drainage Board (IDB). There are watercourses in our parish which have been designated as 'adopted watercourses' by the IDB. This means a watercourse is of arterial importance to the IDD and as such will normally receive maintenance from the IDB. The IDB watercourses are to the south and west of Gayton village. A map is available to view here: [https://www.wlma.org.uk/uploads/KLIDB\\_135P\\_MiddletonPierrepointE.pdf](https://www.wlma.org.uk/uploads/KLIDB_135P_MiddletonPierrepointE.pdf)
- 8.1.8 For any development proposals within the IDD there are certain by-laws relating to the watercourse which apply. The case can be viewed at [www.wlma.org.uk](http://www.wlma.org.uk).

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<sup>8</sup> See page 71 of the Stage 2 report.

# Gayton and Gayton Thorpe Neighbourhood Plan

## Policy G11 – Development and Foul Waste Water

**Policy in a Nutshell:** This policy is included in recognition of the historical events relating to flooding involving backflow of sewage in the village. The policy requires that sewerage infrastructure capacity exists prior to new development being approved.

### Foul water

**Development proposals will be required to demonstrate there is adequate foul waste water capacity to serve the development. Applications should be supported by studies as to whether the proposed development will lead to overloading of existing foul waste water infrastructure, to the satisfaction of the water company and Lead Local Flood Authority.**

**Measures to minimise foul water discharge from new developments into the sewerage system will be supported, provided that these do not lead to unacceptable impacts on local amenity; eg. odours or other public health impacts.**

### Context and rationale to Policy G11 – Development and Foul Waste Water

- 8.1.9 Responding to villagers' concerns about the sewerage system, Anglian Water answered questions from Parish Councillors and villagers at a meeting on 7 November 2018. The following statements are relevant:
- Anglian Water takes information on the requirements stemming from new developments from the planning process within the Borough Council. Anglian Water then assesses the capacity of the system to cater for these developments. New developments which would overload the system capacity, would be blocked at the 'in planning' stage. The system capacity can cope with the current approved planning applications. (These currently stand at 150 new houses).
- 8.1.10 Flooding and drainage (sewerage) attracted a large number of adverse comments (21% of survey) concerning the present situation in the village. Of particular concern was the frequency and extent of flooding in Back Street and subsequently in 2021 in Winch Road, that poor sewerage disposal by Anglian Water leads to regular backflow of sewerage on to peoples' properties in certain parts of the village, causing distress to residents. Overall, the current sewerage system is judged to be inadequate. Concern was also expressed by some that future developments would worsen the current situation and that adequate provision for extra sewerage capacity should be made in any future plans. Poor maintenance of existing ditches and drains was thought to exacerbate the flooding problems.
- Current and recent system problems leading to overflow were due largely to ground water ingress especially in periods of heavy rain. The other main cause of system overflows is due to misuse through 'non-flushables' which either block the pipes or cause pump breakdown. 75% of system breakdown callouts are due to system misuse. Since 2014 a programme of repair has been set in place to alleviate the water ingress problem. Higher capacity pumps have also been installed and system performance has improved.
  - Anglian Water leafleted Gayton in 2018 to inform and educate customers on the problem of 'non-flushables'

# Gayton and Gayton Thorpe Neighbourhood Plan

- 8.1.11 Winter 2020/21 has seen high water levels and considerable overloading of the existing surface water, waste water and sewerage infrastructure resulting in flooding in both Gayton and Gayton Thorpe.

## 8.2 Low Emission Infrastructure, Lighting and Communication

### **Objectives: Low Emission Infrastructure, Lighting and Communication**

- Objective 12: Provide charging points for electric powered vehicles in all new developments.
- Objective 13: Provide low-level, energy efficient lighting consistent with the Gayton Parish Council's lead on its Dark Sky Policy
- Objective 14: Enable Gayton and Gayton Thorpe residents to take full advantage of fibre connection and the superfast UK Broadband network.

### **Community Aspirations: Low Emission Infrastructure, Lighting and Communication**

- Aspiration 1: Provision of superfast broadband to Gayton and Gayton Thorpe which will help more people to work from home and serve the needs of local businesses.
- Aspiration 2: Improvement of the mobile phone support networks to ensure adequate coverage in all areas of Gayton and Gayton Thorpe.
- Aspiration 3: Improvement of the lighting in Back Street as far as is consistent with the current 'Dark Sky Policy'.

## **Policy G12 – Charging Points for Electric and Ultra-Low emission vehicles**

**Policy in a Nutshell:** This policy requires residential development proposals to be provided with facilities and bays for charging plug-in and ultra-low emission vehicles.

**New residential development proposals, involving the creation of one dwelling or more, should be provided with dedicated facilities per dwelling for charging plug-in and other ultra-low emission vehicles.**

### **Context and rationale for Policy G12 - Charging Points for Electric and Ultra-Low emission vehicles**

- 8.2.1 There are an increasing number of vehicles coming into use that require electric charging. The rate at which these vehicles will be introduced is certain to accelerate in the future with the adoption of electric vehicles, in line with Government Policy which bestows tangible environmental benefits. Currently there is little or no provision for recharging such vehicles in the villages which need to adapt to meet the current and growing rate of change. The provision of electric charging points in new builds is a logical requirement, as is the provision of publicly accessible charging points.



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## Policy G13 - Dark skies

**Policy in a Nutshell:** This policy resists development proposals that would lead to additional external lighting unless certain criteria are met.

**Development proposals must limit the impact of light pollution from externally visible light sources. Proposals to install new external lighting in areas which are currently dark at night will be resisted unless:**

**The lighting is needed to secure pedestrian security**

**Light spillage is minimised through appropriate measures e.g. shields, low-glare fixtures, motion sensors on essential lights.**

### Context and rationale for Policy G13 – Dark Skies

- 8.2.2 A number of returns commented on a need for improved street lighting. The lack of lighting in some sections of Back Street was of particular concern.
- 8.2.3 The Parish Council has adopted a Dark Sky Policy from before March 2015 and most likely during the 1990s.

## Policy G14 – Fibre connections

**Policy in a Nutshell:** This policy requires new build development to include adequate infrastructure (e.g. installation of fibre cabling) to facilitate easy connection with high speed broadband.

**Development proposals involving new build for residential or employment use must include adequate infrastructure (such as installation of fibre cabling to the nearest BT connection point) to facilitate the delivery of high speed broadband to the property. The risk of surface water flooding and ground water emergence in the parish must be addressed when planning suitable underground infrastructure.**

### Context and Rationale for Policy G14 - Fibre connections

- 8.2.4 Several responses from the consultation saw the need to improve the Broadband in both villages.
- 8.2.5 Improvements to communications networks would enhance future environmental protection and, in the case of improved communication links, would help to reduce traffic volumes by enabling more 'work from home'. Improved links would also assist local businesses and new start-ups which will improve the economy of the village.

# Gayton and Gayton Thorpe Neighbourhood Plan

## 9 Green Infrastructure and Footpaths

### Themed Vision - Green Infrastructure and Footpaths

Gayton's unique and diverse green spaces will be preserved within and around the community hub, especially those areas which are integral to the character of the village. Further we intend to enhance the network of informal green spaces within the village so they support attractive pedestrian and cycle routes connecting the different parts of the village. We aim to retain the green spaces in both villages to provide a natural mitigation of surface flooding.

We wish to conserve and enhance the rural character of Gayton Thorpe and to preserve the undeveloped fields and wetlands to the south of the hamlet whilst conserving the lands with wide views to woodland to the north of the hamlet. We intend to enhance the network of informal green spaces within the hamlet so they support attractive pedestrian and cycle routes within the hamlet and connecting to the neighbouring village of Gayton.

We will seek to improve connections between the different parts of Gayton and between Gayton and Gayton Thorpe and improve the provision of accessible walking routes from Gayton and Gayton Thorpe into the countryside beyond, for both pedestrians and cyclists. Any new developments should enhance the network of routes within Gayton.

### 9.1 Green Infrastructure

#### Objectives: Green Infrastructure

Objective 15: Future development is assessed for its impact on the natural environment, promotes biodiversity, encourages wildlife, and works towards a reduced carbon footprint to mitigate the expected effects of climate change.

Objective 16: Protect areas of ecological interest.

Objective 17: Gayton: Protect the open space at the heart of Gayton village and realise its potential as an open space and key community asset for the benefit and wellbeing of the community.

Objective 18: Gayton Thorpe: Conserve, maintain and protect Gayton Thorpe's sites of archaeological interest, green spaces, recreational facilities, fields and wetlands.

Objective 19: Gayton Thorpe: Protect and conserve the open aspect of Gayton Thorpe and characterful, uninterrupted views from within the hamlet and on access routes.

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Figure 26: Vicarage Lane Meadow



Figure 27: Gayton Playing Field

## Relevant Local Plan [1], [2] Policies:

- Core Strategy Policy CS12 – Environmental Assets
- Site Allocations and Development Management Policy DM16: Provision of Recreational Open Space for Residential Development
- Site Allocations and Development Management Policy DM22: Protection of Open Space

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## Policy G15 – Local Green Spaces

**Policy in a Nutshell:** This policy identifies existing areas of green space which are demonstrably special to parish residents and designates them as Local Green Spaces, thereby giving these areas strong protection.

The following sites (identified on Policy Map 4 and Policy Map 5) are designated as Local Green Spaces:

**Gayton:**

LGS 1 Crown Paddock

LGS 5 Vicarage Lane Meadow

LGS 8 Church Paddock

LGS9a Norfolk County Council land North of Vicarage Lane

LGS9b Jubilee Hall land

LGS 10 Vicarage Lane and Trees

LGS 13 Green Centre

LGS 14 Manor Farm Field

LGS 20 Green on Back Street

**Gayton Thorpe:**

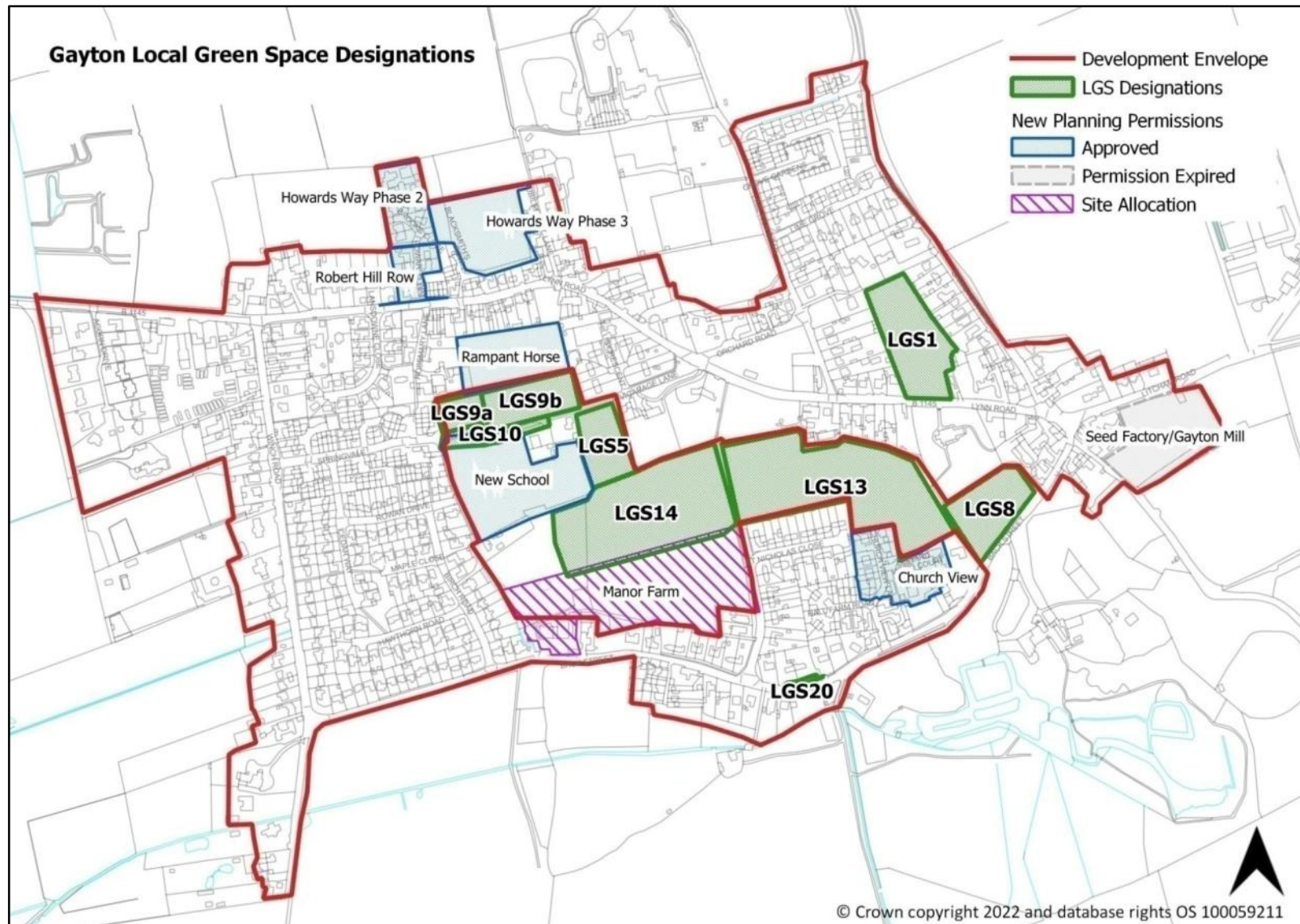
LGS 16 Playground

LGS 17 Green Centre

Development on these sites will not be acceptable other than in very special circumstances in line with national policy and where it will enhance the function of the space as a Local Green Space.



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Policy Map 4: Gayton Local Green Space Designations



# Gayton and Gayton Thorpe Neighbourhood Plan



**Policy Map 5: Gayton Thorpe Local Green Space Designations**

## **Context and rationale to Policy G15 – Local Green Space**

9.1.1 The criteria for Local Green Space designation are set out in paragraph 102 of the NPPF [7]. This states that Local Green Spaces should be:

- ‘in reasonably close proximity to the community it serves;
- demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value, (including as a playing field), tranquillity or richness of its wildlife; and
- local in character and is not an extensive tract of land.’

9.1.2 A list of potential green spaces was initially derived as a result of the Drop-in Forums [6] conducted as part of the early consultation work for the Neighbourhood Plan in 2018. Following this, evidence was gathered on each of these spaces to help ascertain whether the spaces met the criteria for Local Green Space designation, as described above. The evidence was built in three stages:

- Initial assessment of all identified spaces against the NPPF criteria – see Gayton and Gayton Thorpe Local Green Space Initial Assessments [17], [18].
- Consultation with landowners and the wider community on the Local Green Space Assessment report undertaken June to September 2019. The community engagement and landowner engagement is reported in the Local Green Spaces Community Consultation Report [19] and the Local Green Space Assessment Report and Recommendations [20] respectively.
- A list of final recommendations for Local Green Space assessment designation [20].

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- 9.1.3 The Gayton and Gayton Thorpe Local Green Space Assessment Report and Recommendations [20] contains details of all the above work. It provides an assessment of the proposed Local Green Spaces against the NPPF criteria and a full justification for their designation.

## Policy G16 - Development and open space provision

**Policy in a Nutshell:** This policy applies to proposals which include a requirement (through the Borough Local Plan) to deliver green infrastructure. The policy specifies criteria to be met when this green infrastructure is delivered so that the space is high quality, attractive and functional as an open space.

**New open space provision or improvements to existing open space provision will be required alongside new development and in line with standards provided in the Local Plan (DM16). Key considerations with the delivery of any new open space provision are:**

- a) clearly define public and private spaces (for example using vertical markers, railings, walls or robust planting);
- b) ensure spaces are visible from nearby properties;
- c) to deliver net enhancements in amenity and biodiversity value.

### Context and rationale to Policy G16 - Development and open space provision

- 9.1.4 Policy G27 – Outdoor recreation facilities (see above) should be read in conjunction with this policy.
- 9.1.5 This policy is a response to concerns expressed by the community, during early consultation with respect to the impact of new development on village amenities and that new development should be accompanied by high quality, attractive and functional open space, as a priority.
- 9.1.6 Policy DM16 of the Borough Development Management Policies document [2] includes standards for outdoor recreation space provision as follows:
- ‘Schemes of up to 19 units are to ensure that their schemes contain sufficient space to ensure a high standard of layout and amenity to the residents of the proposed development and to ensure that the scheme integrates into the wider landscape setting. On windfall sites the requirement to provide open space will apply where the Council considers that the proposed development forms part of a larger site which, if developed, would result in a requirement for a proportion of (or contribution to) open space.’
  - ‘Schemes of 20 units or greater will provide 2.4 hectares of open space per 1000 population comprising approximately:
  - 70% for either amenity, outdoor sport, and allotments (see below) and
  - 30% for suitably equipped children’s play space
  - Developments of 20 – 99 dwellings will be expected to meet the requirement for suitably equipped children’s play space only’

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9.1.7 Applying this policy runs the risk that any green infrastructure space provided, as part of small and medium residential schemes in the plan area, will be poorly thought through. There are some warnings about this in the design code Building for a Healthy Life [14].

- *Avoid pieces of 'leftover' land that serve no useful public or private function. Homes with shallow street backs need careful thought as it is not uncommon to see these spaces poorly resolved with small pieces of grass turf or gravel.'* (principle set out under design consideration 'Back of pavement, front of home' .
- *'Small pieces of land (typically grassed over) that offer little or no public, private or biodiversity value that over time become neglected and forgotten.'* (principle set out under design consideration 'Green and blue infrastructure')

## Policy G17 - Roads and Green Infrastructure

**Policy in a Nutshell:** This policy applies to proposals which would include the delivery of new roads and seeks the provision of green infrastructure as part of new road development.

**Where new roads are provided as part of new development proposals, opportunities for green infrastructure should be maximised, including:**

- a) incorporating generous grass verges similar to existing good examples in Gayton such as The Birches Estate and Winch Road
- b) appropriate tree planting and other landscaping.

### Context and rationale to Policy G17 - Roads and Green Infrastructure

9.1.8 This policy is in response to community concerns with respect to negative impact of new development if it is not provided with adequate landscaping or green infrastructure. A valued feature in the plan area and as described in the Character Assessment, is the extent of green infrastructure along the village roads including verges, trees and other landscaping. New development should respond positively to this existing context.

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## Policy G18 - Development and Biodiversity

**Policy in a Nutshell:** The policy requires proposals to avoid adverse impacts on biodiversity and provide net gains in biodiversity. The supporting text includes information on existing national priority habitats in the parish.

Development proposals close to or involving a site of biodiversity value in the parish (as shown on Maps in Figure 28 and Figure 29 must take account of their biodiversity value.

For all development proposals, the hierarchy of mitigation should be embedded into the design of the development with the following steps implemented in order:

- a) Firstly, avoid impacts. This means retaining habitats of value for enhancement and management and retaining species in situ
- b) Secondly mitigate impacts where these have been found to be unavoidable, through replacement of lost protected and priority habitats and accommodating displaced species in the site boundary
- c) Thirdly, compensate if mitigation measures are insufficient.

Any proposal resulting to the deterioration of Gayton's areas of ancient woodland (due to these habitats being irreplaceable) will be refused.

In all locations, development proposals will be required to demonstrate measurable net gain for biodiversity, and this should be achieved on site wherever possible and in accordance with BS8683:2021-Process for designing and implementing Biodiversity Net Gain.

Appropriate measures for delivering BNG in the parish should focus on retaining and enhancing the network of species and habitats currently present in the parish.

- i) Creating new wildlife corridors which link up with existing ones
- ii) The planting of additional trees and hedgerows
- iii) The restoration or creation of new natural habitats

### Context and rationale to Policy G18 - Development and Biodiversity

- 9.1.9 There are a several sites of value to biodiversity in the parish, see map in Figure 28. These are as follows:

#### County wildlife sites:

- Soigne Wood
- Brink Hill
- Lambs Common and The Narboroughs
- Adjacent Gravel pit plantation (also site of geological interest)
- Gayton Thorpe Common (also site of geomorphology interest).
- Moore Common
- Gayton Thorpe Wood
- Watchers Wood (also area of ancient woodland)
- Gaywood River and Watery Lane

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## 2 areas of ancient woodland:

- Fisher's Wood - along Well Hall Lane
- Watchers Wood (also county wildlife site) on B1145

## 3 candidate County Geodiversity Sites

- Gravel pit Plantation. Disused quarry of geological interest. Site is linked with county wildlife site.
- Gayton Chalk Pits. A disused quarry complex of geological interest
- Gayton Thorpe Common site of geomorphology interest (also a county wildlife site)

Further detail on the biodiversity value across these sites is provided alongside this plan [21].

9.1.10 A search using [www.magic.gov.uk](http://www.magic.gov.uk) reveals the presence of a range of national priority habitats in the parish, see Figure 29. This includes:

- Small areas of ancient woodland close to Well Hall and along the B1145
- Many areas of deciduous woodland around the parish, many areas of broadleaved and conifer woodland
- One area of traditional orchard in the north of the parish
- Two areas of lowland fens in the south
- Good quality semi-improved grassland adjacent to Gayton village
- Coastal and floodplain grazing marsh in the south of the parish.



# Gayton and Gayton Thorpe Neighbourhood Plan

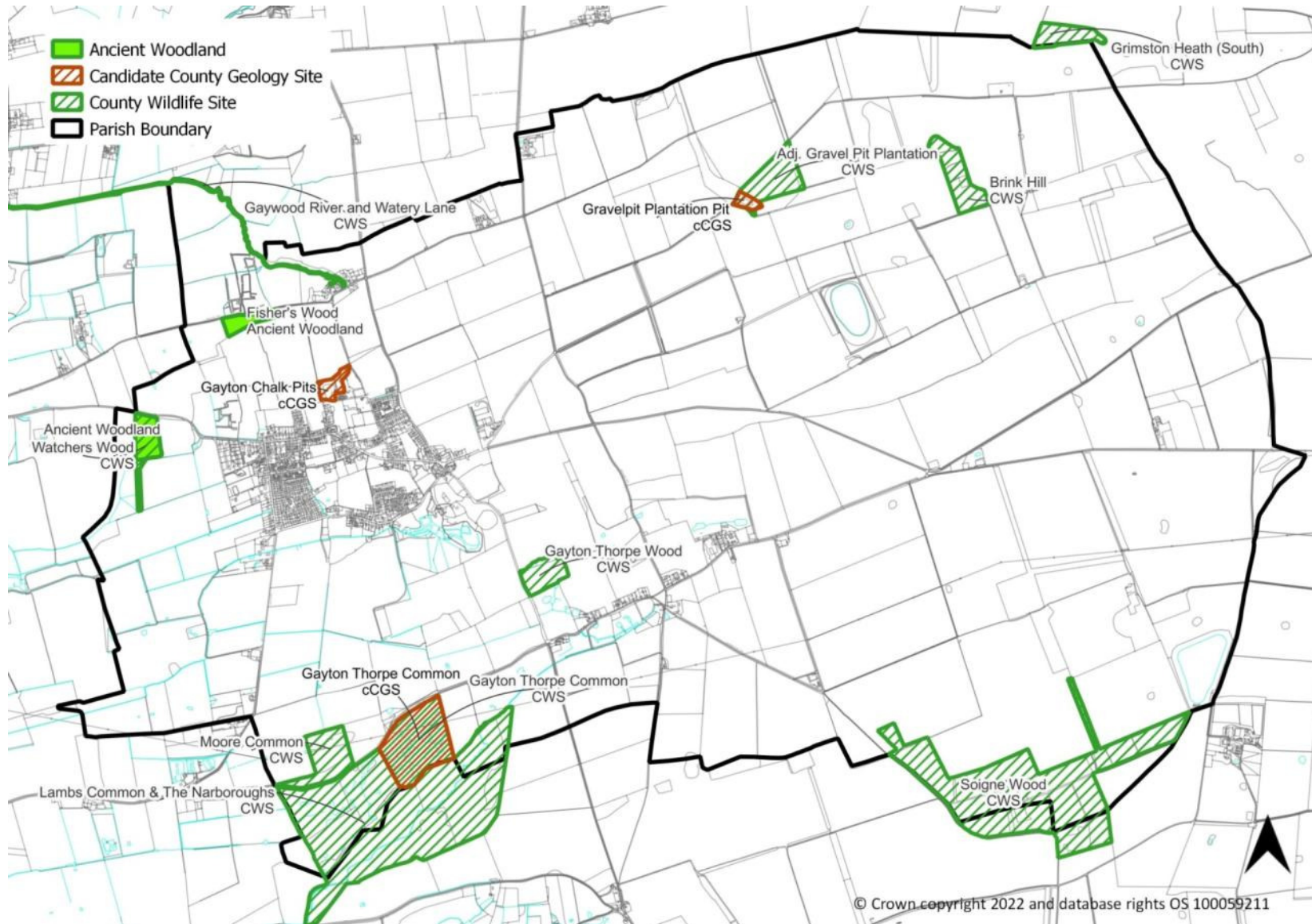
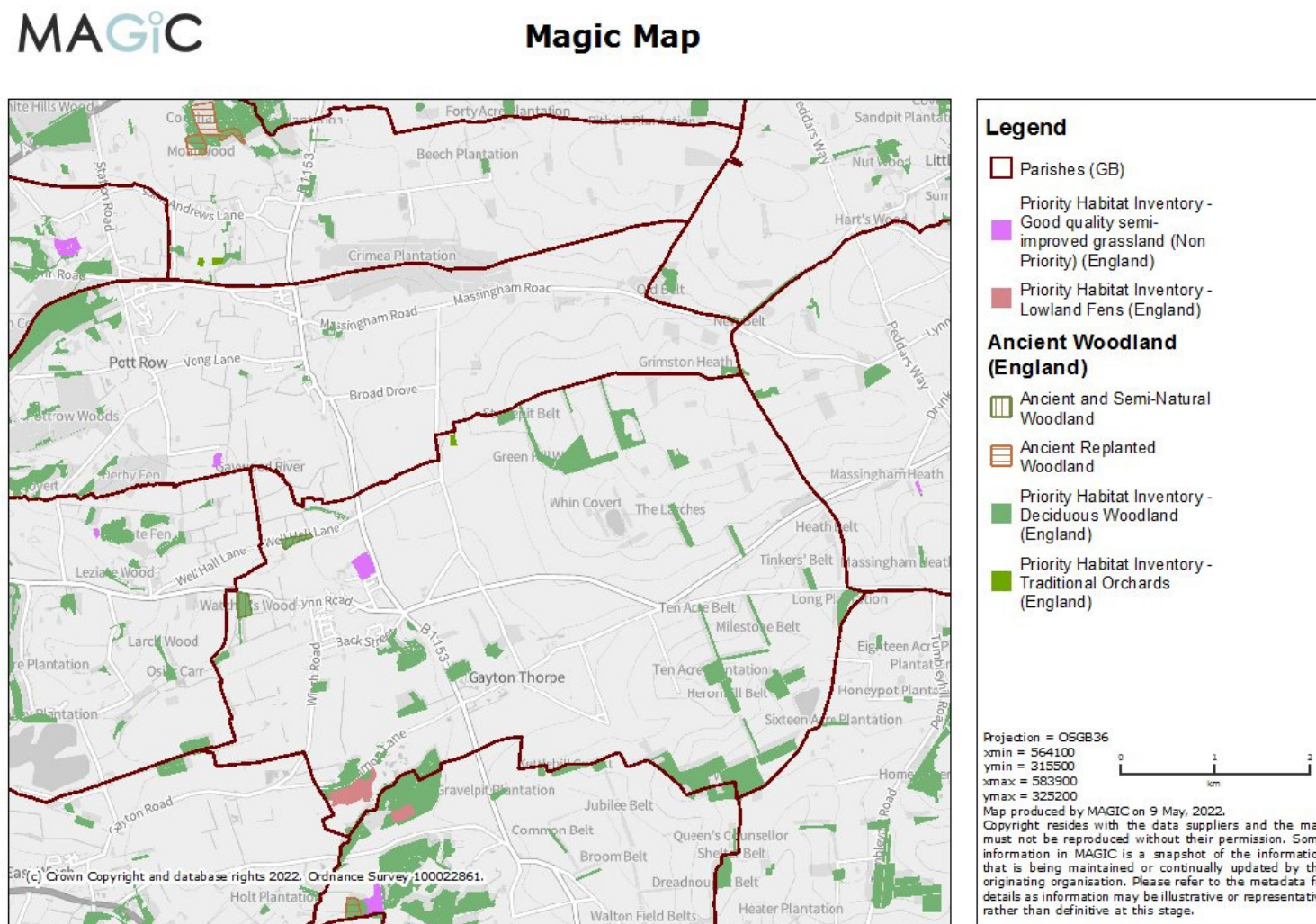


Figure 28: Gayton Parish County Wildlife and candidate County Geology Sites

# Gayton and Gayton Thorpe Neighbourhood Plan



**Figure 29: Extract from [www.magic.gov.uk](http://www.magic.gov.uk) taken May 2022**

# Gayton and Gayton Thorpe Neighbourhood Plan

9.1.11 A wide variety of animal and plant species have been recorded as being present in the parish. This includes:

- A maternity bat roost present in Gayton Thorpe
- Bee orchids at Vicarage Meadows
- According to NBIS records, 1020 different species have been recorded in the parish including: 665 species of flowering plant, 146 species of insects, 49 species of moths and butterflies, 72 species of birds and 29 species of mammal.

9.1.12 The Environment Act became law in November 2021. It mandates minimum measurable Biodiversity Net Gain (BNG) for all developments. This requires that the biodiversity value of the development exceeds the pre-development biodiversity value of the site by a minimum of 10%. Biodiversity value is measured using a metric produced by DEFRA and the baseline value is calculated from the condition of the site before any intervention has occurred.

9.1.13 BS8683 is a new British Standard that sets out a process for implementing biodiversity net gain (BNG), which is an approach to development and land management that leaves biodiversity in a measurably better state than before. BS8683 is aimed at any class or scale of built environment development or land/estate management.

9.1.14 The information provided in this part of the NP on known habitats and species present in the parish is intended to help and guide applicants in this regard. Detailed information about existing records of protected and priority species can be obtained through a data search from Norfolk Biodiversity Information Service ([www.nbis.org.uk](http://www.nbis.org.uk)).

# Gayton and Gayton Thorpe Neighbourhood Plan

## Policy G19– Preserving the Landscape Character

**Policy in a Nutshell:** This policy requires all proposals to maintain or enhance landscape character in the parish and identifies key landscape features, including views as part of this. The policy is accompanied by detailed maps.

**Any development must maintain or enhance the local character of the landscape and give consideration to the setting of the settlements as a whole within the wider landscape. Development proposals should protect and take opportunities to enhance the following key landscape characteristics:**

**Gayton:**

- a) Highly valued views (see Policy Map 6 below and description in Appendix C) to and from prominent historical landmarks including St Nicholas' Church and Gayton Mill Tower which contribute greatly to achieving a sense of place and the setting of these important heritage assets.
- b) The important contribution the surrounding landscape character makes to the setting of heritage assets including St Nicholas' Church, Gayton Mill Tower and Gayton Hall.
- c) Open views from roads and pathways at settlement edges out onto open landscape including defined visually important gaps and defined locally valued views (see Policy Map 6 below and description in Appendix C).
- d) Existing important landscape features including pasture land along Back Street providing an important setting to St Nicholas' Church (opposite Gayton Hall driveway) and to the south of Manor Farm along Back Street, Gayton village sign on the grass triangle, hedgerows, water features, trees and deep verges fronting properties.

**Gayton Thorpe:**

- i) Development should respect Gayton Thorpe's strong rural character
- ii) Highly valued views to and from prominent historical landmarks including St Mary's Church and Great Barn Farm (see Policy Map 7 below and description in Appendix C)
- iii) The important contribution the surrounding landscape character makes to the setting of heritage assets including St Mary's Church, Great Barn Farm, Manor Farm and Gate House Farm.
- iv) Existing important landscape features including defined visually important gaps (see Policy Map 7 below and description in Appendix C), The Green, a seasonal pond, hedgerows, pastureland, areas of wetland to the south of the hamlet, the community orchard, woodland and the bronze age barrow known as a 'tumulus'.



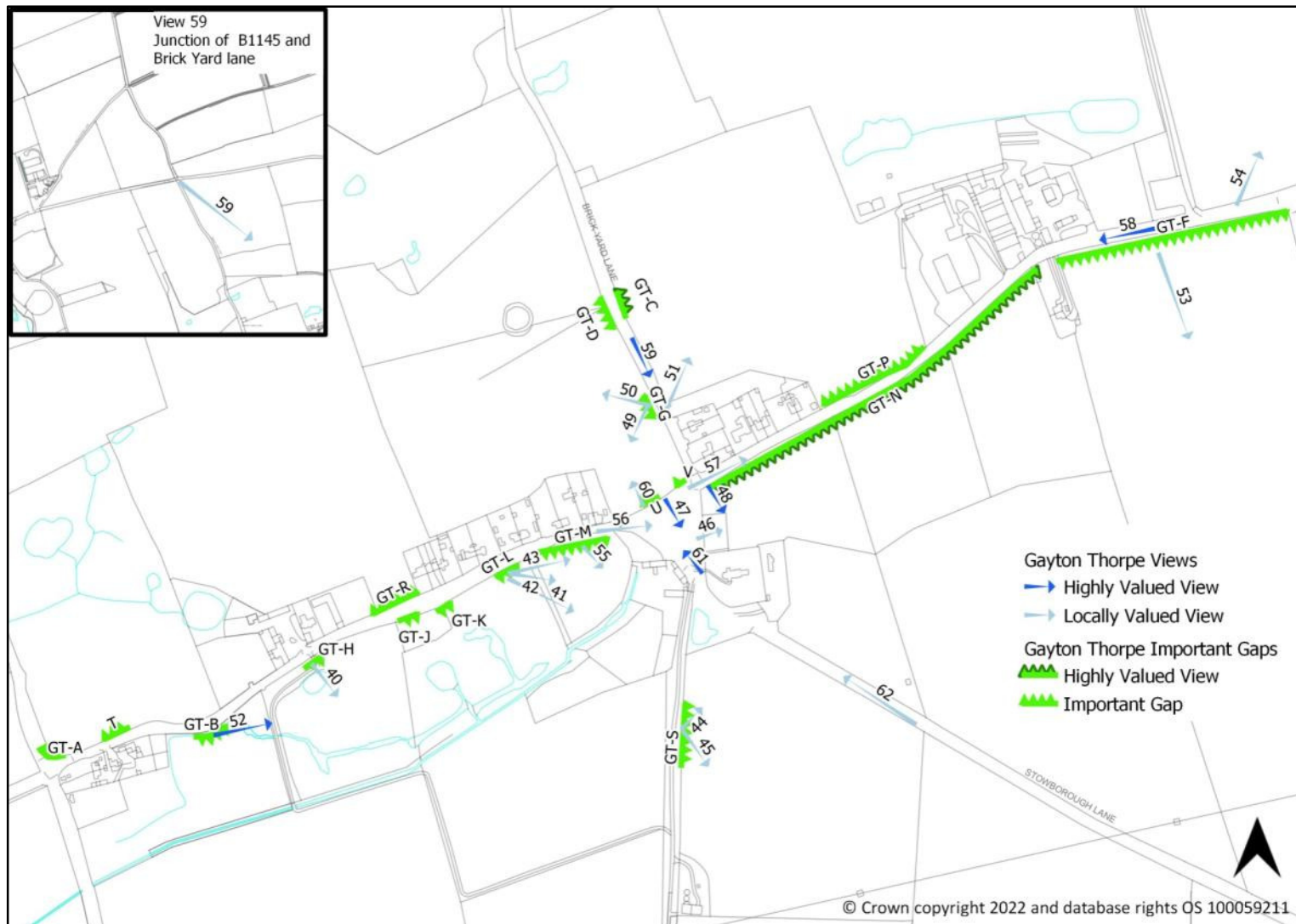
# Gayton and Gayton Thorpe Neighbourhood Plan



Policy Map 6: Gayton Valued Views and Important Gaps



# Gayton and Gayton Thorpe Neighbourhood Plan



Policy Map 7: Gayton Thorpe Valued Views and Important Gaps

# Gayton and Gayton Thorpe Neighbourhood Plan



Figure 30: Gayton Thorpe - Open Fields North of Common Lane and Community Orchard



Figure 31: Gayton Thorpe - View of tumulus west of Brick Yard Lane

## Context and rationale to Policy G19 - Preserving the Landscape Character

- 9.1.15 It is important that plan users take into account both the landscape policy (G19 – Preserving the landscape Character, Page 78) and the design policies (Section 7.1) for all developments.

## Gayton and Gayton Thorpe Neighbourhood Plan

- 9.1.16 Gayton and Gayton Thorpe are fortunate to possess areas of green space, grazing and agricultural land interspersed amongst the built environment and these provide the rural backdrop to the villages. The Early Stage Consultation Report reflects how the villagers would like Gayton and Gayton Thorpe to remain. A significant proportion of residents value the current rural character of both villages and enjoy feeling close to open countryside.
- 9.1.17 The community of Gayton and Gayton Thorpe has shown they wish to retain the semi-rural feel and unique environment of the villages and not become an overspill of the nearest town, King's Lynn and, in addition, to preserve the green gap between Gayton and Gayton Thorpe. To achieve this and, as endorsed by the survey analysis, residents clearly regard the undeveloped land and countryside within and without the development envelope as special places in the local heritage landscape and would like to see these conserved as such for all to enjoy.
- 9.1.18 The Gayton and Gayton Thorpe Character Assessment identified features of landscape value in and around the parish. This includes woodland, watercourses, pasture land (including that at Gayton Hall), verges, hedgerows, areas of wetland and the tumulus in Gayton Thorpe.
- 9.1.19 Appendix A to the Character Assessment [8] describes landscape character across the parish. Appendix C below describes the specific views and visually important breaks in and around the parish that have been identified, following community consultation and additional field work, as having notable value. Visually important gaps are defined as notable breaks in the built environment or landscape features such as tall hedgerows, through which views of the open landscape can be enjoyed. They reinforce the close relationship parishioners have with the rural environment which they have told us is important to them. Important gaps have been identified which give visual access to some of the valued open views and/or which form an individual landscape feature leading to wide, extensive views of and around Gayton and Gayton Thorpe.
- 9.1.20 The landscape character of Gayton Thorpe has a stronger rural feel than that of Gayton. The hamlet is also significantly more tranquil since it is removed from the primary road network. Gayton Thorpe is surrounded by undeveloped fields, wetlands to the south, low lying dwellings and several farmyards interspersed in the community. Its main thoroughfare is east to west, with a single track bisecting the Green running north to south. This area is a natural seasonal flood pond with views to St Mary's Medieval Church; a Grade I listed round towered building. The natural water springs which run through the fields to the south are known to have been under the Natural England Higher Level Stewardship Scheme for the continuance of grazing horses and livestock. These run parallel to Common Lane and afford characterful, uninterrupted views to houses on the north side of the road. To the north of the hamlet and of archaeological interest is the tumulus which is 290 metres north west of Gate House Farm. Great Barn Farm is located on the eastern edge of the hamlet and is surrounded by far reaching views and land of conservation interest. The fields and wetlands to the south of Gayton Thorpe (which are used for grazing horses and livestock) make a strong contribution to the enjoyment of the views of St Mary's Church and its tower. The views of St Mary's Church and towards Great Barn Farm were found to be valued highly at consultation events.



# Gayton and Gayton Thorpe Neighbourhood Plan



Figure 32: Gayton Thorpe - Green with village sign

- 9.1.21 The green with its natural seasonal flood pond, St Mary's Church and the playground are all located in the centre of the village. The Church and pond are widely recognised local landmarks. This central green area is a highly-valued visual amenity and provides a popular place for villagers to meet and enjoy the outdoor environment, as well as providing an open space for children to play.

## 9.2 Footpaths

### Existing Footpath Network

## Gayton and Gayton Thorpe Neighbourhood Plan

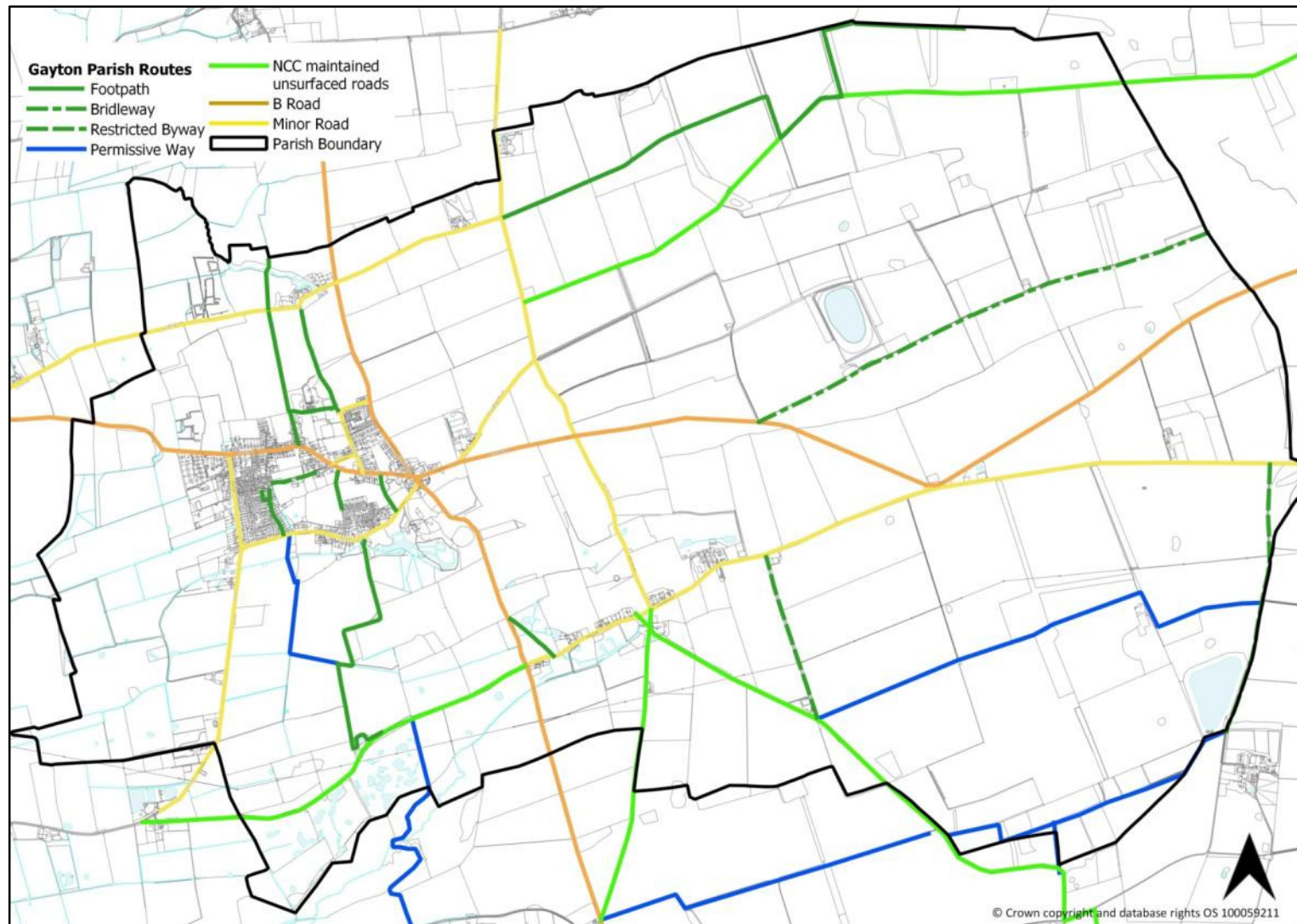


Figure 33: Gayton Parish Strategic Routes.



# Gayton and Gayton Thorpe Neighbourhood Plan

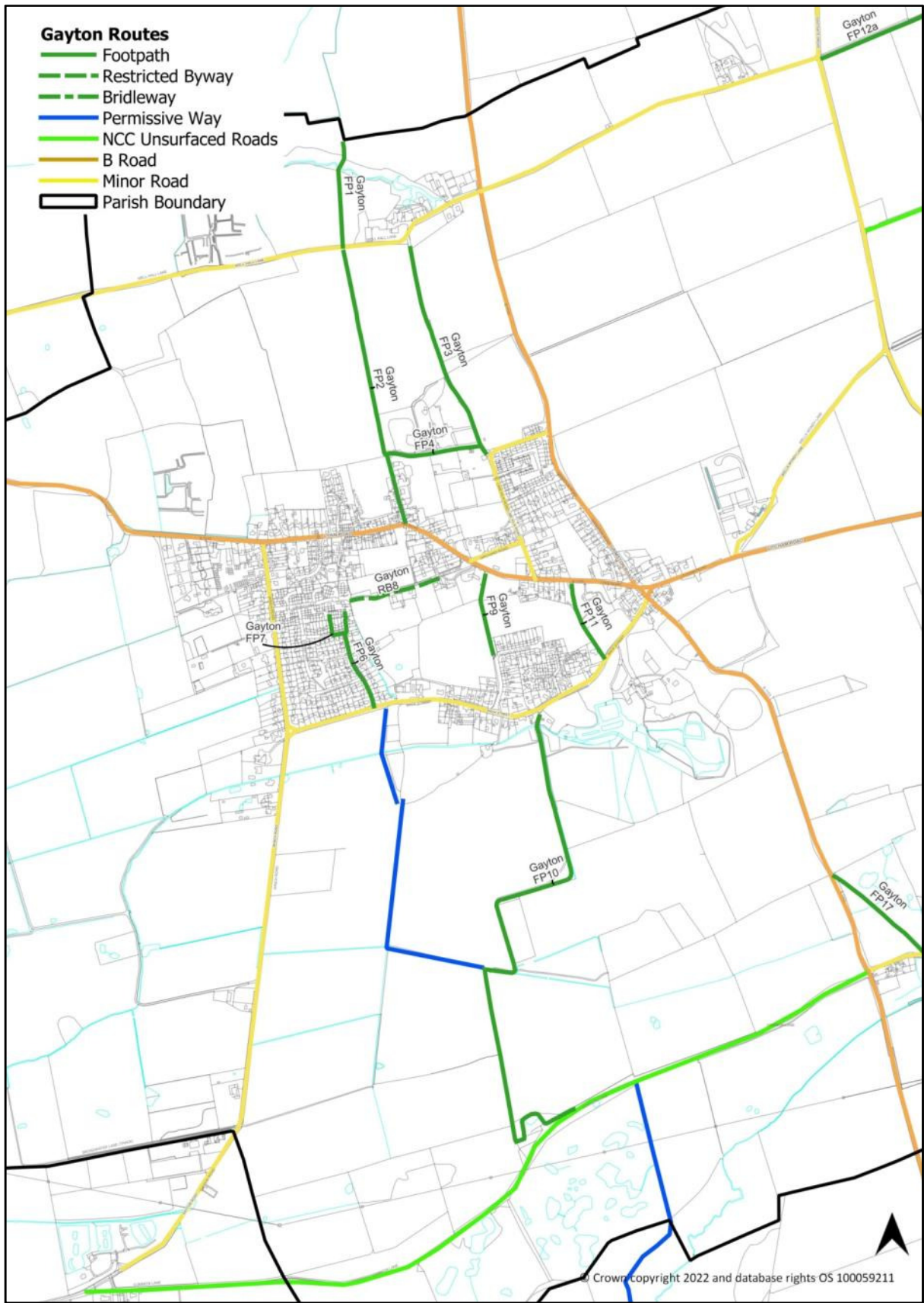


Figure 34: Footpaths detail – Gayton



# Gayton and Gayton Thorpe Neighbourhood Plan

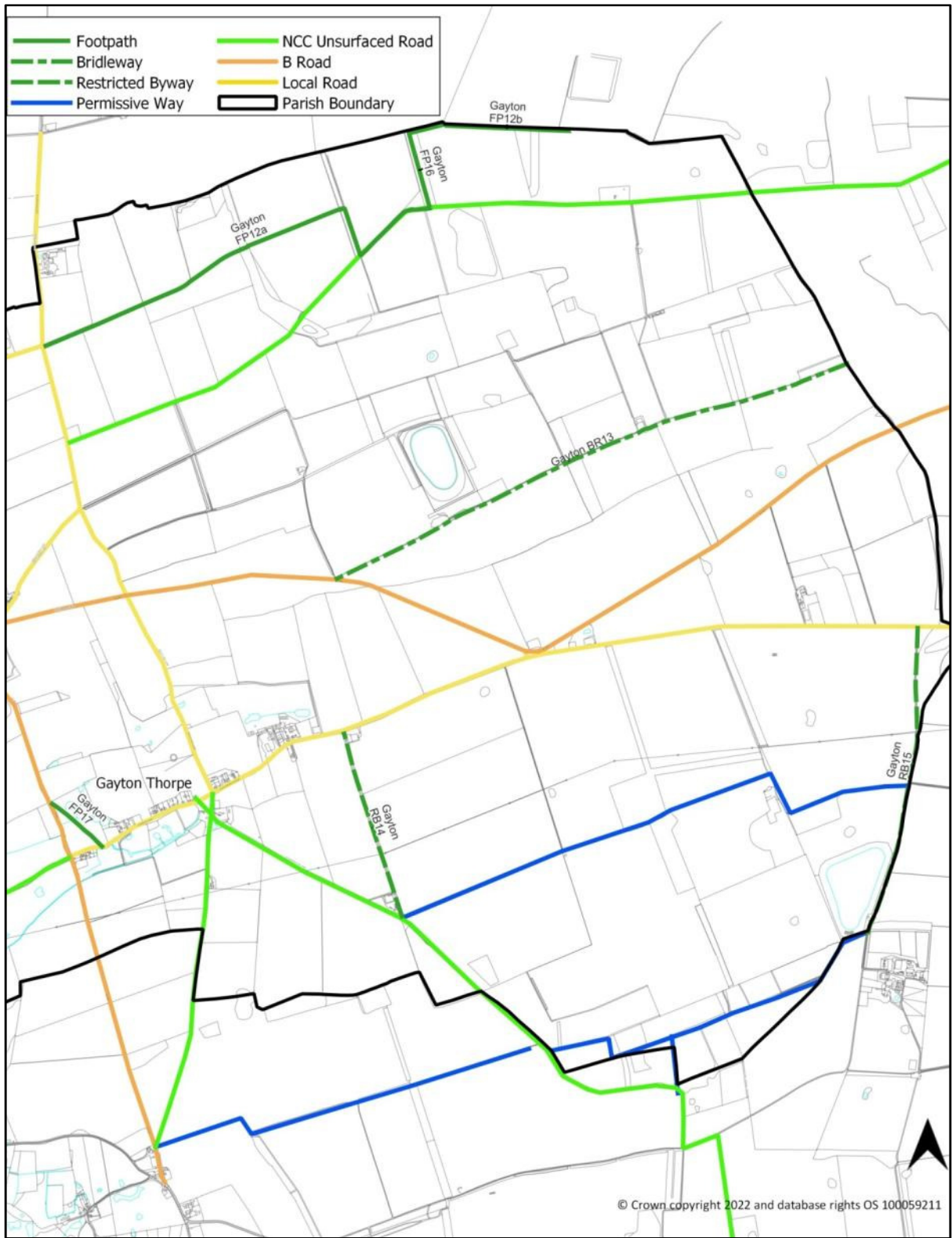


Figure 35: Footpaths Detail - Gayton Thorpe

# Gayton and Gayton Thorpe Neighbourhood Plan

## Objectives: Footpaths

Objective 20: Ensure that new routes to and within new developments are properly integrated into the village and the Strategic Footpath Network and are not isolated from adjoining areas. As part of this, establish safe walking and cycling routes to the school to reduce the use of cars on the 'school run'.

Objective 21: Consolidate and formalise circular walking routes in the countryside around Gayton and Gayton Thorpe. Seek to establish a safe, accessible walking and cycling route between Gayton and Gayton Thorpe.

## Community Aspirations: Footpaths

Aspiration 4: Establish better connections between different parts of Gayton to encourage walking and cycling within the village

Aspiration 5: Work with landowners and the community to consolidate and formalise (with maps and signage, where appropriate) circular walking routes in the countryside around Gayton and Gayton Thorpe

Aspiration 6: Work with landowners and the community to establish a safe, accessible new walking and cycling route between Gayton and Gayton Thorpe.

Relevant Local Plan Policies:

- Core Strategy Policy CS08: Sustainable Development

## Policy G20 – Rural routes for non-motorised users: The rural footpath network and the public rights of way network

**Policy in a Nutshell:** This policy protects the existing rural footpath network and seeks enhancements to this.

**Development proposals will be expected to maintain or enhance the provision and quality of the current public rights of way network in the parish (as shown in Figure 33, Figure 34 and Figure 35). Development proposals should:**

- Not obstruct or result in a significant impact upon the enjoyment of a public right of way;**
- Where visible from a public right of way incorporate green landscaping to mitigate or reduce any adverse visual impacts; and**
- Utilise available opportunities to improve the quality and provision of the rural routes for non-motorised users in the parish**

## Context and Rationale to Policy G20 - Footpaths: The rural footpath network

- 9.2.1 The existing footpath network is shown in Figure 33, Figure 34 and Figure 35. It shows that Gayton is well provided with footpaths which connect the different parts of the village, allowing pedestrians to avoid roads. Footpaths cross the central green area and connect Lynn Road in the North to Back Street in the South and the East of the village to the west of the village, again crossing the central green area via Vicarage Lane. These footpaths are

# Gayton and Gayton Thorpe Neighbourhood Plan

more than just a means of getting from A to B; they provide a valuable amenity for exercise, remove the need for people to use their cars around the village and enable residents to fully appreciate the tranquil, rural character of Gayton.

- 9.2.2 The routes into the surrounding countryside are, however, limited. There are no circular walking routes that are made up of mainly off-road footpaths; all circular routes on rights of way involve a significant main road component. There is an aspiration to improve the provision of circular routes into the surrounding countryside from Gayton.
- 9.2.3 The Drop-in Consultation sessions revealed that there are a number of 'Wished-for-Ways' identified by residents. These would enhance and complete the existing rights of way network in the countryside surrounding Gayton as shown in the Early Stage Consultation Report [6].
- 9.2.4 In contrast, Gayton Thorpe is well-provided with flexible, off-road, circular walks into the countryside. The Drop-in Consultation sessions showed that the footpaths around the hamlet are well used and appreciated by residents of both villages. The Rights of Way network around the hamlet has been much enhanced by the addition of some well planned permissive paths which, together with the rights of way, provide a rich variety of short and long walks, some of which extend to the south beyond the parish.

# Gayton and Gayton Thorpe Neighbourhood Plan

## Policy G21 – Maintaining a walkable and well-connected village.

**Policy in a Nutshell:** The policy requires the design and layout of development proposals to allow for walkable and well-connected neighbourhoods and requires proposals to consider the needs of cyclists as part of this. The policy resists proposals which would result in poor connectivity between residential areas.

**All new development proposals should provide safe, convenient and high-quality footpaths on-site, provide direct connections into neighbouring areas and take opportunities to improve connectivity across the wider neighbourhood by creating new links.**

**Development proposals should also take into account the needs of cyclists through the provision of appropriate infrastructure such as signage, secure and sheltered storage infrastructure and segregated cycling paths where necessary.**

**Development proposals which result in decreased pedestrian connectivity between residential areas and services (including the school) or which fail to utilise opportunities to provide new connections will be refused. Where a development scheme involves the creation of new streets or roads, the routes should be laid out in a permeable pattern and seek to achieve a green rating in the Integrated Neighbourhoods category in the Building for a Healthy Life assessment (see Policy G9). Cul-de-sac development should be avoided unless a green rating can be achieved.**

**Development proposals that will generate additional traffic movements in the parish will only be supported if it can be demonstrated through a transport assessment or, in the case of smaller schemes, in an accompanying Design and Access/Planning Statement, that the traffic impacts of the development will not lead to unacceptable adverse impacts on road safety for all vulnerable users including pedestrians, cyclists and equestrians.**

### Context and rationale to Policy G21 - Maintaining a walkable and well-connected village

- 9.2.5 Gayton has two existing residential estates called Springvale and The Willows both of which have been carefully planned out to ensure that there is a good network of footpaths and pathways linking the closes and thoroughfares.
- 9.2.6 One third of respondents to the 'Three Wishes' survey [6] made comments about cycling, walking and footpaths. These respondents described their feelings and experiences of walking in and around the villages. They felt safe walking around Gayton and thought that there is a 'good footpath network in and around [the] village and into [the] wider countryside' and the permissive paths are much appreciated.
- 9.2.7 A number of respondents explained that walking on the roads and lanes in the villages exposes them to danger from traffic, 'especially the massive wagons, making it unsafe to walk/cycle/take a pushchair through our hamlet [Gayton Thorpe]'. Furthermore, in some parts of Gayton village the footpaths are inadequate particularly for people with limited mobility or those with a pushchair – for example on the B1153 and on the B1145 Grimston Road junction by the village sign.

## Gayton and Gayton Thorpe Neighbourhood Plan

- 9.2.8 Despite overwhelmingly positive comments about the footpaths and walking, it seems that there is scope for improving the network of paths within and between the villages including accommodating the needs of cyclists, as shown in Figure 36.
- 9.2.9 Two considerations in the Building for a Healthy Life assessment system are 'Natural connections' and 'Walking, cycling and public transport' and these fall under sub-category 'Integrated Neighbourhoods'. In this section the emphasis is on responding to pedestrian and cyclist desire lines, planning cycle friendly streets and providing connected street patterns so that pedestrian routes are as direct as possible.
- 9.2.10 The toolkit recommends that streets should connect with one another. A feature of the twelve considerations is 'Easy to find your way around' which gives a street pattern based on cul-de-sac layout a red alert prompting the designer to 'stop and think'.

# Gayton and Gayton Thorpe Neighbourhood Plan

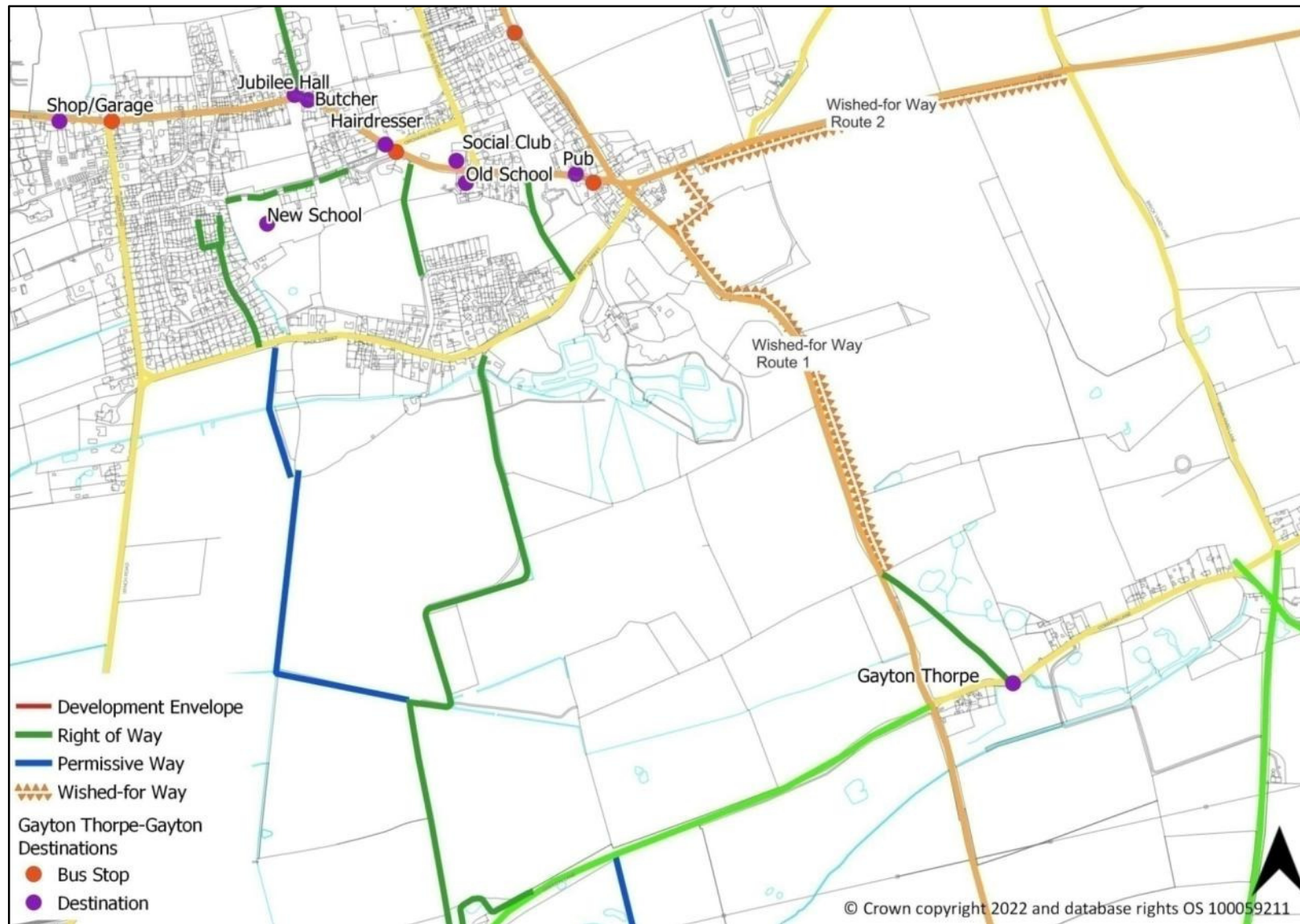


Figure 36: Gayton to Gayton Thorpe Green Highway - Walking and cycling wished-for way route options linking Gayton and Gayton Thorpe



# Gayton and Gayton Thorpe Neighbourhood Plan

## Policy G22 – Sustainable link between Gayton and Gayton Thorpe

**Policy in a Nutshell:** This is an aspirational policy seeking the delivery of a safe and direct pedestrian and cycling route which would link Gayton to Gayton Thorpe. The policy identifies the Seed Factory/Gayton Mill site as being key to the delivery of such a route and seeks to safeguard a route through this site.

**Development proposals which will help achieve the parish's aspiration for the delivery of a safe, accessible pedestrian and cycling route linking Gayton village to Gayton Thorpe (as per the map in Figure 36) will be supported.**

**In the event of a development proposal coming forward on the Seed Factory/Gayton Mill site, the following will be sought:**

- a) **Provision of a safeguarded pedestrian and cycling route through the site where this is necessary to link in with the future proposed walking and cycling route - Gayton to Gayton Thorpe Green Highway (see the map in Figure 36).**
- b) **Provision of footways, as necessary to allow for safe, direct and accessible pedestrian routes into Gayton Village**

**Where additional walking and cycling infrastructure needs arise and where directly, fairly and reasonably related in scale and kind to the development in the plan area, the developer will be required to contribute, wherever possible, (through Section 106 Agreements, section 278 Agreements, Community Infrastructure Levy, and/or direct investment or works) to the delivery of this route.**

### Context and rationale to Policy G22 - Footpath linking Gayton and Gayton Thorpe

- 9.2.11 Gayton and Gayton Thorpe lack a convenient, direct, safe walking or cycling route which provides access for Gayton Thorpe residents to the amenities in Gayton, such as the Crown pub, the village shop/post office and, importantly, the bus stop for access to King's Lynn, Grimston Medical Centre and further afield.
- 9.2.12 The B1153 is not navigable on foot due to high verges, poor visibility around the bends and a 'pinch point' at the junction with Back Street. Here the road narrows between two opposing boundary walls, leaving little room for two cars to pass each other safely and no space for a footpath.
- 9.2.13 There is an aspiration to provide a navigable footpath and cycle route to link Gayton and Gayton Thorpe. Attendees of the Drop-in consultation session [6] offered suggestions for a number of walking routes between Gayton and Gayton Thorpe. Figure 36 identifies viable options should an opportunity arise to implement a route to link Gayton and Gayton Thorpe. Highways have been asked to consider the viability of Wished-for Way 1, which is the optimum route between Gayton Thorpe and Gayton. Wished-for Way 2 and Wished-for-Way 3 have landowner support, although they are not optimal routes for the residents of the Parish.
- 9.2.14 The landowner has expressed openness to Gayton Footpath FP10 becoming a cycle route, however this would require work to ensure this is appropriate for shared use.

# Gayton and Gayton Thorpe Neighbourhood Plan

- 9.2.15 Currently there is no planned development that could deliver the entire route. However, the Seed Factory/Gayton Mill site (17/02233/OM), is critical to the implementation of a safe Gayton to Gayton Thorpe link. Therefore, Policy G22 seeks to safeguard land for this route in the event of that site coming forward.

## 10 Facilities, Community and Village Life

### Themed Vision - Facilities, Community and Village Life

#### Facilities Business and Communications:

We wish to improve existing facilities and internet connections to support the increase in resident numbers, support businesses and to draw the community together.

#### School:

We will actively support and encourage the development proposals for a new primary school and nursery school to properly accommodate children aged 2-11.

#### Transport, traffic and parking:

We will encourage new developments to enhance the road, cycle and footpath networks and provide realistic parking provision. We want to introduce traffic calming solutions where there is potential for cars to speed up through the villages. We want to see a viable bus service to King's Lynn to enable commuting to and from work and evening social activities in King's Lynn.

#### Leisure and Play:

To provide improved and increased amenities and sports facilities, for youngsters and all age groups, to encourage fitness.

#### Community spaces:

We wish to preserve and enhance existing indoor and outdoor community spaces in the centre of Gayton and Gayton Thorpe. We feel that this is important for the wellbeing and benefit of the community and would ensure that significant open space becomes part of any new development.

### 10.1 Transport, Traffic and Parking

#### Objectives: Transport, Traffic and Parking

Objective 22: Seek to address village parking issues including the need for increased public parking. Require adequate allocation of car parking space in new developments to ensure no 'overspill' onto surrounding roads.

Objective 23: Require the inclusion of a drop-off zone at the school and traffic calming measures.

#### Community Aspirations: Transport, Traffic and Parking

Aspiration 7: Work with Norfolk County Council to encourage an extension of the bus service to include an evening service to enable commuting to King's Lynn and towns on the main railway line during office hours and on Sundays and Bank Holidays. A limited Sunday bus services was trialled successfully over the 2018 Christmas period and is now in place. It is operational around Sunday shopping hours.

# Gayton and Gayton Thorpe Neighbourhood Plan

Aspiration 8: Press for a Bus Service to Gayton Thorpe and expand the number of destinations served by the buses.

Aspiration 9: Press for the introduction of traffic calming measures and deter heavy lorries from using Gayton and Gayton Thorpe at speed, as cut throughs to avoid major roads. Other traffic tends to speed along all routes in the villages.

Aspiration 10: Press for improvements to dangerous junctions in Gayton-Grimston Road, Rosemary Lane and Back Street

Aspiration 11: Maintain the Speedwatch scheme but press for additional locations which are allocated by the police force.

Aspiration 12: Work with stakeholders to address village parking issues.

Relevant Local Plan Policies[1], [2]

- Core Strategy Policy CS08: Sustainable Development
- Core Strategy Policy CS11: Transport
- Borough Wide Policy DM17: Parking Provision

## Policy G23 – Car and bicycle parking policy

**Policy in a Nutshell:** This policy requires parking standards set out in the Borough Local Plan to be met in the parish.

**To be supported, development proposals should provide for off-street car parking to meet the needs generated by the development. Residential proposals, involving the creation of a new dwelling or more, will be expected to comply with residential parking standards set out in the Borough Council's Development Management Policies document and repeated below:**

- a) One bedroomed unit – 1 space per dwelling;
- b) Two or three bedroomed unit – 2 spaces per dwelling;
- c) Four or more bedroomed unit – 3 spaces per dwelling.
- d) Each dwelling to provide a minimum of one covered, secure cycle space per dwelling.

**Development proposals which compromise pedestrian safety or give rise to additional traffic movements or congestion (by exacerbating or creating on-street parking problems) to the degree of adversely affecting residential amenity or detracting from the rural nature of the village will not be permitted.**

### Context and rationale to Policy G23 - Car and bicycle parking policy

- 10.1.1 Policy DM17 in the Borough's Development Management Policies plan provides minimum standards for parking provision for motorised vehicles and bicycles for residential development
- 10.1.2 The Neighbourhood Plan supports these standards which, due to poor public transport links provided to the village, from which it should not deviate.

# Gayton and Gayton Thorpe Neighbourhood Plan

## Policy G24 – Opportunities for Gayton village centre public parking

**Policy in a Nutshell:** This is an aspirational policy highlighting the community-shared desire for additional village centre car parking.

**Development proposals for additional public car parking in or around Gayton village centre will be supported subject to the:**

- a) **predicted impact of the proposal on road safety being assessed as delivering overall improvements in the village centre**
- b) **site being located within safe and convenient walking distance to village facilities such as the village hall**
- c) **proposal being sensitively designed with respect to the immediate environs and is appropriately landscaped.**

### **Context and rationale to Policy G24 - Opportunities for Gayton village centre public parking**

- 10.1.3 There are specific locations in Gayton village where there is a clear lack of adequate off-street parking. This applies to Gayton Village Hall (the Jubilee Hall) which is located on the north side of Lynn Road and has no parking provision. This section of Lynn Road is not wide enough to accommodate on street parking without causing traffic management and hazard issues.
- 10.1.4 Opposite the Jubilee Hall there used to be a site which was informally used by users of the Village Hall. This parking area no longer exists as it has been developed. This has left the Jubilee Hall without parking, which has implications for the future viability of it.
- 10.1.5 In the 'Three Wishes' survey [6] responses, the lack of parking provision was a matter of concern from 17.7% of returns. Respondents thought that parking in the area of the village hall, the butcher and the chip shop is causing a lot of congestion and the congestion is increased at school-run times. More development in the centre of the village will inevitably exacerbate an already very difficult situation.
- 10.1.6 11% of those who returned consultation responses stated that there is a need to increase parking in Gayton where there is none and to improve on existing parking facilities. Two residents referred to the 'flow of traffic being restricted because of parking along the side of the main road (B1145)'.

### **Context to the Community Aspirations:**

- 10.1.7 To improve the flow of traffic, a bypass has been mentioned. Several respondents mentioned that heavy traffic and HGVs were using the village as a shortcut, causing further traffic problems.
- 10.1.8 A total of 61.5% commented on traffic, speeding and HGVs within the survey. The largest proportion (27.7%) expressed concerns about speeding through both Gayton and Gayton Thorpe. Back Street in Gayton was of particular concern and the speeding was considered to be dangerous. Suggestions to ameliorate the speeding problems included the

# Gayton and Gayton Thorpe Neighbourhood Plan

introduction of a 20mph limit, speed bumps or other traffic calming measures. Some thought that zebra crossings should be introduced. 20% commented unfavourably on the overall growth in the volume of traffic and some thought the roads through the villages were being used as short cuts for the A47.

- 10.1.9 A total of 13.8% disliked the number of lorries and HGVs going through due to the noise and disturbance in the quiet hours. Some felt that the number and speed of these vehicles created dangerous conditions, particularly where no footpaths existed. Residents of Gayton Thorpe were significantly more likely than expected to mention HGVs.

## 10.2 The School

### **Objectives: School**

Objective 24: A school and nursery school which is fit for purpose.

Objective 25: A school and nursery school which is safe for walkers, cyclists and drivers.

### **Policy G25 – Gayton Primary School (at Springvale)**

**Policy in a Nutshell:** This policy includes criteria relating to road and traffic movements to apply to any future revised proposals for the planned primary school on land at Springvale.

**Land has been approved for the development of a new primary school, nursery school with associated car parking, playing field and landscaping. The following site-specific considerations will apply to any future revised proposals on this site:**

- a) The new school should be easily and safely accessible by foot
- b) The provision of sufficient on-site parking to ensure that development will not adversely affect traffic and road safety on the main highway and nearby residential streets.
- c) Satisfactory travel plans are prepared for the delivery and collection of pupils
- d) An allocated drop-off zone and adequate traffic calming measures are provided.

### **Context and rationale to Policy G25 - A new primary school for Gayton**

- 10.2.1 In 2019, the County Council made a County Matters Planning Application 19/02077/CM for the building of a 210 pupil primary school and 56 place nursery at land adjacent to West Hall Farm, Springvale in Gayton. This was approved at a meeting of the Norfolk County Council Planning Committee on 21 February 2020.
- 10.2.2 In the 'Three Wishes' survey [6], of the 32% who stated what they would like to see in the village in the future, virtually all of them related their response to the proposed school site on Back Street, Winch Road (subject of a previous county matters planning application 16/00867/CM). Most of them were opposed but recognised that the school should be in a safe environment, close to the existing site. It was recognised that a bigger school is needed and 8% of respondents thought that a new school urgently needs to be built but a central position, would be much more suitable. Similar views were also given at the Drop-in Consultation.



# Gayton and Gayton Thorpe Neighbourhood Plan

- 10.2.3 The requirements set out in this policy reflect existing concerns of the community with respect to the impact of the approved scheme on on-street parking and pedestrian safety in and around the new site, for example the need for traffic calming along Lynn Road to assist children and their carers to walk safely to school.

## Policy G26 – Former Gayton Primary School (Lynn Road)

**Policy in a Nutshell:** This policy supports future development proposals at the existing primary school sites that would secure the continued use of the site. The policy highlights the status of the open land as a local green space and the value of the building as a non-designated heritage asset.

### Re-use of the existing school site, Lynn Road Gayton

In the event that the current school (see Figure 36) successfully relocates within the parish, development proposals which help to secure the continued use of the current building and school site will be supported. This includes change of use applications and redevelopment. In determining whether development proposals can be supported, the following considerations apply:

- a) Whether the important contribution which the open land, (within which the school building is set), provides to village visual amenity and as a setting to the building itself is retained or strengthened.
- b) The importance of retaining or enhancing existing landscaping on the site including mature trees and vegetated boundary treatment.
- c) The effect the proposal will have on the significance of the non-designated heritage asset.
- d) Whether the proposal conserves or enhances the significance of the Grade I listed St Nicholas' Church and its setting

For development proposals which affect the non-designated asset the balanced judgement in line with the NPPF 2021 and Policy G4 of this plan."

### Context and rationale to Policy G26 - Existing school site

- 10.2.4 There were many responses to the 'Three Wishes' survey which commented on the need for and location of the new school. Some respondents also had thoughts about the fate of the old school once it is vacated. Suggestions were that the old school building could be used as the village hall or as a sports hall.
- 10.2.5 The school playing field is valued for its recreational and visual amenity value. It is the subject of locally valued view G-18. This view provides a delightful and open aspect from the footpath of the B1145 over the playing field towards the mature tall trees along the southern and western boundaries of the site. Important Gap G-K from footpath FP9 looks over the open green area of the school playing field, providing pleasant context and setting to the public right of way. See Appendix C for details of views and gaps.
- 10.2.6 The school is identified as a non-designated heritage asset by Policy G4 in this plan. Details of the significance of the school as a local heritage asset are provided in Appendix B.

# Gayton and Gayton Thorpe Neighbourhood Plan

## 10.3 Leisure and Play

### Objectives: Leisure and Play

Objective 26: Future developments are designed to promote community activity and wellbeing.

Objective 27: Protect publicly-accessible open spaces that could provide recreation opportunities. Maintain and protect several recreation grounds, all situated in the middle of the village and on the north side of the B1145. All of these, as the survey has shown, are highly valued by the community. (Reference: Early Stage Consultation Report photograph numbers 1, 8, 9, 10, 11, 15 + 16. Votes 55).

- a large playing field incorporating substantial children's play area, with swings, slides, activity bars and a skate ramp
- a further field made over to a football ground with some facilities for players
- a large tract of land encompassing villager's allotments situated north of the football ground
- the village school playing field on the south side of the B1145 bordered by native hardwood trees.



Figure 37: Gayton – Allotments and football field

# Gayton and Gayton Thorpe Neighbourhood Plan



Figure 38: School playing field showing native trees

## Community Aspirations: Leisure and Play

Aspiration 13: Continue the improvement and development of the playgrounds in both villages.

Aspiration 14: Develop a green area within the central green space with fruit trees and a small pond and benches which the school could use as a study site.

Aspiration 15: Work with the Planning Department, new developments and existing landowners to facilitate grassed areas with benches, giving residents the opportunity to sit outside and meet others which would help to improve community wellbeing.

- Relevant Local Plan Policies[1], [2]
- Core Strategy Policy CS13 – Community and Culture
- Development Management Policy DM16 – Provision of Recreational Open Space for Residential Developments

# Gayton and Gayton Thorpe Neighbourhood Plan

## Policy G27 – Outdoor recreation areas

**Policy in a Nutshell:** The policy identifies outdoor recreational areas in the parish and which it seeks to protect, maintain and enhance.

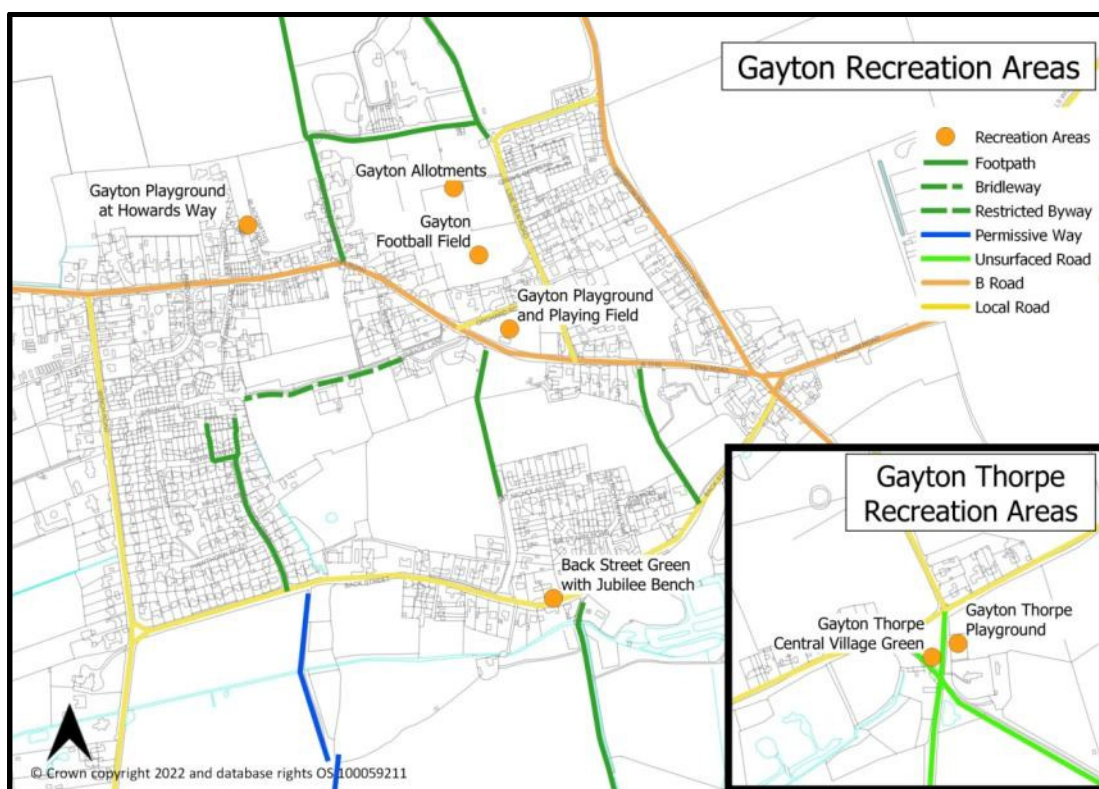
The recreation areas listed below (and identified on Policy Map 8) are highly valued by the community that use them. Development proposals which result in overall recreational enhancements for the benefit of the community on these sites will be supported. Development proposals which result in the loss of these sites will only be supported if they would be replaced by an area of equivalent or better quantity and quality in a suitable location or if it can be demonstrated that the facility is no longer needed due to alternative provision being in place:

- a) Gayton Playground and Playing Field
- b) Gayton Thorpe Playground (also a Local Green Space)
- c) Gayton Playground at Howards Way
- d) Gayton Football Pitch
- e) Gayton Allotments
- f) Back Street Green with Jubilee Bench (also a Local Green Space)
- g) Gayton Thorpe Central Village Green (also a Local Green Space)

Contributions towards the improvement in the quality of these spaces will be sought in accordance with the needs generated by a development proposal. Where additional recreation areas are provided as part of new development, in line with borough-wide requirements, consideration should be given to:

- i) engaging with the local community to see if the creation of new facilities is preferred over the upgrading of existing;
- ii) the appropriateness of the site to provide for play facilities for young children, older children and teenagers;
- iii) the appropriateness of the site to provide for outdoor gym facilities for teenagers and adults.

# Gayton and Gayton Thorpe Neighbourhood Plan



**Policy Map 8: Gayton and Gayton Thorpe Recreation Areas**

## **Context and rationale to Policy G27 - Outdoor recreation areas**

10.3.1 Policy DM16 of the Borough Development Management Policies document includes standards for outdoor recreation space provision as follows:

- 'schemes of up to 19 units are to ensure that their schemes contain sufficient space to ensure a high standard of layout and amenity to the residents of the proposed development and to ensure that the scheme integrates into the wider landscape setting. On windfall sites the requirement to provide open space will apply where the Council considers that the proposed development forms part of a larger site which, if developed, would result in a requirement for a proportion of (or contribution to) open space.'
- 'Schemes of 20 units or greater will provide 2.4 hectares of open space per 1000 population comprising approximately:
  - 70% for either amenity, outdoor sport, and allotments (see below) and
  - 30% for suitably equipped children's play space
  - Developments of 20 – 99 dwellings will be expected to meet the requirement for suitably equipped children's play space only'

10.3.2 17% of respondents commented on the provision for sport and outdoor recreation. The play areas in both Gayton and Gayton Thorpe are generally well liked. The playing field is also largely appreciated as a whole and, as stated earlier, a number of people suggested introducing an 'outdoor gym' to encourage fitness in the community.

10.3.3 6% of respondents felt that there was a serious lack of amenities for children and teenagers.

10.3.4 Policy G16 Development and New Open Space Provision should be read alongside this policy.



# Gayton and Gayton Thorpe Neighbourhood Plan

## 10.4 Facilities, Business and Communication

### **Objectives: Facilities, Business and Communication**

Objective 28: To preserve Gayton's existing facilities and protect them from change of use: the Church, pub, petrol station and garage, post office, shops, butcher, take-aways and hairdresser.

Objective 29: Provide improved facilities for the existing Jubilee Hall or build a new village hall with parking.

### **Community Aspirations: Facilities, Business and Communication**

Aspiration 16: We would wish to develop complementary shops to the existing ones on the outskirts of Gayton.

Aspiration 17: We intend to work with the Borough to include a satellite dispensary through DM9 Community Facilities; there is no regular bus service to the medical centre in Grimston, which serves both Gayton and Gayton Thorpe, although there are prescription collection facilities at the Gayton post office.

Relevant Local Plan Policy[2]

- Development Management Policy DM9 – Community Facilities

# Gayton and Gayton Thorpe Neighbourhood Plan

## Policy G28 – Community Facilities

**Policy in a Nutshell:** This policy supports proposals which would help important village facilities prosper and resists proposals which would damage village amenities.

**Development proposals should not compromise the viability of or contribute to the loss of existing established key community facilities. These are:**

- a) The Crown Public House, Lynn Road
- b) Village shop, garage, post office and Hot Hut takeaway (White House Services), Lynn Road
- c) Butchers (Howards Butchers and Delicatessen), Lynn Road
- d) Jubilee Hall, Lynn Road
- e) Gayton Social Club, Lime Kiln Road
- f) Rumbles Fish Bar, Lynn Road
- g) Hairdressers (Clouds), Lynn Road

Wherever possible, development should support the retention or enhancement of existing facilities, through measures such as protection of existing public car parking, provision of new complementary and shared parking and compatible functions that do not adversely affect local amenity.

Development proposals resulting in the loss of the pub (Use Class Sui-Generis), the two hot food takeaways (Use Class Sui-Generis), the social club or village hall (both Use Class F.2), the village shop and the butchers (where they fall into Use Class F.2) will not be permitted unless it is demonstrated the parish would remain suitably provided for following the loss or, if not, it is no longer viable or feasible to retain the premises in their current use.

Development proposals which will deliver or help to deliver a new fit-for-purpose village hall are welcomed as long as the proposed new site:

- i) is in an accessible location with outdoor space
- ii) includes adequate provision for off-street parking
- iii) does not exacerbate existing on street parking issues in the village.

### Context and rationale to Policy G28 – Community Facilities

- 10.4.1 Planning Policy DM9 – Community Facilities in the Borough’s Development Management Policies document states that:

‘Development leading to the loss of an existing community facility will not be permitted unless it is demonstrated that either:

- a) the area currently served by it would remain suitably provided following the loss, or if not
- b) it is no longer viable or feasible to retain the premises in a community facility use’

- 10.4.2 The supporting text to Policy DM9 clarifies that ‘community facilities’ applies to market provided facilities (eg. pub, shop, restaurant) as well as allotments and sports facilities.

# Gayton and Gayton Thorpe Neighbourhood Plan

- 10.4.3 In July 2020, the Government announced radical changes to the Use Classes Order (this is a system of categorising different types of land uses). A number of uses which were previously in separate categories are now categorised as Class E (Commercial, Business and Service). This broad class includes a shop (other than small shops of not more than 280 square metres, mostly selling essential goods, including food, where there is no other such facility within a 1000 metre radius), cafes and restaurants, financial and professional services, light industrial, medical or health services, crèches, day nursery. Hot food takeaways and pubs are classified as sui generis uses and the village hall and social club are categorised as falling in Class F2.
- 10.4.4 Under legislation introduced at the same time (amendments to the Town and Country Planning (General Permitted Development) (England) Order 2015) the Government relaxed the permitted development regime. This included allowing a change of use from Class E to residential use subject to criteria including the need to seek a prior approval from the local planning authority.
- 10.4.5 The purpose of Neighbourhood Plan policy G28 is to complement the approach taken in Borough-wide policy DM9 and ensure that the importance of retaining or supporting community facilities is considered as part of all development proposals.
- 10.4.6 Out of those who responded to our surveys [6], 36% commented about the shop: 20% had a positive view and 13% had a negative view. People commented that there were not enough shops and one hoped that the empty shop would soon be reopened.

# Gayton and Gayton Thorpe Neighbourhood Plan

## Policy G29 – Development of a new community hub – Lime Kiln Road, Gayton

**Policy in a Nutshell:** This policy identifies land which is considered suitable for the delivery of a new village hub to incorporate a new village hall, together with the social club meeting space.

Land at south end of Lime Kiln Road, as shown in Figure 39, is identified as a suitable location for future provision of a community hub incorporating the following uses:

- a) Retention or enhanced social club meeting space provision
- b) A new fit-for-purpose village hall
- c) Car parking provision to meet the needs generated by the community hub
- d) Retention or enhanced open space provision

Development proposals that will deliver this new community hub or will help deliver this community hub will, in principle, be supported subject to:

- i) The proposal having the support of the community at large to be demonstrated in a community engagement statement (to be submitted alongside the planning application) detailing pre-application engagement activity and stakeholder and community input.
- ii) Proposals are designed to minimise impacts on locally valued views within the setting of the village, as shown in Policy Map 6.
- iii) Inclusion of appropriate measures to address surface water flood risk (in the following order or priority: assess, avoid, manage and mitigate flood risk) and compliance with Policy G10 and the Local Plan with respect to flood risk management. As part of this a surface water drainage system will be required that demonstrates that no additional flood risk is created to adjoining property or land.

# Gayton and Gayton Thorpe Neighbourhood Plan

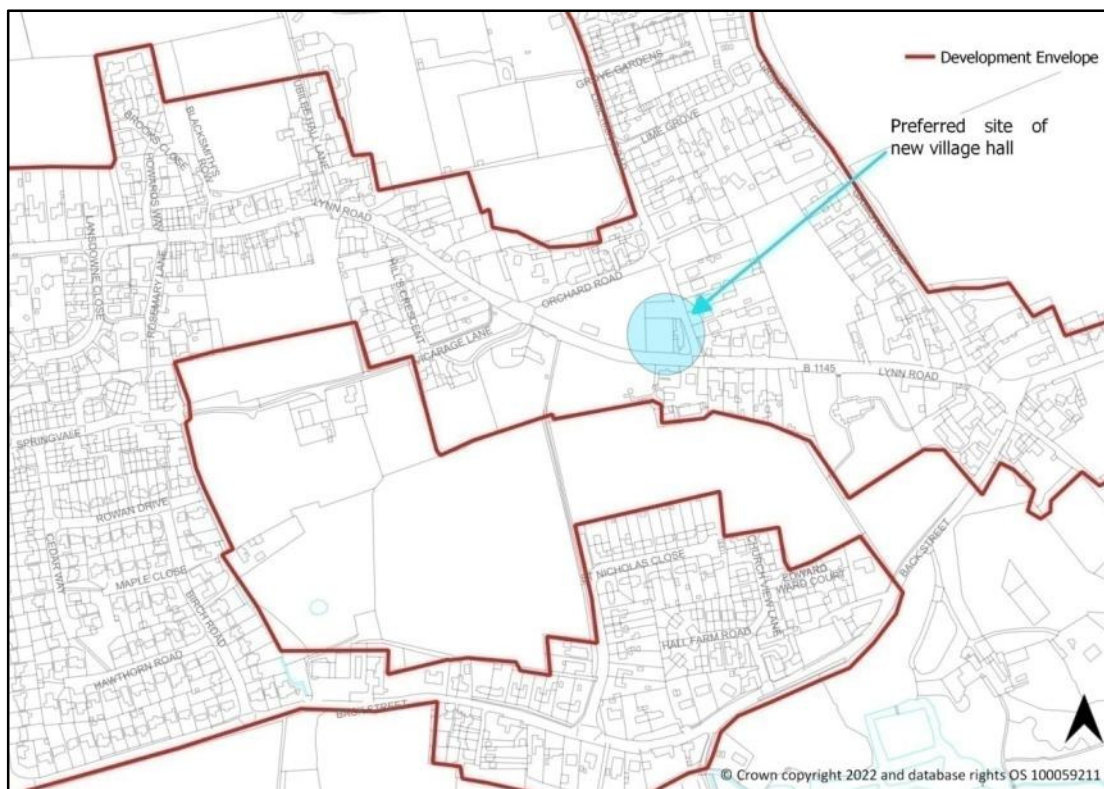


Figure 39: Preferred site for new village hall

## Context and rationale to Policy G29 – A new village hall for Gayton parish

- 10.4.7 The Village Hall was commented upon by 40% of those who completed the 'Three Wishes' survey [6]. Comments related to the lack of parking, the updating, enlargement or replacement of the hall and suggestions for the relocation of it.
- 10.4.8 There is a lack of parking for the village hall. Respondents were concerned that the village hall would be underused with no car park and that the village hall would eventually die if there was insufficient parking. The lack of parking for the village hall was also linked with improving parking for the centre of the village generally.
- 10.4.9 Several respondents wanted to see a more modern and/or a larger village hall. This was raised in several contexts: improved disabled access outside the hall, equipment and space to support community activities (for all ages but noting that the current hall is under-used by teenage and early twenties age groups), indoor sports and improved community space such as a meeting area/café. The current building requires improvement, enlargement or replacement to satisfy current day needs.
- 10.4.10 New locations for the village hall were suggested by respondents to the Three Wishes Survey, such as 'a new village hall and social club to be built on the old social club site'. Another suggestion from the community was that the existing school could be the new Village Hall. The Jubilee Hall Trustees supported the approach for a combined community hub on the current Social Club site.
- 10.4.11 Parts of the site indicated on the map fall within an area of low surface water flooding risk (as shown on the Environment Agency's online maps of areas at risk from surface water flooding). This risk will need to be fully investigated at an early stage of a scheme coming forward.



# Gayton and Gayton Thorpe Neighbourhood Plan

10.4.12 The NP supports the recommendations of the Jubilee Hall Trustees and identifies the site shown on the map in Figure 39 as a suitable site for the delivery of a new village hall as part of a community hub. Siting a new Village Hall in the centre of Gayton community, close to St Nicholas' Church and playing fields, will enhance the central hub of the village and enable the Parish to combine its current facilities of the Social Club, Jubilee Hall and public playing fields whilst uniting the two halves of the village. In addition, it is within a short walk of the village football field and allotments, thus bringing these amenities into the orbit of the community hub.

10.4.13 This site would meet the aspiration to build a purpose-built complex from scratch, to satisfy the identified needs of Gayton's growing and thriving community and is a commendable level of ambition for a large, high-quality community facility. This will help to attract a range of users from Gayton Parish and further afield and will provide opportunities to users for which they may otherwise have had to travel to the nearest town.

## 11 Glossary

Affordable Housing	Housing provided at a cost lower than market housing. Specific definitions of what constitutes affordable housing are set by Government, and can change from time to time. The current definition is contained in the Glossary to the National Planning Policy Framework (NPPF).
Borough	Borough Council of Kings Lynn and West Norfolk
CS	Core Strategy: The core strategy of the Borough's Local Development Framework [1]
DSE Report	The Demographic and Socio-Economic Report [4] prepared by Cambridgeshire ACRE to help inform this plan.
First Homes	First Homes are a specific kind of discounted market sale housing which the government requires plan-making bodies to consider to meet the definition of 'affordable housing' for planning purposes. First Homes must be discounted by a minimum of 30% against market value, be sold to a person or persons meeting the First Homes eligibility criteria and on their first sale, will have a restriction registered on the title at HM Land Registry to ensure the discount and other restrictions are passed on at each subsequent title transfer.
HNS	Housing Needs Survey [11]
Key Rural Service Centre	A rural settlement (or group of settlements) designated under the Local Plan Core Strategy (based on size and available local services) to receive some limited development to secure its growth in a planned and sustainable manner over the life of the Local Plan. Gayton is an example of a Key Rural Service Centre.
LGS	Local Green Space
Major development	For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development (other than for the specific purposes of paragraphs 176 and 177 in NPPF 2021) it means additional floorspace of 1,000m <sup>2</sup> or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

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NCC	Norfolk County Council
NP	Neighbourhood Plan
NPPF	National Planning Policy Framework [7]
NPSG	Neighbourhood Plan Steering Group
Rural Exception Sites	Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. A proportion of market homes may be allowed on the site at the local planning authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.
Rural Village	A rural settlement (or small group of settlements) designated by the Local Plan Core Strategy (based on size and available local services) to receive minor development to meet its needs and sustain existing services, facilitated by development boundaries and allocations of a small amount of housing.
SADMP	Site Allocations and Development Management Policies Plan [2]
Smaller Villages and Hamlets	Small rural settlements (or groups of settlements) designated by the Local Plan (based on small size and scarcity of local services) as being locations where development will be limited to specific identified needs only. Example is Gayton Thorpe.
SWMP	Surface Water Management Plan

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- [13] NPSG, *Gayton and Gayton Thorpe Neighbourhood Plan: Call for Sites Report*, NPSG, 2021. [Online]. Available: <https://gaytonnp.wordpress.com/consultations/>.
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- [16] Borough Council of King's Lynn & West Norfolk, *King's Lynn and West Norfolk Surface Water Management Plan*, 2012. [https://www.west-norfolk.gov.uk/download/downloads/id/1164/surface\\_water\\_management\\_plan\\_-\\_part\\_1.pdf](https://www.west-norfolk.gov.uk/download/downloads/id/1164/surface_water_management_plan_-_part_1.pdf) (accessed Jan. 02, 2021).
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## Appendix A The development pipeline in Gayton

Table 2: Planning consents completed or yet to be completed in the NP area that have been active or are ongoing during the period 2011 – June 2022.

		Total Houses	2bed	3bed	4bed	5bed	Total Affordable	Affordable to rent	Affordable shared ownership	Status	Notes
<b>Major Developments over 6 units, including minor developments where they relate to a major development</b>											
Seed Factory/ Gayton Mill	17/02233/OM 21/02066/OM	33					7			Not commenced	17/02233/OM Outline planning permission granted 2018 Expired 31 Dec 2020 Re-application 21/02066/OM awaiting decision On edge of village envelope (but within it and therefore compliant in principle with Local Plan)
Church View	16/00947/FM	17	9		8					Completed	Permission 2017
Manor Farm	19/00694/RMM	23								Refused	The planning application for 40 + 6 dwellings was refused. However, the site remains allocated for at least 23 dwellings in the Local Plan (G41.1).
Robert Hill Row/ Allen's Garage/ Howards Way	15/00499/F	6		4	2					Completed (2018)	Permission 2015
	17/02355/RMM	10	1	4	4	1	2	1	1	Under construction (Started 2018)	Permission 2016 1 x2bed for affordable rent 1x3bed shared ownership Outside village envelope. (5-year land supply issue)
	19/01325/RMM	19	4	8	7		4	3	1	Not commenced	Permission 2016 3x2bed for affordable rent 1x3bed for shared ownership Outside village envelope. (5-year land supply issue)
Rampant horse/ Rampant Horse Car Park	19/01046/RMM	24	13	9	2		5	4	1	Under construction	Permission 2019 5 affordable homes is minimum for compliance. Aspiration is to provide 22 affordable homes: 12 for affordable rent and 10 for shared ownership Site lies outside settlement boundary and would

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											normally be contrary to Local Plan. But at time of decision there was no 5-year land supply and application considered against presumption in favour of sustainable development.
	18/00889/RMM	2		2			0			Under construction	Permission 2018
<b>Total major devs in pipeline</b>		<b>134</b>	<b>27</b>	<b>27</b>	<b>23</b>	<b>1</b>	<b>18</b>	<b>8</b>	<b>3</b>		<b>Of which 128 permissions granted since 2016</b>
<b>Minor Developments</b>											
Hall Farm Back Street	13/00066/F	4								Completed	Permission 2013
Rampant Horse	15/01264/F	4								Completed	Permission 2015 4 homes net increase of 3
Willow Dale	20/01422/O	3								Not Commenced	Permission 2021
Jubilee Hall Farm	18/00235/RM	2								Completed	Permission 2018
White Lodge Litcham Road	11/01236/F	2								Completed	Permission 2011
Mill House Litcham Road	13/01671/F	2								Completed	Permission 2014 2 homes net increase of 1
The Lymes Lynn Road	14/01045/F	1								Completed	Permission 2014
Mill House Litcham Road	15/00216/F	1								Completed	Permission 2015
11 Lime Kiln Road	15/00869/F	1								Completed	Permission 2015
Jubilee Hall Farm	16/01742/F	1								Completed	Permission 2016
Land East of St Winifreds	16/01883/F	1								Completed	Permission 2016
Plot S of Sunset View	19/01621/F	1								Completed	Permission 2019



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Land Between Five Keys and The Cottage	20/00968/F	1								Completed	Permission 2020
Roys Farm Winch Road	18/01024/F	1								Not Commenced	Permission 2018
Land Between Five Keys and The Cottage	18/01657/F	1								Not Commenced	Permission 2018
Hamilton House	21/00120/F	1								Not Commenced	Permission 2021
Pump Cottage	21/01890/LDP	1								Not Commenced	Permission 2021
Manor Farm Back Street	21/01697/F	1								Not Commenced	Permission 2021
Jubilee Hall Farm	21/02188/F	1								Under construction	Permission 2022
<b>Total of minor dev</b>		<b>30</b>									
<b>Grand Total in pipeline since 2011</b>		<b>164</b>									

Note that:

- The affordable housing from the Rampant Horse development may be as few as 5 or as many as 22
- There are a minimum of 7 and a maximum of 24 affordable houses due to come forward from developments that are currently under construction
- Assuming that the higher number of affordable houses comes forward, the tenure mix of these new affordable homes is 54% rented to 46% shared ownership
- None of these affordable houses is subject to local connection criteria