

Docking Neighbourhood Plan Evidence Base Paper 2023-2039



Source: Google Images (2024)

June 2025

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Summary and Issues

Summary and Issues	
Population Characteristics	
<ul style="list-style-type: none"> • The number of people living in the village has reduced slightly over the last 10 years according to Census data. • The age profile has remained fairly static during this time. • Over half of the parish is of working age with the age bracket 25-64 representing 44% of the population • The proportion of people aged 75+ has increased the most in the last 10 years. 	<ul style="list-style-type: none"> • Future housing will need to cater for a mix of age groups, younger people looking for their first house, families, and older people.
Housing	
<ul style="list-style-type: none"> • According to census data the number of resident households in the parish has reduced over the last 10 years by around 25%. This is likely to be due to an increase in second homes or holiday lets. • The current housing stock comprises a high proportion of 2- and 3-bedroom homes. The proportion of 1-bed properties is very low when compared to borough averages. • 30% of households are single occupancy. • There has been a significant level of housing growth in the parish over the last 10 years. This includes an allocation in the Local Plan which totalled 33 new homes, 26 homes where premises were converted from alternative uses and 28 new homes on plots that previously had smaller or fewer homes. • The total net gain in dwellings over the last 11 years will be 230 once all housing is completed. • Affordable housing, either rented or shared ownership, represents around 20% of the housing stock currently 	<ul style="list-style-type: none"> • Much of the housing growth over the last 10 years has been windfall development, outside of any planned allocation in the Local Plan. Much of this has been for replacement dwellings or conversion / change of use. There is a particular trend for smaller dwellings on large plots to be replaced by larger or more dwellings. • Although a significant number of new homes have been built, the number of permanent households according to the Census has reduced considerably. This indicates that many more properties are being used as furnished holiday lets or second homes. • Around a third of homes are occupied by a single person, but there are very few 1-bed properties, which could indicate a slight mismatch between stock and need. • There is no specialist accommodation, eg for older people, but there is a growing number of people in the older age category of 75+

Summary and Issues

lived in by residents on a permanent basis.

- There is no specialist accommodation, eg for older people.
- There are currently 18 households who are residing in the parish who are on the Borough Council's housing waiting list for affordable rent.

Unoccupied Properties

- Around 32.3% of homes in Docking are unoccupied.
- 72 properties are listed on the GOV valuation list as being self-catering holiday homes.
- The level of properties unoccupied by permanent residents is greater than the borough average and a proportion of these are used as holiday lets or second homes. This could have an impact on community and prevailing property prices in the village.

Accessibility to Employment, Local Services and Transport Links

- There is a range of local services available within the parish which will support existing residents and those living in adjacent smaller villages such as Bircham Newton, Sedgeford or Syderstone who need a GP or school.
- Most households have access to a private car/van, with the proportion of people not having one very low.
- There are three bus services which run through Docking these run between King's Lynn, Hunstanton and Wells next the Sea.
- There are two apparent public rights of way routes within the parish and the National Cycle Route (Route 1) crosses through the north of the parish on road between Ringstead and Burnham Market.
- There is nearly a 50:50 split of those who are economically active (in employment) or economically inactive. The majority of people in employment in the parish work full time (63.7%) and of those who work either do so from home or travel between 0-30km away (63.2%) suggesting they work locally.
- Additional new housing could support the ongoing viability of existing local services or the creation of new ones.
- There is limited access into the countryside for recreational purposes including circular walks. This is something which could be investigated, particularly with the amount of holiday accommodation present within the village.

Summary and Issues	
Flood Risk	
<ul style="list-style-type: none"> • Surface water is identified as being at a medium to high risk within different parts of the parish including around the built-up area. • Surface water flooding around Fakenham Rd has been a particular issue over the last few years leading to road closures in 2018 and the winter of 2023/2024. 	<ul style="list-style-type: none"> • Any new development should not worsen the risk of flooding, particularly in the parts of the parish already at medium/high risk of flooding, and those areas that have already suffered flooding incidents.
Natural Environment	
<ul style="list-style-type: none"> • There are no Natural England designated sites within the parish. • There is one County Wildlife Site (Docking Borrow Pit) in the parish. • There are three types of priority habitat present within the parish including deciduous woodland, good quality semi-improved grassland and traditional orchard. • One part of the parish to the north-east contains a habitat network zone which could be suitable for habitat creation. This surrounds traditional orchard that adjacent to the parish. • There are two Tree Preservation orders (TPOs) in the parish. 	<ul style="list-style-type: none"> • Future development could have an adverse effect on the County Wildlife Site, priority habitats and potential habitat networks if these are not considered appropriately in plan-making, or decisions and opportunities to boost habitat creation are ignored.
Landscape Character	
<ul style="list-style-type: none"> • A small part of the parish falls within the Norfolk Coast National Landscape (formerly known as the Norfolk Coast AONB) • The parish falls within the Plateau Farmland Landscape Character Type set out in the West Norfolk Landscape Character Assessment (2007). • There is a strong sense of tranquillity and a mature landscape structure of trees, hedgerows, and woodland. • Landscape planning guidelines include seeking to conserve and 	<ul style="list-style-type: none"> • Development on the edge of Docking could create an intrusion into the open countryside if not sensitively designed. • Open panoramic views across the landscape are a key feature of the area and should be preserved. • Development that does not incorporate local materials may not blend well with the local character of the area.

Summary and Issues	
enhance the landscape's settlement pattern and character.	
Historic Environment	
<ul style="list-style-type: none"> • There is a conservation area. • There are 15 listed buildings and 1 scheduled monument in the parish. 	<ul style="list-style-type: none"> • There is potential for development to impact the historic character of the parish especially within the Docking Conservation Area if unsuitable alterations, replacement materials or removal of walls, trees or hedgerows take place. • The design of new development is particularly important with respect to this and should consider the conservation objectives set out in the BCKWLN Docking Character Statement.

Introduction

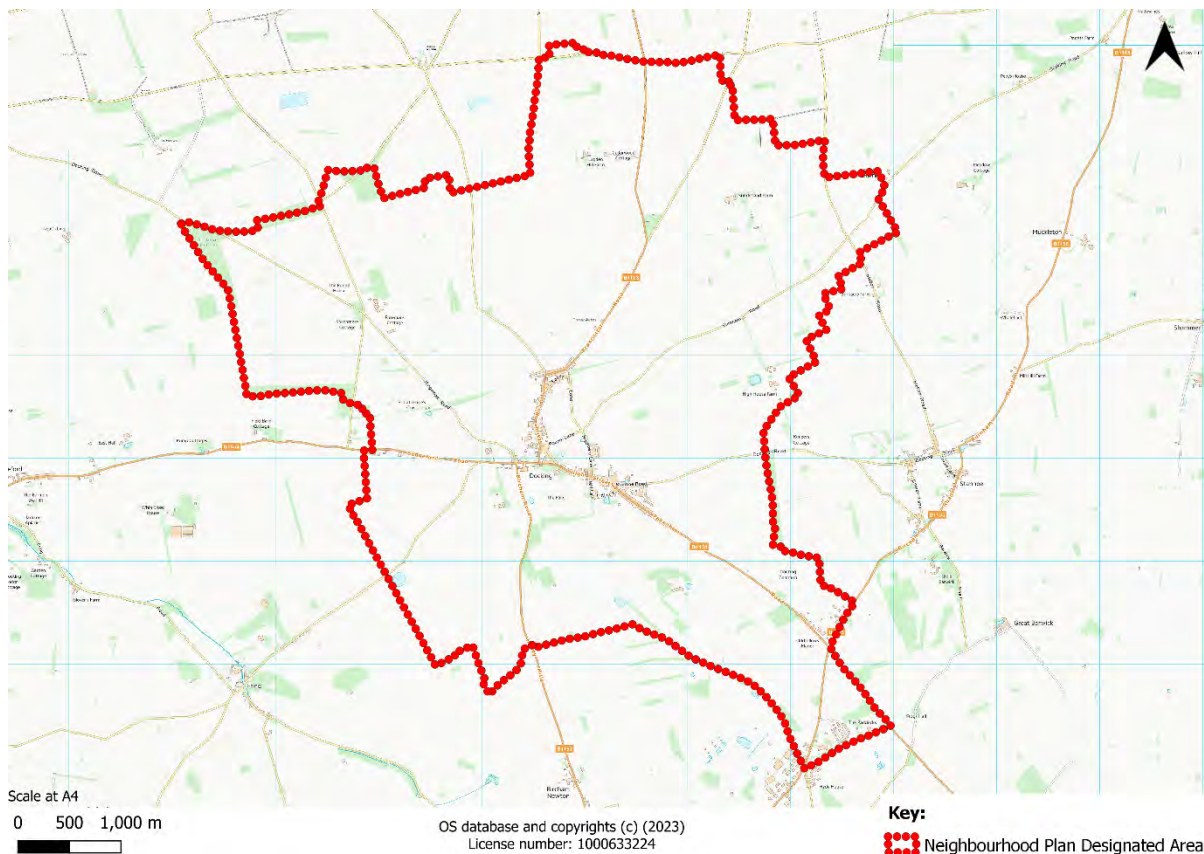
This evidence base is a live document in the sense that it will be updated as new evidence emerges during the development of the Neighbourhood Plan. It primarily draws on data and information that is available on the internet, such as government or local government data or information. The evidence base utilises both quantitative and qualitative data to build a rich picture of the local area. Most of the data is quantitative and is therefore in the form of data and statistics, such as the number of residents or the number of three bedroomed homes. Some of the evidence is qualitative, such as a description of the services and facilities that exist in the parish.

The purpose of the evidence base is to identify planning issues and provide the justification for the planning policies that will make up the neighbourhood plan. Some evidence is very clearly useful for developing policies. For example, if there is a lack of smaller dwellings (2 or 3 bedroomed) then the neighbourhood plan can have a policy that requires more smaller dwellings. The document doesn't include all available information. The aim is to include only data and information that will be utilised for the neighbourhood plan. For example, there is data on CO2 emissions from buildings, but planning can have little bearing on this because it falls under the Building Regulations regime, which deals with the environmental performance of new buildings such as the level of insulation or the use of solar panels.

Whilst the neighbourhood plan should be made up of planning policies, these policies should not repeat what is already set out in national planning policies or policies in the local plan, though it can sometimes have a distinctive local version. There are some policy areas that are generally already covered by these national or local plan policies. For example, the protection given to landscape protection areas (National Landscapes, National Parks etc). Although a neighbourhood plan has little role to play in the protection of national landscape designations, it is still worth including such evidence as it is useful context that helps people to gain a greater understanding of their area.

There is a glossary provided at the end of the document to help to explain any technical terms used in the evidence base. Where there are definitions used by government or other regulatory bodies that are relevant to planning, we have included them in the glossary. For example, how flood risk zones are defined and categorised or the Government's definition of affordable housing.

Figure 1- Neighbourhood Designated Area



Population Characteristics

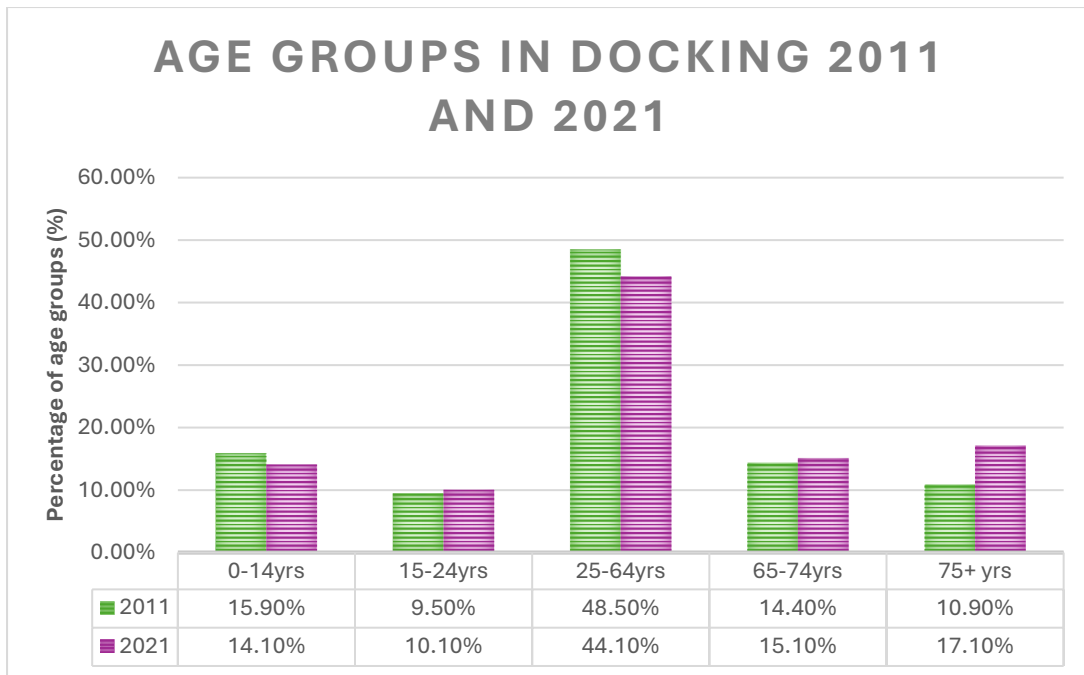
The total usual resident population in Docking is around 1,100 (to the nearest 100) according to the Census 2021¹ compared to 1,200 in 2011², showing a small decrease. This apparent decrease could be because of rounding within the Census data, or it could be that the number of homes within the parish not lived in by villagers (permanent residents) has increased. The parish is small in comparison to the 154,300 people residing in King's Lynn and West Norfolk and 56,490,000 in England.

According to census data a high proportion of the usual resident population is of working age. As shown in **Figure 2** the age profile of the population has remained fairly static over the last ten years. There has been a slight decline in most of the age groups. Notably, there has been an increase in the proportion of people aged 75+ and the proportion of younger people (0-24yrs) is around 25% of the parish according to the Census 2021 data.

Figure 2- Docking Age Groups 2011 and 2021 (Census 2011;2021)

¹ Census 2021. Population. Source: [Build a custom area profile - Census 2021, ONS](#)

² Census 2011. Nomis Local Area Report for Docking. Source: [Local Area Report for areas in England and Wales - Nomis \(nomisweb.co.uk\)](#)



The data shows that there are a real mix of age groups in the parish so suitable housing will need to cater for all age groups, and give flexibility to the need for smaller housing to allow people to get on the housing ladder, allow older people to potentially downsize or move to more suitable/adaptable housing, and also homes which must cater for current families or growing families.

Summary:

- The number of people living in the village has reduced slightly over the last 10 years according to Census data.
- The age profile has remained fairly static during this time.
- Over half of the parish is of working age with the age bracket 25-64 representing 44% of the population
- The proportion of people aged 75+ has increased the most in the last 10 years.

Issues

- Future housing will need to cater for a mix of age groups, younger people looking for their first house, families, and older people.

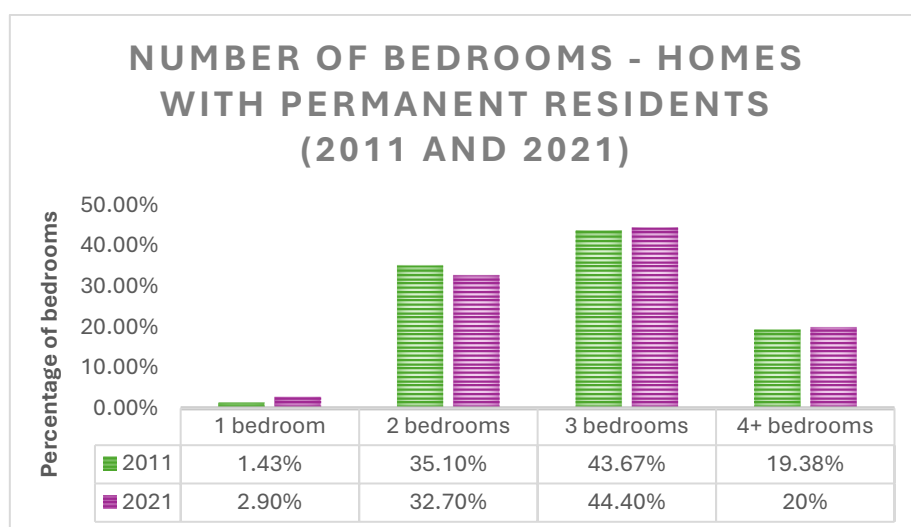
Housing

Housing Profile

More detailed evidence with respect to the housing profile will be provided by the Housing Needs Assessment supplied by AECOM. The Census 2021 indicates there are 480 households in the parish. This is a measure of the number of homes that have usual (or permanent) residents. This is quite a reduction on 2011 figures, when there were 644 households with usual residents. The data presented below (remainder of this page) relates to the housing profile of these 480 households. It does not include homes which are not occupied on a permanent basis.

In 2021 62.1% of residents owned a house outright or with a mortgage, 22% socially rented and 15.9% of the parish privately rented/ or were living rent free. Regarding household composition, the Census 2021, shows the majority of households are made up of 2 or more people. This could be either households made up of couples, couples and children (dependent or non-dependent). 30% of households are single occupancy, just over 40% of are two people, 14% are 3 people and 15% are 4 or more. There is no specialist accommodation, eg for older people.

Figure 3- Number of bedrooms of households in Docking (Census, 2011 and 2021³)



The breakdown of homes by bedroom size is given in **Figure 3**. This shows that 3-beds are most common, followed by 2-bed. There are very few 1 bed properties, 3% compared to a 12% average across the borough. The district's percentage of 4+ beds is 21.1% which is similar to Docking. There has been little change in the housing profile over the last 10 years.

Housing Growth

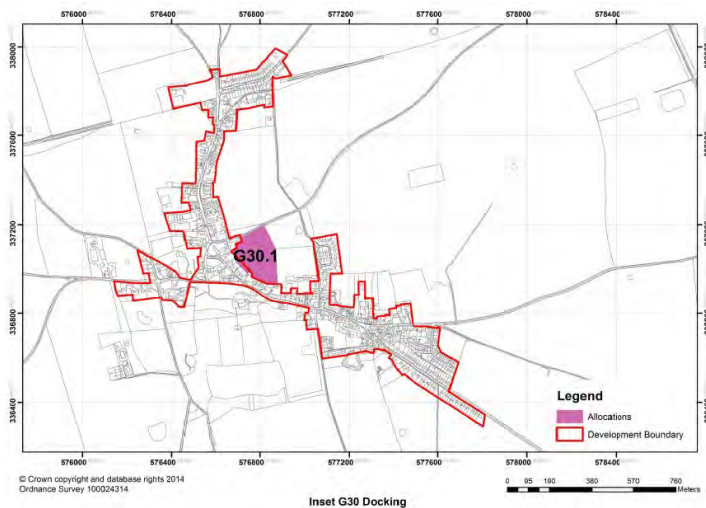
In the now superseded Sites Allocations Development Management Policies Document (SADMP, 2016) Docking had one allocation G30.1- Land situated off Pound Lane (Manor Pasture) (**Figure 4**). The land amounted to 3.4 hectares and was allocated for residential development of at least 20 dwellings. The site subsequently achieved permission for 33

³ [2011 Census Report for areas in England and Wales - Nomis \(nomisweb.co.uk\)](https://www.nomisweb.co.uk/census/2011)

dwelling including 7 affordable units (16/00866/OM, 18/01960/RMM). Building work commenced in July 2022 (according to info provided by the borough council) and has now been built out with all dwellings sold.

A search was initiated on Rightmove of the price of the properties on the allocated site. One shared ownership house which is a 2-bed end terrace is on the market for £45,000 (10% share) of the £450,000 full market value property. The rent on the unowned share (90%) would be £928.12 per capita month (pcm) according to Right Move in February 2024⁴. As well as this, the current selling prices for Heartwood off Pound Lane on Hill Groups website currently states 60% have been sold but the remaining properties include a 2-bed semi at £464,950 & up to £959,950 for 4 bed detached house with double garage⁵.

Figure 4- Docking Allocated Site in the Superseded King's Lynn and West Norfolk Sites Allocation and Development Management Policies Document (2016)

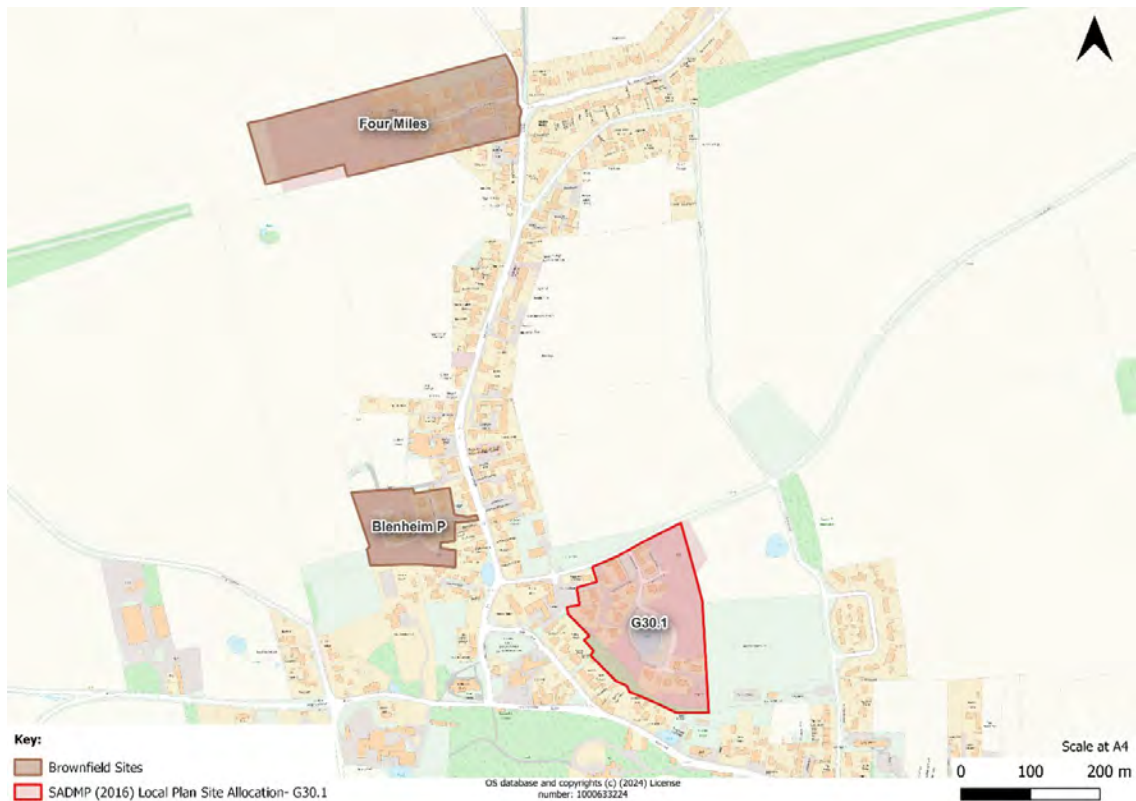


In recent years three new estates have been under construction/developed in Docking including Heartwood formerly Manor Pasture the site allocation on Pound Lane and two estates on brownfield sites named Four Miles and Blenheim Place (**Figure 5**). Currently there are not publicly accessible natural or semi-natural green spaces on these sites. From the three estates alone, 144 new homes will have been provided in the parish including 28 new affordable homes being made available by Broadland Housing Association at Four Miles, Freebridge at Heartwood and Flagship are in partnership with Elemento Group at Blenheim Place either for social rent or shared ownership.

Figure 5- Three new residential estates in Docking.

⁴ [2 bedroom end of terrace house for sale in Pound Lane, Docking, King's Lynn, Norfolk, PE31 \(rightmove.co.uk\)](https://www.rightmove.co.uk/property-for-sale/details.do?listingId=1422196928&listingType=RESIDENTIAL)

⁵ https://www.hill.co.uk/heartwood?crm_source=1422196928&crm_medium=77430412&crm_campaign=2031182070&crm_programIds=211382003&gad_source=1&gclid=CjwKCAiArfauBhApEiwAeoB7qHQ-ECZ_Ap-zOp0den3vy70kZp0t9K1ISnyi2H3KAGrqI02dpWy1xoCZGsQAvD_BwE



The largest development is the former Granary site called Four Miles in Station Road which has consent (Planning Reference 16/00754/O, 19/01065/F & 22/01772/F in Appendix A) for 77 dwellings including 15 affordable homes and is currently on the last phase with the completion of Choseley Meadow to the rear. Four Miles is being advertised by Avada Country Homes and an application form submitted for 22/01772/F suggests that development on site began in October 2018. According to the website dwellings which have sold/still on the market vary between 2 and 6 bedrooms and ones on the market currently range between £375,000 and £1.6 million⁶. There is shared ownership on offer at Four Miles by Broadland Housing Association including a 2-bed terraced property⁷.

The former Limagrain site in Station Road opposite the Spar shop now called Blenheim Place is currently under construction (Planning Reference 19/01654/OM and 22/00475/RM in Appendix A) for 30 dwellings including 6 affordable units plus another 4 custom built houses on appeal (Planning Reference 22/01076/0). This brownfield site includes a mixture of 3,4- or 5-bedroom houses being built by Elemento Group. The Borough Council Housing Data indicates the site initially started building in February 2023 but has not completed yet.

In early 2024 the Sowerby's website advertised that one 2 bedroom, and two 4-bedroom properties have been completed in sale and one is reserved⁸. There have also been a few 3 bed semi-detached homes on sale for £445,000 and detached for £475,000. According to the latest information in October 2024, houses currently being marketed include a shared

⁶ [Four Miles | Avada Country Homes \(avadahomes.co.uk\)](https://www.avadahomes.co.uk) and [Sales | Avada Country Homes \(avadahomes.co.uk\)](https://www.avadahomes.co.uk)

⁷ [2 bedroom terraced house for sale in Docket, PE31 \(rightmove.co.uk\)](https://www.rightmove.co.uk)

⁸ [Find your newly built home, here at Blenheim Place \(sowerbys.com\)](https://www.sowerbys.com)

ownership home from £87,500, 3 bedroom houses from £420,000 and a 5 bedroom home at £925,000.

In total there have been 61 planning permissions either granted, started, or completed in the last 11 years (2012-2023) in Docking according to housing data supplied by Borough Council of King's Lynn and West Norfolk in December 2023 and presented in **Appendix A**. The total net gain for the 61 planning permissions is 230 dwellings. 197 dwellings which have been given permission are considered as windfall development, not allocated in the Local Plan.

Looking at the planning permissions:

- 45 of the planning permissions have completed (between January 2012 and August 2023)
- 7 of the planning permissions have started and are under construction (between March 2014 and June 2023)
- 9 of the planning permission have been granted (between July 2013 and February 2022)

Many of the permissions, see **Appendix A**, have been for the construction of new residential dwellings (43 in total). Of these, 15 were for replacement dwellings, whereby an existing dwelling was demolished and replaced by either a larger property or for more properties. Those resulting in an increase in the number of dwellings are highlighted in **Figure 6** below.

Figure 6- Planning permissions for replacement dwellings Source: Borough Council of King's Lynn and West Norfolk (December 2023)

Planning Permission Ref	Description	Units	Units Lost	Net gain	Status
15/01858/F	Demolition of existing dwelling and replacement dwelling with accommodation to first floor	1	1	0	01/02/2017-Completed
10/00897/F	Construction of dwelling following demolition of existing bungalow	1	1	0	31/01/2012-Completed
11/01171/F	Demolition of existing bungalow with 3No garages attached and construction of 1 1/2 storey dwelling with single storey bedrooms and store	1	1	0	31/03/2012-Completed
12/02099/F	Replacement Bungalow (revised design)	1	1	0	19/02/2016-Completed
12/00230/F	Demolition of an existing bungalow and its replacement with a new bungalow	1	1	0	29/03/2018-Completed
12/01701/F	Demolition of Existing bungalow and construction of 3No new dwellings.	3	1	2	31/03/2015-Completed

Planning Permission Ref	Description	Units	Units Lost	Net gain	Status
13/00037/F	Proposed replacement of 1no. dwelling and associated garage with 2no. detached storey and a half dwellings and associated garages	2	1	1	01/02/2017-Completed
13/00935/F	Proposed demolition of The Beeches and construction of two 1.5 storey dwellings	2	1	1	12/01/2016-Completed
16/00699/F	Replacement dwelling	1	1	0	14/11/2017-Completed
17/01043/F	Demolition of existing bungalow and erection of two semi-detached dwellings	2	1	1	27/11/2019-Completed
19/00618/F	Construction of 3 dwellings	3	1	2	09/06/2022-Started
19/02125/F	Demolition of existing dwelling and construction of two semi-detached dwellings	2	1	1	28/04/2021-Completed
20/00052/F	Variation of conditions 2 and 7 of Planning Permission 17/02033/F: 2no. dwellings following demolition of existing bungalow	2	1	1	07/07/2020-Completed
20/00735/F	Demolition of existing bungalow and replacement with a row of 3 dwellings	3	1	2	29/04/2022-Completed
23/00199/F	VARIATION OF CONDITION 2 FROM PLANNING APPLICATION 20/01595/F - Replacement of existing dwelling with three dwellings	3	1	2	26/06/2023-Started
15 permissions		28	15	13	

Over the last 11 years, there have also been 15 planning permissions for a change of use from non-residential into residential. **Figure 7** details these permissions, overall, it has resulted in 27 new dwellings/annexes.

Figure 7- Change of use permissions in Docking (2011 to 2023) Source: Borough Council of King's Lynn and West Norfolk (December 2023)

Planning Permission Ref	Description	Total Units	Net gain	Status
15/00981/F	Change of use from B1a offices to C3 dwelling	1	1	17/08/2015-Granted
15/00920/F	Conversion and restoration of former pigeonier to apartment	1	1	31/03/2013-Completed
11/01605/F	Replacement of existing outbuilding with self-contained annex	1	1	31/03/2013--Completed
13/00723/F	Conversion of outbuilding to dwelling	1	1	02/07/2013-Granted
13/01544/F	Change of use of 3 no. residential care (C2 Use Class) buildings to form 3 no. detached dwellings (C3 Use Class) with associated landscaping, amenity and parking provision.	3	3	31/03/2015--Completed
14/01134/F	Conversion of existing redundant service quarters to three bed apartment	1	1	30/06/2017--Completed
14/01310/F	Proposed construction of two new dwellings and conversion of series of barns to 7 residential dwellings including demolition of 4 single storey outbuildings	8	8	01/05/2017--Completed
14/01622/F	Change of use of former retail unit to single dwelling house and additional bedroom to Sunnyvale	1	1	27/11/2015--Completed
17/00645/PACU1	Prior Notification: Change of use from office use (class B1) to a dwellinghouse (class C3)	2	2	16/08/2021--Completed
18/01632/F	Amendments to internal and external appearance (fenestration) of residential dwelling (approved 08/01525) and incorporation of an area of hardstanding to provide a walled private garden	1	1	16/10/2019--Completed
19/01036/PACU1	Notification for Prior Approval for change of use of offices to two dwellings (Schedule 2, Part 3, Class O)	2	2	16/08/2021--Completed
20/00020/F	Change of use from garage and store to dwelling	1	1	04/01/2021--Completed
21/00075/F	Conversion of former agricultural building to residential use	1	1	16/04/2021-Granted
21/00125/F	Preapproved artists studio to be changed into a 3 bed eco lodge	1	1	03/08/2021-Granted

Planning Permission Ref	Description	Total Units	Net gain	Status
21/01788/F	Change of Use from Commercial to Residential including internal and external alterations	1	1	01/12/2021-Granted
Total = 15 permissions		Total= 26 units	Total= 26 net gain	

There is a concern amongst the community that the area has not been built for local need as the number of houses has increased but the population has not.

Affordable Housing

Affordable housing comprises:

- Affordable housing to rent
- Shared ownership or shared equity
- Discounted market sales housing

Some of these options offer a more affordable route to home ownership, and the Government has introduced several options over the years to enable people to get their first home, whether to rent or buy. A new tenure option called First Homes is being introduced by the Government.

Based on data supplied by the Borough Council in January 2024, there are currently 95 affordable homes in Docking. This means affordable housing is around 20% of the housing stock lived in on a permanent basis. The 95 comprises 86 affordable homes for rent and 9 shared ownership.

The size and type are provided in **Figure 8** with the majority being 2 beds for general needs. There is no sheltered housing for older people in the village. Regarding the affordable units which are being developed in the area, the Council are aware that Broadland have 2 shared ownership units on the Station Road site which are currently under construction. There are currently 18 households on the housing waiting list for Docking looking for 1 to 3 beds as shown in **Figure 8**. These households all currently reside in Docking.

Figure 8-Affordable Rented Housing in Docking

Number of Bedrooms	Current Number of General Needs Housing	BCKLWN Housing Register Waiting List/Mobility Category for Docking
1	-	5 households (3 easy access and 2 general needs)
2	56	5 households (all general needs)
3	29	8 households (all general needs)
4	1	None

Total	86	18
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Source: West Norfolk Borough Council, Housing Data October 2023

Summary:

- According to census data the number of resident households in the parish has reduced over the last 10 years by around 25%. This is likely to be due to an increase in second homes or holiday lets.
- The current housing stock comprises a high proportion of 2- and 3-bedroom homes. The proportion of 1-bed properties is very low when compared to borough averages.
- 30% of households are single occupancy.
- There has been a significant level of housing growth in the parish over the last 10 years. This includes an allocation in the Local Plan which totalled 33 new homes, 26 homes where premises were converted from alternative uses and 28 new homes on plots that previously had smaller or fewer homes.
- The total net gain in dwellings over the last 11 years will be 230 once all housing are completed.
- Affordable housing, either rented or shared ownership, represents around 20% of the housing stock currently lived in by residents on a permanent basis.
- There is no specialist accommodation, eg for older people.
- There are currently 18 households who are residing in the parish who are on the Borough Council's housing waiting list for affordable rent.

Issues:

- Much of the housing growth over the last 10 years has been windfall development, outside of any planned allocation in the Local Plan. Much of this has been for replacement dwellings or conversion / change of use. There is a particular trend for smaller dwellings on large plots to be replaced by larger or more dwellings.
- Although a significant number of new homes have been built, the number of permanent households according to the Census has reduced considerably. This indicates that many more properties are being used as furnished holiday lets or second homes.
- Around a third of homes are occupied by a single person, but there are very few 1-bed properties, which could indicate a slight mismatch between stock and need.
- There is no specialist accommodation, eg for older people, but there is a growing number of people in the older age category of 75+

Unoccupied Properties

The Borough Council collects data relating to Council Tax. In 2024 around 32.3% of domestic properties within Docketing were either second homes, holiday homes or empty properties see **Figure 9**. Regarding the difference between unoccupied exempt dwellings (Line 2b) and empty dwellings (Line 15) in **Figure 9** this is because some properties do not pay council tax when they are unoccupied if they fall into certain categories, for example if probate is waiting to be granted, or if they have been repossessed by a lender. These are the

unoccupied & exempt dwellings and a list of the categories is available [here](#) as provided by the Borough Council.

Properties which are unoccupied and unfurnished but do not fall into any of the exempt categories are classed as empty dwellings and will pay full council tax, and a further premium if they are empty for more than a year. A new build property which doesn't fall into any of the exempt categories will pay full council tax from the date the Borough Council deem it to be complete. The number of domestic dwellings in the council tax records have increase by 55 dwellings between October 2023- August 2024 and this will most likely be because of the newly constructed dwellings on the three different residential estates. This number may increase again with the next council tax record updates.

Figure 9-Home ownership categories from Borough Council of King's Lynn & West Norfolk Council Tax records (October 2023 and April 2024) and Business Rates List (April 2023 and 2024)

Line		2023	2024	Notes
1	Total Domestic Dwellings	702	757	All self-contained dwellings on the parish
N/A	Total Self-Catering Accommodation properties in the business rates list	84	72	Commercially let properties available for more than 140 days and actually let for more than 70 days
	Total residential properties	786	829	
2b	Less Unoccupied exempt dwellings	(10)	(18)	Empty properties where there is no council tax charge
11	Less Second Homes	(126)	(139)	Unoccupied / Furnished dwellings
15	Less Empty Dwellings	(32)	(39)	
N/A	Less Self-Catering Accommodation properties in the business rates list	(84)	(72)	
	Total main residence dwellings	534	561	
	% of dwellings used as main residence	67.93%	67.6%	
	Total dwellings which are not main residence	252	268	
	% of dwellings which are not main residence	32.06%	32.3%	

Data was analysed from the April 2023 GOV UK of the Business Rates Valuation List⁹ for Docking to see how many properties were classed as self-catering holiday units/premises in the village. In total there were 72 properties classed as self-catering holiday homes in the

⁹ [Search results - Valuation Office Agency - GOV.UK \(tax.service.gov.uk\)](#)

parish as detailed in **Appendix B** in August 2024 which was a drop from 84 properties in April 2023. A reason for this drop could be the fact that the rules for self-catering accommodation in business rates changed from April 2023 – more information is available [here](#). The Borough Council are seeing a number of properties which don't meet the criteria move back into the council tax list which could go back into business rates soon. The most popular roads for holiday homes included the High Street (PE318NH), Fakenham Road (PE318NW) and Station Road (PE318LS/PE318LY).

Some issues have been raised by the community regarding holiday let use in the village. One example is that some of the holiday lets advertised do not pay to have a blue trade bin but still use district collection bins such as the general waste (black) and recycling (green). The problems they find with this is that holiday let owners will not be contributing towards council tax. As well as this there has been problems with holiday makers dumping rubbish waste in the public bins around the village.

Summary:

- **Around 32.3% of homes in Docketing are unoccupied.**
- **According to Council Tax records in 2024 there are 139 second homes and 72 self-catering holiday homes. This also accords with the Gov Valuation List.**

Issue:

- **The level of properties unoccupied by permanent residents is greater than the borough average and a proportion of these are used as holiday lets or second homes. This could have an impact on community and prevailing property prices in the village.**

Accessibility to Employment, Local Services and Transport Links

Docking is identified as a Key Rural Service Centre (KRSC) in Policy 1 of the Local Plan 2021-2040. KRSC are designated to help sustain the wider rural community. They provide a range of services that can meet basic day-to-day needs, and a level of public transport can enable access to and from the settlement. The Borough Council will seek to maintain and enhance facilities to support this function. The Local Plan highlights that local scale development will be concentrated in identified KRSCs. This will include new housing, employment, and retail development. As highlighted in the housing section, Docking received one housing allocation in the Local Plan, which accounted for 33 new homes being built.



Source: Docking Village Hall¹⁰

Sustaining existing services is a key priority in the Local Plan and community facilities/services within the parish include but are not limited to Bayfield surgery, Docking Primary and Nursery School, St Mary's Church, Docking House (Assisted Living Residence), allotments, playing field/play park, village hall, Spar village shop and post office, angling fishing club, bowls club, and the Bus Service (33, 33A and 414).

The primary school has a wide catchment area and when other parish schools closed such as Bircham and Sedgeford a vast majority of the children from these areas came to Docking.

In 2024 the sports pavillion adjacent to the playing field has been refurbished and the previous tennis courts have been upgraded into a Multi-Use Games Area (MUGA) which will bring benefit to the community for different uses.

¹⁰ [Docking Village Hall - Welcome](#)



Source: Docking Primary School (left) and Docking Lake Angling Club¹¹ (right)

There are a range of local businesses within the parish. This includes holiday accommodation options (such as holiday homes, Air BnBs and campsites). There is employment units situated around Station Rd and the High St (B1454) such as the Railway Inn public house, Dennis Wright Car Body Repairs, Docking fish and chip shop, doggy day care centre and recording studio. There is also the Winery at Cobble Hill, a part time recycling centre along Fakenham Road which is used by residents and locals outside of the parish and a newly opened boutique restaurant with rooms known as Nest Farmhouse.

The village also has a well-attended Wednesday Market held at the Ripper Hall which includes a farmers market, craft stalls and community café.

There are several existing green spaces within the parish as shown in **Figure 10**. These include the allotments and cemetery north of Pound Lane, St Mary's Church Religious Grounds north of Chequers Street, Bowls Green north of High St, the playing field, play area and tennis courts West of Bradmere Lane, Bayfield north of the High Street, The Park at Docking Hall, Grove field on Mill Lane and the fishing pond on Little Lane. It must be noted that not all these greenspaces have public access, however, are still important to the parish.

The Avada development at Four Miles are creating a 2.5-acre Choseley Meadow with a pond to the rear of Sandringham Avenue but it is described for the private use of the Four Miles residents.

Fields in Trust (the National Playing Field Association) recommends a standard of 2.4 ha outdoor playing space per 1000 population. This is a nationally recognised standard which can be used to determine the level of play space in new developments. The King's Lynn & West Norfolk emerging local plan states that new developments will be expected to meet nationally recognised standards for the provision of open space. The Fields in Trust planning and design for outdoor sport and play suggested a standard of 2.4ha of outdoor playing space per 1000 population will be used when assessing the level of play space required comprising 1.6 to 1.8 ha for outdoor sport including 1.2 ha for pitch sports and 0.6 to 0.8 ha for children's playing space.

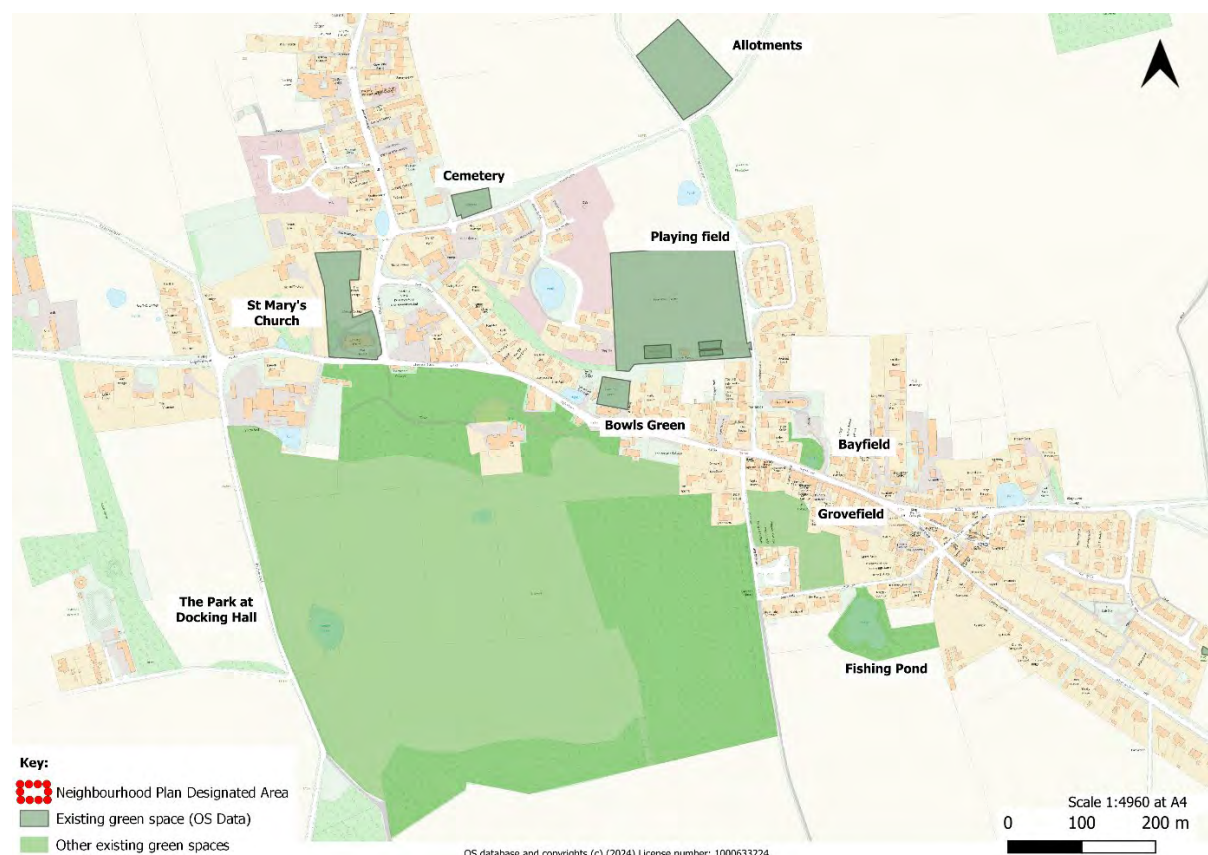
With a population of 1,100 Docking should have a minimum of 2.6 ha of outdoor playing space. Docking is served by one playing field west of Bradmere Lane which is managed by the Docking Playing Field Association and is situated in the centre of the village. The site is

¹¹ Google images and [Fish pond, Docking Angling Club © Nigel Jones cc-by-sa/2.0 :: Geograph Britain and Ireland](#)

2.72 ha in size and comprises marked out pitches, a recently refurbished pavilion, a children's playground and dedicated off street parking. A Multi Use Games Area is currently being installed. The site is used by junior and adult football clubs as well as for various recreational activities for all ages.

In 2019, Freebridge Community Housing installed a new play park to provide outdoor activities for children in the community of Monks Close. This community is over 2 miles from the centre of Docking and is situated on the edge of the parish boundary close to Bircham Newton. The 0.7ha site comprises a grassed area and children's play equipment. It is close to a separate small, grassed area which includes children's play equipment and some benches.

Figure 10- Existing green spaces.





Docking is situated in West Norfolk between the towns Hunstanton and Fakenham. Docking is about 8 miles from Hunstanton (15 min drive) and around 12.5 miles from Fakenham (20min drive). There are three bus services (33, 33A and 414) which travel through the parish from King's Lynn to Hunstanton. 33 and 33A services are part of Lynx Bus and allow residents/visitors to travel to nearby villages and towns including Kings Lynn, Hillington, Great Bircham, Sedgeford and Hunstanton.

The 33 bus service runs Monday to Saturday between 7am and 6pm and usually departs Docking every 2-3 hours. Residents can get on the bus outside the King William (a former public house which is now residential dwellings) or at the Nursery¹². The 33A and 414 bus services run on school days only which children can get on around 15.30pm. 33A runs between Hunstanton and King's Lynn which will allow for children to get home from Smithdon Secondary School. The 414 service leaves Wells-Next-the-Sea and heads towards Dersingham allowing children who may attend Alderman Secondary School to get off at Docking either at the Village Hall Stop or King William along the High St¹³. According to the Census 2021 data around 15.1% of the parish are school children or full time students.

The 33A and 414 do not run at the weekends and the 33 does not run on Sundays. This limits accessibility for local residents and visitors.

Docking is relatively poorly served by its public rights of way network and therefore there is little connectivity to the wider countryside. Although there are National Trail routes nearby (8km to Norfolk Coast Path and 4km to the Peddars Way) there are no public rights of way

¹² [33 & 33A | Lynx \(lynxbus.co.uk\)](https://lynxbus.co.uk)

¹³ [414 | Lynx \(lynxbus.co.uk\)](https://lynxbus.co.uk)

linking them to Docking. Looking at the data available via Norfolk County Council (**Figures 11 and 12**) there are two public rights of way within the parish, south of the built-up area. This includes:

- One bridleway route going south of Mill Lane and then west towards Bircham Road (B1153) once reaching the Halfway Plantation.
- One public footpath route going south of Bircham Rd adjacent to Mill Hill Wood towards Bircham Newton Parish.

Figure 11- Public Rights of Way within Docking (Source: Norfolk County Council, 2023)

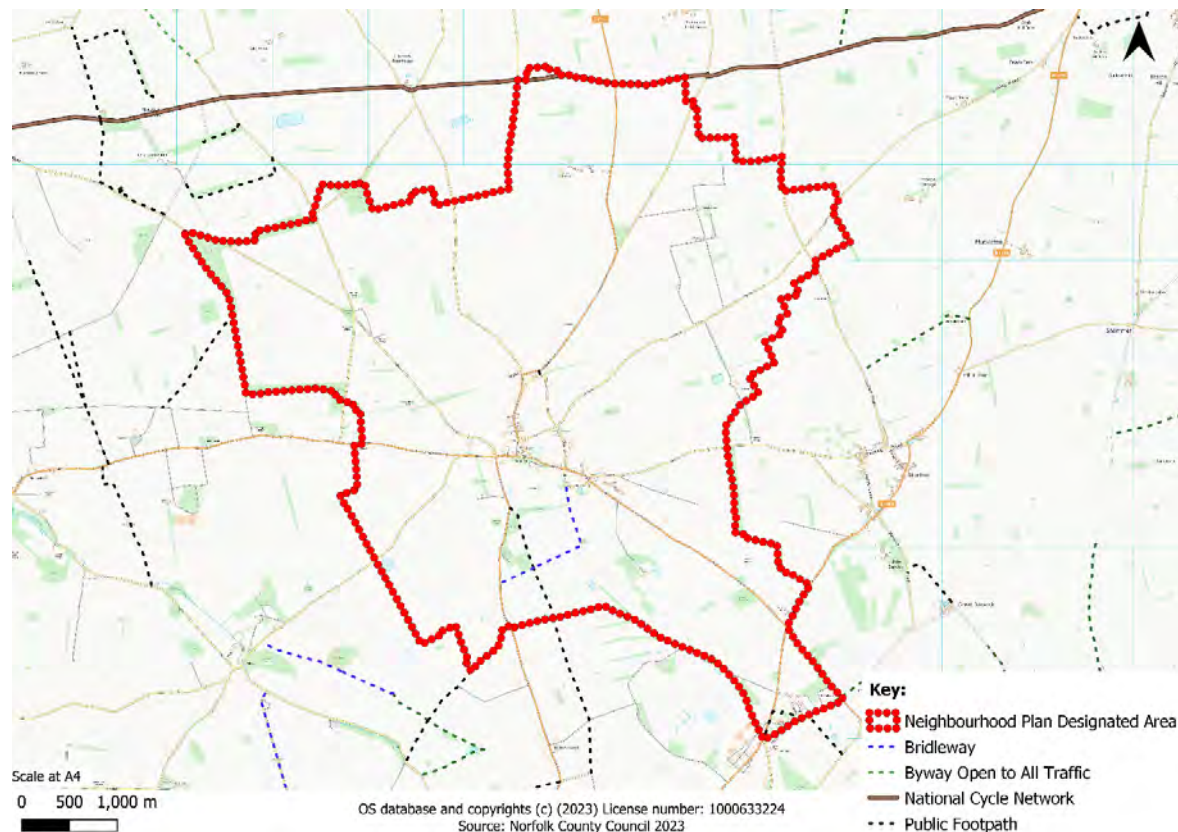


Figure 12-Public Rights of Way within the built-up settlement (Source: Norfolk County Council, 2023)



Docking village is served by the public right of way starting at the corner of Mill Lane and Little Lane. This can only be accessed by walking down narrow lanes with no pavements. This bridle path is only 1.6km in length, is not circular and ends at the main road between Docking and Bircham with no onward connectivity.

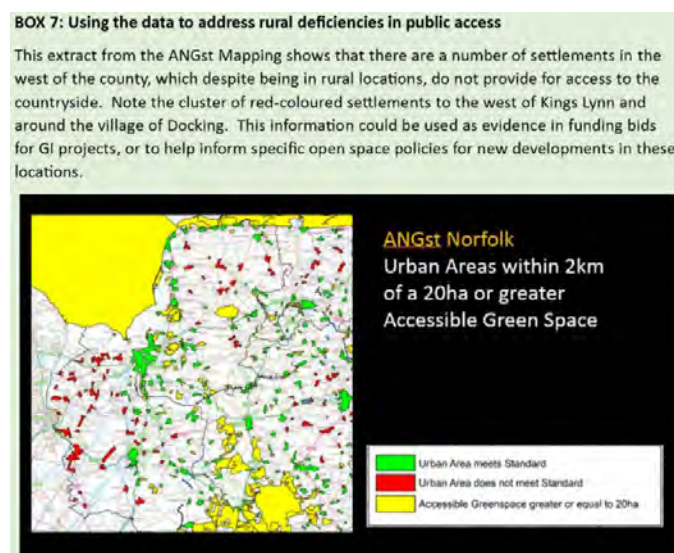
The second right of way can be accessed by walking 0.5km along the main Docking to Bircham road which has no pavement. This footpath is 1.2km in length and not circular. The only alternative to the bridle path for village dog walkers is to walk down the quieter lanes which have no pavements and often have 60mph speed limits. These lanes are becoming increasingly busier and more dangerous as development encroaches on these spaces.

Regarding circular walks there are a lack of these available within the parish as well as access into the countryside for recreational use such as walking your dog. Investigating the opportunity to create permissive routes into the countryside with necessary stakeholders will be explored and for the reasons above significant enhanced green infrastructure for the village would be desirable. This would also help to relieve pressure on sensitive routes to the coast. This would also likely attract residents and visitors who would otherwise continue travelling north to the coast.

Accessible Natural Greenspace standards (ANGst) Norfolk mapping shows that Docking, despite being in a rural location, does not provide access to the countryside. Docking does not meet standard guidelines for access to green space measured by having 20 ha or greater of accessible green space within 2 km. This information could be used as evidence in funding bids for green infrastructure projects or to help inform specific open space policies for new developments.

Docking lies on a strategic green infrastructure corridor with core woodland and grassland networks. These corridors allow species to move and spread to maintain genetic diversity. Areas of native habitats that are joined together in this way are more resilient to change in climate or management.

Figure 13- Accessible Natural Greenspace standards (Source: Norfolk County Council, 2018¹⁴)



Docking parish falls within an area used to assess suitable habitat for vulnerable species. For example, the farmland to the north of the Parish was identified as a priority area for Countryside Stewardship measures to address Corn Bunting habitat issues. It is important that any future developments be assessed for their impact on endangered species. Docking is on a migratory route for many winter birds, most notably Pink footed geese, which are seen feeding on the fields surrounding the village. Any reduction in field space would have a detrimental impact on these migrations which attract significant number of tourists to the area. In the summer Docking plays host to a significant swift population.

The National Cycle Route (Route 1- On Road) runs through a small part of the parish, via Burnham Rd. It takes cyclists through Docking from Ringstead and Burnham Market¹⁵, avoiding the settlement area.

Within the built up part of Docking there is a network of kerbed footways such as along Fakenham Rd, High St and Station Rd. These allow for safe access to various local services and facilities. In places footways are just on one side of the road and can be narrow, and some of the more rural lanes, including East Ln, Little Ln and Mill Ln have no footpaths. When walking away from the settlement, pedestrians need to stop along grass verges to avoid walking directly in the road when traffic is passing.

When entering the built up area from the rural B roads (such as Sedgford Rd) the speed limit goes from 60mph to 30mph, except near the school, which has a part time 20mph

¹⁴ https://www.north-norfolk.gov.uk/media/5037/norfolk-green-infrastructure-mapping-project-july_18_v4.pdf

¹⁵ [Route 1 - Sustrans.org.uk](https://www.sustrans.org.uk/route/1)

limit. Due to the lower speed limits, cycling would be safe through the majority of the village. However, when leaving more built up parts of the settlements the road network along the B Roads turn back into 60mph. One road that has issues with traffic includes Sandy Lane which is a single track road with no footway. Some members of the community would be interested in making this an access only road.



Source: Google Maps Street View, 2022

The Census 2021 data gives a breakdown of employment status for Docking residents. It should be noted that the Census was conducted during the Covid-19 pandemic. Just under half of residents are in employment (48%) or retired (49%), and 3% are unemployed.

The employment history of Docking states that those who answered 'not in employment' around 10.5% had worked in the last 12 months, 15.7% have never worked and 73.8% have not worked in the last 12 months which could have been answered by the elderly residents.

For those residents in employment, most work full time, equating to 31-48+ hours per week (63.7%). 36.4% are part-time (0-30 hours per week). Around 75% of the parish have qualification levels of an apprenticeship level/NVQ Level 1 or higher and 25% have no qualifications. The occupation types within the parish vary (**Figure 14**). A large majority work in professional occupations (36%) followed by skilled trades (17.4%), elementary occupations (14.6%) and more.

Figure 14- Occupation in Docking (Census 2021)



At the time the Census 2021 was conducted 41.1% of people aged 16yrs+ said the distance they travelled to work was 30km or under and 22.1% worked from home. This gave an indication that most people worked locally within the parish or district. A large majority of those travelling to work outside of their home did so in a private car/van either by driving themselves or being the passenger (65.9%). All other options such as bus, bicycle or by foot fell under 2%.

The Census data indicates that in Docking 42.8% of households owned 1 cars/vans, followed by 34.4% owning 2 cars/vans and 12.9% owning 3+ cars/vans. This still leaves around 10% without a car or van. The percentages for the parish are relatively similar to the borough (**Figure 15**).

Figure 15: Numbers of cars or vans in Docking compared to King's Lynn and West Norfolk (Census 2021)

Number of cars or vans

Docking

(King's Lynn and West Norfolk)

No cars or vans in household **9.8%** (15.0%)



1 car or van in household **42.8%** (41.1%)



2 cars or vans in household **34.4%** (30.4%)



3 or more cars or vans in household **12.9%** (13.5%)



% of all households

Summary:

- There is a range of local services available within the parish which will support existing residents and those living in adjacent smaller villages such as Bircham Newton, Sedgeford or Syderstone who need a GP or school.
- Most households have access to a private car/van, with the proportion of people not having one very low.
- There are three bus services which run through Docking these run between King's Lynn, Hunstanton and Wells next the Sea.
- There are two apparent public rights of way routes within the parish and the National Cycle Route (Route 1) crosses through the north of the parish on road between Ringstead and Burnham Market.
- There is nearly a 50:50 split of those who are economically active (in employment) or economically inactive. The majority of people in employment in the parish work full time (63.7%) and of those who work either do so from home or travel between 0-30km away (63.2%) suggesting they work locally.

Issues

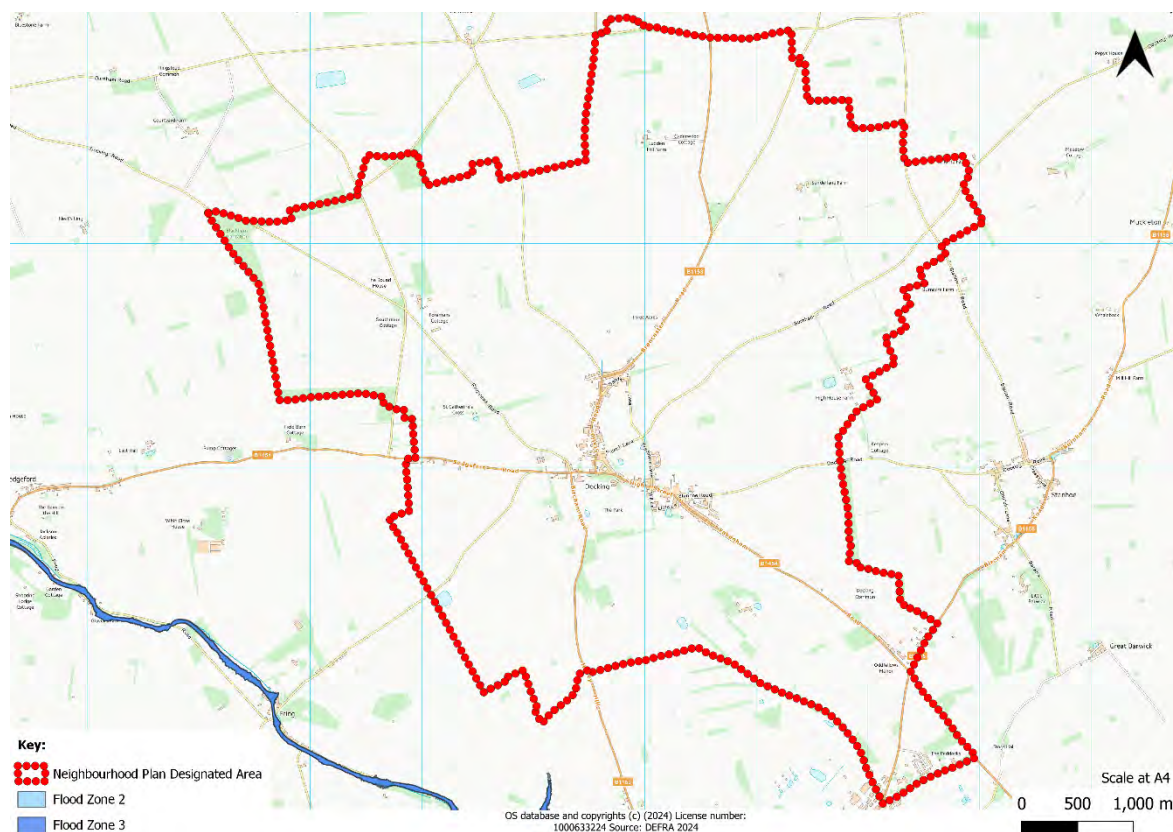
- Additional new housing could support the ongoing viability of existing local services or the creation of new ones.
- There is limited access into the countryside for recreational purposes including circular walks. This is something which could be investigated, particularly with the amount of holiday accommodation present within the village.

Flood Risk

For context, the village of Docking used to be called Dry Docking by residents before mains water was connected here and the area has seven ponds that the residents would like to see protected. These ponds are located in Chequers Street, Station Rd, Pound Lane, High Street, Stanhoe Rd, Little Lane & Bayfield Pond.

According to Environment Agency the parish falls within Flood Zone 1 which means there is a low risk of flooding from rivers or the sea. The nearest Flood Zone 2 and 3 area is south of the parish in Fring. National policy is to locate development in areas least likely to flood. Based on current mapping, this is unlikely to be a constraint on development in the plan area (**Figure 16**).

Figure 16- Flood risk from rivers and sea in Docking (Source: DEFRA, 2024)



The Environment Agency future flood risk modelling shows that there is a low, medium, and high risk of surface water flooding (ponding) in areas of the parish, including around existing buildings, roads, gardens, open landscape, and waterbodies **Figures 17 to 18** indicates this mainly affects agricultural land, wooded areas, or where water sources may be present such as drainage ditches, ponds or even ghost ponds. However, residential properties and road networks in the built-up area along the High St, Stanhoe Road, Fakenham Rd, Church Place and Pound Lane are still at medium-high risk of surface water flooding.

Figure 17- Surface Water Flood Risk within the whole parish (Source: DEFRA, 2024)

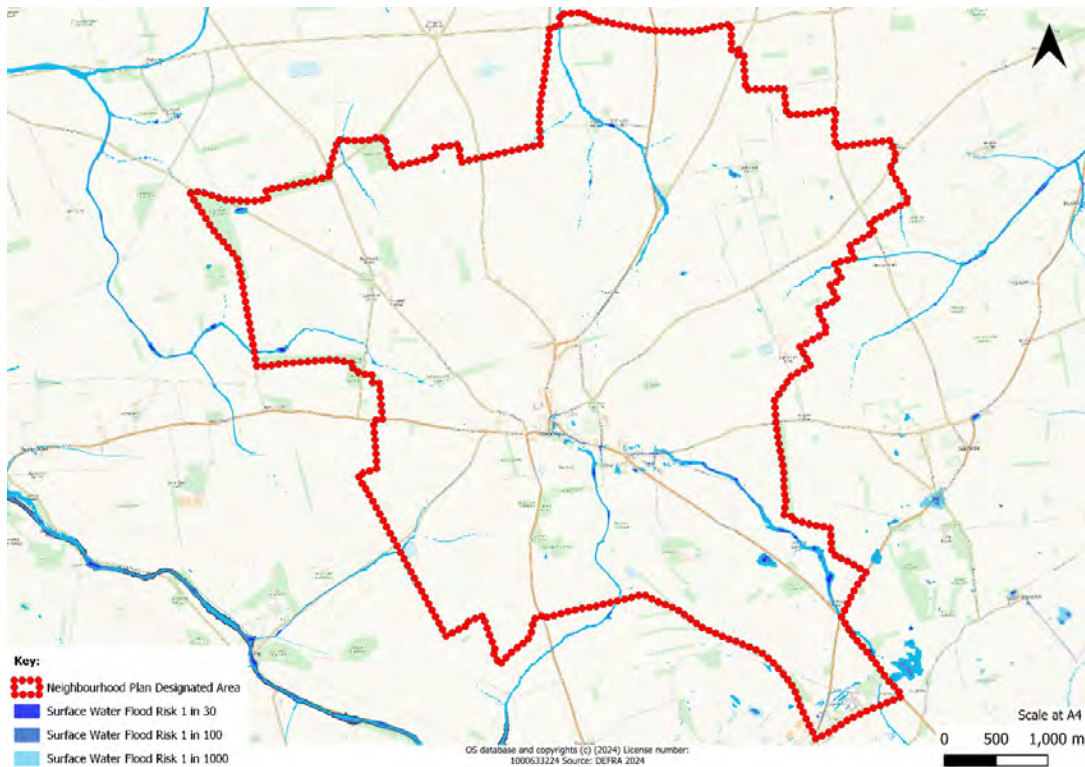


Figure 18-Surface Water Flood Risk within the built-up area of Docking (Source: DEFRA, 2024)



Docking is not mentioned specifically in the King's Lynn and West Norfolk Borough Council Strategic Flood Risk Assessment (FRA) Level 1 (2018) and Level 2 (2019) Reports¹⁶.

¹⁶ [Flood risk assessment - Level 2 | Flood risk assessment - Level 2 | Borough Council of King's Lynn & West Norfolk \(west-norfolk.gov.uk\)](#)

Evidence provided by Norfolk County Council at the Regulation 14 stage suggested there has been 3 records of internal flooding and 1 record of external/anecdotal flooding. The Lead Local Flood Authority (LLFA) datasets show a number of reports and investigation of flooding incidents in the parish¹⁷. For example, in the winter flood event 2020/2021 there was 1 incident of internal flooding reported along Chequers Street. In the report the causes of flooding were due to damage of the highway surface water drainage system, and this caused water to make its way in to affected property via the cellar. Unusually seasonably high groundwater levels in the area increased the level of risk of water inundation to underground structures such as cellars and basements.

The Norfolk County Council Kings Lynn and West Norfolk 2014-2018 Flooding Addendum stated that Norfolk County Council Highways will continue to monitor the level of maintenance required to sustain the design efficiency of the drainage system along Fakenham Road. This is due to 2 flooding incidents in this area in February 2018, including one property being internally flooded. In response Norfolk County Council cleaned out the highway gullies and carried out maintenance to the associated ditch (**Figure 19**).

Figure 19- Norfolk County Council Flood Report 2018



During winter 2023/2024 there have been a number of separate occasions where surface water flooding along Fakenham Rd has caused road closures between Docking and Bircham Newton. This is as a result of significant rainfall and an inability for the drainage system to cope with capacity. This is the same location as the 2018 flood incident, run-off from an adjacent agricultural field has left the road unpassable, resulting in a diversion through Stanhoe.

The Environment Agency describes groundwater flooding as when water under the ground (the water table) rises to the surface. Underground rooms, such as cellars and basements, are particularly at risk. Groundwater flooding is more likely where there is chalk under the

¹⁷ [Flood investigations - Norfolk County Council](#)

ground (the bedrock). It can also happen in places with sand and gravel, such as river valleys. Groundwater levels are not monitored in all parts of England and so levels are difficult to predict. Norfolk County Council's Local Flood Risk Management Strategy (2015) states that "*The extent of groundwater flood risk is not currently understood.*" and that an effective means of investigating groundwater flooding risk across Norfolk is needed¹⁸. The Environment Agency describes the signs of groundwater flooding including water coming up through the ground or floor rather than through doors, usually slower than river flooding, flooding usually happens days weeks or even months after heavy rain, flooding may last a long time - weeks or months, and the water doesn't always appear where you would expect it to.¹⁹

Any development would need to adhere to the latest guidance from relevant Agencies such as Norfolk County Council Lead Local Flood Authority (their most current guidance being NCC LLFA Guidance Document - Version 7.2 February 2025), or that of any relevant Internal Drainage Boards and the Environment Agency in respect of flood risk management, drainage and flooding matters.

Summary:

- **Fluvial flood risk is not an issue within the parish.**
- **Surface water is identified as being at a medium to high risk within different parts of the parish including around the built-up area.**
- **Surface water flooding around Fakenham Rd has been a particular issue over the last few years leading to road closures in 2018 and the winter of 2023/2024.**

Issues:

- **Any new development should not worsen the risk of flooding, particularly in the parts of the parish already at medium/high risk of flooding, and those areas that have already suffered flooding incidents.**

¹⁸ Norfolk County Council - [Norfolk Local Flood Risk Strategy \(2015\)](#)

¹⁹ UK government [groundwater flooding guidance](#)

Natural Environment

There are no Natural England statutory designated sites in the parish. There is one County Wildlife Site, Docking Borrow Pit, in the southeast, shown in **Figure 20**.

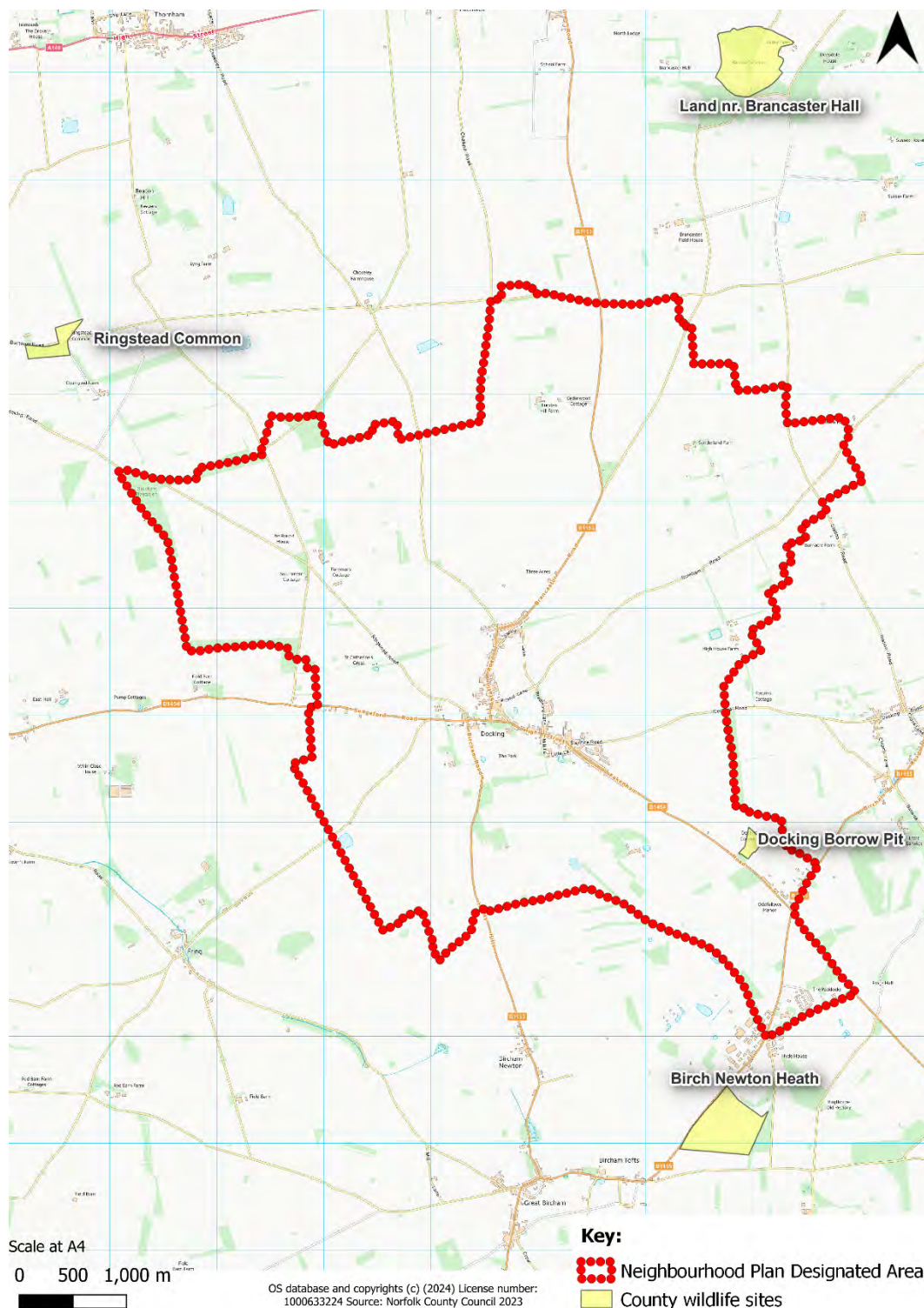
Figure 20- County Wildlife Site within the parish (Source: Norfolk County Council, 2023)



As well as this there are three County Wildlife Sites within 2km to the parish including Birch Newton Heath, Land nr Brancaster Hall (known as Barrow Common²⁰) and Ringstead Common (**Figure 21**). These wildlife sites are not designated on a statutory basis, though they do receive a degree of protection through the planning process and are often recognised in district local plans. In this context, site protection relies on the commitment of local authorities and public bodies.

Figure 21- County Wildlife Sites in close proximity to the parish (Source: Norfolk County Council 2023)

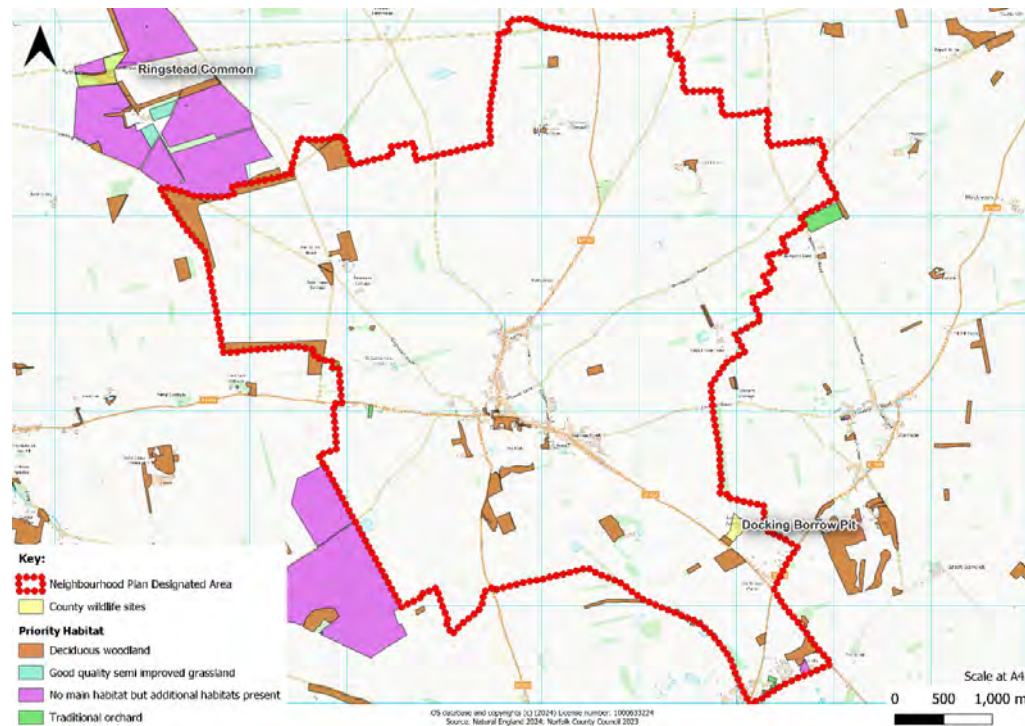
²⁰ [Barrow Common \(CWS 570\) - Norfolk Wildlife Trust](#)



The parish contains priority habitat also known as Habitats of Principle Importance for biodiversity conservation. These are habitats which are most threatened, in greatest decline, or where the UK holds a significant proportion of the world's total population. There are three main types of priority habitat in the parish (see **Figure 22**) deciduous woodland; good quality semi-improved grassland and traditional orchard. There is also one site which is known as no main habitat but additional habitats present. Deciduous woodland accounts for

39% of the total priority habitats resource in England²¹, the largest proportion of any habitat group, and this is the most apparent priority habitat in Docking's built-up settlement (**Figure 23**).

Figure 22- Priority Habitats (Source: Natural England, 2023)



Priority habitats can be designated as protected areas called Sites of Special Scientific Interest (SSSI) which would protect them under national designation. However, the sites in Docking do not fall within any SSSI's. Nevertheless, these habitats can be sensitive to development and should be considered when growth is being planned to avoid negative impacts.

As shown in **Figures 24**, part of the parish to the north-east contains habitat network zones. These habitat networks are within close proximity of sites that are suitable for habitat creation such as areas with existing priority habitats. These areas could be used to connect and link up networks across the landscape such as through wildlife corridors²². Local authorities have a duty to consider the conservation of these habitats, and development that would adversely affect these would not normally be acceptable.

Figure 23- Priority Habitats in the built-up settlement (Source: Natural England, 2024)

²¹https://assets.publishing.service.gov.uk/media/654df579c0e06800101b2d2b/2a_Extent_and_condition_of_priority_habitats.pdf

²² [Habitat Networks \(England\) - data.gov.uk](https://data.gov.uk/dataset/habitat-networks-england)

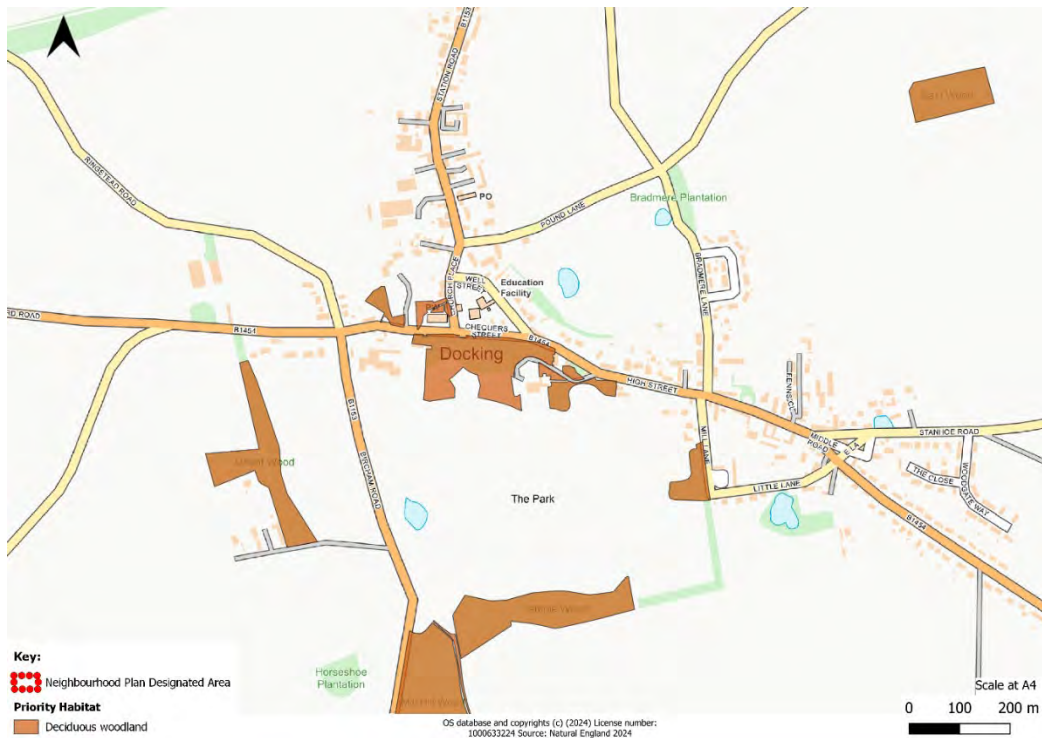
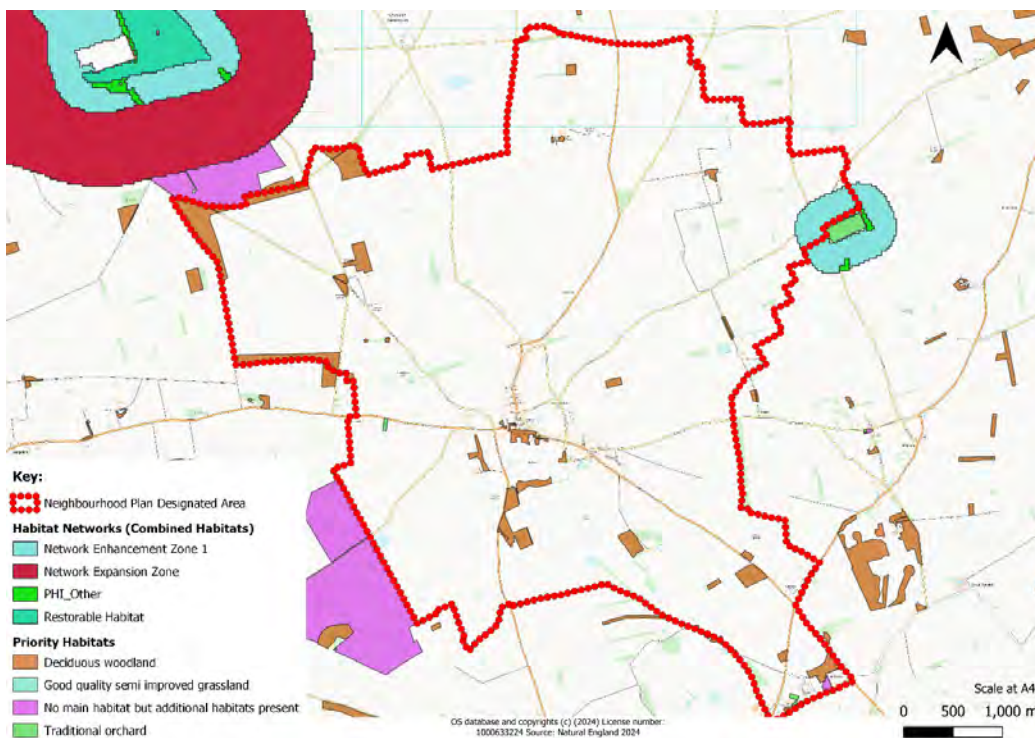
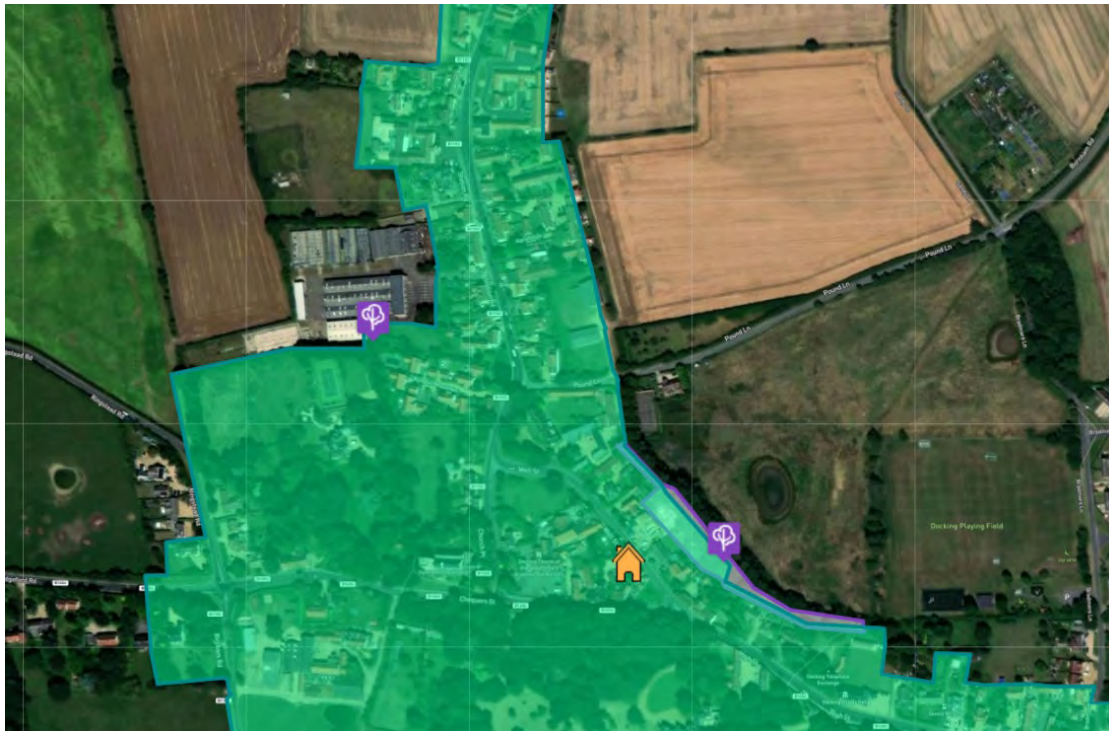


Figure 24- Habitat Networks (Source: Natural England, 2023)



There are only 2 Tree Preservation Orders (TPO)s in Docketing because of the extent of the conservation area. These sit on the edges of the recently built out new estates including Pound Lane ([2/TPO/00551](#)) and within Blenheim Place ([2/TPO/00582](#)) (Figure 25).

Figure 25- TPOs in Docking²³



Docking also has one of the largest rookeries in the country, these rooks gather in the evenings and fly in groups back to their night roost in the trees/woodland by Docking Common.

Summary:

- There are no Natural England designated sites within the parish.
- There is one County Wildlife Site (Docking Borrow Pit) in the parish.
- There are three types of priority habitat present within the parish including deciduous woodland, good quality semi-improved grassland and traditional orchard.
- One part of the parish to the north-east contains a habitat network zone which could be suitable for habitat creation. This surrounds traditional orchard with is adjacent to the parish.
- There are 2 Tree Preservation Orders in Docking.

Issues:

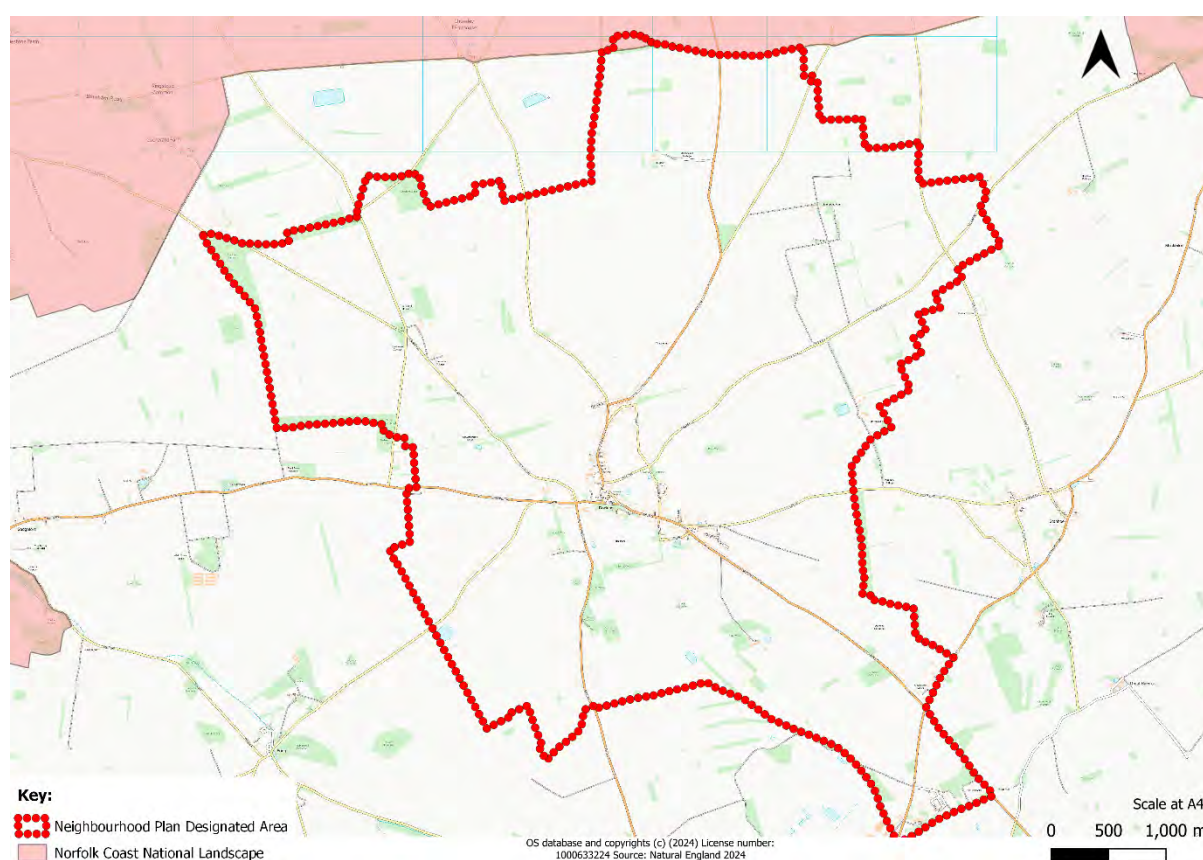
- Future development could have an adverse effect on the County Wildlife Site, priority habitats and potential habitat networks if these are not considered appropriately in plan-making, or decisions and opportunities to boost habitat creation are ignored.

²³ BCKLWN. Search was taken from Well Street, Docking. Source: [Tree preservation orders | Borough Council of King's Lynn & West Norfolk \(west-norfolk.gov.uk\)](https://www.west-norfolk.gov.uk/tree-preservation-orders)

Landscape Character

A small part of the parish, north of Burnham Rd, falls within the Norfolk Coast National Landscape, see **Figures 26 and 27**. This part of the parish that falls in the designation currently is arable land and is not near the settlement. The Norfolk Coast National Landscape, formerly known as an Area of Outstanding Natural Beauty (AONB), was designated in 1968 and includes the greater part of the remaining unspoiled coastal areas between the Wash and Great Yarmouth. 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 National Landscape can be attributed to the contrasts which arise from its diversity.

Figure 26- Norfolk Coast National Landscape



The designation helps to protect the natural features, but also settlements and working environments that are distinctive characteristics of the countryside. The designation allows for sustainable development, in ways that further enhance the character of the area. The National Landscape Management Plan²⁴ sets out some key objectives for new development.

Figure 27- Norfolk Coast National Landscape Map

²⁴ The Norfolk Coast National Landscape Management Plan (2019-2024). Source: [Norfolk Coast area of outstanding natural beauty](#)



Source: Norfolk Coast AONB Management Plan 2019-24

The King's Lynn and West Norfolk Landscape Character Assessment (2007)²⁵ identifies that the parish falls within the Plateau Farmland landscape character type (**Figure 28**).

Figure 28- Plateau Farmland Map (Source: The King's Lynn and West Norfolk Landscape Character Assessment (2007))

J: PLATEAU FARMLAND



Key characteristics of plateau farmland include landscape predominantly defined by extensive geometric fields under arable crop production. The landscape is characterised by flat terrain and geometric fields are typically bound by straight drainage ditches, short, flailed hedges, and shelterbelts. Docketing is also one of the highest villages in Norfolk and the Church tower is the highest point in the County.

The summary of visual character in Docketing states the village of Docketing centres on the church with a landmark tower and village pond, Docketing Hall, and its associated mature

²⁵ KLWN Landscape Character Assessment, Final Report March 2007, Chris Blandford Associates

parkland landscape. Typical of the area are a series of roads (some of them fairly busy e.g. the B1454) radiating out from the villages. Farmland comprises generally large, regular shaped fields (separated by low to medium mature hedgerows), which are interspersed by small patches of woodland, plantations, and tree belts, which punctuate the skyline. The patches of woodland provide some localised sense of enclosure. Few tracks and footpaths cross the area. A strong sense of tranquillity, isolation and exposure is apparent throughout the open sparsely populated area. Long distance, panoramic and open views across farmland are characteristic of the area, contributing to the generally large-scale nature of this landscape character area.

Inherent landscape sensitivities which need to be considered for Docking:

- Intact mature landscape structure including belts and copses of (plantation) woodland, mature (parkland) trees and patches of intact hedgerow network.
- Landscape setting of Docking.
- Coherent and recognisable small-scale settlement density and pattern.
- Relatively strong sense of tranquillity throughout the area.

The landscape planning guidelines for Docking include:

- Seek to conserve and enhance the existing belts and copses of (plantation woodland), other tall vegetation and parkland within the area.
- Seek to conserve the scarce settlement pattern characteristic of the area.
- Seek to conserve the largely undisturbed and tranquil nature of the area.
- Seek to conserve the landscape setting of Docking.
- Seek to conserve the panoramic views across the area and adjacent areas.
- Seek to ensure that potential small-scale or incremental development within Docking, is in keeping with existing landscape and settlement character.
- Where appropriate, consider sensitive farm diversification, in keeping with local settlement pattern and character.

Summary

- **A small part of the parish falls within the Norfolk Coast National Landscape (formerly known as the Norfolk Coast AONB)**
- **The parish falls within the Plateau Farmland Landscape Character Type set out in the West Norfolk Landscape Character Assessment (2007).**
- **There is a strong sense of tranquillity and a mature landscape structure of trees, hedgerows, and woodland.**
- **Landscape planning guidelines include seeking to conserve and enhance the landscape's settlement pattern and character.**

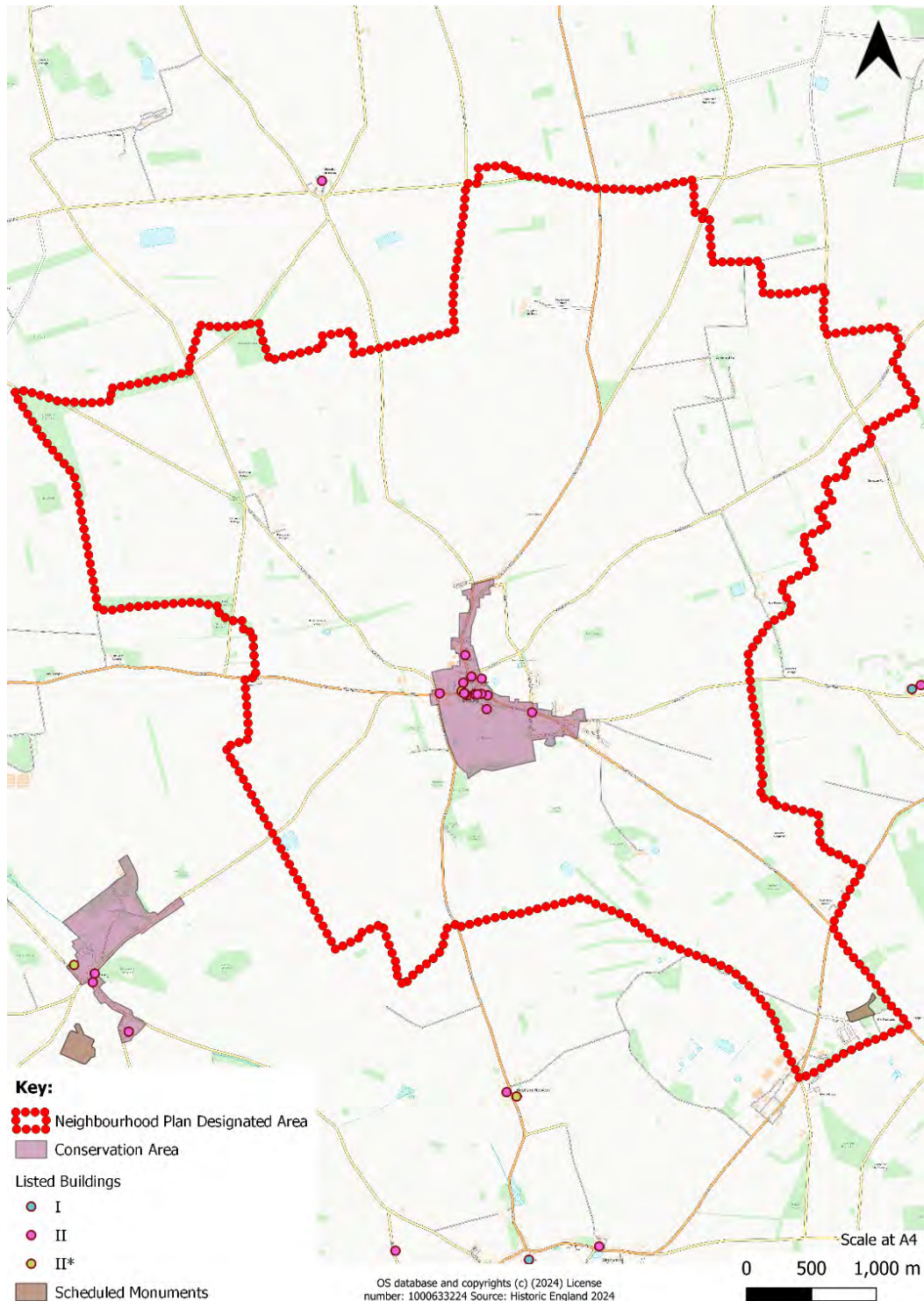
Issues

- **Development on the edge of Docking could create an intrusion into the open countryside if not sensitively designed.**
- **Open panoramic views across the landscape are a key feature of the area and should be preserved.**
- **Development that does not incorporate local materials may not blend well with the local character of the area.**

Historic Environment

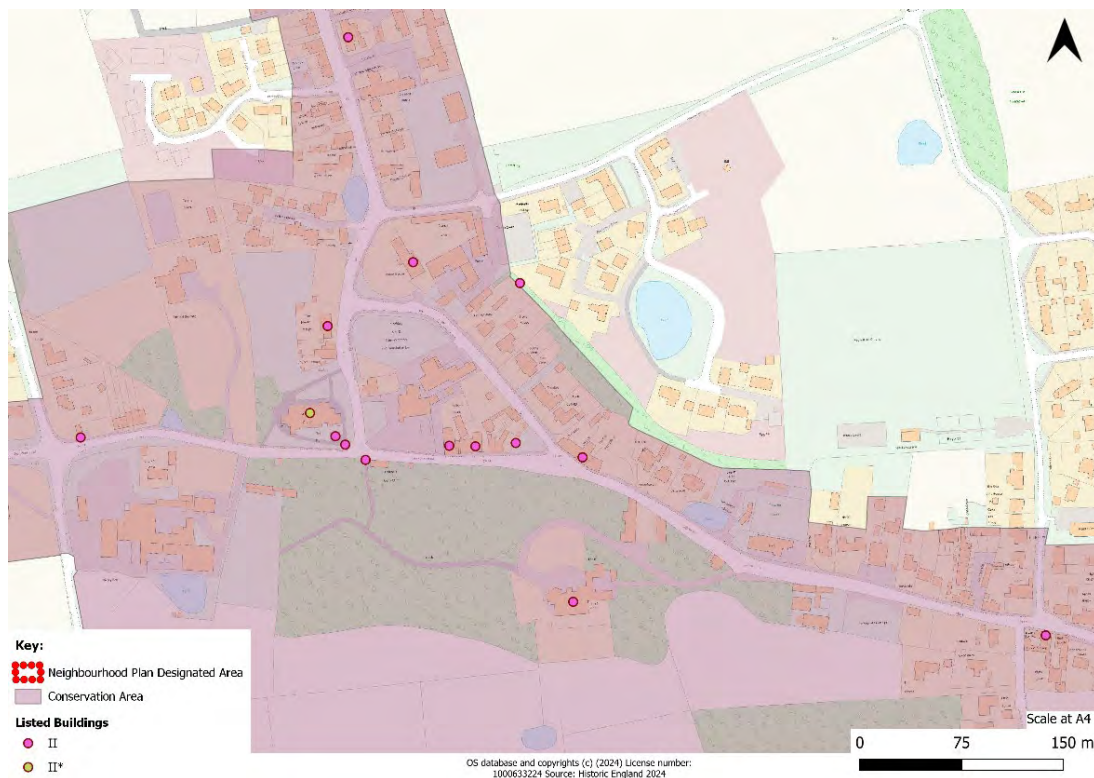
There are fifteen listed buildings within the parish as identified in **Figures 29 and 30** and they are all within the built-up settlement and Dockings Conservation Area²⁶.

Figure 29- Listed buildings within Docking (Source: Historic England, 2023)



²⁶ [National Heritage List for England \(NHLE\) \(arcgis.com\)](https://nationalheritagelistforengland.org/)

Figure 30- Listed building within the built-up settlement (Source: Historic England, 2024)



The majority of the listed buildings are Grade II and many of these are situated around Chequers Street and Church Place. There is one Grade II* building which is St Mary's Church. One of the listed assets are a pair of Tett Turrets which are very rare and linked by a narrow tunnel. These were first listed in June 2017 and are located east of Well Street behind Spring House on private land. They were dug in 1940 to be used in the World War Two as a military structure set below ground to provide a protected gun position for a single occupant²⁷ however, they were never used and soon disregarded by the War Office (**Figure 31**²⁸).

Figure 31- A pair of Tett Turrets in Docking (Source Historic England 2024)



There is one Scheduled Monument designation within the parish which is a Lovat Scouts' First World War training trenches (**Figure 32**) which is north of Monks Close. There are no

²⁷ [A pair of Tett Turrets, Docking - 1443480 | Historic England](#)

²⁸ [Video filmed inside rare wartime Tett Turrets at Docking | Eastern Daily Press \(edp24.co.uk\)](#)

Battlefields, Registered Parks and Gardens, World Heritage Sites, or other historic designations within the neighbourhood area.

Figure 32- Scheduled Monument (Source: Historic England, 2024)



The Borough Council of King's Lynn and West Norfolk wrote a Conservation Area Statement for Docking in 1992²⁹. This detailed that the conservation area in the parish was designated in October 1978, and it is generally agreed that the formal settlement of Docking began during the Dark Ages (AD 400-600 approximately). The character overview of Docking is essentially an 'L' shape and follows the linear settlement along Fakenham Road and Station Road. There is a variety of buildings and spaces which add to the character of Docking. In the core of the village St Mary's Church is a dominant landmark feature. There is also the school, Docking Hall, Manor Farm, and several other important listed and non-listed buildings (Figure 33). A number of traditional materials have been listed including carstone, yellow and red local brick, chalk, flint, orange/red pantile, clay peg tiles, Welsh slate, ashlar limestone and Colourwashed masonry render.

The Conservation Area Statement also highlighted detractors which can become apparent in conservation areas. These will be from minor or major alterations which erode the special quality of a conservation areas such as from unsuitable replacement windows and doors, unsympathetic materials/paintwork, the removal of historic walls, railings, trees, or hedgerows. Examples of this for Docking include:

- Poor enclosure using modern, unsympathetic materials for walls, fences or non-indigenous species for planting

²⁹ [Conservation areas | Conservation areas | Borough Council of King's Lynn & West Norfolk \(west-norfolk.gov.uk\)](#)

- Obtrusive wirescape, poor open space especially to the public house and old council offices
- Cluttered signage and other townscape components
- Buildings in need of substantial repair or renovation.

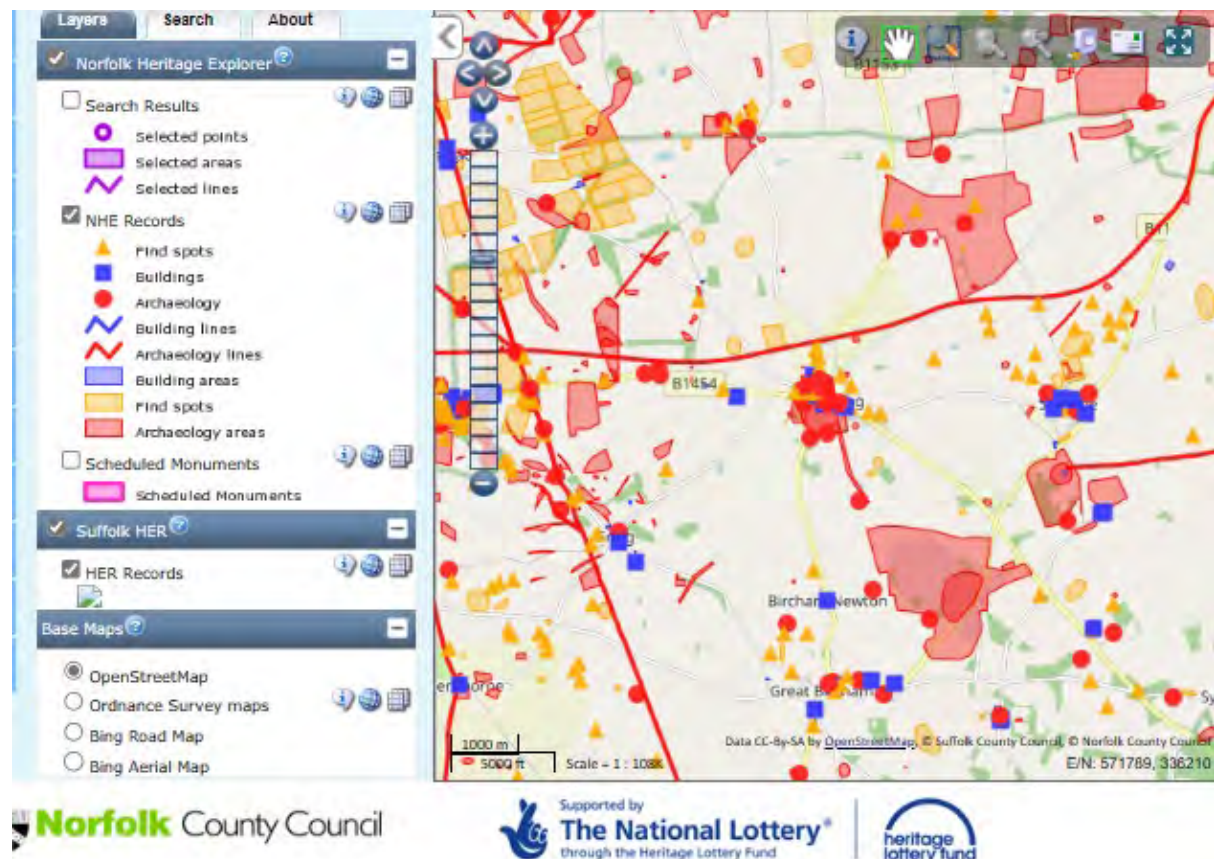
The Docking Conservation Area objectives are:

- Encouraging the retention and maintenance of buildings which contribute to the overall character of each conservation area, whether listed or not
- Ensuring that new development is sympathetic to the special qualities and character of each conservation area
- Protecting the setting of the conservation area from development which adversely affects views into or out of the area
- The retention, maintenance and locally appropriate new planting of trees
- Maintaining and enhancing local features and details which contribute towards an area's local distinctiveness
- Working with the community to prepare schemes of enhancement
- Encouraging the removal of detractors to the special character of each conservation area.

Figure 33- Docking Conservation Area Map (Source: BCKWLN Docking Character Statement)

Neolithic Age, Bronze Age, Middle and Late Saxon, Roman, Medieval, and post-medieval, 20th century such as World War One and World War Two. Finds have included but are not limited to axe heads, coins, flint flakes, copper and metal objects, pottery, walls, WWI/WWII pillboxes and sites of historic buildings such as Avalon Cottage, Docking Hall, Docking Primary School, and Docking Priory (**Figure 34**).

Figure 34- Historic Finds within Docking (Source: Norfolk Heritage Explorer, 2024)



Other important buildings include the Docking Village Cage and Pound. The Cage is known for being the old local lock up and the surrounding area (The Pound) was used to enclose stray animals³¹.

In Docking we also once had the operating RAF between 1940-1946 at Sunderland Farm off Brancaster Road and the railway line and station which closed in 1964 for passengers. This is now a disused railway track.

³¹ [File:Docking Village Cage and Pound - geograph.org.uk - 1533795.jpg](https://www.geograph.org.uk/File:Docking_Village_Cage_and_Pound_-_1533795.jpg) - Wikimedia Commons



Figure 35- Docking Village Cage

Summary:

- There is a conservation area.
- There are 15 listed buildings and 1 scheduled monument in the parish.

Issues:

- There is potential for development to impact the historic character of the parish especially within the Docking Conservation Area if unsuitable alterations, replacement materials or removal of walls, trees or hedgerows take place.
- The design of new development should consider the conservation objectives set out in the BCKWLN Docking Character Statement.

Glossary³²

Term	Definition
Affordable Housing (NPPF 2024 Definition)	<p>Affordable housing: housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:</p> <ul style="list-style-type: none"> A. Affordable housing for rent: meets all of the following conditions: (a) the rent is set in accordance with the Government’s rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent). B. Starter homes: is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household’s eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used. C. Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households. D. Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to

³² https://assets.publishing.service.gov.uk/media/67aafe8f3b41f783cca46251/NPPF_December_2024.pdf

Term	Definition
	buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.
Dark Skies	Places where the darkness of the night sky is relatively free of interference from artificial light.
Designated Heritage Asset	A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.
Flood Zones ³³	<ul style="list-style-type: none"> • Zone 1 Low Probability- Land having a less than 0.1% annual probability of river or sea flooding. • Zone 2 Medium Probability- Land having between a 1% and 0.1% annual probability of river flooding; or land having between a 0.5% and 0.1% annual probability of sea flooding. • Zone 3a High Probability- Land having a 1% or greater annual probability of river flooding; or Land having a 0.5% or greater annual probability of sea. • Zone 3b The Functional Floodplain- This zone comprises land where water from rivers or the sea has to flow or be stored in times of flood. The identification of functional floodplain should take account of local circumstances and not be defined solely on rigid probability parameters. Functional floodplain will normally comprise: land having a 3.3% or greater annual probability of flooding, with any existing flood risk management infrastructure operating effectively; or land that is designed to flood (such as a flood attenuation scheme), even if it would only flood in more extreme events (such as 0.1% annual probability of flooding).
Groundwater flooding ³⁴	Groundwater flooding is when water under the ground (the water table) rises to the surface. Underground rooms, such as cellars and basements, are particularly at risk. Groundwater flooding is more likely where there is chalk under the ground (the bedrock). It can also happen in places with sand and gravel, such as river valleys.
Heritage Asset	A building, monument, site, place, area, or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing)

³³ [Flood risk and coastal change - GOV.UK \(www.gov.uk\)](https://www.gov.uk)

³⁴ [Groundwater flooding - GOV.UK \(www.gov.uk\)](https://www.gov.uk)

Term	Definition
Local Plan	A plan for the future development of a local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. A local plan can consist of either strategic or non-strategic policies, or a combination of the two.
Neighbourhood Plan	A plan prepared by a parish council or neighbourhood forum for a designated neighbourhood area. In law this is described as a neighbourhood development plan in the Planning and Compulsory Purchase Act 2004.
Non-strategic policies	Policies contained in a neighbourhood plan, or those policies in a local plan that are not strategic policies.
Open Market Housing	Open market housing is housing which is built by developers (which may be private companies or housing associations, or Private Registered Providers), for the purposes of sale (or rent) on the open market.
Priority Habitats and Species	Species and Habitats of Principal Importance included in the England Biodiversity List published by the Secretary of State under section 41 of the Natural Environment and Rural Communities Act 2006.
Ramsar sites	Wetlands of international importance, designated under the 1971 Ramsar Convention.
Sheltered Housing	<p>Sheltered housing (also known as retirement housing) means having your own flat or bungalow in a block, or on a small estate, where all the other residents are older people (usually over 55). With a few exceptions, all developments (or 'schemes') provide independent, self-contained homes with their own front doors. There are many different types of scheme, both to rent and to buy. They usually contain between 15 and 40 properties, and range in size from studio flats (or 'bedsits') through to 2 and 3 bed roomed. Properties in most schemes are designed to make life a little easier for older people - with features like raised electric sockets, lowered worktops, walk-in showers, and so on.</p> <p>Some will usually be designed to accommodate wheelchair users. And they are usually linked to an emergency alarm service (sometimes called 'community alarm service') to call help if needed. Many schemes also have their own 'manager' or 'warden', either living on-site or nearby, whose job is to manage the scheme and help arrange any services residents need. Managed schemes will also usually have some shared or communal facilities such as a lounge for residents to meet, a laundry, a guest flat and a garden³⁵.</p>

³⁵ See <http://www.housingcare.org/jargon-sheltered-housing.aspx>

Term	Definition
Site of Special Scientific Interest (SSSI)	Sites designated by Natural England under the Wildlife and Countryside Act 1981
Social rented housing	Social rented housing is owned by local authorities and private registered providers (as defined in Section 80 of the Housing and Regeneration Act 2008.). Guideline target rents for this tenure are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with Homes England ³⁶
Special Area of Conservation (SAC)	Areas defined by regulation 3 of the Conservation of Habitats and Species Regulations 2017 which have been given special protection as important conservation sites.
Special Protection Areas (SPA)	Areas classified under regulation 15 of the Conservation of Habitats and Species Regulations 2017 which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds.
Strategic policies	Policies and site allocations which address strategic priorities in line with the requirements of Section 19 (1B-E) of the Planning and Compulsory Purchase Act 2004.
Surface water flooding ³⁷	Surface water flooding occurs when intense rainfall overwhelms drainage systems.
Sustainable transport mode	Any efficient, safe, and accessible means of transport with overall low impact on the environment, including walking and cycling, ultra-low and zero emission vehicles, car sharing and public transport.
Wildlife Corridor	Areas of habitat connecting wildlife populations

³⁶ See <http://www.communities.gov.uk/documents/planningandbuilding/doc/1980960.doc#Housing>

³⁷ [Flood risk maps for surface water: how to use the map - GOV.UK \(www.gov.uk\)](http://www.gov.uk/government/uploads/system/uploads/attachment_data/file/344444/Flood_risk_maps_for_surface_water_how_to_use_the_map.pdf)

Appendix A: Docking Housing Data 2012-2023

- **BROWN- Brownfield applications**
- **GREEN- Local Plan Allocation**

Permission Reference	Address	Description	Main Res Dev Type	Units	Units Lost	Gain Not Super	Granted Date	Initially Started Date	Completed Date	Status
15/00911/F	Crarves High Street Docking King's Lynn Norfolk PE31 8NH, Docking	Proposed extensions and alterations and subdivision of existing dwelling into two dwellings	Conversion of existing dwelling(s)	2	1	1	12/08/2015	20/01/2016	31/03/2017	COMPLETED
07/02195/F	Docking Rural Workshops Station Road Docking King's Lynn Norfolk PE31 8LT	Construction of 5 dwellings and garage block	New residential building	5	0	5	16/01/2008	01/01/2011	31/03/2015	COMPLETED
15/00981/F	Building 14 Construction Industry Training Centre (CITB) Stanhoe Road Bircham Newton Norfolk	Change of use from B1a offices to C3 dwelling	Change of use of non-res building to dwelling(s)	1	0	1	17/08/2015			GRANTED
15/00920/F	Docking Hall High Street Docking Norfolk, Docking	Conversion and restoration of	Change of use of non-res	1	0	1	15/01/2016	31/03/2016	29/06/2017	COMPLETED

Permission Reference	Address	Description	Main Res Dev Type	Units	Units Lost	Gain Not Super	Granted Date	Initially Started Date	Completed Date	Status
		former pigeonier to apartment	building to dwelling(s)							
15/01858/F	Tylecot Sedgeford Road Docking King's Lynn Norfolk PE31 8PN, Docking	Demolition of existing dwelling and replacement dwelling with accommodation to first floor	New residential building	1	1	0	13/01/2016	01/09/2016	01/02/2017	COMPLETED
11/01545/F	Haddin Ringstead Road Docking King's Lynn Norfolk PE31 8PL	Construction of dwelling (amended design).	New residential building	1	0	1	08/11/2011	30/08/2011	31/03/2012	COMPLETED
10/00897/F	Pretty Corner Little Lane Docking King's Lynn Norfolk PE31 8NT	Construction of dwelling following demolition of existing bungalow	New residential building	1	1	0	28/07/2010	01/03/2011	31/01/2012	COMPLETED
12/00007/F	King William High Street Docking Norfolk PE31 8NH	Variation of Condition number 2 of planning consent 09/02159/F : Proposed demolition of the King	New residential building	4	0	4	27/02/2012	31/03/2012	31/07/2012	COMPLETED

Permission Reference	Address	Description	Main Res Dev Type	Units	Units Lost	Gain Not Super	Granted Date	Initially Started Date	Completed Date	Status
		William public house and the construction of 4 residential dwellings								
10/00842/F	Land North Of Swallows Rest High Street Docking Norfolk PE31 8NH	Construction of 1 1/2 storey dwelling following demolition of existing garage/store	New residential building	1	0	1	19/07/2010	30/09/2011	31/03/2013	COMPLETED
11/01171/F	Three Acres Brancaster Road Docking King's Lynn Norfolk PE31 8NB	Demolition of existing bungalow with 3No garages attached and construction of 1 1/2 storey dwelling with single storey bedrooms and store	New residential building	1	1	0	24/08/2011	31/03/2012	31/03/2012	COMPLETED
11/01311/F	10 Monks Close Bircham Newton King's Lynn Norfolk PE31 6RD	Return dwelling to 2 houses	Conversion of existing dwelling(s)	2	1	1	06/10/2011	31/03/2012	31/03/2012	COMPLETED
11/01605/F	6 Oddfellows Row Little Lane Docking	Replacement of existing	Change of use of	1	0	1	14/11/2011	31/03/2013	31/03/2013	COMPLETED

Permission Reference	Address	Description	Main Res Dev Type	Units	Units Lost	Gain Not Super	Granted Date	Initially Started Date	Completed Date	Status
	King's Lynn Norfolk PE31 8NS	outbuilding with self contained annex	non-res building to dwelling(s)							
12/02099/F	Dunromin Sandy Lane Docking King's Lynn Norfolk PE31 8NF	Replacement Bungalow (revised design)	New residential building	1	1	0	27/02/2013	31/05/2013	19/02/2016	COMPLETED
12/00230/F	Rosedene Fakenham Road Stanhoe King's Lynn Norfolk PE31 8PX, Stanhoe	Demolition of an existing bungalow and its replacement with a new bungalow	New residential building	1	2	-1	01/05/2012	31/03/2014	29/03/2018	COMPLETED
12/01373/F	East of Burgess Cottage Station Road Docking Norfolk	Construction of detached dwelling and associated parking	New residential building	1	0	1	12/11/2012	30/11/2013	31/03/2014	COMPLETED
12/01701/F	Fenns Close High Street Docking King's Lynn Norfolk PE31 8NH	Demolition of Existing bungalow and construction of 3No new dwellings.	New residential building	3	1	2	13/12/2012	28/02/2013	31/03/2015	COMPLETED
12/01655/F	Plot Adj To Manor Holds Sandy Lane	Erect detached	New residential building	1	0	1	07/12/2012	31/03/2014		STARTED

Permission Reference	Address	Description	Main Res Dev Type	Units	Units Lost	Gain Not Super	Granted Date	Initially Started Date	Completed Date	Status
	Docking Norfolk PE31 8NF, Docking	dwelling and double garage								
13/00037/F	Haroldstone Brancaster Road Docking King's Lynn Norfolk PE31 8NB, Docking	Proposed replacement of 1no. dwelling and associated garage with 2no. detached storey and a half dwellings and associated garages	New residential building	2	1	1	11/03/2013	31/05/2014	01/02/2017	COMPLETED
13/00723/F	Manor House Well Street Docking King's Lynn Norfolk PE31 8LQ, Docking	Conversion of outbuilding to dwelling	Change of use of non-res building to dwelling(s)	1	0	1	02/07/2013			GRANTED
13/00935/F	The Beeches Sandy Lane Docking King's Lynn Norfolk PE31 8NF	Proposed demolition of The Beeches and construction of two 1.5 storey dwellings	New residential building	2	1	1	20/08/2013	31/03/2015	12/01/2016	COMPLETED
13/01544/F	Docking Grange Sandy Lane Docking	Change of use of 3 no.	Change of use of	3	0	3	12/02/2014	31/03/2015	31/03/2015	COMPLETED

Permission Reference	Address	Description	Main Res Dev Type	Units	Units Lost	Gain Not Super	Granted Date	Initially Started Date	Completed Date	Status
	King's Lynn Norfolk PE31 8NF	residential care (C2 Use Class) buildings to form 3 no. detached dwellings (C3 Use Class) with associated landscaping, amenity and parking provision.	non-res building to dwelling(s)							
13/01112/F	Station Garage Station Road Docking King's Lynn Norfolk PE31 8LT, Docking	Proposed 3 dwellings to replace existing garage	New residential building	3	0	3	07/11/2013	01/05/2017	10/08/2018	COMPLETED
14/00731/F	Land Rear of Bishops Retreat High Street Docking Norfolk	Construction of a new dwelling	New residential building	1	0	1	14/07/2014	01/05/2015	31/03/2016	COMPLETED
14/01260/F	Buildings And Land North of King William Cottages High Street Docking Norfolk, Docking	Demolition of existing farm buildings and erection of detached 3 bedroom dwelling	New residential building	1	0	1	22/10/2014	01/10/2017	27/03/2018	COMPLETED

Permission Reference	Address	Description	Main Res Dev Type	Units	Units Lost	Gain Not Super	Granted Date	Initially Started Date	Completed Date	Status
15/00075/F	Docking Grange Sandy Lane Docking King's Lynn Norfolk PE31 8NF, Docking	Erection of 2 no. dwellings and associated hard standing and landscaping	New residential building	2	0	2	02/04/2015	31/03/2016	31/03/2017	COMPLETED
14/01134/F	Docking Hall High Street Docking Norfolk, Docking	Conversion of existing redundant service quarters to three bed apartment	Change of use of non-res building to dwelling(s)	1	0	1	17/10/2014	31/03/2016	30/06/2017	COMPLETED
14/01310/F	North Farm Cottages Station Road Docking Norfolk PE31 8LT, Docking	Proposed construction of two new dwellings and conversion of series of barns to 7 residential dwellings including demolition of 4 single storey outbuildings	Change of use of non-res building to dwelling(s)	8	0	8	05/11/2014	31/03/2015	01/05/2017	COMPLETED
14/01622/F	Sunnyvale Fakenham Road Docking King's Lynn Norfolk PE31 8NW	Change of use of former retail unit to single dwelling house and	Change of use of non-res building to	1	0	1	07/01/2015	31/03/2015	27/11/2015	COMPLETED

Permission Reference	Address	Description	Main Res Dev Type	Units	Units Lost	Gain Not Super	Granted Date	Initially Started Date	Completed Date	Status
		additional bedroom to Sunnyvale	dwelling(s)							
14/01616/F	Docking Grange Sandy Lane Docking King's Lynn Norfolk PE31 8NF, Docking	Conversion of former nursing home to form four dwellings, formation of a new access from Sandy Lane and associated hard standing and landscaping	New residential building	4	0	4	09/01/2015	31/03/2016	01/11/2016	COMPLETED
21/02252/F	Land And Buildings To The South of Pound Lane Docking KINGS LYNN Norfolk PE31 8GP, Docking	Variation of Condition 1 (to amend the approved plans to reflect minor design changes) of planning permission 21/01849/F (which sought to vary condition 1 (to amend the approved	New residential building	33	0	33	08/02/2022	11/07/2022		STARTED

Permission Reference	Address	Description	Main Res Dev Type	Units	Units Lost	Gain Not Super	Granted Date	Initially Started Date	Completed Date	Status
		plans to reflect minor design changes) of planning permission 18/01960/RM M fo								
16/00699/F	Rydal Sandy Lane Docking King's Lynn Norfolk PE31 8NF, Docking	Replacement dwelling	New residential building	1	1	0	29/06/2016	01/05/2017	14/11/2017	COMPLETED
16/00960/F	Land At Little Lane Docking King's Lynn Norfolk PE31 8NT, Docking	Erection of a single dwelling with carport, parking and new vehicular access	New residential building	1	0	1	13/01/2017	07/03/2019	27/11/2019	COMPLETED
17/00645/PA CU1	Tidal Transit Ltd 3 - 4 Wagg Courtyard Docking Norfolk PE31 8FT	Prior Notification: Change of use from office use (class B1) to a dwellinghouse (class C3)	Change of use of non-res building to dwelling(s)	2	0	2	23/06/2017	16/08/2021	16/08/2021	COMPLETED
17/01043/F	Greensleeves Sandy Lane Docking King's Lynn	Demolition of existing bungalow and erection of two semi-	Unknown	2	0	2	14/08/2017	27/11/2019	27/11/2019	COMPLETED

Permission Reference	Address	Description	Main Res Dev Type	Units	Units Lost	Gain Not Super	Granted Date	Initially Started Date	Completed Date	Status
	Norfolk PE31 8NF	detached dwellings								
17/01354/RM	Building 14 Construction Industry Training Centre (CITB) Stanhoe Road Bircham Newton Norfolk, Bircham Newton	Reserved Matters Application: Construction of three 4 bed detached dwellings	New residential building	3	0	3	15/09/2017	01/08/2018	31/08/2023	COMPLETED
17/01618/RM	Bernaleen Station Road Docking King's Lynn Norfolk PE31 8LT, Docking	RESERVED MATTERS: Erection of two dwellings	New residential building	2	0	2	24/10/2017	01/11/2017	22/06/2018	COMPLETED
18/00254/O	The Pastures Little Lane Docking King's Lynn Norfolk PE31 8NT, Docking	OUTLINE APPLICATION: Demolition of existing 1950's dwelling and construction of 2 detached dwellings.	New residential building	2	0	2	27/03/2018			GRANTED
18/00545/RM	Hayward Revive Norfolk Barn Brancaster Road Docking Norfolk, Docking	Reserved Matters Application: Approval of the scale, appearance and landscaping	New residential building	7	0	7	01/08/2018	29/08/2019	16/05/2022	COMPLETED

Permission Reference	Address	Description	Main Res Dev Type	Units	Units Lost	Gain Not Super	Granted Date	Initially Started Date	Completed Date	Status
		for the construction of 7 dwellings, proposed access, car parking and demolition of existing buildings								
18/01632/F	Lydia Haines5 Wagg CourtyardDockingNorfolkPE31 8FT, Docking	Amendments to internal and external appearance (fenestration) of residential dwelling (approved 08/01525) and incorporation of an area of hardstanding to provide a walled private garden	Change of use of non-res building to dwelling(s)	1	0	1	27/11/2018	12/11/2018	16/10/2019	COMPLETED
18/02055/RM	Land At The CloseDockingNorfolk, Docking	Reserved Matters Application: Residential development	New residential building	2	0	2	11/01/2019	24/06/2019	03/09/2020	COMPLETED

Permission Reference	Address	Description	Main Res Dev Type	Units	Units Lost	Gain Not Super	Granted Date	Initially Started Date	Completed Date	Status
19/00618/F	BernaleenStation RoadDockingNorfolk PE31 8LT, Docking	Construction of 3 dwellings	New residential building	3	1	2	06/06/2019	09/06/2022		STARTED
19/00722/F	Land Between Dolphins And 7 Shammer Close Brancaster Road Docking Norfolk PE31 8NB	Erection of two 2 story semi-detached residential dwellings	New residential building	2	0	2	12/06/2019	01/07/2019	02/10/2020	COMPLETED
19/00523/F	Land W of Rosedene Fakenham Road Docking Norfolk PE31 8PX	Variation of condition 2 & 3 of planning permission 16/00965/F	New residential building	1	0	1	13/06/2019	17/06/2019	21/12/2021	COMPLETED
19/01036/PA CU1	1A And 1B Wagg Courtyard Docking Norfolk PE31 8FT	Notification for Prior Approval for change of use of offices to two dwellings (Schedule 2, Part 3, Class O)	Change of use of non-res building to dwelling(s)	2	0	2	30/07/2019	16/08/2021	16/08/2021	COMPLETED
19/01065/F	Former GranariesStation RoadDockingNorfolk, Docking	Variation of condition 2 of planning permission 16/00654/FM	New residential building	77	0	25	21/08/2019	29/08/2019	29/04/2022	COMPLETED

Permission Reference	Address	Description	Main Res Dev Type	Units	Units Lost	Gain Not Super	Granted Date	Initially Started Date	Completed Date	Status
19/02072/F	DunromingBircham RoadStanhoeKing's LynnNorfolkPE31 8PU, Docking	REMOVAL OR VARIATION OF CONDITION 11 OF PLANNING PERMISSION 15/01753/F: Erection of 2 no detached bungalows with garages and associated works	New residential building	2	0	2	29/01/2020	31/03/2016	14/06/2021	COMPLETED
19/02125/F	SunnydeneWell StreetDockingKing's LynnNorfolkPE31 8LQ, Docking	Demolition of existing dwelling and construction of two semi-detached dwellings	New residential building	2	1	1	06/02/2020	28/04/2021	28/04/2021	COMPLETED
20/00020/F	Docking Rural Workshops Station Road Docking Norfolk	Change of use from garage and store to dwelling	Change of use of non-res building to dwelling(s)	1	0	1	08/04/2020	04/01/2021	04/01/2021	COMPLETED
20/00052/F	Kingsdown Stanhoe Road Docking King's Lynn	Variation of conditions 2 and 7 of Planning	New residential building	2	1	1	20/04/2020	07/07/2020	07/07/2020	COMPLETED

Permission Reference	Address	Description	Main Res Dev Type	Units	Units Lost	Gain Not Super	Granted Date	Initially Started Date	Completed Date	Status
	Norfolk PE31 8PA	Permisssion 17/02033/F: 2no. dwellings following demolition of existing bungalow								
20/00735/F	St Vincent Station Road Docking King's Lynn Norfolk PE31 8LT, Docking	Demolition of existing bungalow and replacement with a row of 3 dwellings	New residential building	3	1	2	09/10/2020	12/01/2021	29/04/2022	COMPLETED
20/01210/F	Oddfellows Manor Fakenham Road Stanhoe Norfolk PE31 8PX, Docking	Variation of Condition 1 attached to Planning Approval 19/00767/F: Variation of condition 2 & 3 of planning permission 16/00965/F: Variation of conditions 2, 3, and 16 and removal of conditions 8, 10, 11, 13 and	New residential building	2	0	2	11/11/2020			GRANTED

Permission Reference	Address	Description	Main Res Dev Type	Units	Units Lost	Gain Not Super	Granted Date	Initially Started Date	Completed Date	Status
		14 of Planning Permission 13/01203/F: Con								
20/01683/F	Robinia Cottage Station Road Docking King's Lynn Norfolk PE31 8LS, Docking	REMOVAL OR VARIATION OF CONDITION 1 OF RESERVED MATTERS APPLICATION 20/01047/RM: Construction of a single dwelling	New residential building	1	0	1	07/01/2021	01/03/2021	20/02/2023	COMPLETED
21/00075/F	Robinsons Farms Lugden Hill Farm Lugden Docking KINGS LYNN Norfolk PE31 8PG, Docking	Conversion of former agricultural building to residential use	Change of use of non-res building to dwelling(s)	1	0	1	16/04/2021			GRANTED
21/00125/F	7 The Old Woodyard Sedgeford Road Docking Norfolk, Docking	Preapproved artists studio to be changed into a 3 bed eco lodge	Change of use of non-res building to dwelling(s)	1	0	1	03/08/2021			GRANTED

Permission Reference	Address	Description	Main Res Dev Type	Units	Units Lost	Gain Not Super	Granted Date	Initially Started Date	Completed Date	Status
21/01788/F	Bank HouseHigh StreetDockingNorfolk, Docking	Change of Use from Commercial to Residential including internal and external alterations	Change of use of non-res building to dwelling(s)	1	0	1	01/12/2021			GRANTED
21/01072/F	Gable HouseHigh StreetDockingKINGS LYNNNorfolkPE31 8NH, Docking	VARIATION OF CONDITIONS 2 AND 7 TO PLANNING PERMISSION 17/02049/F: to amend drawings.	Variation of Condition	1	0	1	14/12/2021			GRANTED
21/02413/F	Land Between Fernie Cottage And The Old ObservatorySandy LaneDockingNorfolk, Docking	Variation of Condition 2 of Planning Permission 20/00141/F: Construction of a single storey dwelling, vehicular access and associated works	New residential building	1	0	1	10/02/2022			GRANTED

Permission Reference	Address	Description	Main Res Dev Type	Units	Units Lost	Gain Not Super	Granted Date	Initially Started Date	Completed Date	Status
22/00475/R MM	Limagrain UK Ltd Station Road Docking Norfolk PE31 8LS, Docking	RESERVED MATTERS: Residential development consisting of 30 dwellings	New residential building	30	0	30	26/08/2022	10/02/2023		STARTED
22/01772/F	(Former Granary's Site) Choseley Road Docking KINGS LYNN Norfolk	VARIATION OF CONDITION 1 OF PLANNING PERMISSION 22/00388/F: (Variation of condition 1 of planning permission 21/00887/F to change drawings)	New residential building	49	0	49	12/01/2023	01/04/2022		STARTED
22/02219/F	Chalfont House High Street Docking King's Lynn Norfolk PE31 8NH	VARIATION OF CONDITION 2 FROM PLANNING APPLICATION 22/00272/F - Proposed dwelling on vacant land	New residential building	1	0	1	07/02/2023	24/04/2023		STARTED
23/00199/F	Manor Holds Sandy Lane Docking	VARIATION OF CONDITION 2 FROM	New residential building	3	1	2	31/03/2023	26/06/2023		STARTED

Permission Reference	Address	Description	Main Res Dev Type	Units	Units Lost	Gain Not Super	Granted Date	Initially Started Date	Completed Date	Status
	King's Lynn Norfolk PE31 8NF	PLANNING APPLICATION 20/01595/F - Replacement of existing dwelling with three dwellings								
				299	17	230				

Appendix B- Most up to date self catering holiday units and premises list provided by the Borough Council of Kings Lynn and West Norfolk from GOV Buisness Rates List (August 2024) ³⁸

Address 1	Address 2	Postcode	Self-catering holiday units and premises
Colbridge Cottage	2 Church Place	PE31 8LW	SELF CATERING HOLIDAY UNITS (5) AND PREMISES
2 Oddfellows Row	Little Lane	PE31 8NS	SELF CATERING HOLIDAY UNIT AND PREMISES
Mission Hall	Mission Lane	PE31 8NL	SELF CATERING HOLIDAY UNIT AND PREMISES
2 Chapel Yard	High Street	PE31 8NG	SELF CATERING HOLIDAY UNIT AND PREMISES
11 Harefields	Docking	PE31 8LL	SELF CATERING HOLIDAY UNIT AND PREMISES
Hare Cottage	4 Yeomans Cottages	PE31 8LS	SELF CATERING HOLIDAY UNIT AND PREMISES
1 King William Cottage	High Street	PE31 8NH	SELF CATERING HOLIDAY UNIT AND PREMISES
Keepers Cottage	Mission Lane	PE31 8NL	SELF CATERING HOLIDAY UNIT AND PREMISES
Homelea	Middle Road	PE31 8NN	SELF CATERING HOLIDAY UNIT AND PREMISES
Chase Cottage	Fakenham Road	PE31 8NW	SELF CATERING HOLIDAY UNIT AND PREMISES
Old Holme	Station Road	PE31 8LS	SELF CATERING HOLIDAY UNIT AND PREMISES
Sunnyvale	2 Fakenham Road	PE31 8NW	SELF CATERING HOLIDAY UNIT AND PREMISES
1 Oddfellows Row	Little Lane	PE31 8NS	SELF CATERING HOLIDAY UNIT AND PREMISES
Holiday Accomodation	Holland House	PE31 8LH	SELF CATERING HOLIDAY UNIT AND PREMISES
Mill House	Station Road	PE31 8LX	SELF CATERING HOLIDAY UNIT AND PREMISES
The Coach House	Sandy Lane	PE31 8NF	SELF CATERING HOLIDAY UNIT AND PREMISES
6 Courtyard Barns	Station Road	PE31 8NZ	SELF CATERING HOLIDAY UNIT AND PREMISES
Montgomery Cottage	Stanhoe Road	PE31 8PA	SELF CATERING HOLIDAY UNIT AND PREMISES
Hill Top	Station Road	PE31 8LT	SELF CATERING HOLIDAY UNIT AND PREMISES
14 Carr Terrace	Docking	PE31 8UA	SELF CATERING HOLIDAY UNIT AND PREMISES
Sextons Place	High Street	PE31 8NH	SELF CATERING HOLIDAY UNIT AND PREMISES
School House	Church Place	PE31 8LW	SELF CATERING HOLIDAY UNIT AND PREMISES
Star Cottage	1 Fakenham Road	PE31 8NW	SELF CATERING HOLIDAY UNIT AND PREMISES

³⁸ [Find a property - Valuation Office Agency - GOV.UK \(tax.service.gov.uk\)](https://www.gov.uk/tax-service)

Address 1	Address 2	Postcode	Self-catering holiday units and premises
1 Yeoman Cottages	Station Road	PE31 8LR	SELF CATERING HOLIDAY UNIT AND PREMISES
Rose Cottage	High Street	PE31 8NH	SELF CATERING HOLIDAY UNIT AND PREMISES
Dragonfly	Sandy Lane	PE31 8NF	SELF CATERING HOLIDAY UNIT AND PREMISES
Finders Cottage	Little Lane	PE31 8NT	SELF CATERING HOLIDAY UNIT AND PREMISES
The Old Stables	Station Road	PE31 8LT	SELF CATERING HOLIDAY UNIT AND PREMISES
Badgets	Sandy Lane	PE31 8NF	SELF CATERING HOLIDAY UNIT AND PREMISES
2 Courtyard Barns	Station Road	PE31 8NZ	SELF CATERING HOLIDAY UNIT AND PREMISES
Fernwood	Station Road	PE31 8LY	SELF CATERING HOLIDAY UNIT AND PREMISES
The Sidings	Brancaster Road	PE31 8NB	SELF CATERING HOLIDAY UNIT AND PREMISES
5 Courtyard Barns	Station Road	PE31 8NZ	SELF CATERING HOLIDAY UNIT AND PREMISES
Pond Cottage	High Street	PE31 8NH	SELF CATERING HOLIDAY UNIT AND PREMISES
Eton House	Sedgeford Road	PE31 8PN	SELF CATERING HOLIDAY UNIT AND PREMISES
Maurice Cottage	1 Carr Terrace	PE31 8UA	SELF CATERING HOLIDAY UNIT AND PREMISES
Halfpenny Cottage	Fakenham Road	PE31 8NW	SELF CATERING HOLIDAY UNIT AND PREMISES
The Steadings	Annexe At Chalfont House	PE31 8NH	SELF CATERING HOLIDAY UNIT AND PREMISES
Swallow Rest	High Street	PE31 8NH	SELF CATERING HOLIDAY UNIT AND PREMISES
Orchard House	Station Road	PE31 8LS	SELF CATERING HOLIDAY UNIT AND PREMISES
Bluebell & Lavender Cottages	Mission Lane	PE31 8NL	SELF CATERING HOLIDAY UNIT AND PREMISES
Woodlark	Fakenham Road	PE31 8NW	SELF CATERING HOLIDAY UNIT AND PREMISES
3 Chapel Yard	High Street	PE31 8NG	SELF CATERING HOLIDAY UNIT AND PREMISES
Seasalt Cottage	Station Road	PE31 8LS	SELF CATERING HOLIDAY UNIT AND PREMISES
3 Pond End Row	Stanhoe Road	PE31 8PA	SELF CATERING HOLIDAY UNIT AND PREMISES
Charlotte Cottage	20 Sandringham Avenue	PE31 8QH	SELF CATERING HOLIDAY UNIT AND PREMISES
2-4 Wagg Courtyard	Docking	PE31 8FT	SELF CATERING HOLIDAY UNIT AND PREMISES
7 Mill Yard	Station Road	PE31 8LS	SELF CATERING HOLIDAY UNIT AND PREMISES

Address 1	Address 2	Postcode	Self-catering holiday units and premises
7 Choseley Road	Docking	PE31 8LZ	SELF CATERING HOLIDAY UNIT AND PREMISES
1 Mill Lane	Docking	PE31 8NX	SELF CATERING HOLIDAY UNIT AND PREMISES
Ivy Cottage	High Street	PE31 8NH	SELF CATERING HOLIDAY UNIT AND PREMISES
Bishops Retreat	High Street	PE31 8NH	SELF CATERING HOLIDAY UNIT AND PREMISES
9 Sandringham Avenue	Docking	PE31 8QH	SELF CATERING HOLIDAY UNIT AND PREMISES
5 Fakenham Road	Docking	PE31 8NW	SELF CATERING HOLIDAY UNIT AND PREMISES
6 Sandy Lane	Docking	PE31 8NF	SELF CATERING HOLIDAY UNIT AND PREMISES
1 Crarves	High Street	PE31 8NH	SELF CATERING HOLIDAY UNIT AND PREMISES
2 The Old Woodyard	Sedgeford Road	PE31 8GR	SELF CATERING HOLIDAY UNIT AND PREMISES
Marigold Cottage	Mill Lane	PE31 8NX	SELF CATERING HOLIDAY UNIT AND PREMISES
Caddows	Sandy Lane	PE31 8NF	SELF CATERING HOLIDAY UNIT AND PREMISES
16 Norfolk Heights	Sedgeford Road	PE31 8PW	SELF CATERING HOLIDAY UNIT AND PREMISES
The Poplars	6A Woodgate Way	PE31 8PB	SELF CATERING HOLIDAY UNIT AND PREMISES
3 The Old Woodyard	Sedgeford Road	PE31 8GR	SELF CATERING HOLIDAY UNIT AND PREMISES
Paman	Fakenham Road	PE31 8NW	SELF CATERING HOLIDAY UNIT AND PREMISES
Lodge 4	The Old Woodyard	PE31 8GR	SELF CATERING HOLIDAY UNIT AND PREMISES
The Gatekeepers	Station Road	PE31 8LY	SELF CATERING HOLIDAY UNIT AND PREMISES
1 Langtry Cottage	Fakenham Road	PE31 8NW	SELF CATERING HOLIDAY UNIT AND PREMISES
4 King William Cottages	High Street	PE31 8NH	SELF CATERING HOLIDAY UNIT AND PREMISES
1 The Old Woodyard	Sedgeford Road	PE31 8GR	SELF CATERING HOLIDAY UNIT AND PREMISES
2 Grove Farm Barns	High Street	PE31 8NH	SELF CATERING HOLIDAY UNIT AND PREMISES
10 Sandringham Avenue	Docking	PE31 8QH	SELF CATERING HOLIDAY UNIT AND PREMISES
Lapwing Cottage	East Lane	PE31 8NU	SELF CATERING HOLIDAY UNIT AND PREMISES
5 Oddfellows Row	Little Lane	PE31 8NS	SELF CATERING HOLIDAY UNIT AND PREMISES
			Total 72 self-catering holiday units and premises