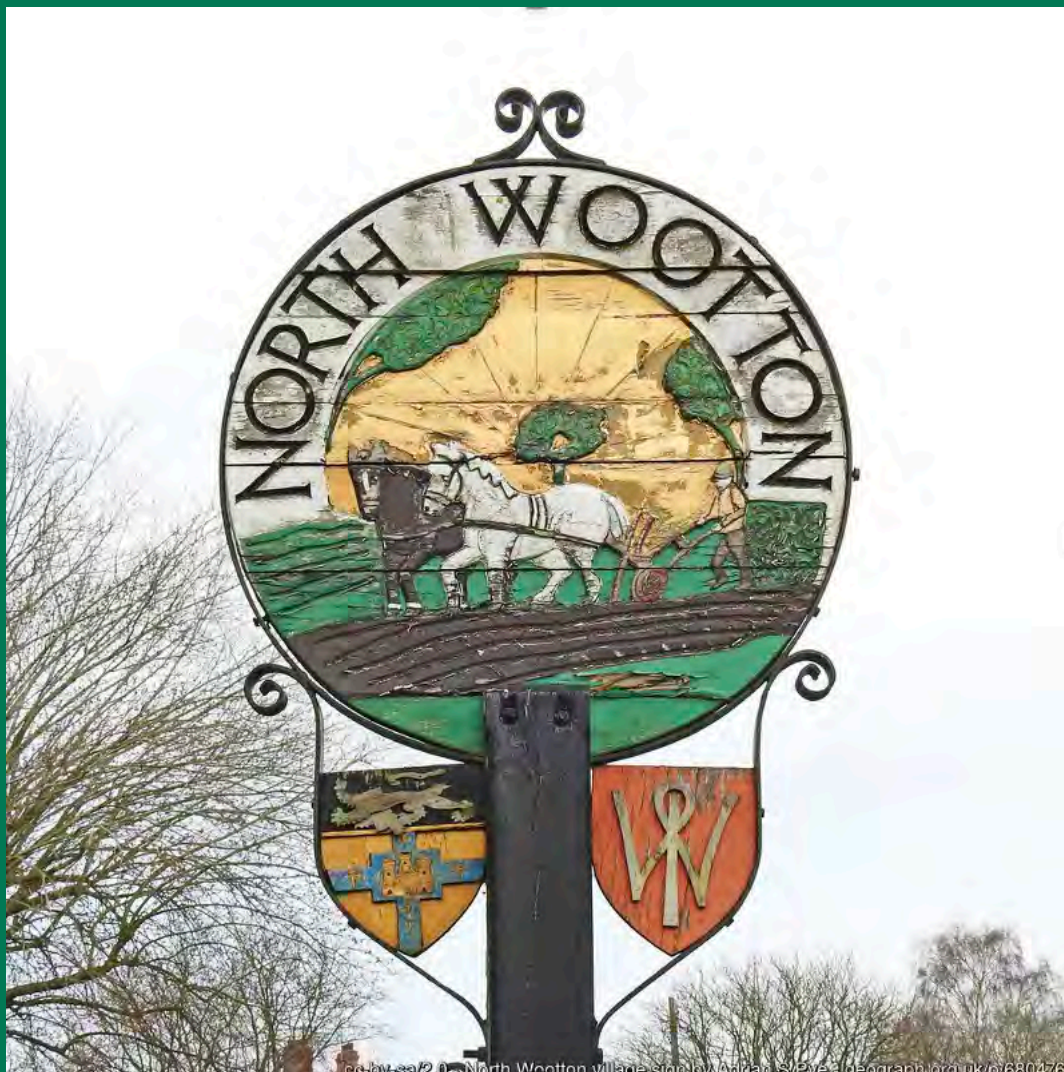


# **North Wootton Neighbourhood Development Plan 2022-2036**



**Made, November 2024**

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## Introduction

1. North Wootton is a West Norfolk village close to the town of King's Lynn and bordering the popular North Norfolk coast. The village is of some considerable age, being first mentioned in the Domesday Book of 1086, although it was evidently well-established prior to this. Former marshland still links the parish all the way to the coast, although land reclamation over the centuries has meant it is now several miles inland from the sea. Predominantly a farming settlement throughout most of its existence, North Wootton has, since the 1960s, experienced a sustained period of growth that continues to this day. Despite these new developments, it has retained much of its historic character thanks to the maintenance of its older buildings, particularly in the areas of the original village.
2. The village retains a strong community spirit typified by people who, both in work and play, help each other get through the tough times and enjoy the good days. We are fortunate to have many areas of natural beauty in and around the village, whether it's the huge skies and windswept landscape of the marshes, the various bridleways, and public footpaths around the outskirts of the village, or the local woods with its numerous walks.

## Neighbourhood Planning

### Overview of Neighbourhood Planning

3. Neighbourhood planning was introduced by the Localism Act 2011. Neighbourhood Planning legislation came into effect in April 2012 and gives communities the power to agree a Neighbourhood Development Plan. It is an important and powerful tool that gives communities such as parish councils statutory powers to agree a shared vision and shape how their community develops and changes over time.
4. North Wootton is in the borough of King's Lynn and West Norfolk and so the Neighbourhood Plan sits within the context of the King's Lynn and West Norfolk Local Plan. The Borough Council has the adopted 2011 Core Strategy and the 2016 Site Allocations and Development Management Policies (SADMP) document over the plan period to 2026. The Borough Council is also working on an emerging local plan review which looks ahead 15 years to 2039.
5. The Neighbourhood Plan will be a document that sets out planning policies for the Parish and these will be used, alongside the Local Plan, to decide whether planning applications are approved or not. It is a community document, that is developed by local people who know and love the area.

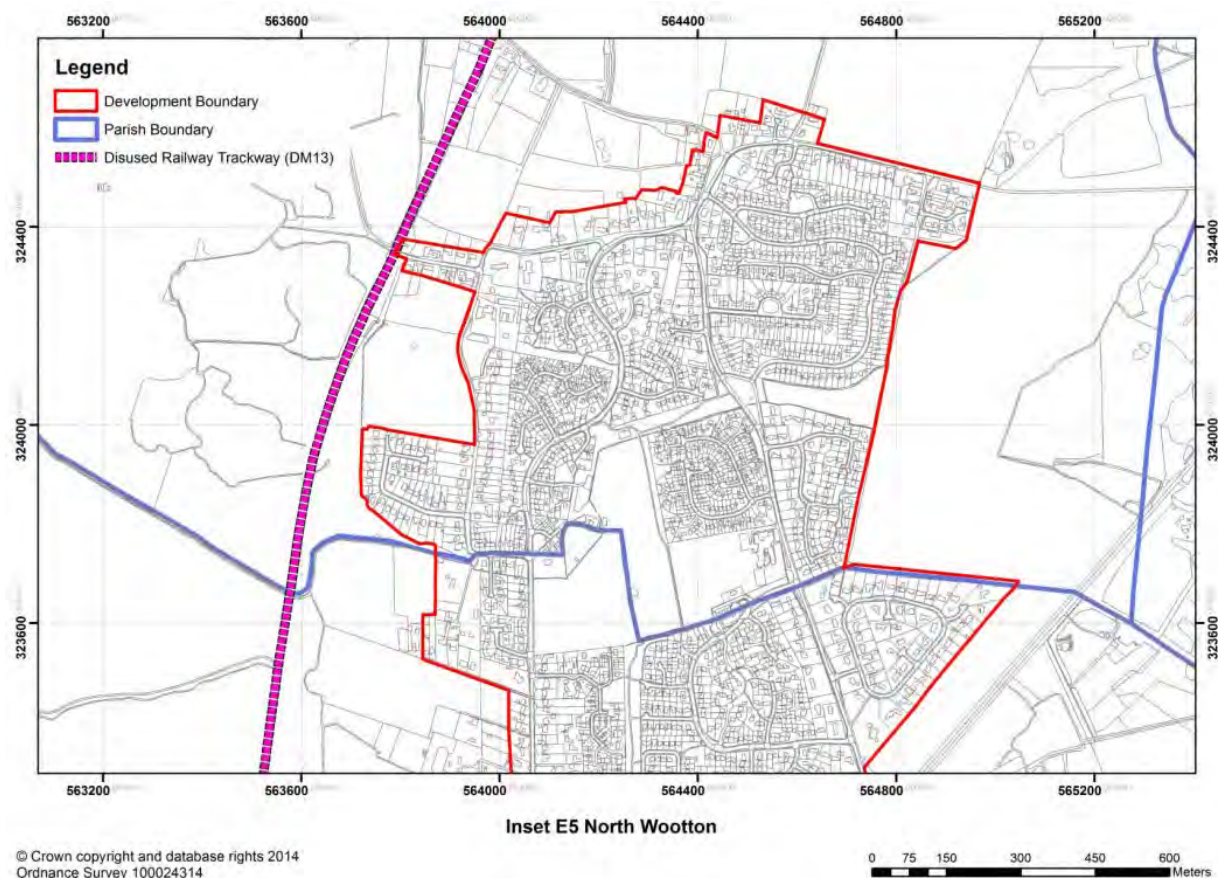
6. The Neighbourhood Plan has to support the delivery of the 'strategic policies' contained in the King's Lynn and West Norfolk Local Plan. The Local Plan sets the overall strategic policies such as the amount of new development and the distribution of that development across the district and the general protection of the environment.
7. Within the adopted Local Plan Core Strategy (2011) North Wootton is a *settlement adjacent to King's Lynn and the main towns* under policy CS02, it considers the area to be a larger village providing significant local facilities, but because of their proximity to the main towns and particularly areas with potential for urban expansion, their importance as rural service centres is very much modified. North Wootton functions as a separate community with a range of facilities, but also supports the adjacent larger settlements. It has a close functional relationship with South Wootton and shares a number of facilities, including the park which is jointly managed. North Wootton benefits from public transport linkages to King's Lynn and other settlements. Being designated as the above makes North Wootton an appropriate area for limited growth to secure the sustainability of the settlement. This designation is also being carried forward in the emerging Local Plan LP02.
8. The current local plan (2016 Site Allocations and Development Management Policies Plan, para E5.4) sets out that there are no suitable sites for significant growth in North Wootton, due to constraints. These include its location within the Area of Outstanding Natural Beauty (AONB) and coastal flood zone. As stated in para 4.1.22-4.1.23 of the emerging local plan review (2016-2039) under LP02 Settlement Hierarchy, the Borough Council does not seek to make specific allocations for those areas who are preparing or have adopted a neighbourhood plan within the review period. This is because there is no absolute need for further allocations to meet the local housing need at this moment in time, instead they encourage neighbourhood plans to promote site allocations in their plan area if appropriate sites come forward. If neighbourhood plans choose to do this, new homes will be treated as additional flexibility or windfall rather than figures to be relied upon for calculating the local housing need<sup>1</sup>.
9. The King's Lynn and West Norfolk Local Plan, Sites and Allocations Development Management Plan (SADMP) 2016, did not allocated any land for development in North Wootton (**Figure 1**). There is no allocation proposed for the emerging local plan review (2016-2039) either. Whilst North Wootton is encouraged in the local plan review to consider appropriate allocations regarding its status in the settlement hierarchy, the parish has chosen not to do so since there is no absolute need.

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<sup>1</sup> [Local Plan Review Pre-Submission Stage 2021 - Keystone \(objective.co.uk\)](#)



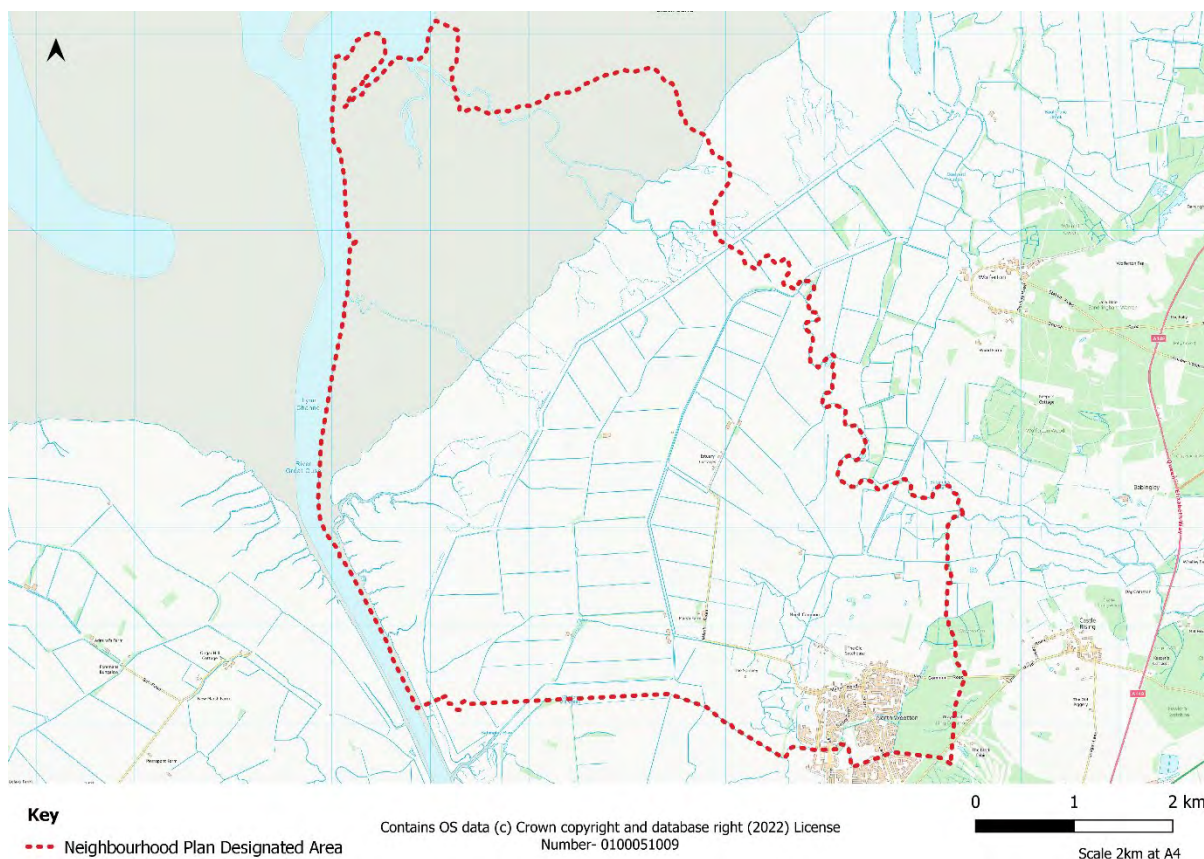
10. The Neighbourhood Plan can include 'non-strategic policies', such as the mix of housing, design principles for new development, conserving and enhancing the natural and historic environment, protecting local green spaces from development, and setting out other development management policies. Importantly, the Neighbourhood Plan will contribute to the achievement of sustainable development.
11. Once a neighbourhood plan has been 'made', following consultation with residents, examination, and a local referendum, it becomes part of the statutory development plan for the Parish and will be used by the Borough Council in deciding on all planning applications in the Parish.



*Figure 1: North Wootton BCKLWN Adopted SADMP (2016)*

## Process of developing this Neighbourhood Plan

12. The Parish area shown in **Figure 2** was designated as a Neighbourhood Plan Area in June 2021. Working on behalf of the community, North Wootton Neighbourhood Plan Steering Group has prepared this plan that will shape and influence future development and change across the Parish.



**Figure 2: Designated Neighbourhood Area**

13. A broad range of evidence has been reviewed to determine issues and develop policies for the plan. This includes population data from the Office of National Statistics, housing data, a review of environmental designations and historical records. Further work to gather new evidence has also been undertaken, including an assessment of key views and heritage assets all supported by consultation activities with the community.
14. Any new development should serve both current and future residents. The policies contained within this plan will enable us to influence the design and type of any new homes being delivered in the Parish, as well as ensuring infrastructure improvements are delivered alongside growth to maximise community benefit.





*Figure 3: Neighbourhood Plan Process for North Wootton*

## Consultation with Residents

15. A consultation was held with residents in February to March 2022. This included a survey with 18 questions specifically related to the Neighbourhood Development Plan (NDP). Overall, 300 responses were received to the survey, including 289 from residents (permanent and second homeowners), which represents approximately 12.5% of the current population of North Wootton. The survey was also open to local landowners, visitors and people who work in the village.
16. Further detail of the consultation activity undertaken to develop this plan is included within the Consultation Statement. The main issues and concerns raised during the initial consultation included:
  - Concern about parking issues, particularly linked to the primary school and the need to designate land on the school playing field to try resolve the problems of parking on pavements, junctions, and outside residential dwellings
  - Retaining existing local services and facilities is important and there's support for the reinstatement or improvement of the House on the Green
  - Encouragement of more facilities and activities to be introduced in the village for all age groups particularly younger people

- Retaining the current character of North Wootton, of which heritage is a key part, is important to residents including the use of local materials such as carstone
  - There is strong support for protecting the environment
  - The design of any new housing is important, there's support for ensuring new housing is in keeping with existing development and also new development should incorporate low carbon design
  - The identity of North Wootton being a village is important to residents and there were many suggestions for non-designated heritage assets, including the village hall
  - Access into the countryside is important, people would like to see more footpaths and routes into the countryside
  - Whilst there is not an overall desire to encourage much new development, answers welcomed the need for more family sizes homes, First Homes and bungalows
  - Regarding development coming forward the idea of 2 and 3 beds were the preferred option
17. The Plan was approved at referendum on 14 November 2024 and made (adopted) by the Borough Council on 27 November 2024.

# Vision and Objectives

## Vision

*North Wootton will retain its rural village identity, despite being adjacent the King's Lynn urban area. The parish is characterised by natural beauty, with its unique surroundings, part of the Norfolk Coast AONB, cherished by local people.*

*Any future development will be sensitive to the historic nature of the settlement and its location within and adjacent to the Norfolk Coast AONB. It will be of a high-quality design and tailored to meet the needs of the local community.*

## Objectives

- A. Ensure new development in North Wootton respects its special location within the Norfolk Coast AONB.
- B. Ensure future housing development meets the needs of the local population.
- C. New development is designed to a high quality.
- D. Protect and enhance North Wootton's natural environment, its green spaces, trees, and hedgerows that are important for wildlife.
- E. Support future development of community facilities and protect existing services that are important to residents.
- F. Address issues relating to a lack of off-street parking in the village centre.
- G. Promote opportunities for sustainable travel including walking and cycling.
- H. Reduce the impact of flooding and ensure that surface water flood risk is not worsened through new development.
- I. Protect North Wootton's heritage.

## Policy Context

18. There is already in place a policy framework which applicants must have regard to when applying for planning permission in North Wootton. This includes national and local plan policies. The Borough Council of King's Lynn & West Norfolk has an adopted Local Plan which is split into two parts, Part 1: The Core Strategy (2011) and the Site Allocations and Development Management Policies Plan (SADMP) (2016). The borough has an emerging Local Plan Review (2016-2039) which is currently at examination. It includes new policies on Climate Change and the Norfolk Coast AONB. The review reflects updates to national policy and local circumstances, such as a change in emphasis on protecting the environment and how we design greener homes.
19. The Local Plan contains the strategic policies for the area, and the policies in this Neighbourhood Plan need to be in general conformity with these. The Plan must also have due regard to the National Planning Policy Framework (NPPF).
20. This Neighbourhood Development Plan (NDP) contains non-strategic policies to support and add further detail to policies already adopted, specifically for North Wootton parish, the designated neighbourhood area. The explanations that go alongside the different policy areas in this plan set out what is already covered by the wider policy framework.
21. Where there are policy details missing that are important for North Wootton, or where it was felt that a slightly different policy is needed, then new policies have been developed. Some of the policies in the following sections are not strictly 'planning' related. Nevertheless, it was felt that they were important enough to include in the NDP and be called 'Community Actions', being something that the local community and Parish Council will lead on.
22. The policies are intended to meet the vision and objectives set out above. They are aimed at guiding decision makers and applicants to achieve high standards of sustainable development. Development proposals should have regard to all the planning policies in this NDP, and of course those in the Local Plan and national policy.

## Housing

23. Chapter 5 of the NPPF requires plans to ensure a significant increase in the supply of new homes. Local Plan policy CS02 designates North Wootton as a settlement adjacent to King's Lynn and the main towns, making it appropriate for limited growth to secure the sustainability of the settlement. The local plan does not allocate a site for development though, due to constraints including the AONB designation and coastal flood zone. The housing requirement for North Wootton over the neighbourhood plan period is zero. The emerging local plan review allowed communities such as North Wootton to explore allocating appropriate sites themselves through the neighbourhood plan process; however, this was something the Parish Council did not want to pursue.
24. As detailed in the evidence base, there have been 8 planning permissions which have been granted, started, or completed in the last 10 years (2012-2022) according to housing data by the BCKLWN (2022) presented in **figure 4**.
- Two of the permissions had been granted but not started
  - One of the permissions had started but not completed
  - Five were completed between March 2014 and April 2022
25. Out of the 8 planning permissions, 2 of these are permissions are on the same site. The total net gain of new residential dwellings in North Wootton over this time period was 14 and most were from new dwellings. Two of the permissions involved demolishing existing dwellings to create more residential units including a mixture of flats and homes of 1 to 3 bedrooms. All 8 permissions represent windfall development, outside of any planned growth in the Local Plan. Further analysis indicates that many of the new dwellings granted permission were for large properties, with 5+ bedrooms.

Planning ref	Location	Description	Net gain	Status
13/00386/ F	Plot Adjacent to Mulberry Lodge Manor Road, North Wootton	Proposed Dwelling (Revised Design 2013)  <b>8-bedroom dwelling</b>	1	COMPLETED 31/03/2014



Planning ref	Location	Description	Net gain	Status
15/01042/ F	Land Off Priory Road North Wootton	Demolition of 4 existing residential properties and development of the site to provide 7 residential units with associated landscaping and highways works  <b>2 x 1-bedroom dwellings</b> <b>3 x 2-bedroom dwellings</b> <b>2 x 3-bedroom dwellings</b>	3	COMPLETED 30/04/2017
16/00987/ F	Land Off Priory Road North Wootton	Demolition of 4 existing residential properties and development of the site to provide 9 residential units with associated landscaping and highways works  <b>4 x 1-bedroom dwellings (flats)</b> <b>2 x 2-bedroom dwellings</b> <b>3 x 3-bedroom dwellings</b>	5	COMPLETED 01/11/2017
17/00345/ RM	Site Opposite the Red Cat Hotel Station Road North Wootton	RESERVED MATTERS: Erection of dwelling  <b>3-bedroom dwelling</b>	1	COMPLETED 18/11/2019
18/00260 /RM	26 Little Carr Road North Wootton	RESERVED MATTERS: Construction of single dwelling  <b>3-bedroom dwelling</b>	1	COMPLETED 05/04/2022
19/00331/ RM	The Red Cat Hotel Station Road North Wootton	RESERVED MATTERS: Erection of two dwellings  <b>5 bedrooms per dwelling</b>	2	ONE DWELLING COMPLETED AND ONE DWELLING NEARING COMPLETION

Planning ref	Location	Description	Net gain	Status
20/02139 /O, 17/02326/ O	Woodside Ling Common Road North Wootton	Outline Application (All Matters Reserved): Construction of new dwelling <b>Bedrooms unknown at this point, however, single storey dwelling.</b>	1	GRANTED
		<b>TOTAL new dwellings</b>	<b>14</b>	

*Figure 4: List of recent permissions in North Wootton from 2012 to 2022*

## Housing growth

26. The Local Plan includes a development boundary around the main settlement area of North Wootton, as shown in **Figure 1**. In general, development proposals outside of this development boundary will not be supported. This is made very clear in the Local Plan SADMP (2016). Policy DM 2 – Development Boundaries – explains that, *“Development will be permitted within the development boundaries of settlements shown on the Policies Map provided it is in accordance with the other policies in the Local Plan. The areas outside development boundaries (excepting specific allocations for development) will be treated as countryside where new development will be more restricted and will be limited to that identified as suitable in rural areas by other policies of the local plan”* including seven specific categories of development.
27. The policy framework means that whilst outside the development boundary new housing is unacceptable in principle (specific exception such as affordable housing could be allowed), inside it is acceptable, depending on detailed material considerations. As a result, there will continue to be windfall housing development within the development boundary over the plan period, though it is difficult to say how much. Data on recent windfall permissions (**Figure 4**) indicates that such applications are unlikely to provide affordable housing as they will predominantly be for less than 5 dwellings, which is the threshold required to trigger affordable housing.
28. The emerging Local Plan currently includes *LP31- Residential Development Reasonably Related to Existing Settlement Policy*, which allows for small scale residential development outside the development boundary that is reasonably related to the settlement. The emerging LP31 states that will not apply within the North

Norfolk Coast AONB, which excludes development in much of North Wootton, leaving only a small area adjacent the boundary it could apply.

29. There is no pressure to allocate a site for housing as part of the Neighbourhood Development Plan (NDP) for North Wootton. Indeed, a decision was made not to explore the option of allocating land for residential development in the plan. In the main this is due to feedback received from residents. There were 300 responses to the initial survey undertaken in February 2022, representing a 12.5% response rate from the total population. Overwhelmingly residents indicated they were not in favour of more housing development. Whilst a neighbourhood plan must promote sustainable development, the Parish Council wishes to recognise the views of residents by not allocating sites in the NDP.

Answer Choice		Need a lot more	Need a few more	Don't need anymore	Not sure/No opinion	Response Total
1	Family homes	21	116	131	15	283
2	First homes to help people get on the housing ladder	57	119	88	21	285
3	Sheltered housing	23	75	115	68	281
4	Self-build schemes	6	52	133	85	276
5	Affordable housing	40	91	119	32	282
6	Holiday accommodation	1	13	212	51	277
answered						296
skipped						4

*Figure 5- Question 7 from the Consultation Survey (February 2022)*

## Housing Mix

30. The NPPF requires plans to have policies that meet the housing needs of different demographic groups, such as older people, disabled people, self-builders, families etc. This provides an opportunity to include a policy in the NDP that sets out the housing mix that is expected from new residential developments<sup>2</sup>.
31. As explained in the North Wootton Housing Needs Assessment (HNA) and shown in **Figure 6** the majority of the population in both 2011 and 2020 are aged 45-64. Whilst most age categories decreased in population from 2011, the age category 65-84 increased by nearly 10% (HNA, 2022; ONS, 2021). **Figure 6** highlights the age categories with the greatest number of people. North Wootton's population is significantly more skewed towards the older population than the borough and nationally. According to the HNA, population growth to the end of the plan period can be expected to be driven by the oldest households, with households with a household reference person aged 65 and over expected to increase by 44% between 2011 and 2036.

<sup>2</sup> [National Planning Policy Framework \(publishing.service.gov.uk\)](https://www.gov.uk/government/policies/national-planning-policy-framework)

All usual residents in mid-2011 and 2020	Total Population 2011: 2445		Total Population 2020: 2304		(%)
0-15	471	19.26%	370		16.06%
16-24	214	8.75%	202		8.77%
25-44	544	22.25%	383		16.62%
45-64	769	31.45%	703		30.51%
65-84	396	16.20%	578		25.09%
85+	51	2.09%	68		2.95%

*Figure 6- Table of the residents population for North Wootton (2011<sup>3</sup>) and mid year estimates in (2020) (Sourced: ONS, 2021; Nomis, 2021<sup>4</sup>)*

32. The existing housing profile in North Wootton is a little unusual when considered against the housing need. As shown in **Figure 7** and explained in the Housing Needs Assessment (2022, Page 43-44):

- The dominant dwelling type in the Parish was detached housing followed by semi-detached in both 2011 and 2021
- The Parish had a significantly higher proportion of bungalows (16.8%) than England (9.4%) however lower than the district (27.4%)
- The proportion of terraces and flats have stayed at a very low percentage of around 1 to 2% in 2021

Dwelling type	2011 (VOA)	2021 (VOA)
Bungalow	17.00%	16.80%
Flat	0.00%	1.00%
Terrace	1.00%	2.00%
Semi-detached	28.00%	26.70%
Detached	54.00%	53.50%

*Figure 7- Accommodation type in North Wootton in 2011 and 2021 (VOA, 2021, AECOM Calculations, 2022<sup>5</sup>)*

<sup>3</sup> [Local Area Report for areas in England and Wales - Nomis \(nomisweb.co.uk\)](https://nomisweb.co.uk/)

<sup>4</sup> [Parish Population estimates for mid-2011 to mid-2020 based on best-fitting of output areas to Parishes - Office for National Statistics \(ons.gov.uk\)](https://ons.gov.uk/)

<sup>5</sup> Note: As explained in para 123 of the Housing Need Assessment (2022) some data sources are only available at the LSOA level for Valuation Office Agency (VOA) data meaning that other Parishes including Castle Rising and South Wootton may fall into the data. This is why raw figures have been opposed and percentages are used instead.

33. The proportion of detached dwellings in North Wootton is above national levels which suggests the area is dominated by larger and more expensive properties. Regarding dwelling size, the Parish was dominated in both 2011 and 2021 by 3 and 4-bedroom dwellings, making up approximately 71-74% of dwellings overall. **Figure 8** shows that over the decade there has been a particular increase in properties with 4 bedrooms which emphasises the dominance of larger dwellings. However, 5+ bedrooms had the biggest decrease of 3%.

Number of bedrooms	2011 (VOA)	2021 (VOA)
Studio	0.10%	-
1	0.00%	1.00%
2	21.10%	21.60%
3	37.60%	36.30%
4	34.30%	37.30%
5+	6.90%	3.90%

*Figure 8- Dwelling Size (Bedrooms) in North Wootton 2011 and 2021 (VOA,2021; AECOM Calculations, 2022)*

34. The HNA identifies that when comparing the dwelling size to the borough of King's Lynn and West Norfolk:
- The percentage of 1-bedroom dwellings in 2021 is significantly lower in North Wootton (1%) compared to West Norfolk (7.5%) and England (12.3%).
  - For 2 and 3 bedroom dwellings the % in North Wootton is approximately 10% lower than in the district and England.
  - North Wootton has a significantly higher proportion of 4-bedroom dwellings (37.3%) compared to the district (14.3%) and England (12.2%). Emphasising again the issue of larger and expensive dwellings in the Parish.
35. Household composition (combinations of adults and children in a dwelling) is important for understanding North Wootton's housing need and mix. **Figure 9** highlights that family households make up 75.9% of the current composition which includes people over 65+ (12.9%), families with dependent children (30.5%), non-dependent children (10.1%), or no children (22.3%). For single person households this totals 19.9% of the population, with aged 65+ being 9.1% of this.
36. The HNA (2022) identifies an increase in 65+ single person households and family households in North Wootton between 2001 and 2011, compared to a national decline. This suggests an ageing population, which in all likelihood is a continuing trend.



37. The HNA (2022) identifies that 88.9% of households are underoccupied, with at least one extra bedroom. This is predominantly families aged 65+ which suggests that households are generally not downsizing when children leave the family home. This could be due to a lack of choice of more suitable property.

<i>Household composition 2011</i>		<i>North Wootton</i>	<i>King's Lynn &amp; West Norfolk</i>	<i>England</i>
<b><i>One person household</i></b>	<b>Total</b>	<b>19.90%</b>	<b>27.20%</b>	<b>30.20%</b>
	Aged 65 and over	9.10%	14.40%	12.40%
	Other	10.80%	12.80%	17.90%
<b><i>One family only</i></b>	<b>Total</b>	<b>75.90%</b>	<b>66.60%</b>	<b>61.80%</b>
	All aged 65 and over	12.90%	13.00%	8.10%
	With no children	22.30%	21.40%	17.60%
	With dependent children	30.50%	23.20%	26.50%
	All children Non-Dependent	10.10%	9.00%	9.60%
<b><i>Other household types</i></b>	<b>Total</b>	<b>4.20%</b>	<b>6.20%</b>	<b>8.00%</b>

*Figure 9- Household Composition of North Wootton in 2011 (ONS, 2011; AECOM Calculations, 2022)*

38. **Figure 10** (taken from the HNA) identifies a recommended housing mix for new development up to 2036 that is required to meet local housing need. It suggests that need is greatest for smaller to mid-sized family homes and smaller dwellings. There is no need for further 4 or 5+bedroom dwellings. This corresponds with feedback from 293 residents, who when asked in Q9 of the consultation survey “*what size of new houses do you want to see built in the future in North Wootton?*”, most respondents if supportive of any picked 2 or 3 bed dwellings where recognising a need for new housing, see **Figure 11**.

Number of bedrooms	Starting mix (2011)	Indicative mix (2036)	Balance of new housing to reach indicative mix
1 bedroom	0%	7.2%	28.9%
2 bedrooms	21.1%	28.7%	36.5%
3 bedrooms	37.6%	43.6%	34.6%
4 bedrooms	34.3%	15.9%	0%
5 or more bedrooms	6.9%	4.6%	0.0%

*Figure 10- Suggested dwelling size mix to 2036 in North Wootton (AECOM Calculations, 2022)*

Answer Choice		Need a lot more	Need a few more	Don't need anymore	Not sure/No opinion	Response Total
1	1 bed	16	50	140	62	268
2	2 bed	30	112	101	37	280
3	3 bed	35	129	86	29	279
4	4 bed	15	93	129	38	275
5	5 bed or larger	4	47	184	36	271

*Figure 11- Question 9 results from the Parish Consultation Survey in February 2022*

39. Putting these findings together would suggest a housing mix policy that aims to provide for more homes that are three bedrooms or less. Between 2011 and 2021 there was a notable increase in four-bedroom properties in North Wootton. Although the HNA recommends smaller homes should comprise 100% of new builds, it is not good practice to be so prescriptive. It is recognised that with building conversions and self-build this may not be possible.
40. There is currently no stock of specialist housing for older people in North Wootton, note that this includes accommodation such as assisted living and retirement flats. There is however a care home, which has 44 bed spaces. The HNA reviewed the need for specialist housing, identifying there is likely to be a need for up to 35 specialist housing units in the neighbourhood area over the plan period. This is in addition to current unmet need. The HNA goes on to review the factors involved in development of specialist accommodation, with accessibility to services and ability to achieve cost effectiveness and economies of scale being important. Based on this North Wootton may not be the target for such development. Despite this, the

community feel that it is important for current and future residents to have choice of housing options locally as they age and have changing requirements particularly related to health and wellbeing and the need for further support. **Policy 1** aims to maximise accessibility standards for new housing and supports development coming forward for specialist housing provision.

## Policy 1: Housing Mix

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Housing proposals will need to reflect local housing need using the best available and proportionate evidence. The North Wootton Housing Need Assessment (2022) will be acceptable evidence.

Except for developments comprising self-build, custom housebuilding, changes of use, and conversions where justified, new build residential development should offer a housing mix whereby at least 90% of open-market homes are three-bedrooms or fewer, unless evidence is provided either showing there is no longer such a local need, or the scheme is made unviable.

New housing should maximise accessibility for all end-users and occupants. Development coming forward for specialist housing to meet local needs will be supported in principle where these accord with relevant development plan policies.

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## Affordable Housing

41. Affordability is a worsening challenge in North Wootton that must be addressed through housing policy. It is likely that the low proportion of younger people and families with children in North Wootton is an indication that they find it difficult to get on the housing ladder. The HNA demonstrates that on average house prices grew by 62.8% between 2012 (£159,750) and 2021 (£260,000). Detached dwellings have increased in price the most, by 76.3%. These prices and continuing inflation will make North Wootton unaffordable to people on lower incomes.
42. The HNA concludes that local households on average incomes are unable to access even entry level homes for purchase on the open market unless they have a very large deposit, and even those with higher-than-average income are likely to struggle.

The median house price would require an annual income 26.4% higher than the current average. Furthermore, private renting is only affordable to average earners. Across the borough the gross individual lower quartile annual earnings were £13,839 in 2020. To estimate the income of households with two lower quartile earners, this figure is doubled to £27,678. The HNA suggests that households made up of one or two lower quartile earners cannot afford current levels of rent unless they are willing to dedicate a larger proportion of their income to rental costs, which may have negative consequences for quality of life, including ones mental or physical health, and is not considered sustainable.

43. Affordable Housing (subsidised tenure products) can be a way to address this. The HNA identifies a need for affordable homes, especially to rent. Residents also support this, question 7 of the consultation survey (**Figure 12**) asked “*What kind of new houses do you want to see built in the future in North Wootton?*” out of 285 respondents 176 felt there was a need for more first homes to help people get on the housing ladder and 131 people felt there needed to be more affordable houses for local people.

Answer Choice		Need a lot more	Need a few more	Don't need anymore	Not sure/No opinion	Response Total
1	Family homes	21	116	131	15	283
2	First homes to help people get on the housing ladder	57	119	88	21	285
3	Sheltered housing	23	75	115	68	281
4	Self-build schemes	6	52	133	85	276
5	Affordable housing	40	91	119	32	282
6	Holiday accommodation	1	13	212	51	277
answered						296
skipped						4

**Figure 12- Q7 of the Consultation Survey (2022)**

44. The NPPF sets out a policy approach to affordable housing, including the need to ensure at least 10% of new houses are affordable homes to buy when major development comes forward. The Local Plan (policy CS09) sets out the affordable housing threshold for development in rural areas as being sites of 0.165 ha or 5 or more dwellings<sup>6</sup>. Policy on Rural Exception Sites<sup>7</sup> for affordable housing is also covered in the NPPF, the adopted Local Plan, and within the emerging Local Plan (LP28) as the policy currently stands. LP28 supports schemes for affordable housing on rural exception sites where:

- the site adjoins a sustainable settlement as defined in the settlement hierarchy,

<sup>6</sup> [Complete Core Strategy 2011 \(1\).pdf](#)

<sup>7</sup> Rural Exception Sites as stated in the BCKLWN Core Strategy (2011) may be when development plans allocate small sites within rural areas solely for affordable housing, which would not otherwise be released for general market housing.

- supported by local affordable housing need evidence and viability assessments and
  - future management of affordable housing is supported by a Registered Social Landlord<sup>8</sup>.
45. It is important to note that Affordable Housing as defined in the NPPF is 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 local key workers). Examples of these will be housing that is discounted at least 20% below market value<sup>9</sup>. There is a relatively new Government strategy for 'First Homes', which are only available for people buying their first home, with a minimum discount of 30% below full market value. The level of discount can be set higher, to 40 or 50% where suitably evidenced. After the discount is applied the initial sale price must not exceed £250,000. First Homes will be subject to legal restrictions ensuring discount is retained for future occupants and to stop the allowance of renting or sub-letting. There is a national requirement that First Homes make up 25% of Affordable Housing provision on development sites.
46. It is also possible to set local eligibility criteria for First Homes. The local eligibility criteria set out in **Policy 2** will apply for a maximum of 3 months from when a home is first marketed. If a suitable buyer has not reserved a home after 3 months, the eligibility criteria will revert to the national criteria.
47. The HNA estimates that North Wootton requires roughly 43 units of Affordable Housing over the plan period. Using overall housing tenures, it is suggested that 75% of this should be for social/affordable rented housing and 25% for First Homes (affordable home ownership). This would equate to the need for 29.5 units of affordable rental housing and 13.9 units of affordable home ownership over the plan period. Both forms of Affordable Housing appear to be valuable in meeting the needs of people on various incomes. Whilst it is unlikely that the number of dwellings delivered in the plan period will meet the affordable housing need, an appropriate benchmark to take in the policy for tenure mix is ensuring affordable rented housing is a priority with a ratio of 75:25 (75% rented and 25% ownership (25% First Homes) going forward.

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<sup>8</sup> [Local Plan Review Pre-Submission Stage 2021 - Keystone \(objective.co.uk\)](https://www.objective.co.uk)

<sup>9</sup> [National Planning Policy Framework \(publishing.service.gov.uk\)](https://www.publishing.service.gov.uk)



## Policy 2: Affordable Housing

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Affordable Housing delivered within North Wootton should comprise:

- 75% Affordable Rented Housing
- 25% First Homes (at a 30% discount)
- 5% Shared Ownership Homes.

In addition to the national eligibility criteria, the following local eligibility criteria, which aims to establish a local connection as a preference, will be applied to First Homes via a S.106 agreement<sup>10</sup>, with the requirement to meet at least one of these:

- i. Current residents of the Parish who are renting or living with other family members;
- ii. Ex-residents of the Parish who are renting or living with other family members and who moved away within the last three years; or
- iii. People who are renting or living with other family members outside of the Parish but who have caring responsibilities in the Parish.
- iv. People who are working in local employment within North Wootton.

Individuals can demonstrate they meet at least one of the above local connection requirements through proof of address or being in local employment. This local connection requirement does not apply to active members of the Armed Forces, divorced/separated spouses or civil partners of current members of the Armed Forces, spouses or civil partners of a deceased member of the Armed Forces (if their death was wholly or partly caused by their service) or veterans within 5 years of leaving the Armed Forces.

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<sup>10</sup> If no one meets the local connection test requirements within 3 months of the new home being marketed, then the national criteria will apply.

## Design

48. Design is another key area where the NDP can have significant influence. It is a key aspect of achieving sustainable development and plays a critical role in shaping better places in which people can live and work. Whilst design covers not just appearance but how a place functions, the appearance is seen as critical within national policy. As stated in the NPPF *“The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.”*
49. As set out in the National Design Guide (2021)<sup>11</sup> a well-designed place comes through making the right choices at all levels including layout, form and scale of buildings, appearance, landscape, and materials. Other characteristics include the climate, character, and community. The ten characteristics set out in the National Design Guide reflect the importance of a well-designed place as set out in **Figure 13**.



**Figure 13- The ten characteristics of a well-designed place (National Design Guide, 2021)**

<sup>11</sup> [National design guide.pdf \(publishing.service.gov.uk\)](https://www.gov.uk/publishing.service.gov.uk/national-design-guide.pdf)

50. NPPF Chapter 12 requires plans to have design policies that have community support and that pick up the defining characteristics of an area. The Government has been raising the importance of high-quality design with the development of national design guides, codes, and policies<sup>12</sup>, and encourages neighbourhood plans to have their own design policies and codes to identify the special qualities of their areas which should be reflected in new development. Although national policy supports development that is sympathetic to the local and historic character of an area, it also encourages innovative design and high levels of sustainability to support movement towards a zero-carbon future.
51. The first consultation indicated strong support (80% of respondents) for having a design approach which includes design guidelines for new development. There was also support for sustainable housing design (84%), including use of low carbon technologies. Residents feel that new housing should fit with the current character of the village, have front gardens and be highly insulated.
52. There is concern about the availability of parking for new developments. Many comments were left during consultation exercises about residential streets, driveways, junctions, and pavements being blocked by cars, especially at peak times. This can make footways inaccessible for wheelchair users and people with pushchairs. Comments were also received about the need to improve road safety through traffic calming measures and improving street lighting for safety purposes in places like the village park for cyclists and walkers in the dark.
53. The Local Plan Core Strategy (CS8) requires all new development to be of a high-quality design. Proposals must demonstrate things such as the ability to protect and enhance the historic environment, respond to the context and character of the environment ensuring the scale, density, layout, and access will enhance the quality of the environment and enhance community wellbeing. It also gives details of promoting opportunities to achieve high standards of sustainable design and efficiency, flood risk and climate change and renewable energy.
54. In the emerging Local Plan, Policy LP06 and LP18 set out expected sustainability criteria for new development, including construction techniques to improve energy efficiency and good access by walking and cycling. LP06 also introduces a new sustainability and climate change statement which aims to encourage applicants to focus more on the design aspects of development.

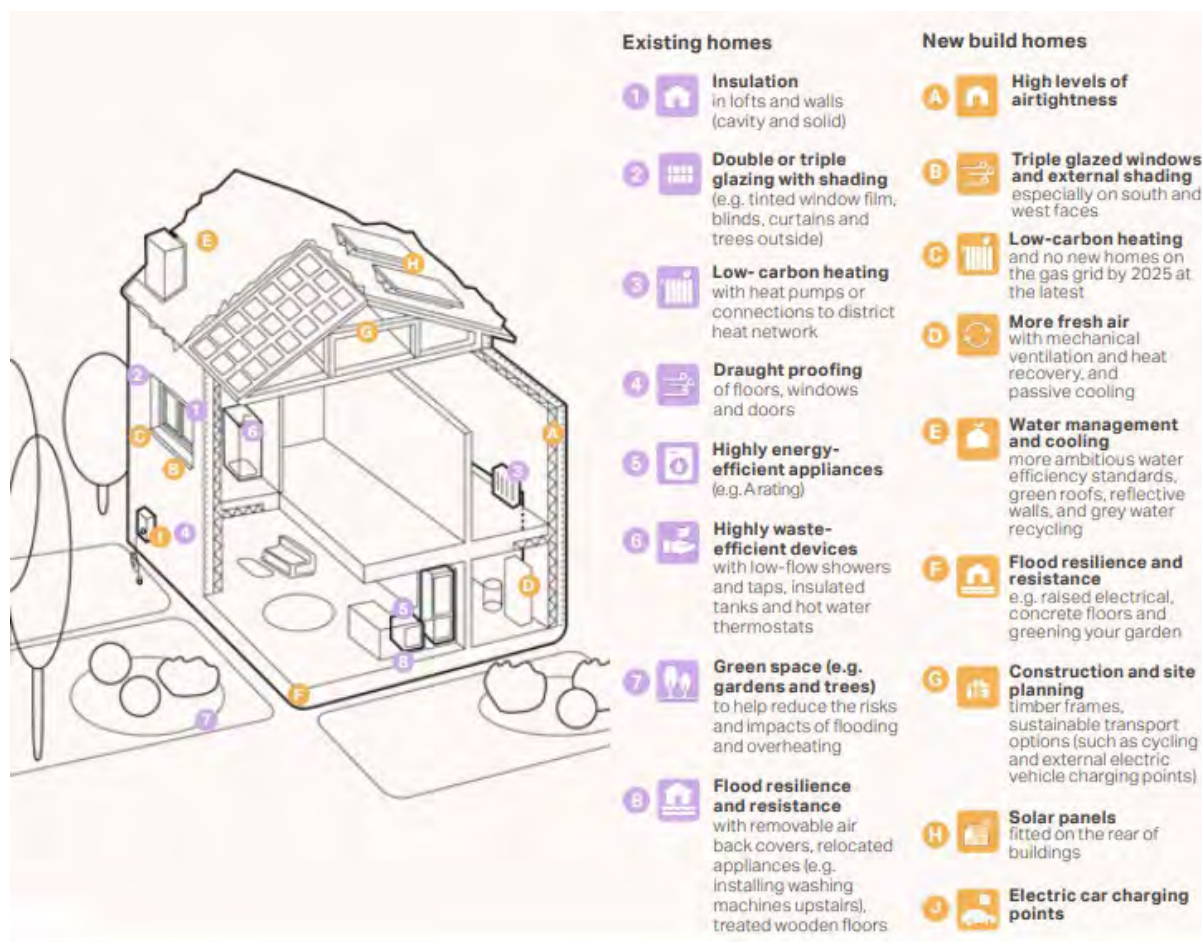
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<sup>12</sup> National Planning Policy Framework (December 2023), National Design Guide (2021), National Model Design Code (2021), Building for a Healthy Life (2020), Manual for Streets (2007)  
North Wootton Neighbourhood Development Plan 2022-2036, made November 2024

55. As part of developing the NDP the large consultancy AECOM were commissioned to develop a design guide and codes. Key elements of to come out of this work in terms of the design context for North Wootton includes:
- Settlement patterns are low-scale and low-density across the settlement, with most constructions not exceeding two storeys in height.
  - Properties are overwhelmingly equipped with front and back gardens and most front gardens given space to vehicle parking
  - Expansion of the village is constrained by the flood-prone nature of most of the parish due to its low-lying topography.
  - The oldest part of North Wootton is located at the north of the settlement with the oldest buildings constructed along the northern end of Priory Lane, Manor Road, Station Road, and Little Carr Road.
  - Most of North Wootton reflects a typical 20<sup>th</sup>-century residential suburban development settlement pattern.
  - Residential housing is dominated by detached and semi-detached housing resulting in a degree of homogeneity in the architecture and streetscape.
  - Houses are arranged in clusters serving a network of multi-branched cul-de-sac roads and small pockets of greenspace.
  - Outside of the village there are a small number of isolated farms and agricultural buildings.
56. It is important that any future development respects current design principles, with an emphasis on retaining the local rural character and ensuring that it is not diluted.
57. The parish would also welcome more sustainable design and construction methods being used to achieve high quality development to support our need to be more climate friendly. Examples of how low carbon homes could be approached is shown in **Figure 14**, taken from the North Wootton Design Guide. Other recently published actions by the Government include the Environment Improvement Plan<sup>13</sup> this sets ten actions in the roadmap to Water Efficiency in new developments, including a new standard for new homes in England of 105 litres per person per day (l/p/d) and 100 l/p/d where there is a clear local need, such as in areas of serious water stress. The parish council would welcome new homes planning to meet water efficiency standards of 100 l/p/d through a fixtures and fittings approach.

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<sup>13</sup> [Environmental Improvement Plan \(publishing.service.gov.uk\)](https://publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/914447/environmental-improvement-plan.pdf)



**Figure 14- Diagram showing low carbon homes in both existing and new build conditions taken from the AECOM North Wootton Design Guide (2022)**

58. Whilst there is a considerable amount of general detail relating to design in existing policy, the NDP and **Policy 3** aims to introduce requirements that are more specific to North Wootton. The North Wootton Design Guidance Document (2022) provides a baseline assessment of local character, views, and natural infrastructure that enables this. The design codes included within this report will be a valuable tool for securing context-driven, high-quality development, especially on potential sites that might come forward in the future. They will help provide greater certainty to developers and the community and secure development that is designed to meet community aspirations.



## Policy 3: Design

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All proposals, including householder applications, should be consistent with the North Wootton Design Neighbourhood Plan Design Guidance and Codes (2021) in general, and specifically where detail is given in codes DC.01 to DC.05.

The Design Codes and the Checklist set out in Appendix B will be used to help assess all planning applications to determine their acceptability. The following design considerations are especially important to the area:

- a. Development should be of a density that respects local character, while making efficient use of the available (developable) land.
- b. New development should have due regard to the heights of other buildings in the area and the generally low profile of buildings. Typically, not exceeding two storeys.
- c. The building frontage line for new developments should respect the existing alignment of buildings along the street frontage.
- d. Materials and colours should respect the local vernacular and be in keeping with the local historic character (Examples are given in DC.02).
- e. Front gardens should be provided on residential streets including green elements such as trees, hedges, or planting. The front garden depth should be a minimum of 3m from the elevation of the dwelling and be permanently screened by hedging, fence, or a wall.
- f. Protect and enhance existing landscape and green infrastructure features to preserve the natural character of the village.
- g. New or existing development proposing boundary treatments should be consistent with the existing street scene, offering features such as hedges or low masonry walls made by appropriate traditional materials such as red brick or carstone. Proposals should avoid using high screening fences/walls above 2m.

Where practicable development proposals should be constructed sustainably having due regard to approaches within design code DC.04 whilst respecting the character area in which they are located.

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## Residential Parking

59. Due to the layout of existing streets and buildings, on and off-street parking areas are a necessity for households in North Wootton. However, they should not be unsightly or dominate views towards properties. Parking provision should be well designed to retain the attractiveness of the village and ensure a 'sense of place' within residential streets. Parking is an important consideration in the Design Guidance and Codes (2021). The policy approach for **Policy 4** is to ensure that all development, where relevant, considers the suitable design approaches being drawn out of the Design Guidance and Codes to reduce any further impacts within the village.
60. As set out in the NPPF maximum parking standards for residential and non-residential development should only be set where there is a clear and compelling justification that they are necessary for managing the local road network. The Local Plan SADMP (2016) Policy DM17 and emerging plan LP14 sets out the same minimum standards as set out in **Policy 4**. Both policies also set out how garages under 7m x 3m (internal dimensions) will not be counted. This policy also supports the emerging Local Plan Review Policy LP14 which goes further to provide detail on each dwelling needing to provide a minimum of one secure and covered cycle space per dwelling and supports the provision of a minimum of one secure electric vehicle charging point wherever possible on site.
61. Whilst some clauses are similar to strategic policies set out in the Local Plan, policy 4 goes further than these to provide necessary design details appropriate to North Wootton and the Design Guidance and Codes Document (2022).

## Policy 4: Residential parking standards

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Proposals should make sure they have considered all appropriate points made under Design Code and DC.03 Mobility and Parking and Section 10- Car parking of the Design Guidance (2022) and Design Checklist in Appendix B.

All parking areas and driveways should be constructed with permeable paving materials; otherwise, wherever possible, should incorporate sustainable drainage systems.

All parking areas and driveways are encouraged to provide opportunities for electric vehicle charging points.

For all new residential developments, where practicable and feasible, the following minimum standards shall apply for the provision of off-road vehicle parking:

- 1 bed dwelling, 1 off-road car parking space
- 2 bed dwelling, 2 off-road car parking spaces
- 3 bed dwelling, 2 off-road car parking spaces
- 4+ bed dwelling, 3 off-road car parking spaces

### On Street Parking

Where dedicated on-street parking is provided as part of new developments, the streetscape should not be dominated by continuous on-street parking spaces. Tree planting and other gaps should be incorporated. Schemes that are designed to function as an informal traffic calming function will be supported.

### On-plot parking

Where possible locate parking to the side of properties and ensure landscaping is used to avoid car parking being obtrusive in the street scene. If front parking is used, then its presence should be minimised with high quality and well-designed soft landscaping.

### Garage parking

Garages should be designed as free-standing structures or an additive form to the main building. They should complement the character and style of the main building.

The minimum garage size should be 7 metres by 3 metres to allow sufficient space for cars and storage including bicycles or electric vehicle charging points.

#### Cycle parking

New development proposals should provide suitable secured parking for properties without garages. Further detail is within Design Code 03.4.

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## Natural Environment

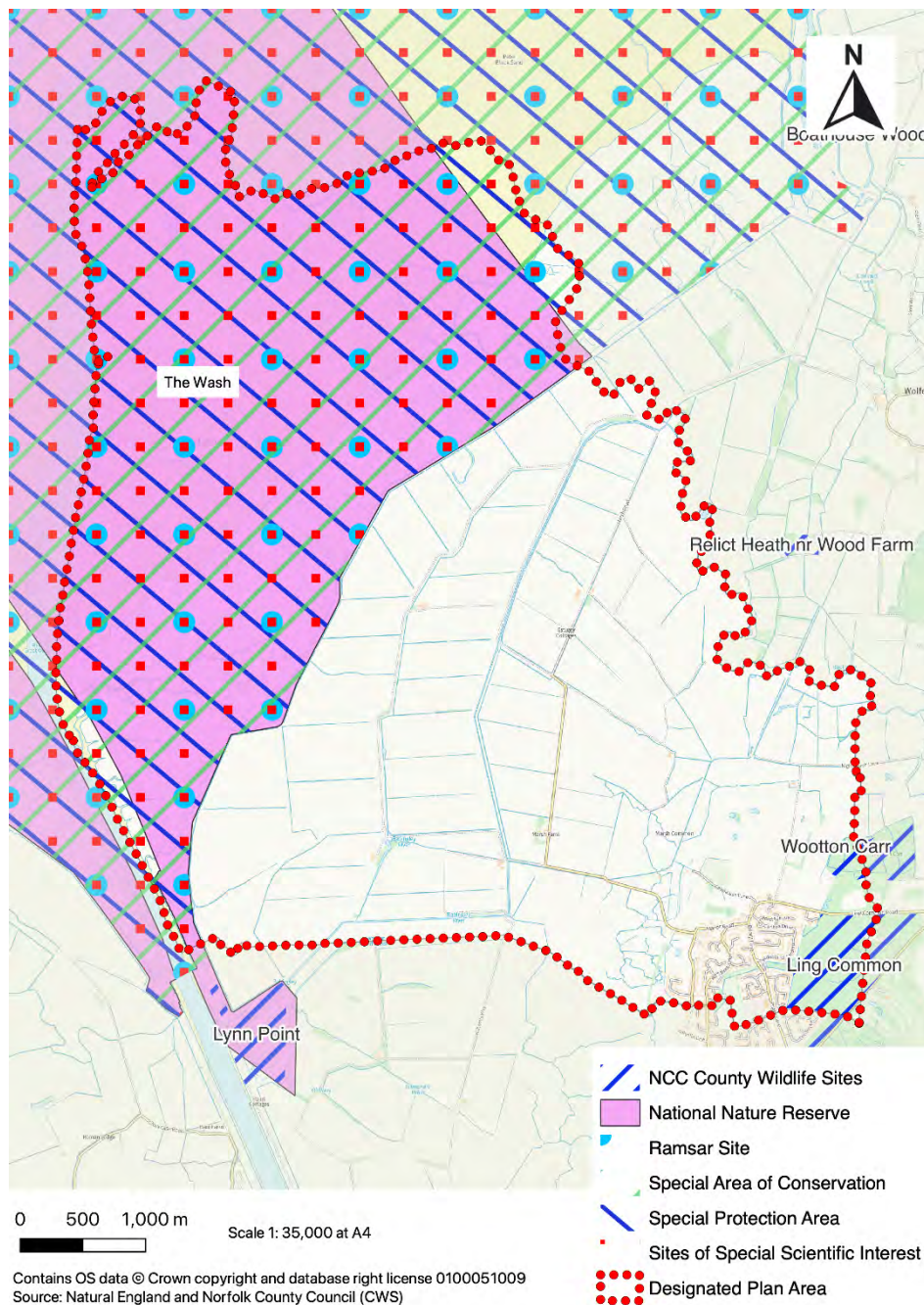
62. North Wootton parish is particularly special from an environmental and landscape perspective. There are multiple Natural England statutory designated sites including:
- Norfolk Coast- Area of Outstanding Natural Beauty (AONB), Special Area of Conservation (SAC), Special Protection Area (SPA), Site of Special Scientific Interest (SSSI) and Ramsar site;
  - Greater Wash Special Protection Area (SPA); National nature reserve (NNR), Ramsar site, Special area of conservation (SAC), Special protection area (SPA), Site of special scientific interest (SSSI)
63. To the east of the settlement, the landscape encompasses an extensive area of woodland with recreational access including King's Lynn Golf Course and Stony Hangings clearings. To the north, east and west the village adjoins an Area of Outstanding Natural Beauty (Norfolk Coast) and parts of the neighbourhood plan area are within the AONB. The woodland to the north of the village merges at points with Wootton Carr, a smaller wood with limited public access. To the west of North Wootton lies a network of small pasture and arable fields defined by drainage ditches. The landscape to the west of North Wootton is generally flat and low-lying in comparison to the eastern side. Overall, the area has a strong sense of tranquillity, and views are generally enclosed by trees to the east; whilst to the west, they are more open and extensive.
64. To the northwest of the plan area is The Wash, the UK's largest estuary system which contains extensive saltmarshes. The intertidal flats of The Wash form one of the largest intertidal areas in Britain, supporting high concentrations of marine invertebrates which in turn provide a food source for over 300,000 wintering wildfowl<sup>14</sup>. The Wash has been given multiple statutory designations by Natural England because of its importance for wildlife and geology.
65. In addition to the statutory wildlife designations within the neighbourhood plan area, there are also some non-statutory wildlife designations. This includes part of two County Wildlife Sites (CWS) within the Neighbourhood Development Plan (NDP) area and one adjacent:
- Wootton Carr
  - Ling Common
  - Lynn Point (adjacent)
66. CWSs are areas of land rich in wildlife outside of nationally protected areas such as National Nature Reserves and Sites of Special Scientific Interest (SSSI). CWS do not

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<sup>14</sup> JNCC Ramsar Information Sheet UK11072 [untitled \(jncc.gov.uk\)](https://jncc.gov.uk) – accessed 01/12/2021  
North Wootton Neighbourhood Development Plan 2022-2036, made November 2024



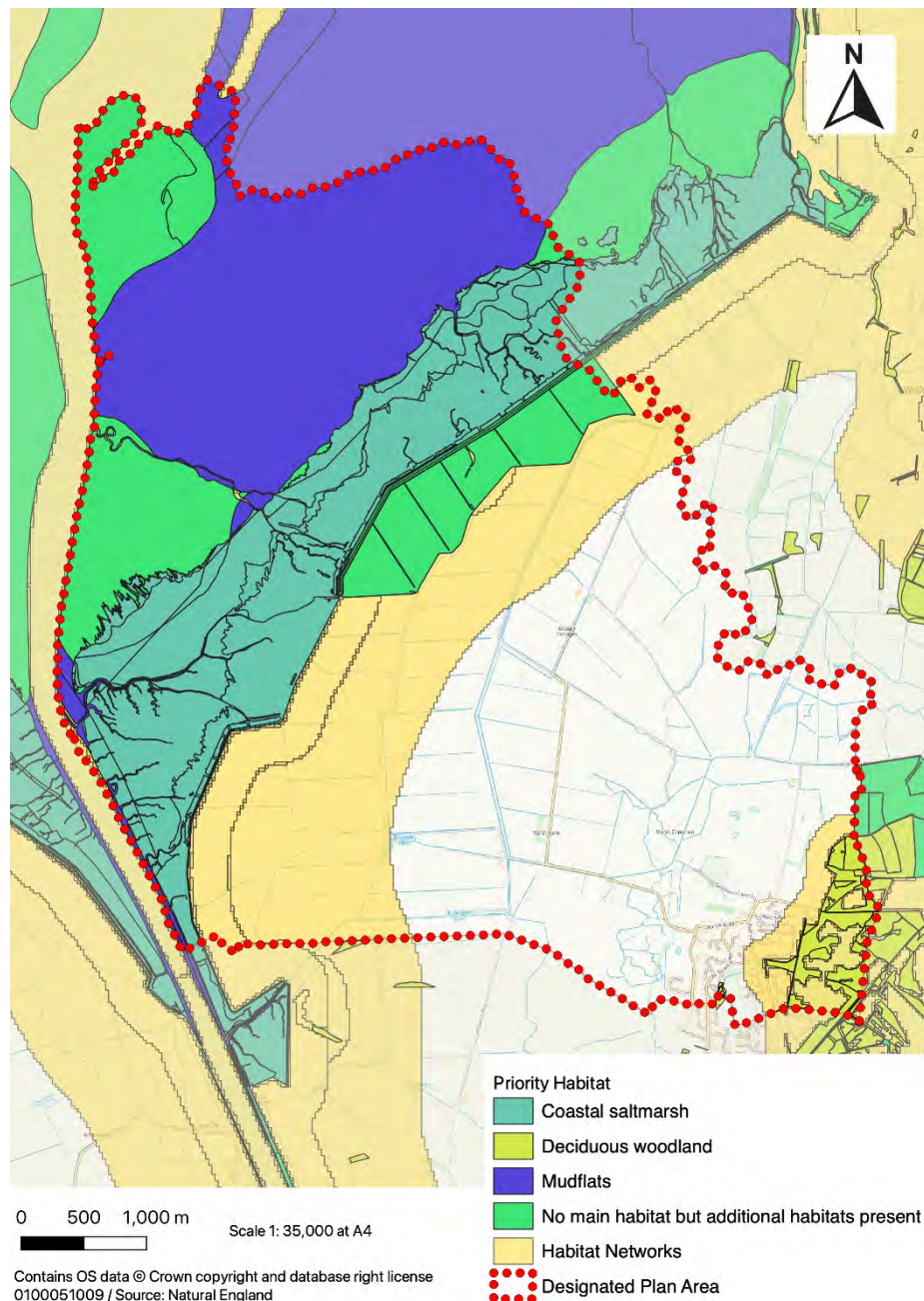
receive statutory protection but are given some protection through the planning system. Wildlife designations are marked on **Figure 15**.



**Figure 15: Wildlife Designations in close proximity of the Parish**

67. Natural England also identifies that there are important habitat networks within the plan area, these are shown in **Figure 16**. Parts of the parish contain Priority Habitats for biodiversity conservation, those which are most threatened, in greatest decline or where the UK holds a significant proportion of the world's total population. The predominant type of priority habitat is coastal saltmarsh, mudflats, and deciduous woodland.

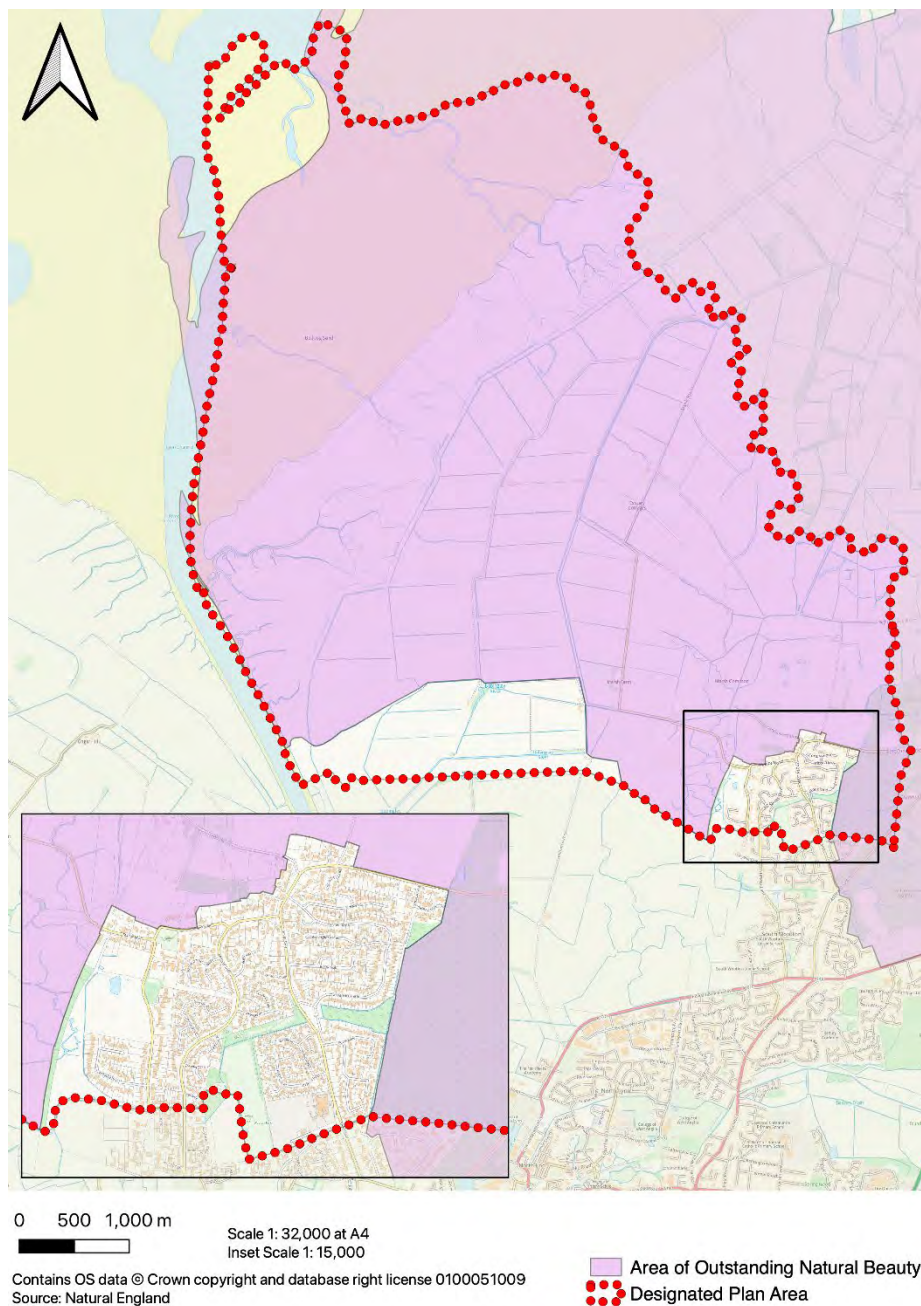




*Figure 16- Habitat Networks in North Wootton*

68. As shown in **Figure 17**, most of the neighbourhood area outside of the built-up settlement to the south of the parish, falls within the Norfolk Coast Area of Outstanding Natural Beauty (AONB). The AONB was designated in 1968 and includes the greater part of the remaining unspoiled coastal areas between the Wash (west of county) and Great Yarmouth (east of county). The Norfolk Coast landscape displays a striking diversity of scenery, embracing a rich mix of coastal features and contrasting inland agricultural landscapes, of which are influenced by the proximity

of the sea. Much of the character and quality of the AONB landscape can be attributed to the contrasts which arise from its diversity.



***Figure 17- Norfolk Coast AONB Designation within North Wootton Parish***

69. There are three main national character areas relating to the Norfolk Coast and North Wootton Falls into NCA77 – North Norfolk Coast. Within this there are a number of integrated landscape characters, with those relevant to North Wootton being Open Coastal Marshes (OCM) and Drained Coastal Marshes (DCM), with DCM the character area adjacent to the settlement of North Wootton. As described

in Section 3 of the Integrated Landscape Guidance (2021)<sup>15</sup> *“Characteristic features include the coastal marshes, sand dunes and shingle ridges, backed by coastal maritime settlements, red brick and flint buildings, prominent churches, and windmills. Just inland, the drained marshes are open farmland, with pollarded willows along the roadsides and long views.”*

70. As set out in the AONB Open Coastal Marshes (OCM) paper (2021)<sup>16</sup> for North Wootton the character area which falls into OCM is *“strikingly flat & low lying. Intertidal mudflats & reedbeds interspersed with sinuous tidal creeks, small brackish pools & lagoons. Valuable ecological habitat for range of vertebrates, wading birds & wildfowl”*. The inherent sensitivity of this character is:

- Very strong sense of remoteness & tranquillity.
- Predominantly isolated & rural character.
- Intricate network of intertidal creeks.
- Undisturbed bird feeding and resting area.

71. The AONB Drained Coastal Marshes (DCM) paper (2021)<sup>17</sup>, identifies there has been a long history of intervention and change in the land use pattern with ‘engineered’ open arable land being a man-made landscape in the area outlined by extensive sea walls dating from the 17<sup>th</sup> century. It is suggested there could be ongoing interventions seen as part of the continued evolution of its character. The area has vast amounts of open arable land interrupted by occasional shelterbelts. Other inherent sensitivity principles set out for the DCM AONB character area relevant to the parish:

- Open views across simple, expansive arable landscape.
- Few vertical elements.
- Predominantly isolated & rural character.
- Local areas of smaller-scale wetland and rough pasture (valuable in ecological and landscape terms) eg along the Babingley River.
- Areas with a distinctive ‘ladder-pattern’ of field boundaries are of value as a record of local landscape history.
- The rush-lined drainage ditches which criss-cross the arable fields form an interconnected network of valuable wetland habitats.

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<sup>15</sup>Norfolk Coast AONB Integrated Landscape Guidance- Section 2 (2021): [Integrated-landscape-character-intro-section-2.pdf \(norfolkcoastaonb.org.uk\)](https://norfolkcoastaonb.org.uk/integrated-landscape-character-intro-section-2.pdf)

<sup>16</sup> Norfolk Coast AONB Integrated Landscape Character Part 1- Open Coastal Marshes (2021): [Integrated-landscape-character-Part-1-Open-Coastal-Marshes.pdf \(norfolkcoastaonb.org.uk\)](https://norfolkcoastaonb.org.uk/integrated-landscape-character-Part-1-Open-Coastal-Marshes.pdf)

<sup>17</sup> Norfolk Coast AONB Integrated Landscape Character Part 2- Drained Coastal Marshes (2021): [Integrated-landscape-character-Part-2-Drained-Coastal-Marshes.pdf \(norfolkcoastaonb.org.uk\)](https://norfolkcoastaonb.org.uk/integrated-landscape-character-Part-2-Drained-Coastal-Marshes.pdf)



72. The impact of new development is identified as a key issue in the Norfolk Coast AONB Integrated Landscape Guidance (2021<sup>18</sup>). The pressures listed below could be relevant to North Wootton if not considered when planning future development:
- Subdivision of larger gardens and/or 'selling off' fields within villages to create small plots for individual houses or extensions, both of which can result in a loss of mature trees and the historic patterns of buildings and open spaces which are an integral part of the distinctive local character of areas.
  - Local character and distinctiveness of built form has been gradually eroded as traditional features (such as building materials) have been replaced by standard, suburban-style conversions, extensions and built development, along with ornamental fencing, planting, and security lights.
  - Extension of urban/ urban fringe character around the fringes of the area and on immediately adjacent landscape types which could have a visual impact on landscape character, particularly in areas where the settlement is on elevated land overlooking the Drained Coastal Marshes.
73. The AONB designation helps to protect natural features, but also settlements and working environments that are distinctive characteristics of the countryside. It allows for sustainable development, in ways that further enhance the character of the AONB area. **Policy 5** aims to protect against the negative impacts of development in North Wootton on the AONB.
74. As well as this, the West Norfolk Landscape Character Assessment<sup>19</sup> identifies the area to have a third landscape character 'Wooded Slopes with Estate Land'. The marsh areas are characterised as having:
- A strong sense of remoteness and tranquillity.
  - Open views across the ever-changing nature of the seascape (The Wash).
  - An intricate network of inter-tidal habitats.
  - A relatively strong sense of tranquillity.
  - A strong sense of openness, with open, panoramic views towards the undeveloped open inland marshes.
  - Predominantly isolated and rural character.
75. Towards the south of the area the marshes are more strongly influenced by the urban fringe of North Wootton and North Lynn. About North Wootton it states: *"here, the developed residential skyline is visible within views southwards and overall sense of tranquillity is disturbed by activity within the urban area. Several urban fringe*

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<sup>18</sup> Norfolk Coast AONB Integrated Landscape Guidance- Section 3 (2021): [Integrated-landscape-character-intro-section-3.pdf \(norfolkcoastaonb.org.uk\)](#), [Integrated-landscape-character-Part-2-Drained-Coastal-Marshes.pdf \(norfolkcoastaonb.org.uk\)](#)

<sup>19</sup> KLWN Landscape Character Assessment, Final Report March 2007, Chris Blandford Associates  
North Wootton Neighbourhood Development Plan 2022-2036, made November 2024

characteristics (such as pony paddocks and domestic garden boundary fences) are also apparent”.

## Policy 5: North Wootton Norfolk Coast AONB Policy

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1. Planning applications which fall within or immediately adjacent to the Norfolk Coast AONB designation should demonstrate how they have had due regard to the Integrated Landscape Guidance (2021) for Drained Coastal Marshes<sup>20</sup>.
2. All new build development within the Norfolk Coast AONB that will result in a change to the local character or distinctive features of the built and natural environment, as detailed in the relevant AONB character areas, will not generally be supported.
3. Within the Norfolk Coast AONB and, where this would harm the AONB, immediately adjacent to the Norfolk Coast AONB, subdividing larger gardens or selling off open fields to create small plots for housing or extensions resulting to a loss of historic open landscape, buildings, and mature trees will not generally be supported.
4. All new build development proposed within the Norfolk Coast AONB should state in their application how they plan to protect and enhance the character of the AONB area.

## Dark Skies

76. The NPPF notes how planning policies should ensure that new development is appropriate for its location considering effects of pollution (including light pollution) that could arise from the development on site and with its wider surroundings. Planning policies and decisions should: *“limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation”*<sup>21</sup>.
77. The Norfolk Coast Partnership AONB Management Plan (2014-2019) identifies seven key qualities of natural beauty for the Norfolk Coast. It includes its *“sense of remoteness, tranquillity and wildness”*. It is an area of *“low level of development and*

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<sup>20</sup> Norfolk Coast AONB Integrated Landscape Character Part 2- Drained Coastal Marshes (2021): [Integrated-landscape-character-Part-2-Drained-Coastal-Marshes.pdf](https://norfolkcoastaonb.org.uk/integrated-landscape-character-part-2-drained-coastal-marshes.pdf) ([norfolkcoastaonb.org.uk](https://norfolkcoastaonb.org.uk))

<sup>21</sup> [National Planning Policy Framework](https://www.gov.uk/publishing-service/national-planning-policy-framework) ([publishing.service.gov.uk](https://www.gov.uk/publishing-service/national-planning-policy-framework))

*population density for lowland coastal England, leading to dark night skies and a general sense of remoteness and tranquillity away from busier roads and settlements and, particularly for undeveloped parts of the coast, of wildness”<sup>22</sup>.*

78. As the majority of the parish falls within the Norfolk Coast AONB (**Figure 18**) the following vision for Norfolk Coast Partnership in relation to Dark Skies applies - *“Necessary development, including outside the area and in the marine environment, will have been managed so that the area will still be essentially unspoilt with a strong feeling of remoteness, peace and tranquillity, with wide skylscapes, seascapes and dark night skies that show the richness and detail of constellations”* (Norfolk Coast Partnership, 2014, P31). It is therefore appropriate to reflect on the importance of good exterior lighting and design in future developments.
79. Guidelines have been created around planning for good exterior lighting which will be relevant for the Dark Skies policy. Outdoor lighting should be carefully designed to ensure appropriate placement, duration, colour, and timing. The quote *“more light is not necessarily better light”<sup>23</sup>* is discussed in some detail in the GOV Light Pollution Guidance and Dark Sky Society (2020) paper in relation to promoting safety. Where light fixtures give off an unsafe glare it can result in reduced visibility and accidents on the road and streets, especially when vision is readapting to darker areas<sup>24</sup>. Examples of fixture types that can be used to reduce glare and light trespassing in the night sky include:
- Fully shielded fixtures (enclosed in full cut off or canopy fixtures);
  - Lighting which is directed downwards (mounted horizontally to the ground and not tilted upwards).
  - Using energy efficient bulbs/low light levels such as white LED, metal halide or fluorescent sources.
  - Controlled lighting on timers and motion detectors when needed including no dusk to dawn lights<sup>25</sup>.
  - Using warmer colour lights such as yellow where possible avoiding blue, or ultraviolet content since these are generally more disruptive to humans and wildlife.
  - Use of low-energy lamps such as LED, metal halide or fluorescent sources.

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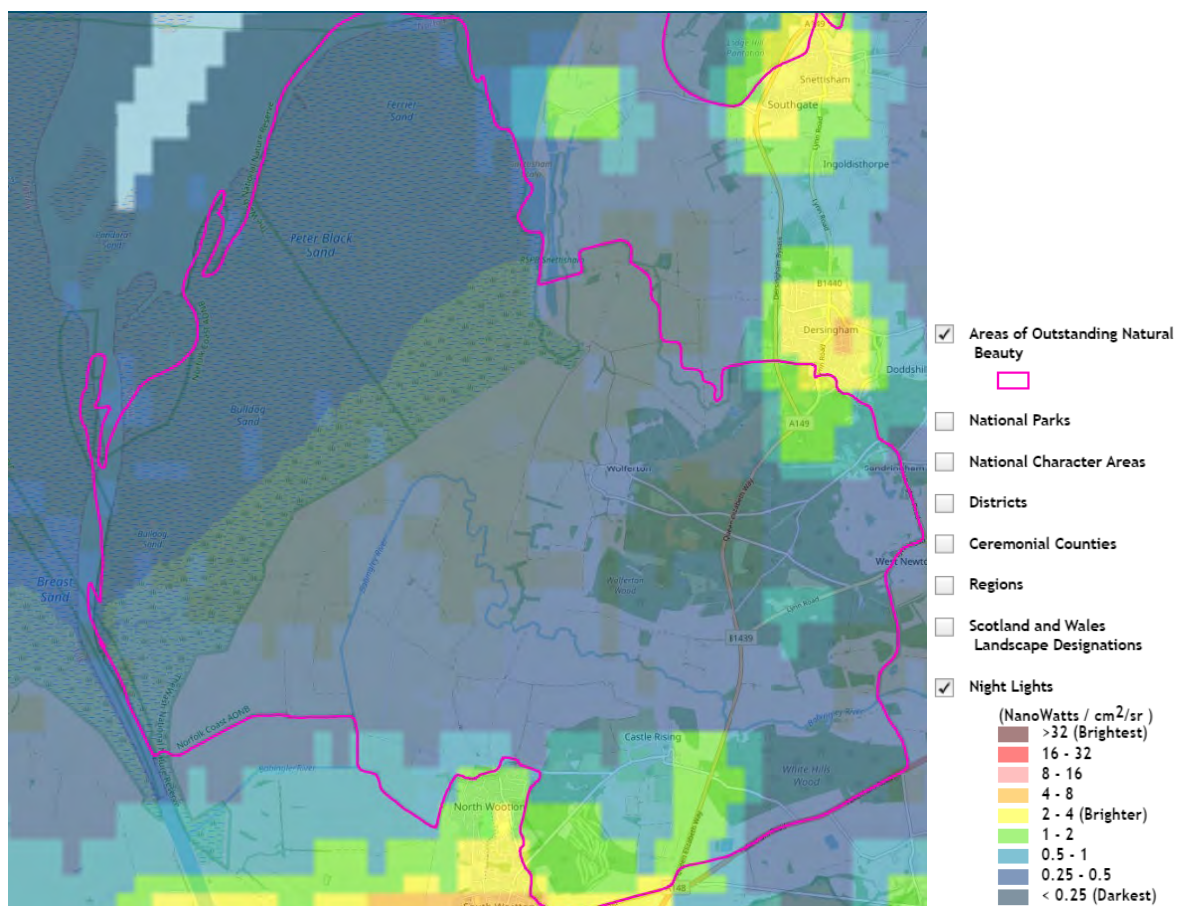
<sup>22</sup> [2014-19-Management-Plan.pdf \(norfolkcoastaonb.org.uk\)](#)

<sup>23</sup> [Light pollution - GOV.UK \(www.gov.uk\)](#)

<sup>24</sup> [LightingPlanGuidelines.pdf \(darkskysociety.org\)](#)

<sup>25</sup> [Towards-A-Dark-Sky-Standard-V1.1.pdf \(southdowns.gov.uk\)](#)

80. The CPRE Dark Skies Mapping<sup>26</sup> shows that much of the Parish, apart from the built-up village centre falls into the darkest categories, suggesting that as a whole the parish has relatively dark skies with very little light pollution.
81. Additional intrusive external or internal lights associated with new development would be detrimental to the character of the village. It is noted that in many cases external and internal lights fall into permitted development, however, it is possible to influence lighting associated with new development and the evidence and national guidance of the benefits of sensitive lighting may encourage better design choices by others. In North Wootton streetlights have LED lights and the parish council are considering a timing system so these go off in the early hours of the morning to conserve energy. The parish council have just completed a programme of installing LED lights.



**Figure 18- Dark Skies**

<sup>26</sup> [England's Light Pollution and Dark Skies \(cpre.org.uk\)](https://cpre.org.uk)



## Policy 6: Dark Skies

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Proposals including external lighting in locations that are likely to be visible from the surrounding landscape will not normally be supported except where a requirement can be demonstrated in the interests of safety/security.

To minimise light pollution all planning proposals should be positioned/ designed to minimise light spill; e.g. avoidance of dawn to dusk lighting.

Where internal lighting is likely to cause disturbance to humans or wildlife, proposals will be sought for mitigating pollution from internal light sources. Large windows and roof lights are particularly relevant in this context.

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### Community Action 1: Light usage and conserving energy

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The Parish Council will work on installing LED lights in streetlights and other areas in the community to help conserve energy usage. They will engage and encourage the community to do this also to conserve energy usage within the parish.

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## Biodiversity improvements

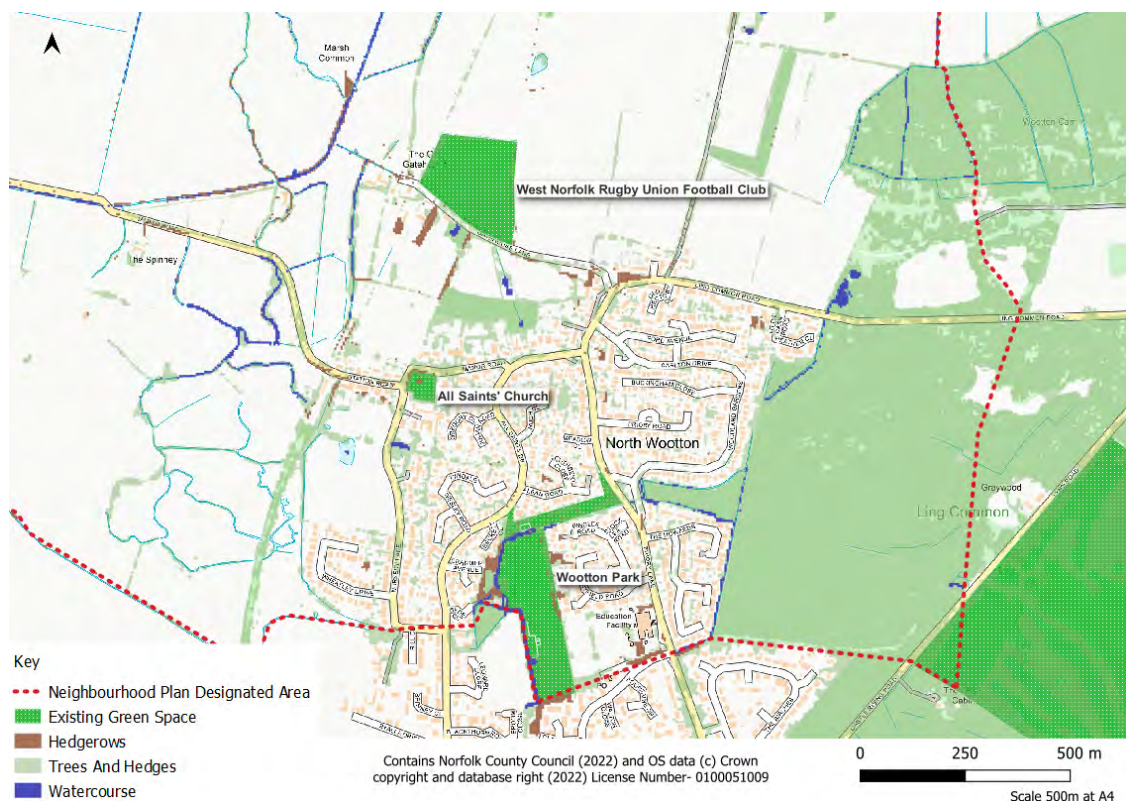
82. There is strong support locally for protecting and improving wildlife habitat. Response to the consultation survey in 2022 indicates strong support for protecting existing trees and hedgerows (98% of 292 people). In addition, 97% of respondents said they would support development of an ecological network or wildlife corridors as part of the NDP. Suggestions included involving the local community and schools in wildlife projects and protecting the wildlife in North Wootton by encouraging new development to plant trees and hedgerows.
83. Legislation and the NPPF (chapter 15) afford considerable support for protecting and enhancing key landscapes and areas of value in terms of biodiversity. This includes the need for biodiversity net gain (BNG) as part of developments. Para 185 supports the mapping of ecological assets and networks, including for enhancement or creation. NPPF paras 102 -107 covers protecting existing green open spaces and creation of new ones. The NPPF also makes it clear that all new streets should include trees, and that planning policies should ensure streets are tree lined.
84. The Environment Act (2021)<sup>27</sup> Schedule 14 sets the requirement for mandatory biodiversity net gain (BNG) of at least 10% on development proposals which should be maintained for a period of at least 30 years. The concept seeks measurable improvements for biodiversity by creating or enhancing habitats in association with development. Proposals must 'leave biodiversity in a better state than before'. There are three ways to deliver BNG, onsite within the red line, off-site locally with biodiversity enhanced in conjunction with nearby landowners, or through statutory credits. The requirement for BNG is in addition to following the usual mitigation hierarchy to avoid, mitigate or compensate for biodiversity losses.
85. The King's Lynn West Norfolk Local Plan Policy CS12 requires that development should avoid, mitigate, or compensate for any adverse impacts on biodiversity. It also provides a level of protection for County Wildlife Sites and priority habitat. Additionally, Policy DM 22 provides some Protection of Local Open Space (recreational space, amenity, biodiversity etc), but no spaces are designated in North Wootton.
86. As part of developing the NDP focus has been on identifying green spaces within the built-up area of the parish that could be enhanced through development and community action. Improving the natural environment is important and allowing continued access to high quality green space will help support the community's health through physical activity and connecting with biodiversity. The green spaces identified include the Rugby Club field, among others, which could be improved

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<sup>27</sup> [Environment Act 2021 \(legislation.gov.uk\)](https://legislation.gov.uk)

through habitat/biodiversity enhancements if new development coming forward in the parish cannot provide improvements on site. It is important that any required biodiversity enhancement can be delivered within the parish, and the community feel that focusing this on existing green spaces which the community use and cherish would be beneficial. We recognise that locations for BNG sites would first be required to be recorded on Natural England's Biodiversity Net Gain Site Register.

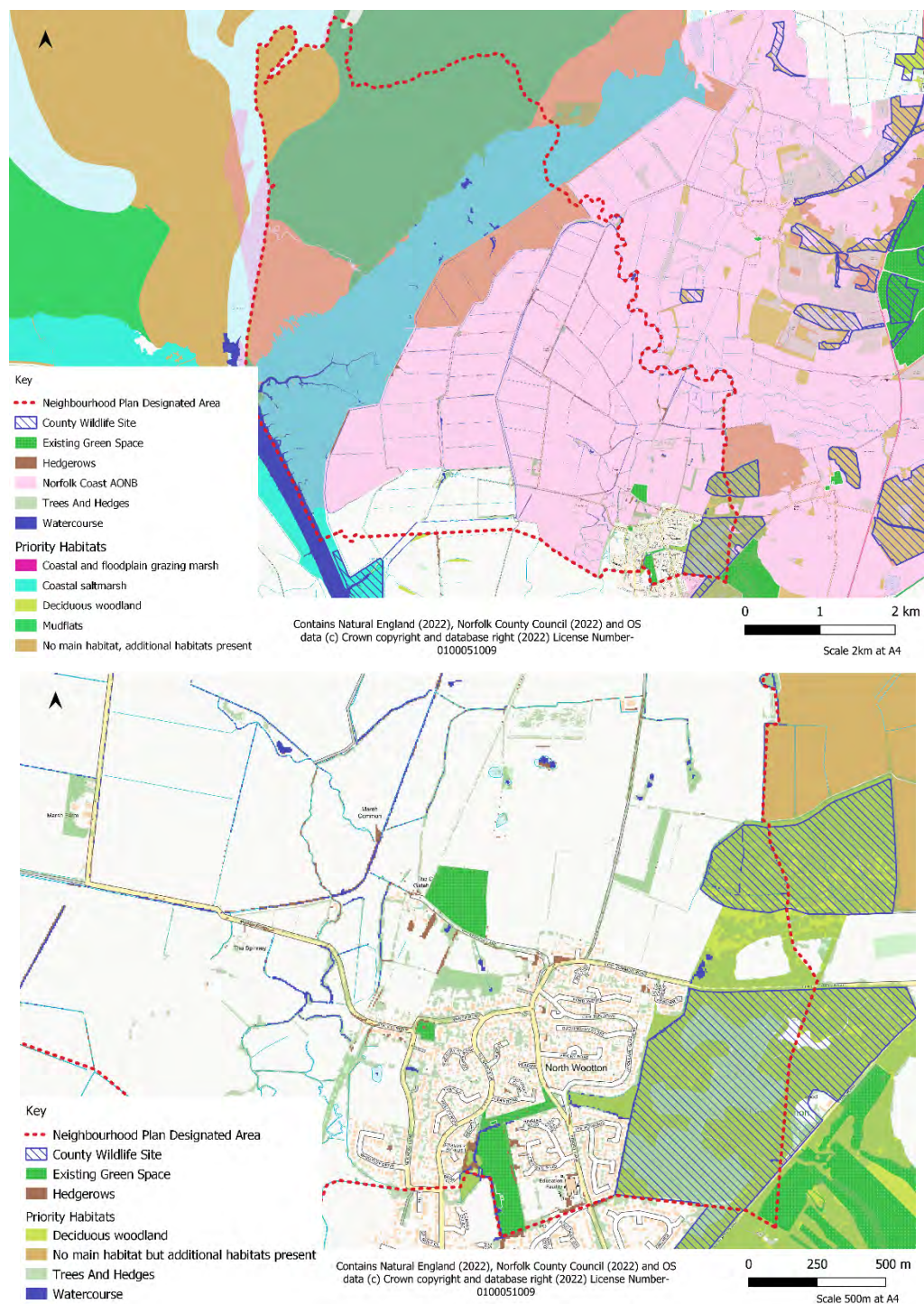
87. **Figure 19** identifies green spaces that could be the focus of biodiversity enhancement where this cannot be achieved on a development site. This includes the West Norfolk Rugby Club, All Saints Church and Wootton Park. Enhancements may also boost the movement of current wildlife present in the parish. For example, wildlife may move through current green corridors made up of trees, hedges, and grassland. There is also opportunity for the community, working with local landowners, to increase biodiversity and connectivity, for example by planting more trees and hedges, by allowing grassland areas to grow wilder, and by installing features like bird and bat boxes.



**Figure 19- Existing Green Spaces**

88. **Figure 20** shows just how important and naturally rich North Wootton is for wildlife. There is a presence of priority habitat across much of the parish outside of the main settlement area, and even with there are green spaces, trees, and hedgerow.





*Figure 20- Ecological maps of North Wootton*

89. The aim of **Policy 7** is to give guidance to developers on where biodiversity enhancements in the parish should be delivered. As per the Environment Act, emphasis should always be on delivering improvement on site, but where this is not possible, focus should be on delivering it elsewhere in the parish and in particular in those locations identified here.

## Policy 7: Biodiversity improvements

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The importance of the area for wildlife will be safeguarded, retained and habitats enhanced through positive action as part of the development process. All development proposals will need to demonstrate at least a 10% net gain in biodiversity, which should be achieved in the following ways:

- a) In consultation with the local planning authority, use of an agreed biodiversity metric and biodiversity net gain plan;
- b) Habitat secured for at least 30 years via planning obligations or conservation covenants;
- c) Delivery of biodiversity net gain on site wherever possible and if it can be demonstrated that this is not feasible then delivery elsewhere in the Parish boundary or suitable available locations in the local area;
- d) Contribute towards enhancing, restoring or maintaining existing green infrastructure (such as county wildlife sites, priority habitats or corridors to those sites);
- e) Wherever possible extending priority habitats, to reduce the loss of these valued habitats through fragmentation;
- f) Through effective layout and design, development should recognise the location of existing green infrastructure and support appropriate uses and functions eg. through incorporation of invertebrate, swift or bat boxes into the design of built infrastructure; and
- g) Use of native British species of flora and fauna of local provenance.

Proposals that will affect trees or hedgerow should be accompanied by a survey which establishes the health and age of affected trees and/or hedgerow, and appropriate management plan<sup>28</sup>. Where the incorporation of existing trees and hedgerows in the development design or translocation is not feasible and only as a last resort, any loss of trees or hedgerow should be

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<sup>28</sup> The requirements cited can be achieved through local requirements for validating planning applications- [Planning application validation checklists | Planning application validation checklists | Borough Council of King's Lynn & West Norfolk \(west-norfolk.gov.uk\)](#)

compensated for by adequate replacement provision of greater value than the tree or hedgerow lost.

Replacement species should be appropriate to the local area. Developers should ensure local ecological connectivity is maintained and sufficient space is made available on the development site for this, unless exceptional circumstances can be demonstrated.

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## Community Action 2: Local Action to Encourage Wildlife

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The Parish Council will work with the local community and primary school to encourage action to enhance habitat and wildlife in public areas and in people's gardens.

This may include activities to encourage insect friendly planting, use of bird feeders, bird, and bat boxes, making the most of compost and encouraging wild patches.

In public areas actions will be investigated including less frequent mowing, pond maintenance and planting trees. In relation to this, priority will be to work with local landowners to improve habitat for wildlife.

The Parish Council will implement a programme of tree planting, with emphasis on further greening of existing green spaces within the settlement.

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## Important Local Views

90. The NPPF indicates that planning policies and decisions should protect and enhance valued landscapes recognising the intrinsic character and beauty of the countryside. There are some specific views and vistas within the NDP area that are of particular importance to the local community. Building on national and local planning policy, the NDP identifies these, provides justification for their significance, and seeks to protect them for future enjoyment.
91. As described in the AONB Drained Coastal Marshes Paper (2021)<sup>29</sup> the distinctive DCM1 character of North Wootton highlights some of the prominent features of the area which includes the views locals will enjoy: *“The wooded slopes of the adjacent Wooded Slopes with Estate Land provide a wooded skyline and backdrop to the east. Small areas of roughly grazed pastures with fragmented hedgerows are locally distinctive and are of ecological value in an otherwise man-made landscape. The sea defence walls along the entire (seaward) western border are a distinctive feature in the landscape. They often form a prominent line on parts of the skyline and prevent local views to the sea. This is a flat, open landscape with vast skies and complete lack of built structures & vertical element.”*
92. Residents were asked to identify particularly special views as part of the first consultation exercise in February 2022 for the Neighbourhood Plan. Overall, 124 respondents listed views; these are summarised in the consultation analysis document. The views suggested most frequently included:
- Views of All Saint’s Church from various aspects
  - Views of North Wootton Village green and old school, post box, lovely rural England view, old Carstone buildings
  - Nursery Lane near the church looking out to the Wash (fields along Nursery Lane)
  - View out across the SSSI
  - Views of Lynn Common Road
93. As well as this, a number of green spaces, were also suggested in the initial consultation survey and considered at the steering group meetings as to whether they would meet the set requirements for designation.
94. Some of the green spaces suggested have been protected through **Policy 10** which focuses on community assets, this includes the West Norfolk Rugby Club and North Wootton Park. One green space, land west of Nursery Lane, was initially considered

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<sup>29</sup> [Integrated-landscape-character-Part-2-Drained-Coastal-Marshes.pdf \(norfolkcoastaonb.org.uk\)](#)



to meet the criteria for Local Green Space, however the landowner was not supportive, and it was decided not to proceed with the designation.

95. Each of the views suggested were considered by the NDP steering group, with further evidence and photos gathered to determine whether they should be included.
96. Overall, the Neighbourhood Plan seeks to protect 7 public views, many of which include local features of the landscape, key buildings, and landmarks in the Parish. Justification for each of the views is provided in **North Wootton's Neighbourhood Plan Views Assessment** document. The intention is not to stop development within these views, but to ensure that their distinct character is retained. Development within the views listed in **Policy 8** that is overly intrusive or prominent will not be supported. Any proposals within these views will need to demonstrate that they are sited, designed and of a scale that does not significantly harm them.

## Policy 8: Protection of important local views

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The following eight views (shown in Figure 21 and described in North Wootton's Neighbourhood Plan Views Assessment) are identified as important public local views:

- View 1- View on Nursery Lane on the approach to The Church
- View 2- West door beyond the main vehicular gate at junction of Station Road, Nursery Lane, and Manor Road
- View 3- From North gate of the church next to the care home on Manor Road
- View 4- Looking North along Priory Lane over the green
- View 5- Looking North along Priory Lane from the junction with Manor Road
- View 6- Widespread views from Gatehouse Ln looking along the Green, towards the village sign and over the junction
- View 7- Multiple views of the Marshes/Gongs and behind the Rugby Club

Development proposals that would adversely affect these key views will not be supported. Proposals are expected to demonstrate that they are sited, and designed to be of a form and scale, that avoids or mitigates any harm to the key views.

New development should avoid impinging on open skyline views within the Norfolk Coast AONB which will affect the panoramic landscape across the area.

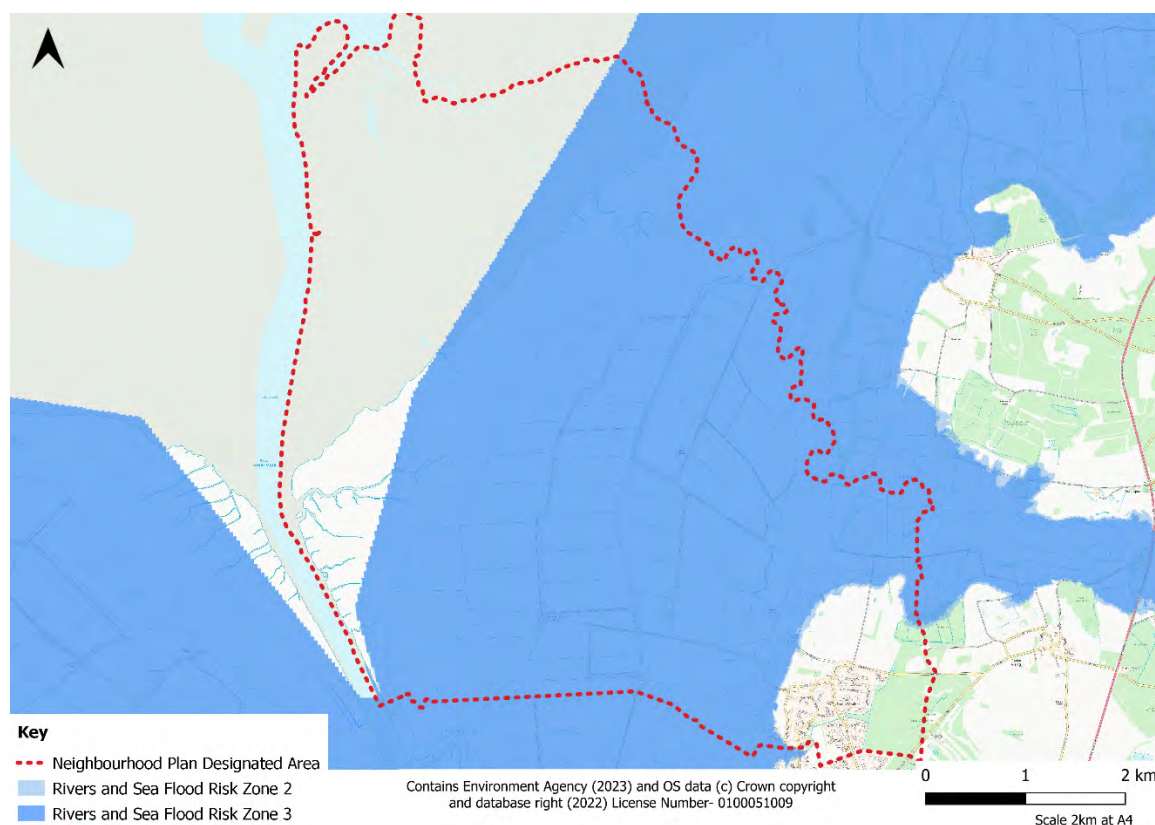
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**Figure 21-Important Local Views**

## Flood Risk

97. Flooding can cause serious damage and have significant impacts for homeowners. By thinking about flood risk early, it may be possible to avoid it, manage it more efficiently or in a way that adds value to biodiversity and the natural environment more widely. The settlement is situated within Flood Zone 1, 2 and 3 (**Figure 22**) and the watercourse for flood warning in this area is from the North Sea<sup>30</sup>. Most of the built-up settlement is within Flood Zone 1 as shown in **Figure 23**; further maps can be reviewed in the evidence base.



**Figure 22-Flood Zones present within North Wootton (Source: Environment Agency, 2023)**

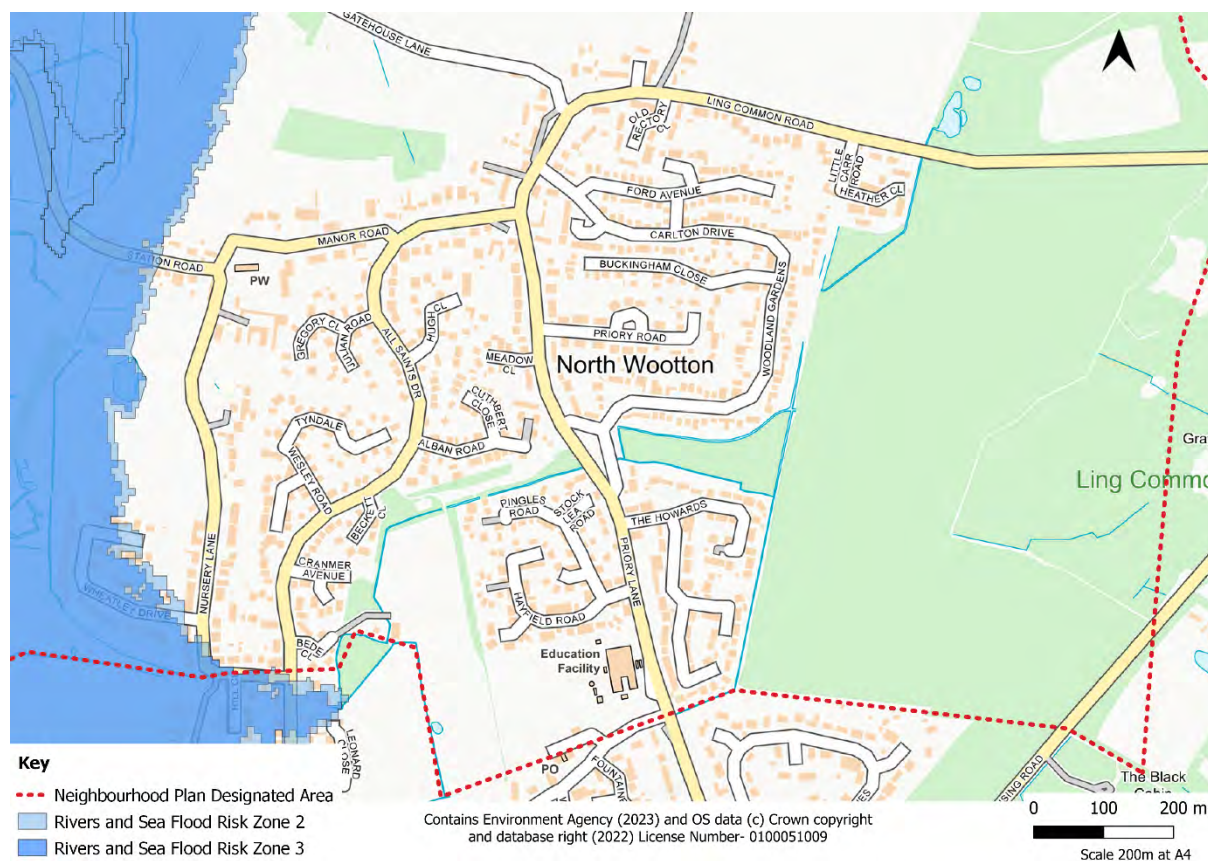
98. As stated in the King's Lynn and West Norfolk Borough Council Strategic Flood Risk Assessment (FRA) Level 2 Appendix B2 (2019)<sup>31</sup>, North Wootton is approximately 5km from the coastline and there are multiple drainage features with the majority located on the western side. Along the western boundary there is a small

<sup>30</sup> King's Lynn and West Norfolk Borough Council (2019) Strategic Flood Risk Assessment Level 1 [Flood risk assessment - Level 1 | Flood risk assessment - Level 1 | Borough Council of King's Lynn & West Norfolk \(west-norfolk.gov.uk\)](#)

<sup>31</sup> King's Lynn and West Norfolk Borough Council (2019) Strategic Flood Risk Assessment Level 2 Community Level Guidance Tables North Wootton and South Wootton Appendix B2- [Strategic Flood Risk Assessment level 2 | Borough Council of King's Lynn & West Norfolk \(west-norfolk.gov.uk\)](#)



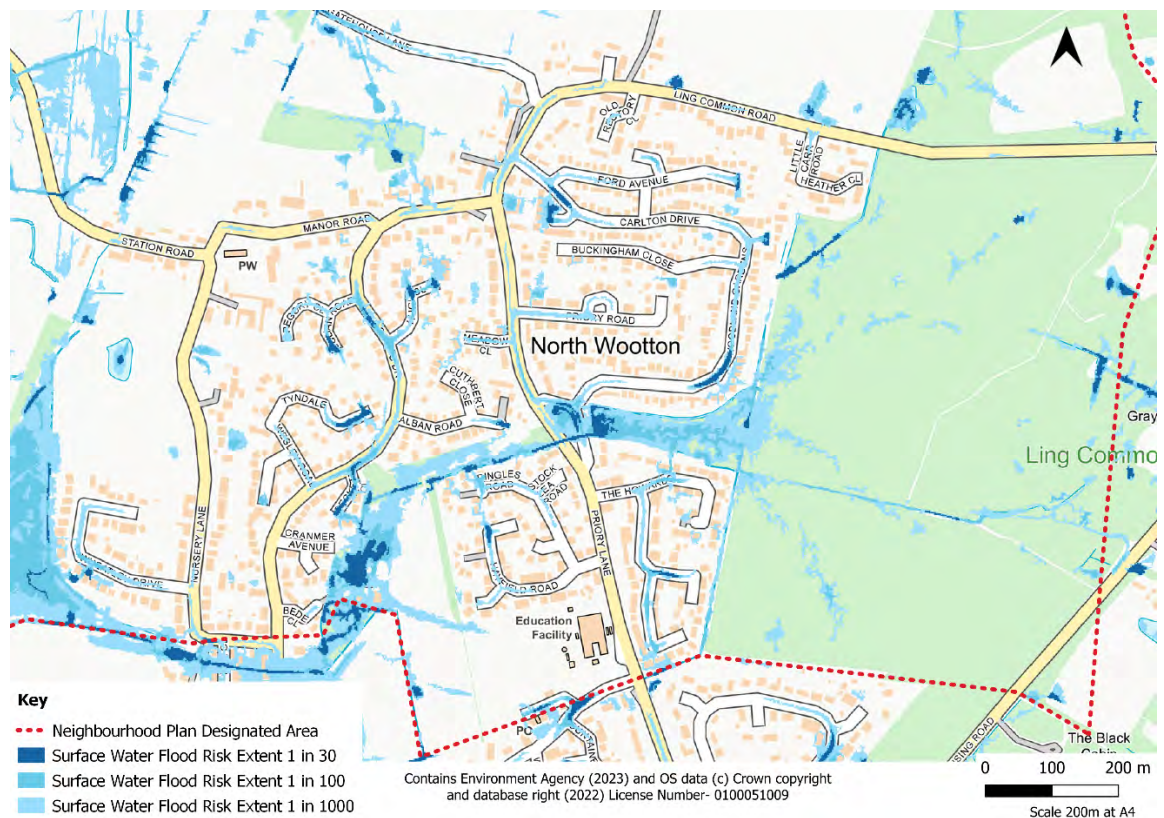
encroachment from tidal flood risk from Flood Zone 3a and surface water flood risk is an issue, particularly from an impact of 3.3% AEP event or above. The FRA also sets out that there could be a significant increase in the impact of surface water flooding under climate change scenarios, which is a concern for the community.



**Figure 23-Flood Zones present within the built-up settlement of North Wootton (Source: Environment Agency, 2023)**

99. **Figure 24** demonstrates that there are patches of high, medium, and low surface water flood risk<sup>32</sup> within the built-up area of the parish, with the potential for flooding to the highway and private property. High risk areas include the northwest end of Wootton Park and parts of: All Saints Drive, Hayfield Road, Woodland Gardens, Hugh Close and Julian Road.
100. Flood risk was a key consideration for the Borough Council when determining not to allocate sites in North Wootton in the emerging Local Plan. Virtually all of the countryside to the west of the existing built-up area falls within the Environment Agency Flood Zone 2, while west of Marsh Road the neighbourhood area is predominantly Flood Zone 3.

<sup>32</sup> High Risk is when the area has a chance of flooding of greater than 1 in 30 (3.3%), medium risk is when the area has a chance of flooding between 1 in 100 (1%) and low is the area has a chance of flooding between 1 in 1000 (0.1%). Source: Environment Agency. Risk of flooding from surface water. [LIT\\_8986\\_eff63d.pdf](https://publishing.service.gov.uk/LIT_8986_eff63d.pdf) ([publishing.service.gov.uk](https://publishing.service.gov.uk)) North Wootton Neighbourhood Development Plan 2022-2036, made November 2024



**Figure24: Surface Water Flood Risk<sup>33</sup> (Source: Environment Agency, 2023)**

101. The community is partially covered by the King's Lynn Internal Drainage Board (IDB) with the North Wootton Drain which splits into two drains and bisects the community. According to Norfolk County Council flood reports there has been evidence of internal flooding to one property on The Green in North Wootton in July 2017 and July 2018 due to a large rainfall event. There have also been records of sewer flooding from November 2012 to February 2013<sup>34</sup>. Since the incidents in 2017 and 2018 a new surface water system has been installed to direct surface water to an alternative discharge point<sup>35</sup>.
102. Chapter 14 of the NPPF, 'meeting the challenge of climate change, flooding and coastal change', seeks, amongst other things, to ensure that development addresses flooding and flood risk. This includes a focus on use of Sustainable Drainage

<sup>33</sup>Further information can be viewed here: [Learn more about flood risk - GOV.UK \(check-long-term-flood-risk.service.gov.uk\)](https://www.gov.uk/government/collections/check-long-term-flood-risk-service)

<sup>34</sup> <https://www.norfolk.gov.uk/-/media/norfolk/downloads/rubbish-recycling-planning/flood-and-water-management/flood-investigation-reports/kings-lynn-and-west-norfolk-2014-2018-fir033.pdf> - accessed 03/12/2021

<sup>35</sup> <https://www.norfolk.gov.uk/-/media/norfolk/downloads/rubbish-recycling-planning/flood-and-water-management/flood-investigation-reports/kings-lynn-and-west-norfolk-2014-2018-fir033-addendum.pdf>



Systems (SuDS). In line with national policy, Local Plan policy CS08 requires that flood risk is fully mitigated through appropriate design and engineering solutions.

103. Schedule Three of The Flood and Water Management Act (2010) is intended to encourage the construction of sustainable drainage systems- (SUDS) for new developments and redevelopments. Drainage systems can contribute towards sustainable development and improve places where people live and work. Approaches to manage surface water that take account of water quantity, quality, biodiversity, and amenity are collectively known as SuDS. Traditionally piped drainage networks convey water much more quickly than natural processes. Flooding can occur when housing and other development such as paving increases the volume and speed of run-off. SuDS seek to manage rainfall in a similar way to natural processes, by using the landscape to control the flow and volume of surface water, prevent or reduce pollution downstream of development and promote recharging of groundwater. Natural vegetation, including trees, in SuDS helps attenuate flows, traps silts and pollutants and promotes infiltration. From 15 April 2015 Norfolk County Council as the Lead Local Flood Authority became a statutory consultee on all planning applications for major developments requiring comment to applications in respect to surface water drainage. From the 6 April 2015 planning policies and decisions relating to major development are required to ensure that SuDS are used for the management of surface water<sup>36</sup>.
104. **Policy 9** focuses on maximising the use of natural SuDS features which manage flood risk but also provide benefits such as enhancing public open space, contributing to the character of an area, and providing wildlife habitat. SuDS schemes that consist of underground plastic/concrete boxes to store rainwater, although recognised to reduce flood risk by releasing rainwater more slowly will not deliver the additional benefits. Having this policy in place can also help build on the community's climate resilience by addressing local flood risk mitigation.

## Policy 9: Surface Water Flood Risk and Management

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**Development proposals should be designed to take account of surface water flood risk.**

**All development proposals (with the exception minor developments) within an area of surface water flood risk, as identified by the current Strategic Flood Risk Assessment (SFRA) or the Flood Map for Surface on gov.uk should be accompanied**

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<sup>36</sup> Information shared by Norfolk County Council at Regulation 14. Source: Norfolk County Council – Information for developers. Accessed: [Information for developers - Norfolk County Council](#)  
North Wootton Neighbourhood Development Plan 2022-2036, made November 2024

by an appropriate flood risk assessment to ensure development will be safe and take account of potential climate change impacts. Proposals resulting in property or highway access being within an area of high flood risk will not be supported in principle.

Development proposals should be designed to manage flood risk effectively and not increase, and wherever possible reduce, the overall level of flood risk both to the site and elsewhere.

Proposals specifically to improve surface water drainage, such as works to reinstate an effective drainage scheme, are encouraged.

Proposals should incorporate Sustainable Drainage Systems (SuDS) that are appropriate to the scale and nature of the development and designed to be an integral part of the green infrastructure. These may include:

- Attenuation ponds;
- Planting;
- Introduction of permeable driveways or parking areas;
- Rainwater harvesting and storage features;
- Green roofs.

Such measures will be required except where this is not technically feasible or where it can be demonstrated that other factors preclude their use.

To mitigate against the creation of additional impermeable surfaces, there should be attenuation of greenfield (or for redevelopment sites as close to greenfield as possible) surface water runoff rates and runoff volumes within the development site boundary. These measures will be required unless the developer can provide justification to demonstrate that it is not practicable or feasible within the constraints or configuration of the site.

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105. Landowners have a critical role in mitigating surface water flood risk by ensuring they continue to maintain ditches or watercourses within their control. Blocked ditches can significantly increase the risk of flooding, particularly at times of heavy rainfall. Community Action 3 reflects a commitment locally to supporting this, and it is backed up by the Internal Drainage Board, who have powers to insist watercourses are maintained.

106. The Parish Council is already working proactively in this area and has recently secured funding to improve drainage systems at Wootton Park. The water table is high at Wootton Park, meaning that drainage is a challenge and at times of heavy rain part of the pitch can be underwater. This investment should help to make the pitch more usable.

### Community Action 3: Maintenance of drainage ditches

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The Parish Council will work proactively with riparian owners, landowners, and statutory agencies, such as the Lead Local Flood Authority<sup>37</sup> and relevant IDB, to ensure that watercourses are properly maintained with a view to ensuring that they continue to play their role in the management of water and flood risk. This will ensure that issues with blocked ditches, which can create surface water flooding, are reduced.

The Parish Council will look to secure Community Infrastructure Levy (CIL) as well as other funding to support improvements where needed.

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<sup>37</sup> Note: The Lead Local Flood Authority (LLFA) have powers to enforce maintenance on ordinary watercourses that are not within Environment Agency or IDB areas. The LLFA do not have any responsibility for maintenance of these watercourses. This is the responsibility of riparian owners. North Wootton Neighbourhood Development Plan 2022-2036, made November 2024

## Community Services and Facilities

107. North Wootton has a good range of services and facilities locally. There is a primary school, GP surgery, church, village hall, Red Cat pub, West Norfolk Rugby Club, local garage, and a large park shared with South Wootton<sup>38</sup>. Information provided by the Borough Council also shows that North Wootton is on a mobile library route. These services will contribute to the employment base for locals. The village hall is situated on the green, in the centre of the village, off Priory Lane. It offers a hall and meeting space for locals to use. There is a monthly village market held at the hall where people can purchase local produce. There are other activities including regular police surgeries, community activities, parent and child activities, health and wellbeing classes and drop in coffee mornings.
108. North Wootton is approximately 4 miles from King's Lynn centre and is well connected to the town via regular bus services and the cycle path network offering sustainable transport links. Due to this close proximity to the facilities and employment of King's Lynn, which is the main town within the district, North Wootton is classified as a settlement adjacent to King's Lynn, rather than a Key Rural Service Centre.



*Figure 25: A selection of community facilities in North Wootton<sup>39</sup>*

<sup>38</sup> [Local Amenities - North Wootton Parish Council](https://www.norfolkparishes.gov.uk/)North Wootton Parish Council ([norfolkparishes.gov.uk](https://www.norfolkparishes.gov.uk/))

<sup>39</sup> Source: <https://northwoottonvillagehall.org.uk>, bing images (2022)

109. Local services are valued by residents and visitors to North Wootton and retaining these is important. The doctor's surgery is particularly important to residents, as demonstrated by feedback received during the consultation in February 2022. The village hall is also well used, with a range of activities including a farmers' market and yoga classes. Residents were asked which facilities were important to protect; the responses are given in **Figure 26**.

Answer Choice		Strongly agree	Agree	Not sure	Disagree	Strongly disagree	Response Total
1	Rugby club	174	84	25	6	4	293
2	Village shop - Meadow Stores	205	68	17	5	1	296
3	Roythorne's Garage	154	75	51	13	2	295
4	Primary school	246	42	5	0	2	295
5	Pre-school Provision	223	53	16	0	2	294
6	Red Cat pub	120	82	67	14	8	291
7	House on the Green pub	149	58	45	21	13	286
8	Doctors Surgery	269	23	1	1	0	294
9	Guides/Scouts Hall	191	76	23	1	2	293
10	Village Hall	247	41	5	2	0	295
11	Wootton Park and Pavilion	245	42	6	0	0	293
12	The Church	222	51	10	0	9	292
13	Wyndham House Care Home	163	88	40	2	1	294
<i>answered</i>							<b>296</b>

*Figure 26: Q17 of the consultation survey- "The Neighbourhood Plan could list important community services and facilities, with these then protected from being lost to the community. To what extent do you agree that these services or facilities in North Wootton are important?" (2022)*

110. NPPF paragraph 92 supports the protection of existing village services and the delivery of new ones to maintain the vitality of rural communities. In the Local Plan, community facilities are protected under CS13 and DM9, and new cultural facilities are actively encouraged. The NDP builds on this by specifically identifying the key facilities the community would like to see protected through the local plan **Policy 10** and mapped in **Figure 26**. It is important also to protect such social infrastructure to keep enabling residents to have good access to services, opportunities for social interaction and maintain a sense of community which can impact on mental

wellbeing. It is recognised that the Wootton Park in the **Policy 10** is a shared facility with South Wootton and management of this green space is joint.

## **Policy 10: Protection of community facilities**

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Local Plan policies for the protection of community facilities should be applied to protect community facilities within North Wootton.

These include, but are not limited to:

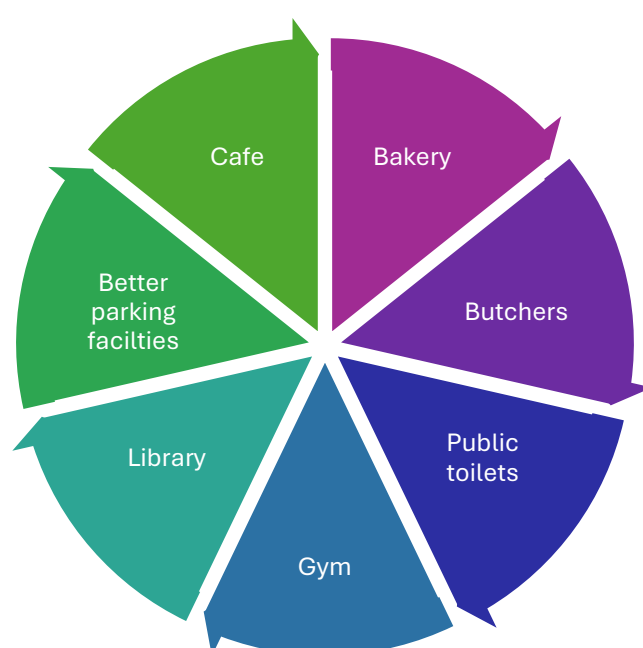
1. Doctor's Surgery
  2. Village Hall
  3. North Wootton Primary School
  4. Wootton Park and Pavilion (within North Wootton boundary)
  5. All Saints Church
  6. Guides & Scouts Hall
  7. West Norfolk Rugby Club
  8. Wyndham House Care Home
  9. Red Cat Pub
  10. House on the Green Pub
-





**Figure 27- Community facilities protected in Policy 10**

111. Although the emerging Local Plan does not allocate residential development in North Wootton, any windfall development could support the ongoing viability of local facilities. A number of local facilities have recently closed, including the pre-school and Lodge Cottage, which both could potentially be redeveloped not for community benefit. Residents are keen for there to be improvements to local facilities with suggestions like reopening the House on the Green Public House and providing more activities for younger people made during consultation exercises. **Figure 28** captures the main suggestions made in relation to new facilities residents would like to see.



*Figure 28- Community suggestions for improvements to facilities*

## Policy 11: Local Community Infrastructure Priorities

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Development proposals for new or expanding community facilities in North Wootton will be supported in principle. This includes proposals for the following:

- Cafés
- A bakery
- A butchers
- Public toilets

Development proposals that result in sites being brought back in community use, such as The North Wootton Pre-School and The House on the Green, are encouraged.

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## Community Action 4: Promoting Community Events

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The Parish Council will work proactively with the community and local businesses to promote the use of the village hall and other community facilities for events, including those which broaden the spectrum of activities for all age groups.

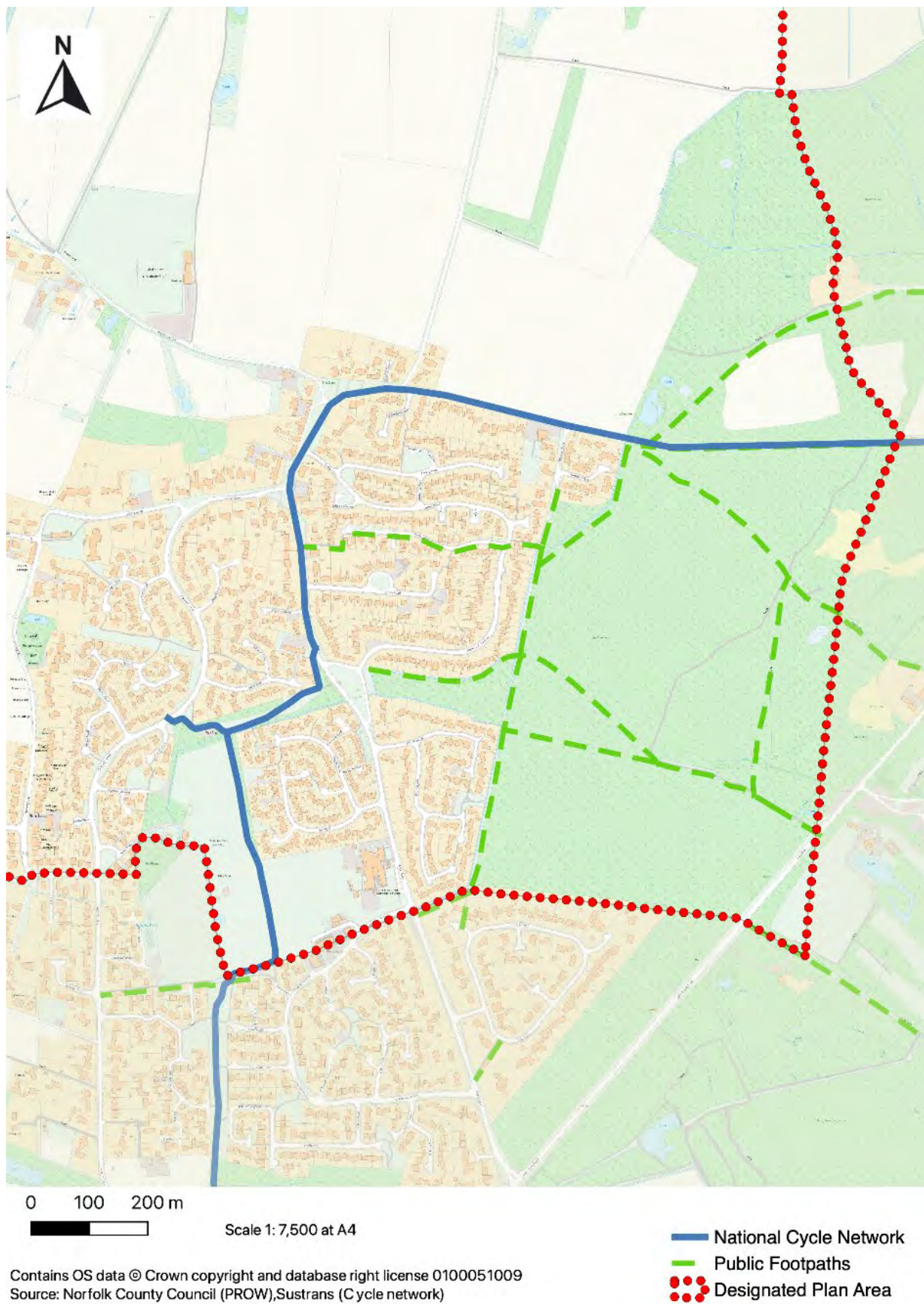
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## Transport and Accessibility

112. North Wootton has a network of roads composed mainly of local residential roads and at times narrow B roads connecting to adjoining villages such as South Wootton and Castle Rising. Lingwood Common Rd and Priory Lane are the main roads which connect North Wootton to the adjacent villages. Due to the rural character of the parish, road markings and traffic calming features are uncommon outside of the built-up settlement.
113. As detailed in the Design Guidance and Codes (2021), sections of Station Road, Manor Road, and Priory Lane cross the oldest parts of the village and have organic layouts with gentle bends and variations in width that reflect their origins as rural lanes. Junctions are punctuated by pockets of greenery with grass and trees where buildings are further recessed from the roads, reinforcing the spacious and green character of the village. Roads are usually framed by mature trees and boundary walls or hedges. In some locations, visibility is restricted by the placement of buildings at the back of the pavement without any setback. The restricted width of some sections of Manor Road and Ling Common Road only accommodates pavements on one side.
114. North Wootton is on a regular bus route to King's Lynn with frequent daily services including in the evenings. There is a mixture of bus stops in the village including on All Saints Drive, Manor Rd and Priory Lane, and only a couple provide shelter and seating for residents waiting for the bus.
115. As shown in the previous section, North Wootton is a fairly sustainable location, with a good range of local services and facilities. Many people can walk or cycle to the local facilities because of the short distances involved. Better facilities for public transport, walking and cycling, alongside a reduction in car traffic can create many benefits. This includes improved health, air quality and nicer public spaces. Evidence Base demonstrates that the transport sector is responsible for approximately 14% of all territorial CO<sub>2</sub> emissions per household in North Wootton, so reducing car usage can also bring significant carbon savings. Achieving improved sustainable travel infrastructure and promoting its use are important measures to support improved health outcomes for the community.
116. The NPPF Chapter 9 supports walking and cycling being integral to design considerations and requires development to maximise opportunities to promote sustainable transport. Local Plan policy CS11 promotes integrated and safe routes for pedestrians and cyclists, whilst recognising that the car remains an important means of travel in rural areas.

117. Plans that improve walking support a low carbon economy and the health and wellbeing of residents by removing barriers to sustainable travel. The importance of walking for recreation is also recognised. The village has a network of kerbed footways which enable reasonable and safe access to the various services and facilities in the village. There are a small number of Public Rights of Way, mainly to the east of the built-up area in the green spaces. Public footpaths enable people to access the countryside which is considered important for physical and mental well-being. However, there are no public rights of way which extend north or north-east of the settlement towards the Wash.
118. The National Cycle Network Route 1 runs through the parish, entering the village at the southern end from South Wootton, running through Wootton Park and then taking cyclists on towards Castle Rising. The cycle route is a mixture of on and off road in the neighbourhood area. National Cycle Route 1 (NCR1) links Lowestoft to King's Lynn via Wells-next-the-Sea and provides North Wootton residents with cycling access to surrounding the countryside and villages along the coast as well as to King's Lynn. **Figure 29** shows current sustainable travel routes such as cycling/walking in the village.
119. Local footpaths and walking routes are important to residents. There is significant support for establishing more permissive paths, both within the parish and to neighbouring villages. Feedback from residents as part of the consultation in 2022 indicates support for improved pavements, more public footpaths and better cycle paths. Residents also have concerns about road safety and parking issues around the school.





***Figure 29: Sustainable Travel Modes in North Wootton (Walking/Cycling routes)***

120. A community action has been put in place to encourage appropriate stakeholders to consider proposing new routes where possible in sustainable movement plans.

## Policy 12: Implementing walking and cycling routes

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Planning applications coming forward to create new pathways within or connecting the village to adjacent settlements will be supported and encouraged.

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## Community Action 5: Permissive Paths and Recreational Routes

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The Parish Council will work with local landowners, statutory agencies, community groups and adjacent parishes to establish new and improved existing permissive paths and routes. This includes improving signage and publicity and establishing all weather routes where appropriate.

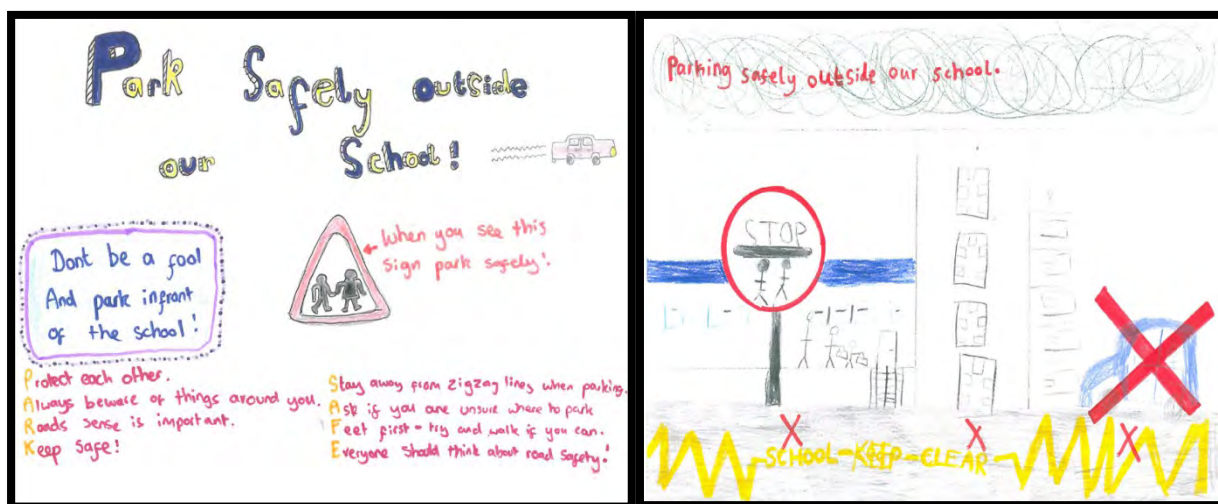
The parish will be proactive in promoting walking and cycling routes to residents and visitors within the parish especially with the expected growth in movement from future development expanding around the parish boundary including at Knights Hill and South Wootton.

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## Parking issues

121. In the village centre services and facilities are located adjacent people's homes and very many of them have limited or no dedicated parking provision. This is true for the Church and the Village Hall, which is popular for clubs and activities, including the farmers market at the weekend. As a result, there is a need to park on-street, which leads to an issue with parking outside people's houses and sometimes inconsiderate parking behaviours. Parking is also limited at the primary school, as it is at many schools, which creates issues at school pick up and drop off.
122. Parking was a key issue raised by residents during the consultation in 2022, with many citing inadequate provision and cars blocking pavements, junctions, and

driveways. 84% of respondents (248 people) to the consultation survey indicated they felt parking should be improved at the primary school. People suggested there should be parking restrictions near driveways along Hayfield Road. This is a longstanding concern and Parish Council has previously approached the Academy Trust to investigate options for providing a car park. In March 2015 a road safety poster competition was used to raise awareness of parking issues around the school, with the top 7 entries receiving a prize<sup>40</sup>, see **Figure 30** for examples.



*Figure 30 Example of two road safety posters for North Wootton School<sup>41</sup>*

123. In the current Norfolk County Council Parking Standards (2007), which is currently under review, Schools fall under Use Class D1- Non- Residential Institutions (F1), Primary Schools car parking should be: 1 space/ 1 full time equivalent staff plus 1 space/classroom plus provision for public/school's transport. For cycle parking, there is 1 space for every 5 staff, but none allocated for children in primary schools. There is no mention of allocating spaces for school drop off by parents/guardians. However, the standards have no effect on parking arrangements attached to existing uses and there is currently no mention to the requirement of a school travel plan either.
124. Since this is a prominent issue to the residents of North Wootton and has been for many years, the parish wish to have a supportive policy for development proposals which will add additional car parking facilities to deal with issues in key areas and take forward the school car parking issue as a community action.

<sup>40</sup> [News - North Wootton Parish Council](https://www.norfolkparishes.gov.uk/news/norfolk-parish-council-norfolk-parish-council) (norfolkparishes.gov.uk)

<sup>41</sup> [Road-Safety-Poster-competition.pdf](https://www.norfolkparishes.gov.uk/road-safety-poster-competition.pdf) (norfolkparishes.gov.uk)

## Policy 13: Provision of Public Car Parking Facilities

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### North Wootton Primary School

Development proposals that will improve or expand upon parking facilities for North Wootton Primary School are encouraged and will be supported.

### Elsewhere within the village/Neighbourhood Area

The promoter of such proposals should proactively work with the Parish Council and community on understanding current safety issues and how to overcome these.

Businesses proposing to create additional off-road car parking for visitors will be supported in principle and should consider the North Wootton Design Guidance and Codes Document (2021) and specifically Code DC.03 and Car Parking of the Design Checklist in Appendix C.

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## Community Action 6: Improving the School and Village Parking Facilities

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The Parish Council will proactively engage North Wootton Primary School, The Trust, relevant statutory bodies, and local landowners to try and find appropriate additional land for car parking. This will include conversations on the need for a school travel plan to accompany any school expansion if suitable land is agreed.

Discussions will also take place regarding improving off street car parking.

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## Historic Environment

125. North Wootton's name comes from the Old English meaning '*settlement in the woods*'. The parish has a long history, with the population, land ownership and productive resources being detailed in the Domesday Book of 1086.<sup>42</sup> The earliest evidence of human activity in North Wootton comes in the form of Palaeolithic flint hand axes (NHER 11344 and 13024) and a Neolithic flint knife (NHER 13024). Roman finds in the area include coins, jewellery, and pottery fragments and although there is currently no evidence of Roman structures in the parish, building works near to All Saints Church uncovered evidence of a metal working site and possible furnace. Aerial photography has identified a possible Roman or Saxon field system, and fragments of Saxon pottery.

126. The neighbourhood plan area does not have a conservation area. There are three listed buildings in North Wootton as shown in **Figure 31**, this includes:

- All Saints Church



Source: Google Images

- Priory Cottage (formerly Church Cottage)



<sup>42</sup> North Wootton Parish Profile on Norfolk Heritage Explorer – accessed 28/11/2021  
North Wootton Neighbourhood Development Plan 2022-2036, made November 2024



- The Priory



127. All Saints Church was built in 1852 and replaced a medieval church which had stood on the same site and fallen into disrepair. The church has an Early English style; the tower has a southwest turret capped in Scottish baronial style popular at the time. Inside is a 19th century font with stylised foliage decoration, and decorative choir stalls. The windows have later 19th century-stained glass, including a rare figure of St Francis. The building is lit internally by Art Nouveau lamp standards. <sup>43</sup> The earliest post-medieval building to have survived in the village is The Priory. This is a two storey carstone and brick house with a date plaque of 1718, though the front of the building is late 16<sup>th</sup> or early 17<sup>th</sup> century. Priory Cottage on Nursery Lane is a small carstone building from around 1600, extended in the 19th century, and restored in the late 20th century.

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<sup>43</sup> North Wootton Parish Profile on Norfolk Heritage Explorer – accessed 28/11/2021  
North Wootton Neighbourhood Development Plan 2022-2036, made November 2024



Contains OS data © Crown copyright and database right license 0100051009  
Source: Historic England

**Figure 31: North Wootton Listed Buildings**

128. Chapter 16 of the NPPF, 'Conserving and enhancing the historic environment', recognises that the nation's heritage assets comprise an irreplaceable resource. Paragraph 195 of the Framework requires all heritage assets to: *"...be conserved in a manner appropriate to their significance..."*. It goes on to set out a detailed and carefully nuanced approach to the conservation of heritage assets. The current local plan policy CS12 sets out that development should avoid, mitigate, or compensate from any adverse impacts on heritage.
129. The Government's Planning Practice Guidance recognises that there are buildings, monuments, sites, places, areas, or landscapes identified as having a degree of significance meriting consideration in planning decisions, but which are not formally designated heritage assets. In some areas local authorities keep a local list of non-designated heritage assets, incorporating those identified by neighbourhood planning bodies. The NPPF determines that the effect of an application on the significance of a non-designated heritage asset should be considered in determining the application.
130. Non-designated heritage assets should be identified against a clear set of consistent criteria. A comprehensive review by the NDP Steering Group of designated heritage assets and the Historic Environment Record was undertaken prior to considering whether there were other assets of heritage value worth identifying in the NDP. Local knowledge and the Historic Environment Record was used to find out more about their history. These were subsequently assessed in accordance with Historic England's guidance on Local Heritage Listing<sup>44</sup>, using the commonly applied selection criteria.
131. The assets determined to have historic significance are identified as non-designated heritage assets in **Figure 32** and on the **Policies Map in Appendix A**. Further details of how each of the assets meets the criteria for identification is set out in **North Wootton Neighbourhood Plan Evidence Base**. They will receive protection in accordance with **Policy 14: Non-Designated Heritage Assets**.
132. In relation to archaeology, Norfolk County Council, acting as advisors to the local planning authority, will advise on suitable mitigation measures (if required on all new developments within the parish) if they potentially affect buried archaeological remains.
133. In the consultation survey (2022) Q15 asked respondents to list any buildings or structures of heritage value in the parish that could be identified in the NDP. 122 responses were given, and these are listed in the consultation analysis document. The Village Hall was a popular suggestion, alongside being identified as a local

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<sup>44</sup> <https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/heag301-local-heritage-listing/>

asset the community wish to protect. This was followed by House on the Green (30), Red Cat Hotel/Public House (18), Buildings surrounding the village green such as carstone buildings/Victorian House (13), Doctors Surgery (Spring Cottage) (11), Old School house (11), The Old Post Office (7) and The Old Station House (6). Discussions within the NDP steering group felt the most appropriate options to investigate further information into was the Village Hall, House on the Green, and Doctors Surgery.

## Policy 14: Non-Designated Heritage Assets

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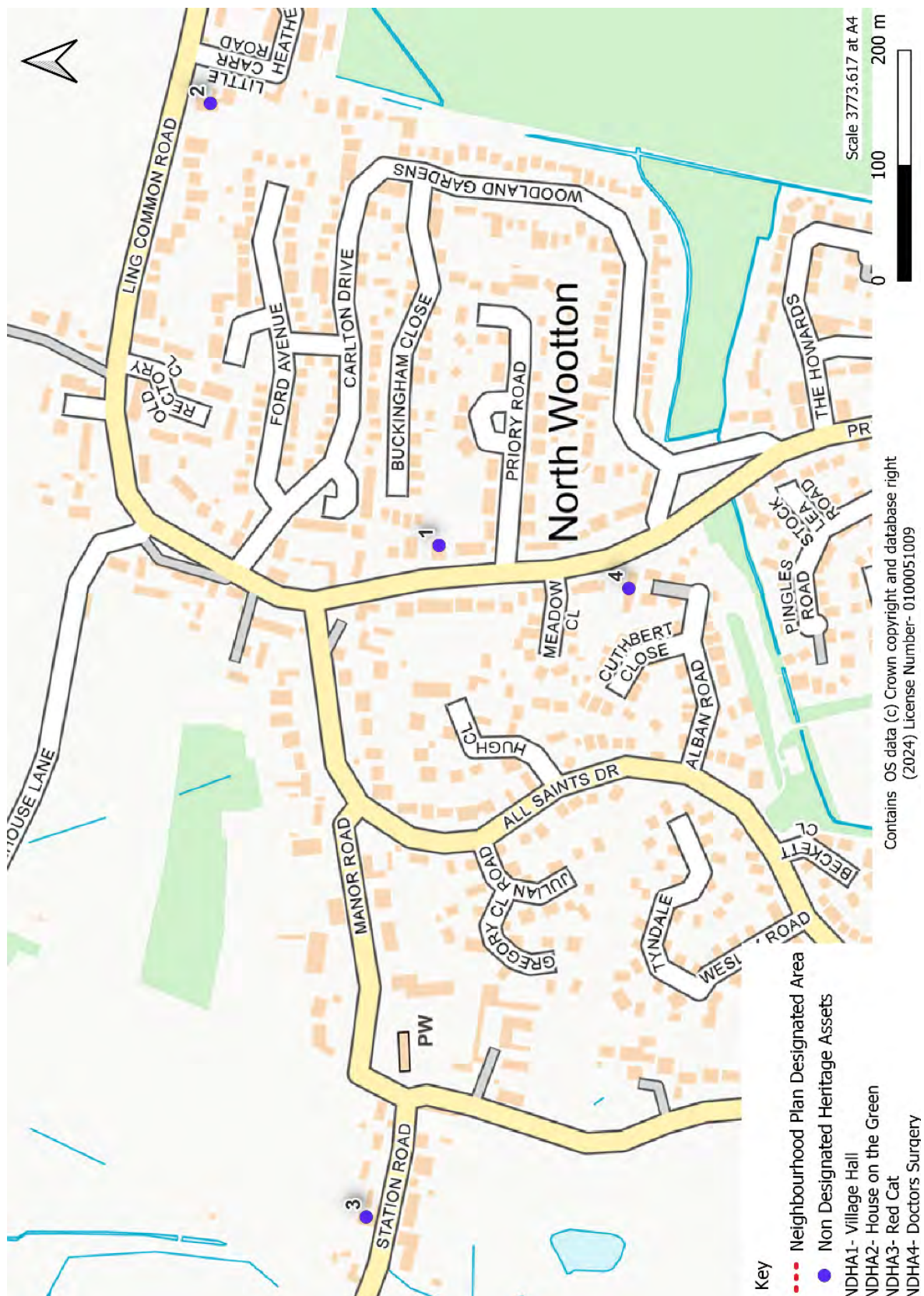
All heritage assets will be conserved in a manner appropriate to their significance, including the following non-designated heritage assets (shown in Figure 32 and on the Policies Map in Appendix A):

- NDHA1- Village Hall
- NDHA2- House on the Green
- NDHA3- Red Cat
- NDHA4- Doctors Surgery

Proposals that are adjacent to non-designated assets should demonstrate that consideration has been given to preserving:

- a) The heritage asset and its distinctive historic features as identified in the North Wootton Neighbourhood Plan Evidence Base and Assessments Document;
  - b) The positive elements of its setting that contribute to the asset's historic significance; and
  - c) The contribution that the asset and its setting makes to the character of the local area.
-





**Figure 32- Non-Designated Heritage Assets**



## Monitoring

134. A monitoring spreadsheet will be recorded by the parish council every month, or when appropriate, on how the neighbourhood plan is being addressed in planning applications coming forward. This could be followed in a similar way as advised by Locality in the below examples:<sup>45</sup>

Policy Number	Usage in planning applications/ decisions	Issues addressed	Issues not addressed satisfactorily	Comments
Policy 1	Twice	Affordable provision within the development	Housing mix does not meet aspirations	Policy too vague on housing mix

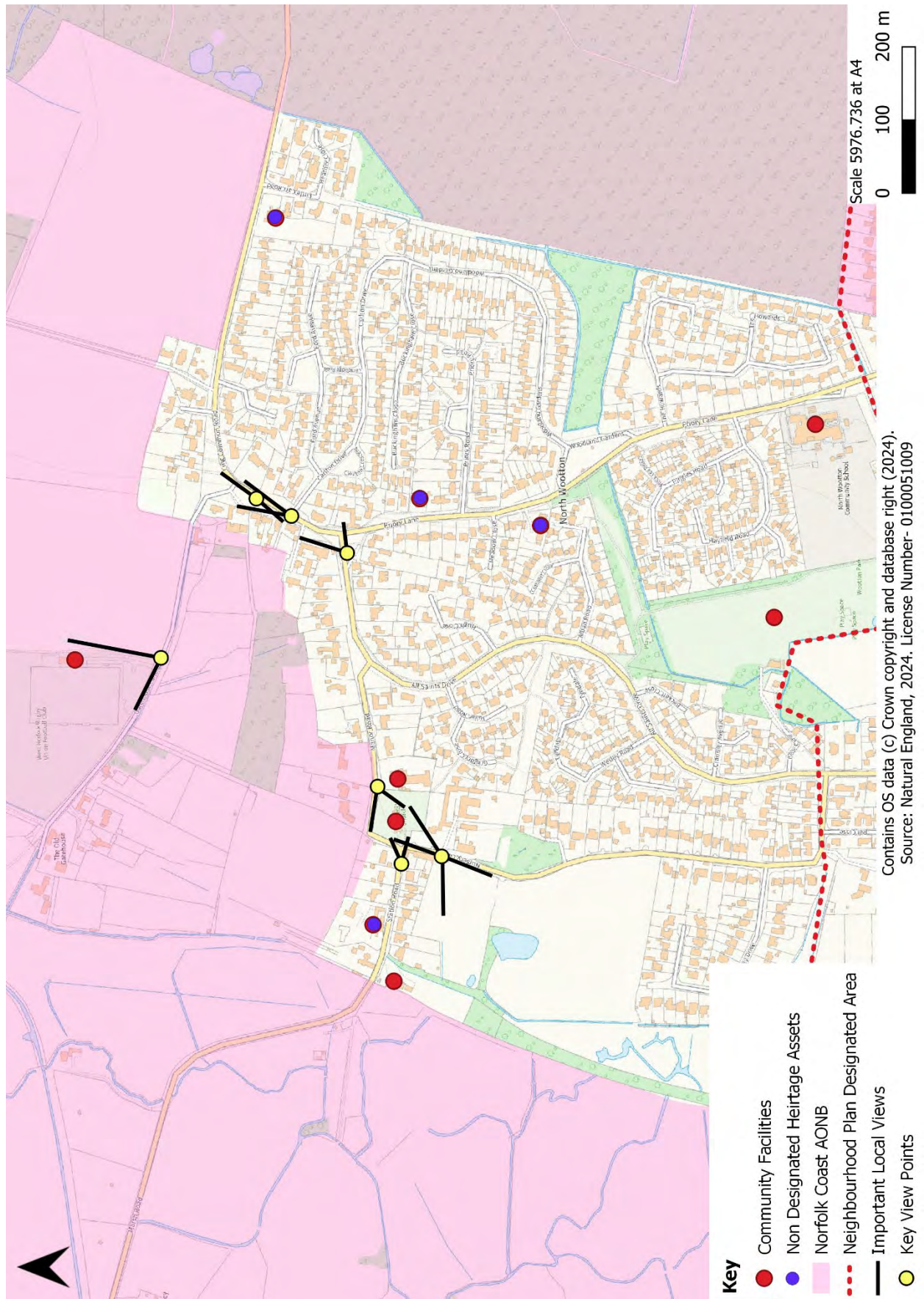
135. A checklist of questions will be followed and addressed every year, or when the parish considers appropriate, to review if the policies being monitored are effective and serving their initial purpose. By doing this the Parish Council can then decide if they feel the neighbourhood development plan should go through a review.

Checklist Factors	Checklist Questions:	Comments
<b>Policy compliance:</b>	<i>Are planning applications being determined in accordance with neighbourhood plan policies?</i>	
<b>Reasons for departing from policies:</b>	<i>If decisions depart from neighbourhood plan policies, are clear and valid reasons for doing so being given in officer reports?</i>	
<b>Effectiveness</b>	<i>Are policies proving to be effective in shaping local authority decisions and appeal decisions?</i>	

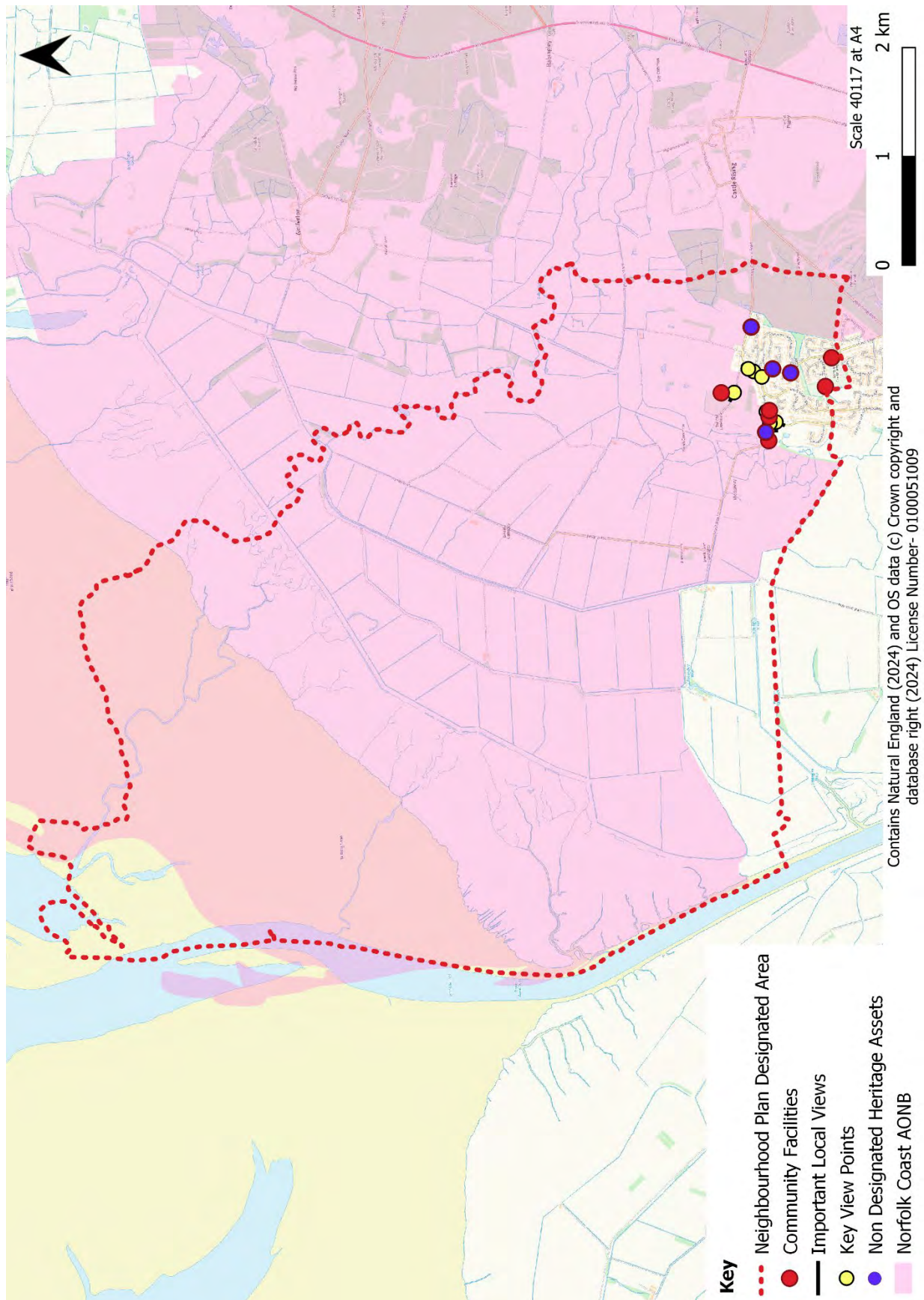
<sup>45</sup> [How to implement, monitor, and review your made neighbourhood plan - Locality Neighbourhood Planning](#)

Checklist Factors	Checklist Questions:	Comments
Ineffectiveness	<i>If policies are proving to be ineffective, then why?</i>	
Matters not addressed by policies	<i>Are there any significant issues arising that are not covered by neighbourhood plan policies?</i>	

# Appendix A: Policies Map







# Appendix B: Design Checklist Questions from the AECOM Design Guidance & Codes Document

## General Approach

Since the design guidelines cannot cover all design eventualities, this section provides a number of questions based on established good practice against which the design of a proposal should be evaluated. The aim is to assess all proposals by objectively answering the relevant questions below.

It is recognised that there is a large number of questions (70) and these have been pulled out from the AECOM North Wootton Design Codes and Documents (2022). Not all the questions will apply to every development. When an applicant submits the design checklist it is encouraged that the questions/headings which have not been addressed in one's application is stated and the reasoning behind this.

For example, a householder extension may not require car parking. In this case the Applicant should indicate that this section of the checklist is not applicable.

The relevant questions should provide an assessment as to whether the design proposal has considered the context and provided an adequate design solution.

A proportionate approach should be taken to the scale and type of proposal. It is up to the applicant on how they wish to interpret the design checklist. An Applicant could:

EITHER

Provide a response to each question in the checklist.

OR

Provide a summary statement under each of the relevant checklist headings, as below.

Design Checklist Headings
1. Street grid and layout
2. Local green spaces, views, and character
3. Gateway and access features
4. Buildings layout and grouping



<b>Design Checklist Headings</b>
<b>5. Building lines and boundary treatments</b>
<b>6. Building heights and rooflines</b>
<b>7. Household extensions</b>
<b>8. Building materials and surface treatments</b>
<b>9. Car parking</b>

Effective use of the design checklist will be monitored by the Parish Council when applications are submitted.

<b>Street grid and layout:</b>	<b>Answers</b>
<ol style="list-style-type: none"> <li>1. Does it favour accessibility and connectivity? If not, why?</li> <li>2. Do the new points of access and street layout have regard for all users of the development; in particular pedestrians, cyclists, and those with disabilities?</li> <li>3. What are the essential characteristics of the existing street pattern; are these reflected in the proposal?</li> <li>4. How will the new design or extension integrate with the existing street arrangement?</li> <li>5. Are the new points of access appropriate in terms of patterns of movement?</li> <li>6. Do the points of access conform to the statutory technical requirements?</li> </ol>	
<b>Local green spaces, views &amp; character:</b>	
<ol style="list-style-type: none"> <li>7. What are the particular characteristics of this area which have been taken into account in the design; i.e. what are the landscape qualities of the area?</li> <li>8. Does the proposal maintain or enhance any identified views or views in general?</li> <li>9. How does the proposal affect the trees on or adjacent to the site?</li> <li>10. Can trees be used to provide natural shading from unwanted solar gain? i.e. deciduous trees can limit solar gains in summer, while maximising them in winter.</li> <li>11. Has the proposal been considered within its wider physical context?</li> </ol>	

<p>12. Has the impact on the landscape quality of the area been taken into account?</p> <p>13. In rural locations, has the impact of the development on the tranquillity of the area been fully considered?</p> <p>14. How does the proposal impact on existing views which are important to the area and how are these views incorporated in the design?</p> <p>15. How does the proposal impact on existing views which are important to the area and how are these views incorporated in the design?</p> <p>16. Can any new views be created?</p> <p>17. Is there adequate amenity space for the development?</p> <p>18. Does the new development respect and enhance existing amenity space?</p> <p>19. Have opportunities for enhancing existing amenity spaces been explored?</p> <p>20. Will any communal amenity space be created? If so, how this will be used by the new owners and how will it be managed?</p> <p>21. Is there opportunity to increase the local area biodiversity?</p> <p>22. Can green space be used for natural flood prevention e.g. permeable landscaping, swales etc.?</p> <p>23. Can water bodies be used to provide evaporative cooling?</p> <p>24. Is there space to consider a ground source heat pump array, either horizontal ground loop or borehole (if excavation is required)?</p>	
<b>Gateway and access features</b>	
<p>25. What is the arrival point, how is it designed?</p> <p>26. Does the proposal maintain or enhance the existing gaps between settlements?</p> <p>27. Does the proposal affect or change the setting of a listed building or listed landscape?</p> <p>28. Is the landscaping to be hard or soft?</p>	
<b>Buildings layout and grouping</b>	
<p>29. What are the typical groupings of buildings?</p> <p>30. How have the existing groupings been reflected in the proposal?</p> <p>31. Are proposed groups of buildings offering variety and texture to the townscape?</p> <p>32. What effect would the proposal have on the streetscape?</p> <p>33. Does the proposal maintain the character of dwelling clusters stemming from the main road?</p> <p>34. Does the proposal overlook any adjacent properties or gardens? How is this mitigated?</p>	

<p>35. Subject to topography and the clustering of existing buildings, are new buildings oriented to incorporate passive solar design principles?</p> <p>36. If any of the buildings were to be heated by an individual air source heat pump (ASHP), is there space to site it within the property boundary without infringing on noise and visual requirements?</p> <p>37. Can buildings with complementary energy profiles be clustered together such that a communal low carbon energy source could be used to supply multiple buildings that might require energy at different times of day or night to reduce peak loads? And/or can waste heat from one building be extracted to provide cooling to that building as well as heat to another building?</p>	
<b>Building line and boundary treatment</b>	
<p>38. What are the characteristics of the building line?</p> <p>39. How has the building line been respected in the proposals?</p> <p>40. Has the appropriateness of the boundary treatments been considered in the context of the site?</p>	
<b>Buildings heights and roofline</b>	
<p>41. What are the characteristics of the roofline?</p> <p>42. Have the proposals paid careful attention to height, form, massing and scale?</p> <p>43. If a higher-than-average building(s) is proposed, what would be the reason for making the development higher?</p> <p>44. Will the roof structure be capable of supporting a photovoltaic or solar thermal array either now, or in the future?</p> <p>45. Will the inclusion of roof mounted renewable technologies be an issue from a visual or planning perspective? If so, can they be screened from view, being careful not to cause over shading?</p>	
<b>Household extensions</b>	
<p>46. Does the proposed design respect the character of the area and the immediate neighbourhood, and does it have an adverse impact on neighbouring properties in relation to privacy, overbearing or overshadowing impact?</p> <p>47. Is the roof form of the extension appropriate to the original dwelling (considering angle of pitch)?</p> <p>48. Do the proposed materials match those of the existing dwelling?</p> <p>49. In case of side extensions, does it retain important gaps within the street scene and avoid a 'terracing effect'?</p> <p>50. Are there any proposed dormer roof extensions set within the roof slope?</p>	

<p>51. Does the proposed extension respond to the existing pattern of window and door openings?</p> <p>52. Is the side extension set back from the front of the house?</p> <p>53. Does the extension offer the opportunity to retrofit energy efficiency measures to the existing building?</p> <p>54. Can any materials be re-used on site to reduce waste and embodied carbon?</p>	
<b>Building materials &amp; surface treatment</b>	
<p>55. What is the distinctive material in the area?</p> <p>56. Does the proposed material harmonise with the local materials?</p> <p>57. Does the proposal use high-quality materials?</p> <p>58. Have the details of the windows, doors, eaves and roof details been addressed in the context of the overall design?</p> <p>59. Does the new proposed materials respect or enhance the existing area or adversely change its character?</p> <p>60. Are recycled materials, or those with high recycled content proposed?</p> <p>61. Has the embodied carbon of the materials been considered and are there options which can reduce the embodied carbon of the design? For example, wood structures and concrete alternatives.</p> <p>62. Can the proposed materials be locally and/or responsibly sourced? E.g. FSC timber, or certified under BES 6001, ISO 14001 Environmental Management Systems?</p>	
<b>Car parking</b>	
<p>63. What parking solutions have been considered?</p> <p>64. Are the car spaces located and arranged in a way that is not dominant or detrimental to the sense of place?</p> <p>65. Has planting been considered to soften the presence of cars?</p> <p>66. Does the proposed car parking compromise the amenity of adjoining properties?</p> <p>67. Have the needs of wheelchair users been considered?</p> <p>68. Can electric vehicle charging points be provided?</p> <p>69. Can secure cycle storage be provided at an individual building level or through a central/ communal facility where appropriate?</p> <p>70. If covered car ports or cycle storage is included, can it incorporate roof mounted photovoltaic panels or a biodiverse roof in its design?</p>	