

## G Rural West Norfolk

### G.106 Walpole Highway (RV)

#### *Rural Village*

#### **Description**

**G.106.1** Walpole Highway is a relatively small village situated to the south of the A47 approximately 8 miles southwest of Kings Lynn. The settlement developed at the point where the old A47 trunk road intersected with a marshland drove. The village has had a peaceful character since the A47 bypass was opened in the 1990s. The form of the settlement was originally linear in form although more recent development has given it a rectangular shape. The village is very open in character with few enclosed spaces.

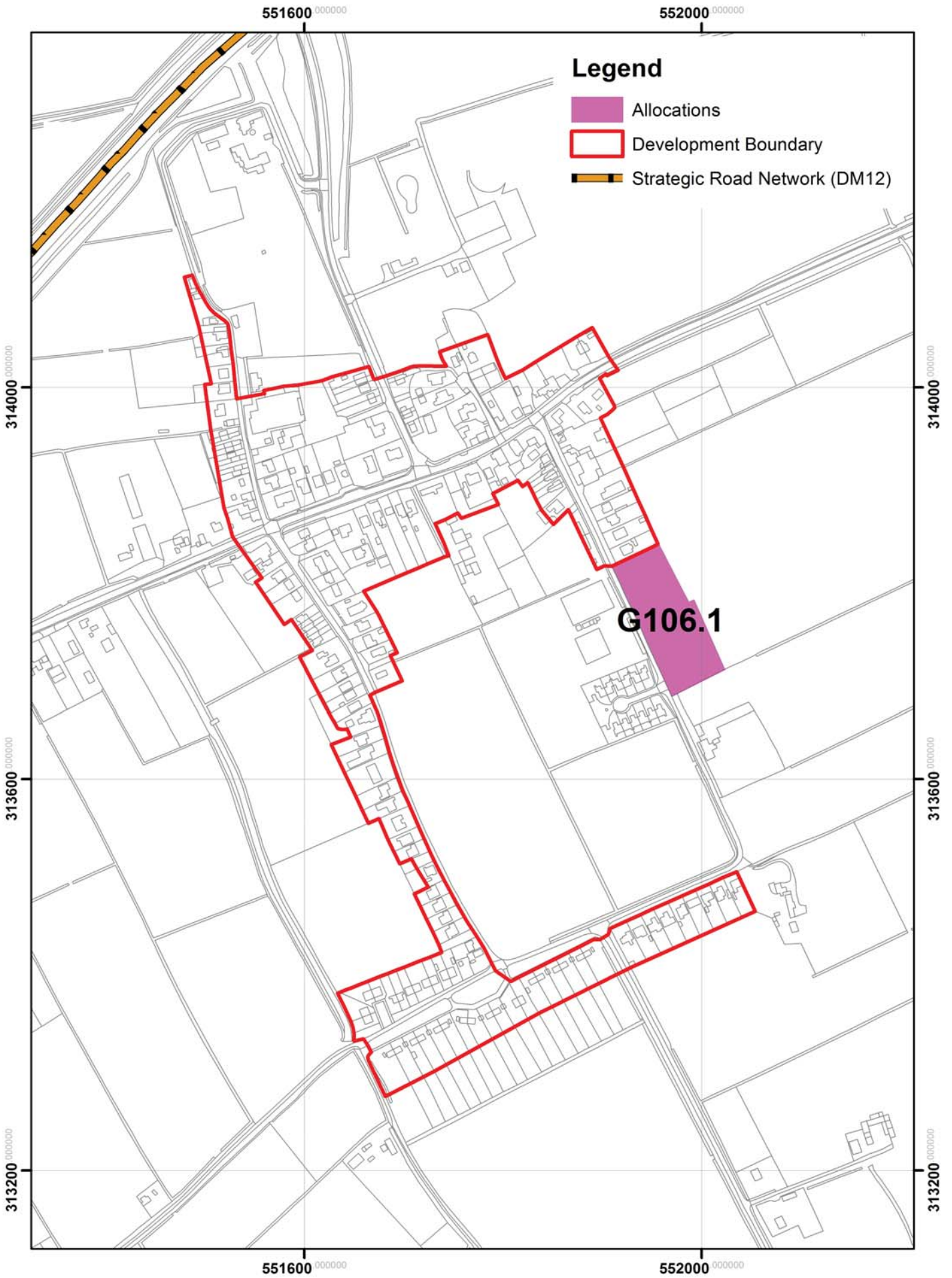
**G.106.2** The settlement has limited local employment opportunities but services include a school, pub, filling station, shop, post office and bus route. The population of the settlement is recorded as 701<sup>(84)</sup>.

**G.106.3** In relation to landscape, Walpole Highway falls within the “Drained Coastal Marsh”. This is defined by the Landscape Character Assessment<sup>(85)</sup> as having a strong sense of openness, with open views towards a generally undeveloped coastal skyline. It is predominantly isolated and rural in character with open, panoramic views across the ever-changing nature of the seascape (The Wash) and having an intricate network of inter-tidal habitats.

**G.106.4** Walpole Highway is designated a Rural Village in the Core Strategy capable of accommodating modest growth to support essential rural services. On a population pro-rotta basis (see Distribution of Development section) Walpole Highway would be allocated 6 new dwellings (including 1 affordable house). However, the identified preferred site has the potential to accommodate development slightly above the guideline. As such, Walpole Highway is allocated 10 new dwellings to maximise development potential of the allocated site and affordable house delivery.

84 2011 Parish Population Census Data

85 King's Lynn & West Norfolk Landscape Character Assessment 2007



**Legend**

- Allocations
- Development Boundary
- Strategic Road Network (DM12)

**G106.1**

**Inset G106 Walpole Highway**

## G Rural West Norfolk

### Site Allocation

#### Policy G106.1 Walpole Highway - Land East of Hall Road

**Land amounting to 0.8 hectares east of Hall Road as shown on the policies map, is allocated for residential development of 10 dwellings. Development will be subject to compliance with all of the following:**

1. Submission of a Flood Risk Assessment (FRA) that should address all forms of flood risk (coastal inundation, fluvial, pluvial and groundwater). The FRA should explain how surface water drainage will be managed. The FRA must demonstrate how the development would provide wider sustainability benefits to the community that outweigh the risk associated with flooding and that the development would be safe for its lifetime without increasing flood risk elsewhere and, where possible, would reduce flood risk overall. The FRA should also suggest appropriate mitigation (flood resiliency measures);
2. Submission of details showing how sustainable drainage measures will integrate with the design of the new development and how the drainage system will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission;
3. Development is subject to evidence demonstrating a safe and deliverable access and provision of adequate footpath links to the satisfaction of the local Highway Authority;
4. Provision of affordable housing in line with the current standards.

### Site Description and Justification

**G.106.5** The allocated site (submitted sites 122 & 934) is situated in a relatively central position on the eastern part of the village. The site comprises of an area of uncultivated scrubland classed as Grade 2 (good quality) agricultural land. Whilst development would result in the loss of good quality agricultural land, this applies to all potential development options in the settlement and on balance it is considered that the benefits of selecting the site outweighs this constraint.

**G.106.6** Landscape features on the site includes boundary hedgerows and trees. The site is located in a fairly built up area, the surrounding area comprises of open fields to the east, residential development to the north and south-west and green houses to the west. The site is considered to be well related to the existing form of development without encroaching into surrounding countryside. It is screened on the north and south by existing housing and boundary planting. In the medium and long distance views that are available particularly from the east, development would be seen in the context of the existing village.

**G.106.7** Walpole Highway is largely characterised by ribbon development along the main routes of the village, and the development of the allocated site would represent a natural continuation of this along Hall Road. The Council considers that the development of 10 dwellings on the site along the road frontage would likely have little impact on the form and landscape character of the locality.

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**G.106.8** In terms of proximity to services, the site is reasonably close to Main Road where the majority of village services are located. Norfolk County Council as the local highway authority made no objection to the allocation of the site for small scale frontage development onto Hall Road, subject to provision of safe access and local improvements to the footway links.

**G.106.9** The site is identified to be partly within Flood Zone 2 (medium flood risk). However, the site is considered to be more suitable in comparison to other sites at lower degrees of flood risk in terms of form and highway constraints. Development on the site is subject to the appropriate flood mitigation measures as set out in the policy above.

**G.107 Walpole Marsh - see Walpole St. Peter**

**G.107.1** Walpole Marsh is designated part of a joint 'Rural Village' by the 2011 Core Strategy. Allocations and policies for this location can be found under Walpole Saint Peter.

**G.108 Walpole St. Andrew - see Walpole St. Peter**

**G.108.1** Walpole St. Andrew is designated part of a joint 'Rural Village' by the 2011 Core Strategy. Allocations and policies for this location can be found under Walpole St. Peter.

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### G.109 Walpole St. Peter / Walpole St. Andrew / Walpole Marsh (RV)

#### *Rural Village*

#### Description

**G.109.1** Walpole is a large parish that includes the villages of Walpole St. Peter, Walpole St. Andrew and Walpole Marsh. The villages lie to the north of the A47 approximately 10 miles southwest of King's Lynn and 6 miles northeast of Wisbech. The Parish population is 1,804<sup>(86)</sup>.

**G.109.2** The villages of Walpole St. Peter and Walpole St. Andrew are physically joined, but within each village the settlement pattern is nucleated around the village church with spurs of development from this. Walpole St. Peter is characterised by ribbon development with a large area of agricultural open space forming the centre of the settlement and the built extent of the village following the roads around this land.

**G.109.3** Walpole Marsh is distinct but made up of a linear development along The Marsh Road, and is much smaller in size.

**G.109.4** Collectively the villages have a range of services and facilities including schools, churches, a bus service, convenience store, retail and employment uses.

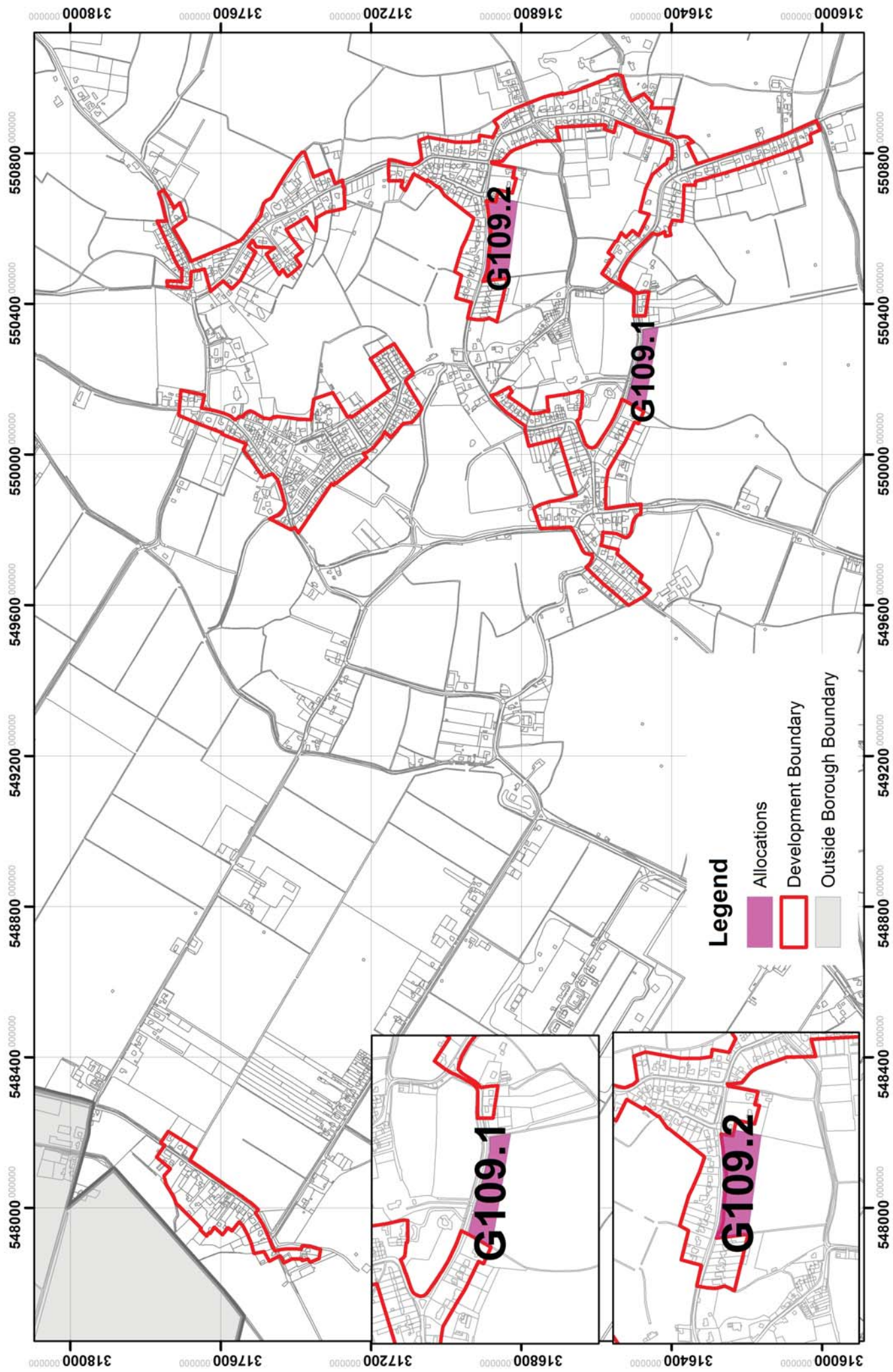
**G.109.5** In relation to landscape character<sup>(87)</sup>, Walpole is situated at the northern extent of the 'Settled Inland Fens'. This large-scale, low-lying landscape offers extensive panoramic views in all directions, occasionally framed by fruit orchards scattered throughout the area. Dykes and ditches demarcate the small to medium sized mainly irregular fields, and often also follow the course of rural roads. Settlement pattern consists of large-scale farmsteads and nucleated hamlets and villages. Building character varies from old style farmhouses to relatively new suburban red or buff coloured brick housing. A network of narrow rural roads connects the villages.

**G.109.6** Walpole St. Peter, Walpole St. Andrew and Walpole Marsh are grouped together in the Core Strategy to collectively form a Rural Village. This is due to the shared services between the settlements and the close functional relationship. On a population pro-rotta basis (see Distribution of Development section) Walpole St. Peter, Walpole St. Andrew and Walpole Marsh would be allocated a total of 16 new dwellings (including 3 affordable dwellings at current standards).

**G.109.7** Two sites are identified by the Council as preferred sites and it is considered that they could accommodate development slightly above the guideline in order to maximise development potential and affordable housing delivery. As such Walpole St. Peter, Walpole St. Andrew and Walpole Marsh is allocated a total of 20 new dwellings (including 4 affordable dwellings at current standards).

86 2011 Population Census Data

87 King's Lynn & West Norfolk Landscape Character Assessment 2007



**Inset G109 Walpole St Peter/Walpole St Andrew/Walpole Marsh**



## G Rural West Norfolk

### Site Allocation

#### Policy G109.1 Walpole St. Peter - Land south of Walnut Road

**Land amounting to 0.85 hectares south of Walnut Road as shown on the Policies Map is allocated for residential development of 10 dwellings. Development will be subject to compliance with all of the following:**

1. Submission of details showing how sustainable drainage measures will integrate with the design of the new development and how the drainage system will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission;
2. Development is subject to provision of improved pedestrian facilities along the northern (front) site boundary;
3. Provision of affordable housing in line with the current standards.

### Site Description and Justification

**G.109.8** The allocated site (submitted site ref. No. 306) is a linear site situated to the south of Walpole St. Peter immediately outside the development boundary. The site fronts onto Walnut Road and currently comprises of Grade 2 (good quality) agricultural land. Whilst development would result in the loss of productive agricultural land, this applies to every site in the settlement and the proposed development sought is not of a scale to have a detrimental impact to the availability of productive agricultural land.

**G.109.9** Landscape features within the site includes boundary hedgerows and trees. Other than this there are no landscape features of significance within the site.

**G.109.10** The surrounding area comprises of both agricultural land and residential development; the site is bordered on the east and west by residential development, and on the north and south by agricultural land. Near distance views are available from adjacent roads and properties, wider views are possible from the north and south but in these views, development would be seen in the context of the existing village. The site is well integrated with its surroundings and the scale of development proposed is likely to have minimal impact on the visual amenity of the surrounding landscape.

**G.109.11** Development on the site would provide a natural continuation to existing housing development to the west of the site. The village is mostly characterised by frontage ribbon development and the linear form of the site allows for a continuation of this form of development at a density that is consistent with its surrounding area. Compared to other considered sites in the settlement, development on this site is likely to have less impact on the form and character of the village. Development either side of the site, particularly to the east, is one plot in depth with large gardens to the front and rear of the dwelling, this site could potentially be developed in this same way.

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**G.109.12** The services in Walpole St. Peter and Walpole St Andrew are largely scattered throughout the settlements, and whilst the allocated site does not score among the highest in terms of proximity to services, it is reasonably close to some services including a bus stop and shop.

Norfolk County Council as the local highway authority raised concerns regarding adequacy of footpath links to the school and local services but recommends that development would be subject to improved pedestrian facilities along the front of the site.

### **Policy G109.2 Walpole St. Peter - Land south of Church Road**

**Land amounting to 1.44 hectares south of Church Road as shown on the policies map is allocated for residential development of 10 dwellings. Development will be subject to compliance with all of the following:**

1. Submission of details showing how sustainable drainage measures will integrate with the design of the new development and how the drainage system will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission;
2. Provision of affordable housing in line with the current standards.

### **Site Description and Justification**

The allocated site (submitted site ref 353) is situated north of Walpole St. Peter, fronting onto Church Road with its northern boundary immediately abutting the development boundary. The site is linear in form and comprises of Grade 1 (excellent quality) agricultural land currently in arable use. Although development on the site would result in the loss of productive agricultural land, all of the sites in the settlement fall within a similar category and the number of dwellings proposed is not of a scale to have an adverse impact on the availability of productive agricultural land. Landscape features on the site includes mature boundary hedgerows and a drainage ditch along the northern boundary of the site.

There is existing housing development on three sides of the site (north, east and west) and agricultural land to the south. Views are limited to near distance from adjacent roads and properties. Long distance views into the site are possible from the south but in these views development would be seen in context of the existing settlement.

The location of the site within a built up area minimises the impact of new development on the landscape and provides an opportunity for development to take place without placing pressure on much more significant sensitive areas around the village.

Development on the site would constitute infill development. The established residential developments adjacent the site all have the form and character of linear development. The site could potentially be developed in this same way to reflect the existing form and character of the village.



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There is a scattered distribution of services in the village, and as in the case above the site scores averagely in terms of proximity to services. However the site is relatively close to some services including a bus route. Norfolk County Council as the local highway authority raised no objections to the allocation in terms of adequacy of the road network and site access.

### G.110 Walsoken - see Wisbech Fringes

**G.110.1** Walsoken is covered is covered under Wisbech Fringes. Please see section F.3 of this document.

### G.111 Walton Highway - See West Walton

**G.111.1** Walton Highway is designated part of a joint 'Key Rural Service Centre' by the 2011 Core Strategy. Allocations and policies for this location can be found under West Walton

### G.112 Watlington (KRSC)

#### **Key Rural Service Centre**

#### **Description**

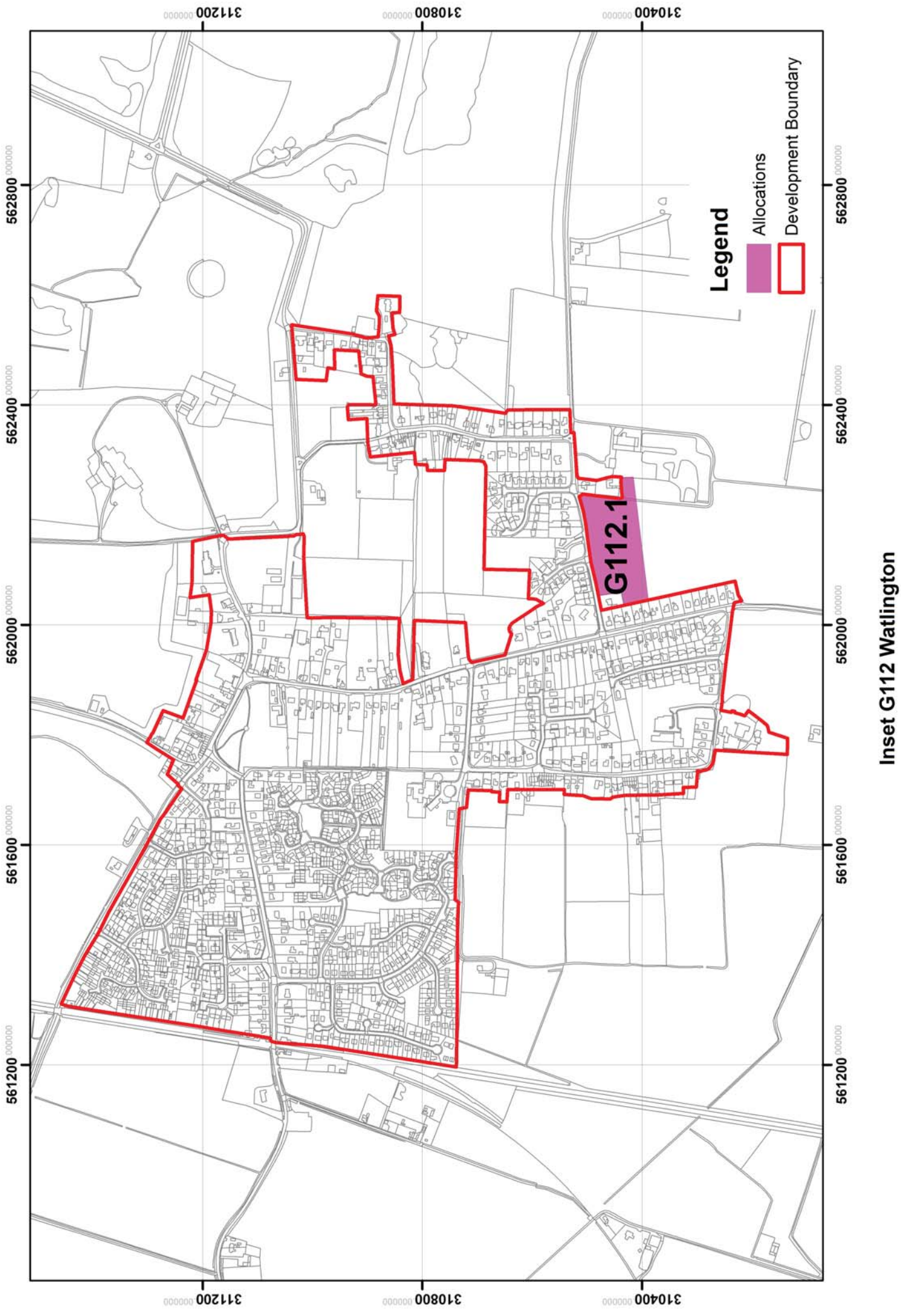
**G.112.1** Watlington is situated approximately six miles south of King's Lynn. The village is served by Watlington railway station (on the Fen Line between London Kings Cross- Cambridge and King's Lynn) which is situated less than a mile from the centre of the village. The Parish of Watlington has a population of 2,455<sup>(88)</sup>. The village has a range of services and facilities present which include a surgery, school, bus route, railway station, Post Office, pub and other retail uses. Watlington provides a local employment base which has developed from its role in serving the local agricultural community.

**G.112.2** In relation to landscape character the village is situated within the 'Settled Farmland with Plantations' landscape character type. This type of landscape is defined in the Landscape Character Assessment<sup>(89)</sup> as having intact mature landscape structure including mature parkland and trees, intact hedgerows and woodland plantations. There is also a patchwork of grazed parkland, with views to historic halls and a moderate to strong sense of tranquillity throughout the area.

**G.112.3** Watlington is designated a Key Rural Service Centre by the Core Strategy and has a good range of services and facilities to serve the existing community. On a population pro-rotas basis, the Council's preferred distribution of development (see Distribution of Development Chapter) Watlington is to receive an allocation of 32 new dwellings.

88 Census Data 2011

89 Borough Council of King's Lynn and West Norfolk (2007) Landscape Character Assessment Final Report, Chris Blandford Associates



**Inset G112 Watlington**

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### Site Allocation

#### Policy G112.1 Watlington - Land south of Thieves Bridge Road

Land of around 1.8 hectares, as shown on the Policies Map, is allocated for residential development of 32 dwellings. Development will be subject to compliance with all of the following:

1. Submission of an Environmental Statement that satisfies Norfolk County Council that:
  - i) The applicant has carried out investigations to identify whether the resource is viable for mineral extraction  
*and if the mineral resource is viable, that:*
  - ii) The applicant has considered whether it could be extracted economically prior to development taking place;  
*and if the mineral resource can be extracted economically, whether (or not):*
  - iii) There are opportunities to use the onsite resource during the construction phases of the development;
2. Development is subject to the demonstration of safe highway access that meets the satisfaction of the Highway Authority;
3. Provision of affordable housing in line with the current standards.

### Site Description and Justification

**G.112.4** The allocated site (part of submitted site Ref. No. 449) lies in the southern part of Watlington in a relatively built up area. It is situated south of Thieves Bridge Road and opposite established residential development in the form of bungalows and large detached houses. To the east of the site is further residential development in the form of bungalows along Downham Road, and to the west are two large detached properties with substantial gardens, one has associated farm buildings and ponds/water storage. The site comprises of Grade 2 agricultural land and has defined boundaries in the form of hedgerows and trees. Watlington comprises mostly higher grade agricultural land, limiting the ability to choose lower grade land.

**G.112.5** The site is ideally located for residential development. It is well integrated with built form and would represent a natural continuation of housing along Thieves Bridge Road, without significantly extending the village into countryside. It is considered that development in this location would not be intrusive in the landscape but would rather fill the gap between existing housing. When viewed from the wider landscape, development would be seen in the context of the existing village.

**G.112.6** The site is well located to local services found within the village and has good pedestrian/vehicular links. Safe access and egress is obtainable from Thieves Bridge Road as supported by Norfolk County Council as the local highway authority, who identify the site as a preferable site in terms of highway matters.

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**G.112.7** The Council considers that the site is of a sufficient scale to accommodate the 32 dwellings sought in the settlement at a density consistent with its surroundings and without detriment to the form and character of the locality.

**G.113 Welney (RV)*****Rural Village*****Description and Background**

**G.113.1** The village of Welney is situated to the southwest of the Borough, 10 miles southwest of Downham Market and 13 miles south of Wisbech. The village lies adjacent to the Old Bedford River and the River Delph, and is in curved linear form either side of Main Street, the A1101. The majority of older dwellings are of two-storeys with pitched roofs. Older buildings are built of red or yellow brick and roofing materials are of Welsh slate or Norfolk clay pantiles.

**G.113.2** The Parish of Welney has a population of 542<sup>(90)</sup>. The village has a limited range of facilities which include a school, pub, parish hall and playing field with sports pavilion. Welney stands alongside a Wildfowl and Wetlands Trust nature reserve which is internationally designated for its biodiversity, and in particular bird species. The reserve covers approximately 420 hectares in area.

**G.113.3** The Landscape Character Assessment<sup>(91)</sup> identifies the village as being within 'The Fens- Open Inland Marshes' with wide open skies and a strong sense of openness throughout the area. As mentioned above there is a wetland habitat and other ecologically important features. There is a sparse settlement pattern, but a strong recognisable sense of place and moderately strong sense of tranquillity throughout the area.

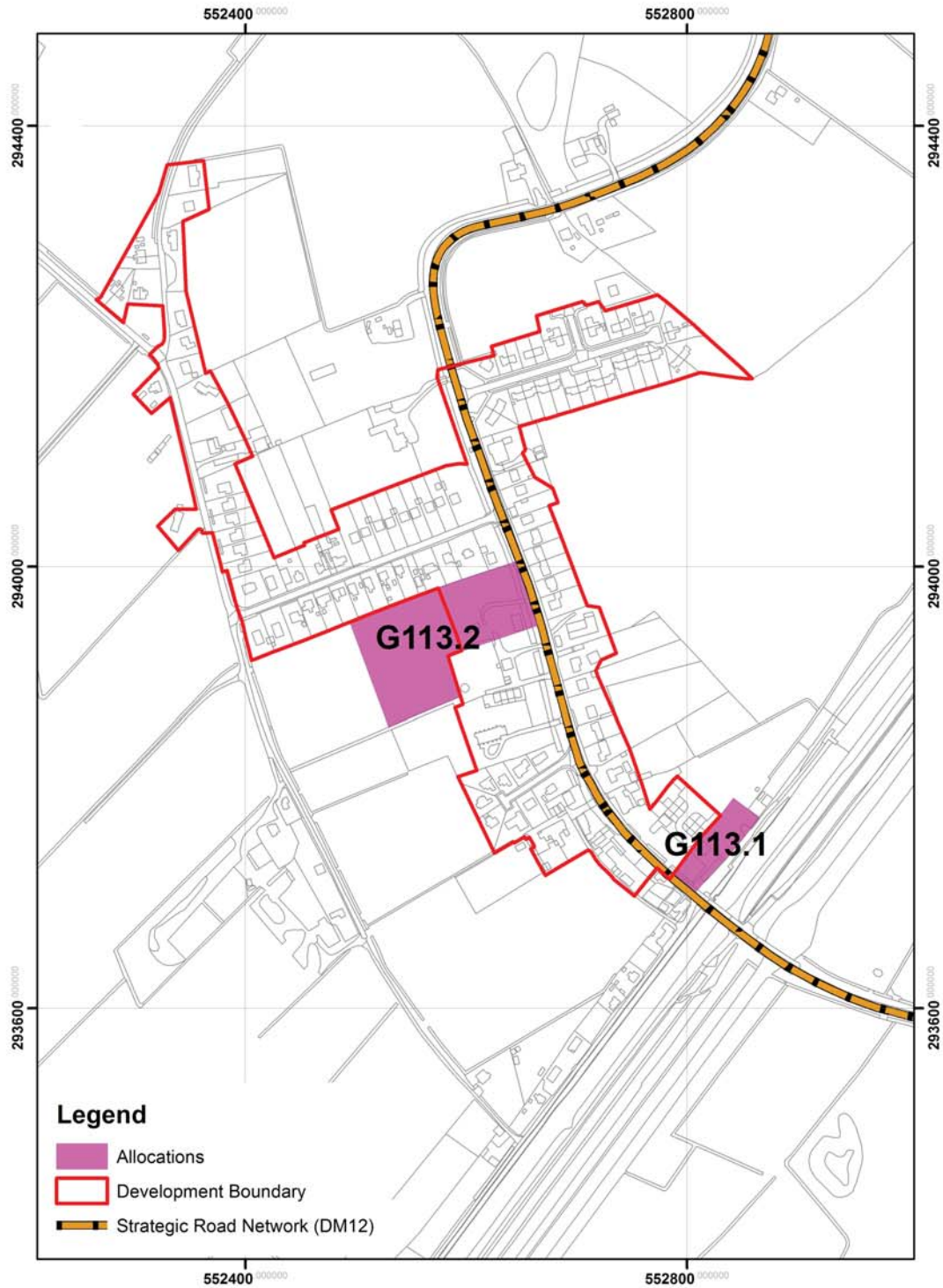
**G.113.4** The allocated sites are considered by the Council to have the least impact on the form and character of the settlement and its setting within the countryside. The overall level of development is relatively high in comparison to the enumerated population, in response to the specific request from Welney Parish Council to increase the number of allocations to maintain the vibrancy of the village.

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90 Census Data 2011

91 Borough Council of King's Lynn and West Norfolk (2007) Landscape Character Assessment Final Report, Chris Blandford Associates

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**Inset G113 Welney**

## Site Allocations

### Policy G113.1 Welney, Former Three Tuns/Village Hall

**Land amounting to 0.25 hectares at the Former Three Tuns/Village Hall, as identified on the Policies Map, is allocated for residential development of 7 dwellings. Development will be subject to compliance with the following:**

1. Submission of a Flood Risk Assessment (FRA) that should address all forms of flood risk (coastal inundation, fluvial, pluvial and groundwater). The FRA should explain how surface water drainage will be managed. The FRA must demonstrate how the development would provide wider sustainability benefits to the community that outweigh the risk associated with flooding and that the development would be safe for its lifetime without increasing flood risk elsewhere and, where possible, would reduce flood risk overall. The FRA should suggest appropriate mitigation (flood resiliency measures);
2. Development is subject to the relocation and replacement of the village hall;
3. Provision of affordable housing in line with the current standards;
4. Any proposal should be accompanied by sufficient information, including drainage arrangements, to demonstrate that there will be no adverse effect on the Ouse Washes Special Area of Conservation, Special Protection Area, and Ramsar;
5. Vehicular access shall be taken from Main Street.

### Site Description and Justification

**G.113.5** The allocated site (whole of submitted site Ref. No. 1216) is situated towards the south east of the village. The site is adjacent to the Old Bedford River and a Special Area of Conservation, which in turn adjoins the Ouse Washes Sites of Specific Scientific Interest, Ramsar and Special Protection Area. The site is well located in terms of proximity to the school and access to services and will form a natural extension to the village in keeping the existing character and form.

**G.113.6** The site is brownfield land and development is linked to the relocation and replacement of the existing village hall. There was a previous planning permission for seven houses on the site, but this has now expired. The Council considers the site is capable of accommodating the 7 residential units required in the settlement at a density reflecting that of the surrounding area. The local highways authority has no objection to this site providing safe access is achieved from Main Street.

**G.113.7** The whole of the settlement is within Flood Zone 3 and most of the settlement is within the hazard zone. A small area of the allocated site falls partially within a hazard zone however the Council considers due to the brownfield nature of this site and the location within the settlement it is appropriate to develop on this land.

**G.113.8** The Plan's Habitats Regulations Assessment Report identified the need for checks to ensure no adverse impact on the nearby designated nature conservation areas, and these are included in the policy.

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**G.113.9** The majority of views of the site are limited to the near distance from adjacent roads, properties and public rights of way. Medium and long distance views from the wider landscape are possible from across the field to the east. In these views the site is seen in the context of the existing village.

**G.113.10** The Council considers this site to be favourable in Welney due to its accessibility and brownfield nature.

### Policy G113.2 - Welney land off Main Street

**Land amounting to 1.25 hectares off Main Street, as identified on the Policies Map, is allocated for residential development of 13 dwellings. Development will be subject to compliance with the following:**

1. Submission of a Flood Risk Assessment (FRA) that should address all forms of flood risk (coastal inundation, fluvial, pluvial and groundwater). The FRA should explain how surface water drainage will be managed. The FRA must demonstrate how the development would provide wider sustainability benefits to the community that outweigh the risk associated with flooding and that the development would be safe for its lifetime without increasing flood risk elsewhere and, where possible, would reduce flood risk overall. The FRA should suggest appropriate mitigation (flood resiliency measures)
2. Improvements to the footway network and safe access to the site Main Street to the satisfaction of the highway authority.
3. Provision of affordable housing in line with the current standards.
4. Any proposal should be accompanied by sufficient information, including drainage arrangements, to demonstrate that there will be no adverse effect on the Ouse Washes Special Area of Conservation, Special Protection Area, and Ramsar.

### Site Description and Justification

**G.113.11** The allocated site (part of submitted Site 376) is situated towards the south west of the village. The site is adjacent to the Old Bedford River and a Special Area of Conservation, which in turn adjoins the Ouse Washes Sites of Specific Scientific Interest, Ramsar and Special Protection Area. The site is well located in terms of the overall position within the village, proximity to the school and access to services. The development of the site would be facilitated by its open character and the lack of mature trees within the field itself.

**G.113.12** The site is currently low grade agricultural land. The Council considers the site is capable of accommodating the 13 residential units required in the settlement at a density reflecting that of the surrounding area. The local highways authority has no objection to this site providing safe access is achieved accompanied by improvements to the footpath network.

**G.113.13** The whole of the settlement is within Flood Zone 3 and most of the settlement is within the hazard zone. The Parish Council in their response to the Preferred Options Consultation would like to see an additional allocation up to 20 dwellings in order maintain the vitality of the village.

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**G.113.14** The Plan's Habitats Regulations Assessment Report identified the need for checks to ensure no adverse impact on the nearby designated nature conservation areas, and these are included in the policy.

**G.113.15** The majority of views of the site are limited to the near distance from adjacent roads, properties and public rights of way. Medium and long distance views from the wider landscape are possible from across the field to the west. In these views the site is seen in the context of the existing village.

## **G.114 Wereham (RV)**

### ***Rural Village***

#### **Description**

**G.114.1** The village of Wereham is situated six miles southeast of Downham Market. The older part of the village is focused around the church and village pond, with more recent development forming a linear pattern along Stoke Road and Flegg Green. Within the older part of the village building materials include stone walls with pantiled pitched roofs, outside of this central core the major building material is brick. The village has a designated Conservation Area.

**G.114.2** The Parish of Wereham has a population 859<sup>(92)</sup>. The village has a limited range of services and facilities which include a pub, a bus route and other employment uses.

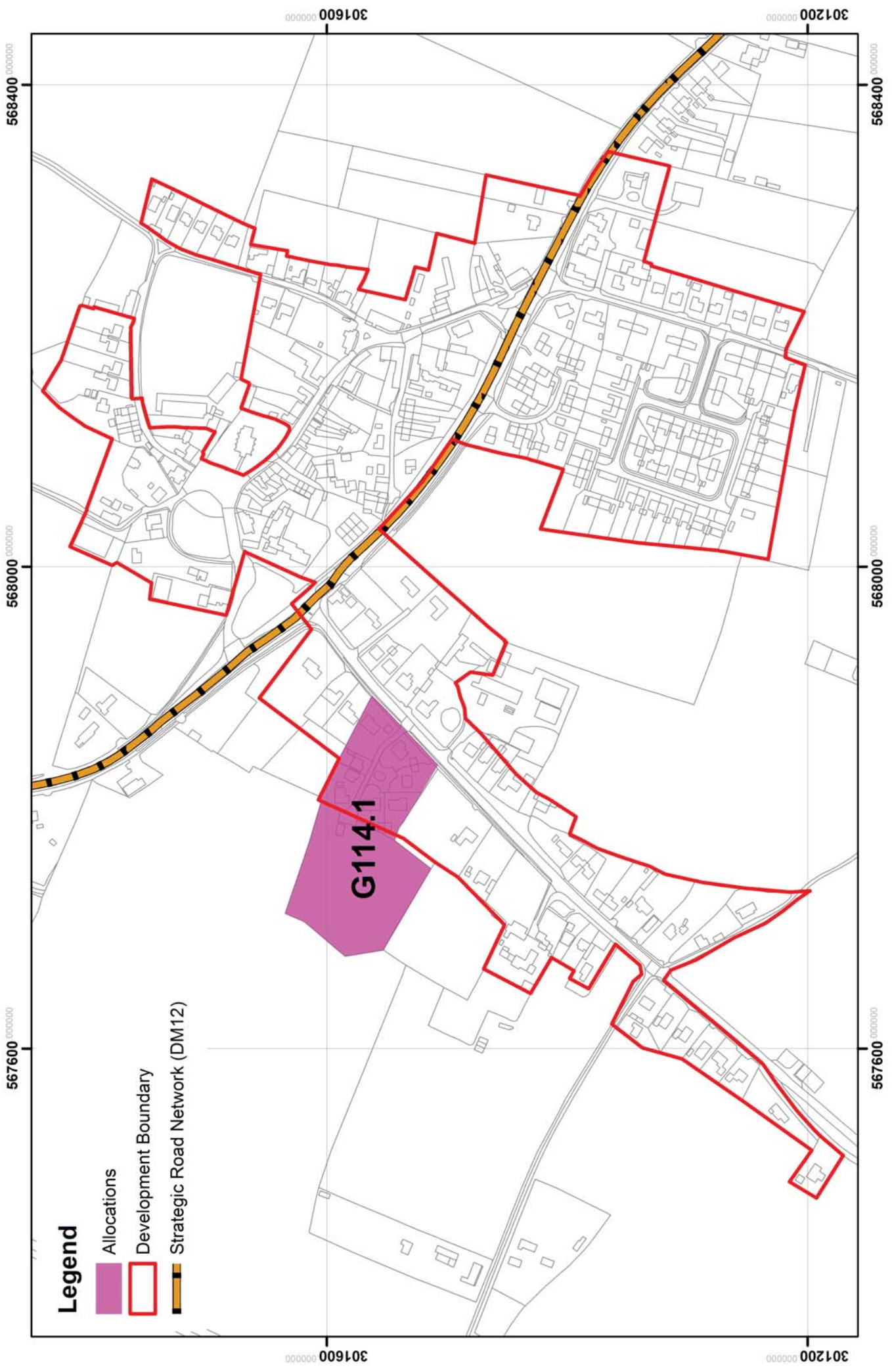
**G.114.3** The Landscape Character Assessment<sup>(93)</sup> characterises the area as 'Settled Farmland with Plantations'. The flat to gently rolling landscape encompasses several smaller linear villages, including Wereham, nestling within a predominantly agricultural backdrop. The field pattern consists of a network of small to medium fields delineated by a variety of field boundaries including hedgerows, drainage ditches, mature trees and wooden fencing. Several plantations woodlands, hedges, rows of poplars and other mature trees, frame views and give a sense of enclosure. A network of mainly rural, peaceful roads (often aligned by drainage ditches) connects the farms and villages.

**G.114.4** Wereham is designated a Rural Village by the Core Strategy capable of accommodating modest growth to support essential rural services. On a population pro-rotta basis, the Council's preferred approach to distribution of development, Wereham is to receive an allocation of 6 dwellings. However, it is considered that the preferred site has the potential to accommodate development slightly above the guide level and as such 8 dwellings are allocated to maximise the development potential of the site.

92 Census Data 2011

93 Borough Council of King's Lynn and West Norfolk (2007) Landscape Character Assessment Final Report, Chris Blandford Associates





**Inset G114 Wereham**

## Site Allocation

### Policy G114.1 Wereham - Land at the Springs, Flegg Green

Land amounting to 1.5 hectares, as identified on the Policies Map, is allocated for residential development of 8 dwellings, subject to:

1. Provision of safe access demonstrated off Flegg Green and suitable provision/improvements to pedestrian links;
2. Submission of details showing how sustainable drainage measures will be incorporated into the development to avoid discharge to the public surface water network, and also to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission;
3. Provision of affordable housing in line with the current standards.

## Site Description and Justification

**G.114.5** The allocated site (submitted site Ref. No 499) is located to the west of the settlement and comprises of an area of uncultivated Grade 3 agricultural land. The surrounding area consists of residential housing development adjacent the eastern site boundary, and open fields to the north and west. The site has defined boundaries in the form of mature hedges and trees particularly along the northern boundary. There is potential for some of this planting to be incorporated into the design where possible.

**G.114.6** It is considered that development on the site would not be visually intrusive in the landscape. Views of the site are limited to near distance from adjacent roads and properties. There are few opportunities for medium and long distance views as the site is largely screened by vegetation that surrounds the site. In the limited views that are available, development would be seen in the context of the existing built form.

**G.114.7** Development of the site would form an extension onto the rear of the recent cul-de-sac housing development off Flegg Green. The site is located relatively close to services and facilities within the village. Access and egress is obtainable from this existing cul-de-sac, as supported by Norfolk County Council as the local highway authority but this is subject to demonstration of safe access and the provision of adequate footway links.

**G.114.8** The site is identified in the Sustainability Appraisal as a suitable option for development in comparison to other options. It is of sufficient scale to accommodate 8 dwellings at a density consistent with its surrounding without detriment to the form and character of the locality. The Parish Council made no objections to the allocation. The site is situated away from the Wereham Conservation Area and development would not have an impact on the intrinsic beauty and distinctive character of this heritage asset.

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### G.115 West Acre (SVAH)

#### *Smaller Village and Hamlet*

**G.115.1** West Acre is designated a 'Smaller Village and Hamlet' by the 2011 Core Strategy. As such it does not have any specific site allocations or a development boundary.

**G.115.2** Only very limited development would be expected here, and this would be judged against the range of policies in the Core Strategy and the Development Management Policies in this Plan (including, in particular, DM3: Infill Development in the Smaller Villages and Hamlets).

### G.116 West Bilney (SVAH)

#### *Smaller Village and Hamlet*

**G.116.1** West Bilney is designated a 'Smaller Village and Hamlet' by the 2011 Core Strategy. As such it does not have any specific site allocations or a development boundary.

**G.116.2** Only very limited development would be expected here, and this would be judged against the range of policies in the Core Strategy and the Development Management Policies in this Plan (including, in particular, DM3: Infill Development in the Smaller Villages and Hamlets).

### G.117 West Dereham (SVAH)

#### *Smaller Village and Hamlet*

**G.117.1** West Dereham is designated a 'Smaller Village and Hamlet' by the 2011 Core Strategy. As such it does not have any specific site allocations or a development boundary.

**G.117.2** Only very limited development would be expected here, and this would be judged against the range of policies in the Core Strategy and the Development Management Policies in this Plan (including, in particular, DM3: Infill Development in the Smaller Villages and Hamlets).

### G.118 West Newton (RV)

#### *Rural Village*

#### **Description**

**G.118.1** West Newton is a small village located about eight miles northeast of King's Lynn. The village has strong links with Sandringham Estate, encompassing a series of estate cottages within a woodland setting located next to a church. The settlement is partly within Norfolk Coast AONB.

## Rural West Norfolk G

**G.118.2** West Newton is located in the Parish of Sandringham, which has a population of 176<sup>(94)</sup>. West Newton supports a primary school, social club, village shop and local bus service, but is otherwise limited in service provision. The village is within the general character area of 'Wooded Slopes with Estate Land' which is a very mature landscape character, including vast expanses of mature coniferous woodland<sup>(95)</sup>.

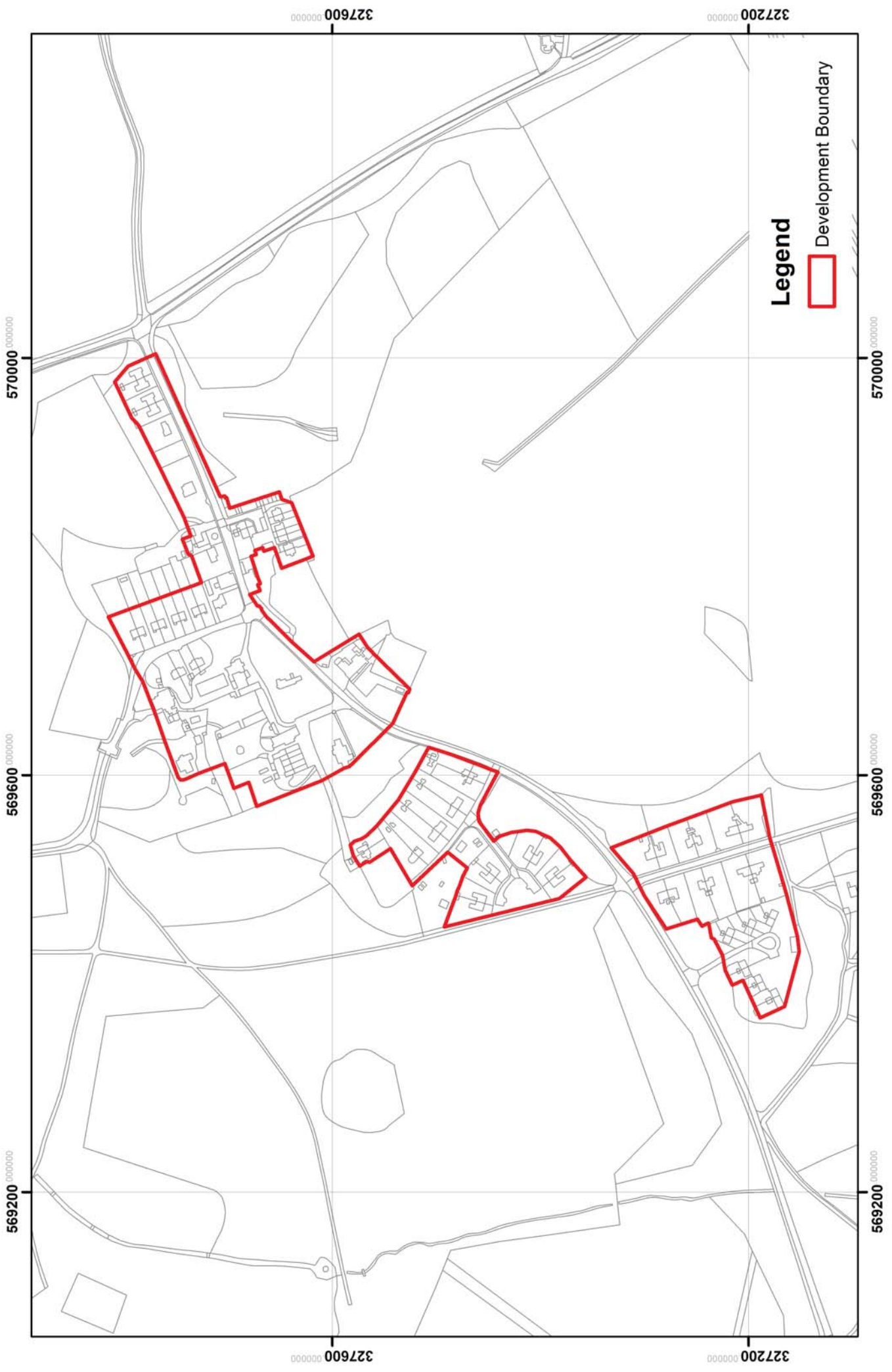
**G.118.3** West Newton has a small population size and an average level of services for its designation as a Rural Village by the Core Strategy.

**G.118.4** Based on the Council's preferred method of distributing new development (as outlined in Section 4, earlier), West Newton would receive an allocation of 2 new houses. However, there are no identified available sites for housing in the settlement. Therefore, the Council has not allocated land for housing in West Newton.

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94 2011 Census

95 Borough Council of King's Lynn and West Norfolk (2007) Landscape Character Assessment Final Report, Chris Blandford Associates



**Inset G118 West Newton**

**G.119 West Rudham (SVAH)*****Smaller Village and Hamlet***

**G.119.1** West Rudham is designated a 'Smaller Village and Hamlet' by the 2011 Core Strategy. As such it does not have any specific site allocations or a development boundary.

**G.119.2** Only very limited development would be expected here, and this would be judged against the range of policies in the Core Strategy and the Development Management Policies in this Plan (including, in particular, DM3: Infill Development in the Smaller Villages and Hamlets).

## G Rural West Norfolk

### G.120 West Walton / Walton Highway (KRSC)

#### **Key Rural Service Centre**

#### **Description**

**G.120.1** West Walton and Walton Highway are marshland villages three miles to the north of Wisbech and approximately 13 miles south west of King's Lynn. The Parish population, which includes both West Walton and Walton Highway, is recorded as 1,731<sup>(96)</sup>.

**G.120.2** West Walton village was originally centred around St Mary's Church and the cross roads, but has expanded towards the east in a linear form along Salts Road and School Road. The building materials are usually red brick, although some more recent buildings are buff coloured brick, with roofs in older buildings pantiles or slate and more recently red / brown plain tiles.

**G.120.3** Walton Highway lies to the west of the A47 and is focused around the intersection at Lynn Road (the former route of the A47). The settlement was originally linear in pattern along this road, but more recent developments have seen the village grow along Salts Road, School Road, St. Paul's Road North and Common Road. While most buildings in the older part of the village are two-storey nearly all new developments are single storey construction.

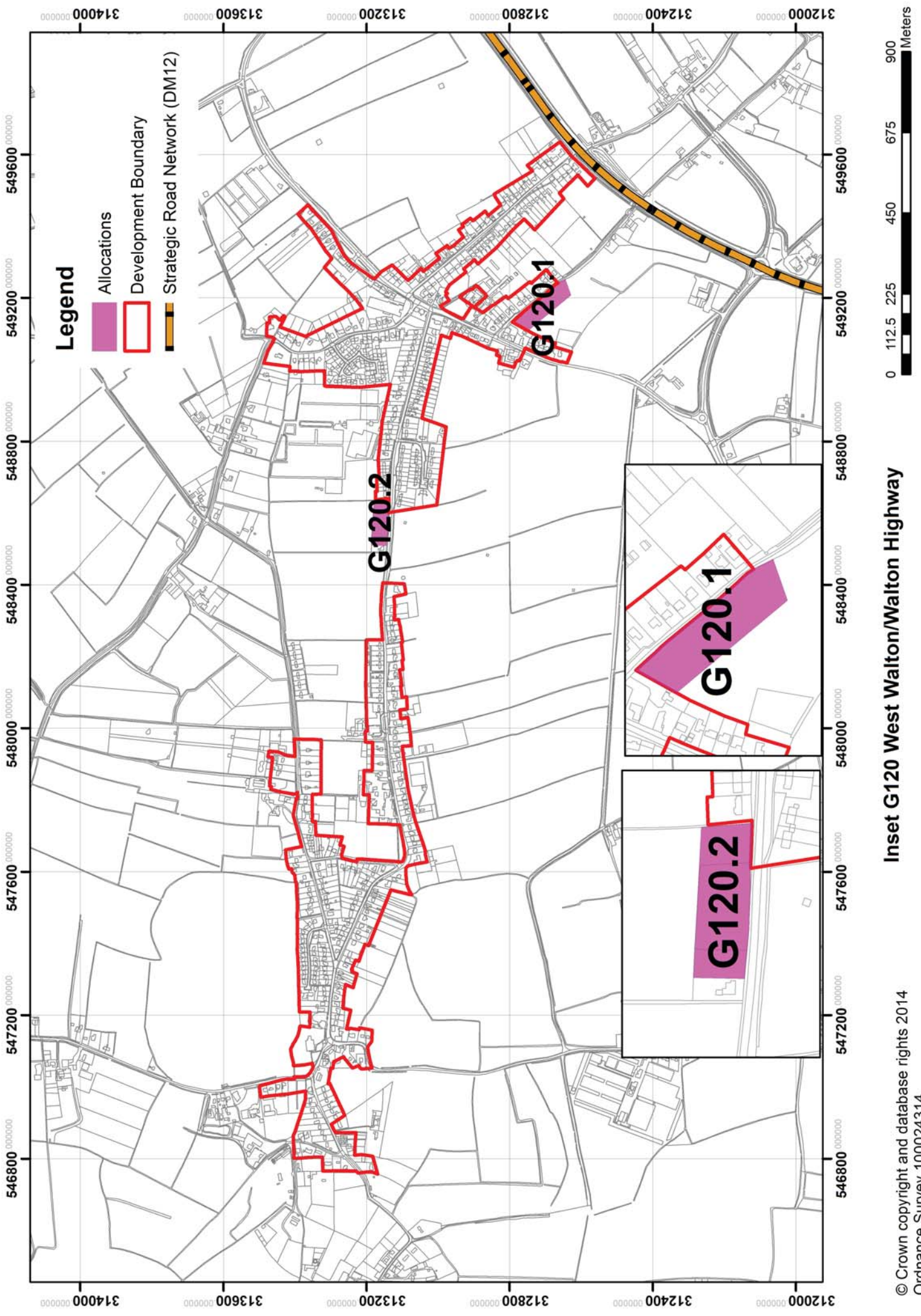
**G.120.4** Between them, the villages have a primary and secondary school, commutable bus route, pubs, other retail and employment.

**G.120.5** The Landscape Character Assessment<sup>(97)</sup> refers to these settlements as bordering the 'Open Inland Fens' to the east and encompassing a rich mix of arable fields, fruit orchards, plantations and pasture. It has an intact mature landscape structure including the rows of poplars and large concentration of fruit orchards with panoramic views across the area, frequently framed by orchards. There is an historic drainage network, and a strong sense of tranquillity throughout the area.

**G.120.6** West Walton and Walton Highway are grouped together in the Core Strategy to jointly form a Key Rural Service Centre. This is due to the services and facilities shared between the settlements, and the close functional relationship between the two. On a population pro-rotas basis (see Distribution of Development section) West Walton and Walton Highway is to be allocated a total of 23 new dwellings. However, the two identified preferred sites in the settlement are capable of accommodating a maximum of 20 dwellings.

96 2011 Census

97 King's Lynn & West Norfolk Landscape Character Assessment 2007



**Inset G120 West Walton/Walton Highway**



## G Rural West Norfolk

### Site Allocation

#### **Policy G120.1 Walton Highway - Land adjacent Common Road**

**Land amounting to 0.83 hectares as shown on the Policies Map is allocated for residential development of 10 dwellings. Development will be subject to compliance with all of the following:**

1. Submission of a Flood Risk Assessment (FRA) that should address all forms of flood risk (coastal inundation, fluvial, pluvial and groundwater). The FRA should explain how surface water drainage will be managed. The FRA must demonstrate how the development would provide wider sustainability benefits to the community that outweigh the risk associated with flooding and that the development would be safe for its lifetime without increasing flood risk elsewhere and, where possible, would reduce flood risk overall. The FRA should also suggest appropriate mitigation (flood resiliency measures);
2. Submission of details showing how sustainable drainage measures will integrate with the design of the new development and how the drainage system will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission;
3. Demonstration of safe access and visibility to the satisfaction of Norfolk County Council Highways Authority;
4. Provision of affordable housing in line with the current standards.

### Site Description and Justification

The allocated site (submitted site Ref No. 428) is situated south-east of Walton Highway, on the edge of the built extent of the village facing onto detached bungalows on Common Road. The site comprises of Grade 2 (good quality) agricultural land currently in marginal arable use. Although development would result in the loss of productive agricultural land, the entire settlement consists of either excellent or good quality agricultural land but the need for additional housing to sustain existing village services outweighs this constraint.

Landscape features on the site includes boundary hedgerows and a number of small trees within the site. Other than this, there are no significant landscape features.

The surrounding area is predominantly residential in character with existing housing on the north, east and partly to the west and open fields to the south. It is considered that development in this location would be well related to the character of the surrounding area with minimal landscape and visual impacts in comparison to other considered sites. Views are mostly restricted to near distance from adjacent roads and properties. In the wider views that are available from the south, development would be seen against the backdrop of the existing settlement.

## Rural West Norfolk G

Development of the site would form a continuation of housing along Common Road. Immediately opposite the site, on the other side of Common Road is existing linear frontage development. Walton Highway is largely characterised by this pattern of development and the site lends itself to this form of development. In addition, the site is within reasonable walking distance to some services in the village although there is a general scattered distribution of services in the village. The local Highway Authority identified no constraints in terms of access or adequacy of the road network provided safe access and visibility can be demonstrated.

In line with the principles of the sequential test, the allocated site is in a lower flood risk area (tidal flood zone 2) compared to other higher risk areas in the settlement (tidal flood zone 3). A flood risk assessment is required prior to development as set in the allocation policy above.

In summary, it is considered that the site is of sufficient scale to accommodate 10 dwellings at a density consistent with its surrounding and without detriment to the form and character of the locality.

### **Policy G120.2 Walton Highway - Land north of School Road**

**Land amounting to 0.54 hectares north of Salts Road as shown on the Policies Map is allocated for residential development of 10 dwellings. Development will be subject to compliance with all of the following:**

1. Submission of a Site Flood Risk Assessment (FRA) that should address all forms of flood risk (coastal inundation, fluvial, pluvial and groundwater). The FRA should explain how surface water drainage will be managed. The FRA must demonstrate how the development would provide wider sustainability benefits to the community that outweigh the risk associated with flooding and that the development would be safe for its lifetime without increasing flood risk elsewhere and, where possible, would reduce flood risk overall. The FRA should also suggest appropriate mitigation (flood resiliency measures);
2. Submission of details showing how sustainable drainage measures will integrate with the design of the new development and how the drainage system will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission;
3. The design and layout of the proposed development should take due account of the overhead cables running across the eastern part of the site, ensuring that the minimum statutory safety clearance is provided. Details of this shall be submitted and agreed by the local planning authority prior to development taking place;
4. Demonstration of safe access to the satisfaction of Norfolk County Council Highway Authority;
5. Provision of affordable housing in line with the current standards.

## G Rural West Norfolk

### Site Description and Justification

**G.120.7** The allocated site (submitted site Ref. No 732/913) lies on the western edge of the village of Walton Highway, to the north of School Road. It is in a fairly built up part of the village, next to the development boundary. The site mostly comprises of overgrown scrub land and is classed as good quality agricultural land. All site options within the settlement fall within similar grade of agricultural land. Landscape features within the site include boundary hedgerows and planting.

**G.120.8** The site fronts directly onto School Road with some housing immediately opposite. It is bordered on the east and west by existing housing and an orchard at the rear (north). The site is well integrated with its surrounding and does not extend into the countryside. It is well screened from the wider landscape by existing development and the orchard at the rear.

**G.120.9** The site is considered to be ideally located for residential development. It is well related to the existing form and character of the area. Development would constitute infill, forming a natural continuation of the existing housing along School Road. It provides an opportunity for linear frontage development which is consistent with the general character of the village.

**G.120.10** In terms of proximity to services, the site is on a bus route and is fairly centrally located between the villages of West Walton and Walton Highway with adequate access to services in both villages. Norfolk County Council as the local highway authority raised no objections in terms of access and adequacy of the road network. The site is also supported by the local Parish Council.

**G.120.11** The site, which falls within Flood Zone 2, is in a lower degree of flood risk in comparison to other growth options as these are within higher risk flood zones. Development is subject to meeting the flood risk policy above.

**G.120.12** The Council considers that the scale of the site is sufficiently large to accommodate 10 dwellings and also address any possible issues regarding the overhead cables across the eastern part of the site and provision of an access to the orchard at the rear of the site.

### G.121 West Winch - see under King's Lynn & Surrounding Area

**G.121.1** West Winch is covered in the section of this document dealing with King's Lynn and Surrounding Areas. Please see section E, and section E.2 in particular.

### G.122 Whittington (SVAH)

#### *Smaller Village and Hamlet*

**G.122.1** Whittington is designated a 'Smaller Village and Hamlet' by the 2011 Core Strategy. As such it does not have any specific site allocations or a development boundary.

**G.122.2** Only very limited development would be expected here, and this would be judged against the range of policies in the Core Strategy and the Development Management Policies in this Plan (including, in particular, DM3: Infill Development in the Smaller Villages and Hamlets).

## G.123 Wighenhall St. Germans (RV)

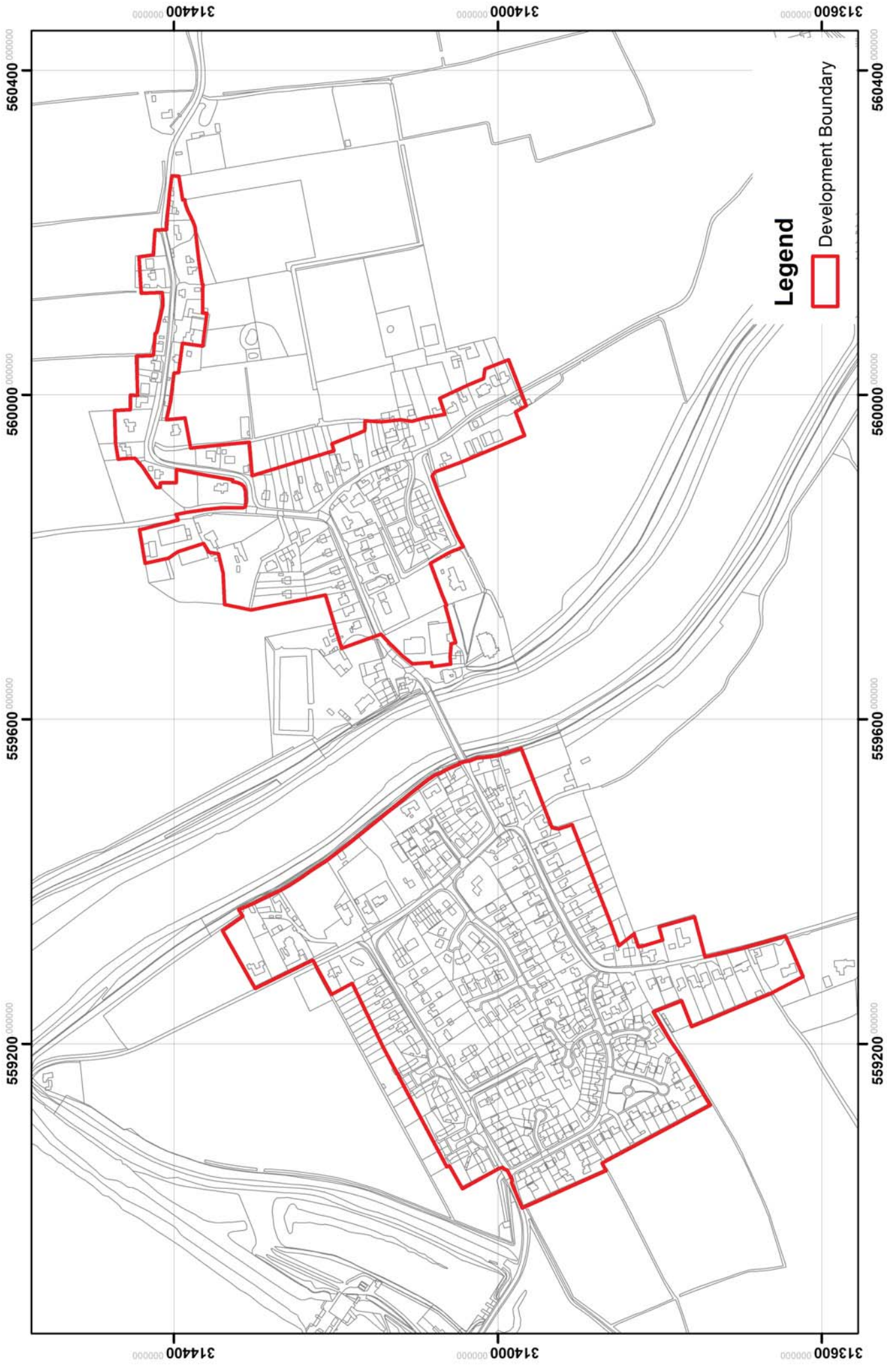
### *Rural Village*

#### Description

**G.123.1** Wighenhall St. Germans is a large village situated either side of the River Great Ouse at an ancient crossing point, five miles south of King's Lynn. The river meanders through the village and is an important feature of the village, but does not dominate its traditional fenland character. The population of the Parish was recorded as 1,373 in the 2011 Census. The services in the village include a school, church, bus service, shop, and pub.

**G.123.2** Wighenhall St. Germans falls within the "The Fens – Open Inland Marshes" landscape character type<sup>(98)</sup>, with extensive vistas and wide open skies evoking a strong sense of openness, exposure and isolation. The strikingly flat, low lying terrain ranges between only 1m to -2m AOD in elevation, resulting in a strong geometric and linear landscape patterning defined by large scale intensive arable farming, with extensive field units divided by a regular network of drainage ditches and dykes, long straight roads, large straight rivers and cut off channels. It is a sparsely settled an unsettled landscape but with some villages and dispersed farmsteads with adjoining outbuildings.

**G.123.3** Wighenhall St. Germans is designated a Rural Village in the Core Strategy, capable of accommodating modest growth to sustain essential rural services. On a population pro rata basis (see Distribution of Development section) Wighenhall St. Germans was to receive an allocation of 12 new dwellings. However, no site option has been identified to be suitable for residential development in terms of form, character, environmental impacts and highway constraints of the settlement. Therefore no housing allocations are made in Wighenhall St Germans.



**Inset G123 Wiggenhall St Germans**

## G.124 Wiggenhall St. Mary Magdalen (RV)

### *Rural Village*

#### Description

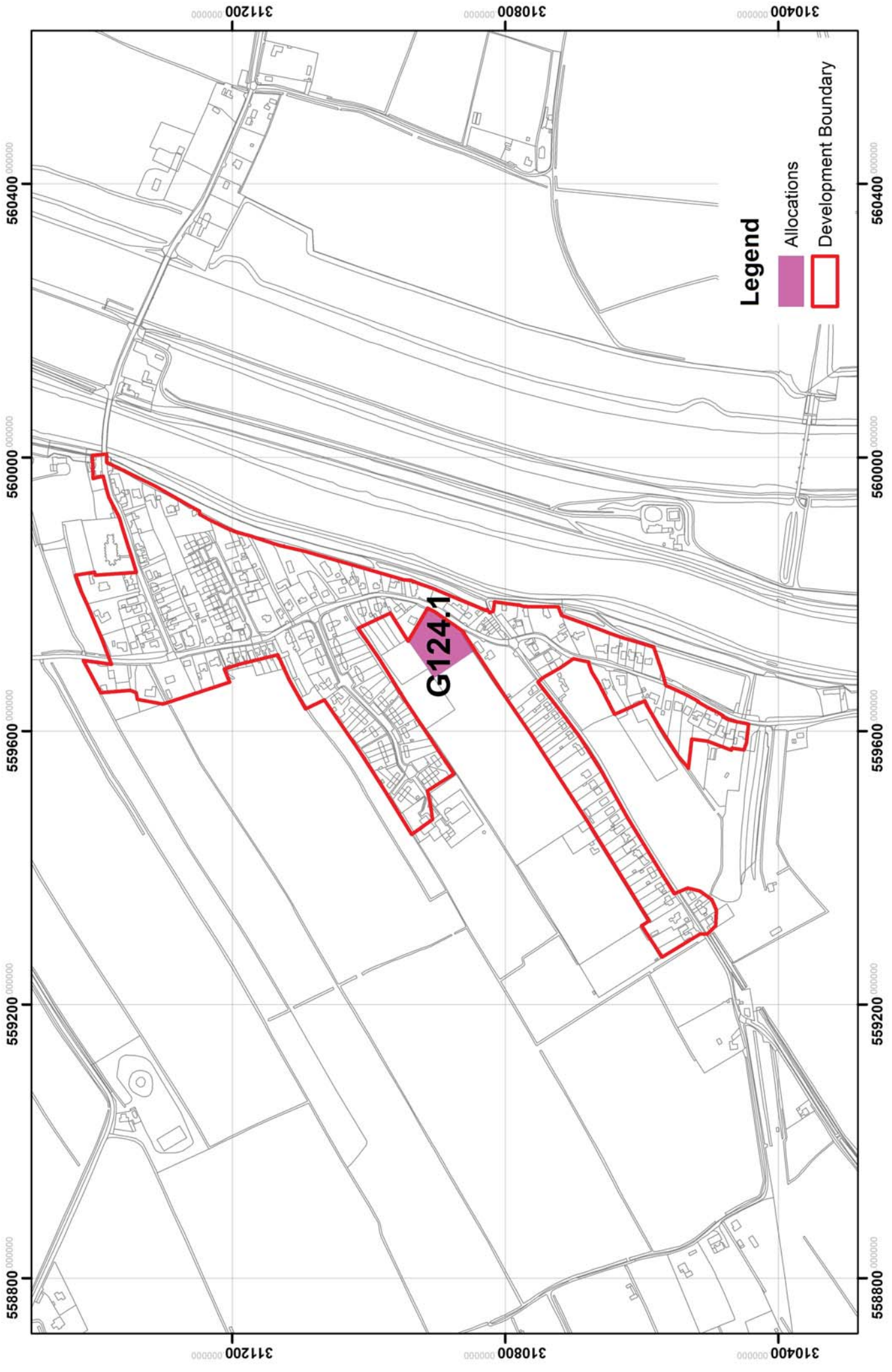
**G.124.1** The village of Wiggenhall St. Mary Magdalen is situated on the west bank of the River Great Ouse; seven miles south of King's Lynn. The river clearly defines its eastern edge. In other directions, however, the village is less clearly defined. The area of the village is flat with few trees of significance and there is no obvious focal point; the church and pub being at the northern end of the village near to the bridge in the older part of the village. Most of the older buildings are two-storey, some having small front gardens. There are, however, a considerable number of bungalows and much newer development has been of this type. Wiggenhall St. Mary Magdalen has a few services including a school, shop and a pub. The Parish of Wiggenhall St. Mary Magdalen has a population of 729 as recorded in the 2011 Census.

**G.124.2** Wiggenhall St. Mary Magdalen falls within the "The Fens - Open Inland Marshes" landscape character type<sup>(99)</sup>. This is characterised by a large scale landscape with extensive vistas and wide open skies evoking a strong sense of openness, exposure and isolation. It is a strikingly flat, low lying terrain. Strong geometric and linear units divided by a regular network of drainage ditches and dykes, long straight roads, large straight rivers and cut off channels. A largely unsettled landscape with villages and dispersed farmsteads with adjoining outbuildings.

**G.124.3** Wiggenhall St. Mary Magdalen is designated as a Rural Village by the Core Strategy. The approach to the distribution of development (see Distribution of Development Chapter) suggests 7 additional dwellings are sought here. However, the Council considers the chosen site could satisfactorily accommodate a little more, and that 10 dwellings would be a more appropriate number.

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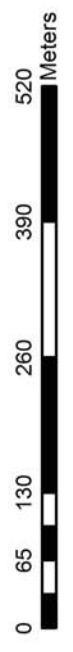
99 Borough Council of King's Lynn and West Norfolk (2007) Landscape Character Assessment Final Report, Chris Blandford Associates



**Legend**

- Allocations
- Development Boundary

**Inset G123 Wigganham St Mary Magdalen**



## Site Allocation

### Policy G124.1 Wiggenhall St. Mary Magdalen - Land on Mill Road

Land amounting to 0.5 hectares, as identified on the Policies Map, is allocated for residential development of 10 dwellings. Development will be subject to compliance with all of the following:

1. Submission of a Flood Risk Assessment (FRA) that should address all forms of flood risk (coastal inundation, fluvial, pluvial and groundwater). The FRA should explain how surface water drainage will be managed. The FRA must demonstrate how the development would provide wider sustainability benefits to the community that outweigh the risk associated with flooding and that the development would be safe for its lifetime without increasing flood risk elsewhere and, where possible, would reduce flood risk overall. The FRA should suggest appropriate mitigation (flood resiliency measures);
2. Submission of details showing how sustainable drainage measures will integrate with the design of the development and how the drainage system will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission;
3. Submission of details relating to the sewer that crosses the site together with mitigation (easement / diversion) to the satisfaction of Anglian Water;
4. Visibility splays on the road access appropriate for approach speeds of 30mph and offsite highway works to the lay-by, being achieved to the satisfaction of the local highway authority;
5. Provision of affordable housing in line with the current standards.

## Site Description and Justification

**G.124.4** This site (part of submitted sites Ref. Nos. 490 & 647) is a greenfield site in agricultural use, situated in the centre of the settlement, and scoring relatively highly in terms of sustainability. It abuts the recommended development boundary on all but the west boundary. The Council considers the site is suitable to accommodate the 10 residential units required in the settlement at a density consistent with that of the surrounding area. Development on this site will support the facilities and services in the village.

**G.124.5** The majority of the views in to the site are limited to near distance from adjacent roads, properties and public rights of way. There are few opportunities for long distance views due to the site being located within a developed area. The site is completely screened by housing on the east boundary. In the limited views that are available the site is seen in the context of the existing settlement.

**G.124.6** The site lies within Flood Zone 3 (high risk of flooding) identified by the Borough's Strategic Flood Risk Assessment. None of the available sites in the settlement is at a lower risk of flooding as the whole of the settlement is in Flood Zone 3. Therefore the sequential test set by the National Planning Policy is met.



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**G.124.7** A site specific flood risk assessment has not yet been carried out. This would be required before this site could pass the exceptions test set by the National Planning Policy Framework and be developed. This site could only be granted permission (or allocated unconditionally) if such an assessment demonstrates that housing development on this site would be safe, and it can be shown that this can be achieved in a way compatible with the site's surroundings. It will be for the site owner or prospective developer to provide such an assessment. The detailed requirements for this are set out in the DM21: sites in areas of flood risk.

**G.124.8** The Surface Water Network has been identified as being at capacity meaning a sustainable drainage system (SUDS) would be sought to serve new development.

**G.124.9** Norfolk County Council as the local highways authority consider the site acceptable for development and would have no objections providing that visibility splays appropriate for speeds of 30mph and offsite highway works to the lay-by are achieved to their satisfaction.

**G.124.10** The Council favours this site over the others submitted due to its central location and relation to village services, scoring positively with regard to this in the sustainability appraisal. Wiggshall St. Mary Magdalen Parish Council supports the site over other options in the settlement. Development of this site would have a less negative impact upon the local landscape.

## G.125 Wiggenhall St. Mary the Virgin (SVAH)

### *Smaller Village and Hamlet*

**G.125.1** Wiggenhall St. Mary the Virgin is designated a 'Smaller Village and Hamlet' by the 2011 Core Strategy. As such it does not have any specific site allocations or a development boundary.

**G.125.2** Only very limited development would be expected here, and this would be judged against the range of policies in the Core Strategy and the Development Management Policies in this Plan (including, in particular, DM3: Infill Development in the Smaller Villages and Hamlets).

## G.126 Wimbotsham (RV)

### *Rural Village*

#### **Description**

The village of Wimbotsham lies just over a mile to the north of Downham Market. The basic village form is linear, with some growth extending out from the main route through the village. The village centre has an attractive feel which is designated a Conservation Area around Church Road, The Street and the village green which form the centre of the village. Older buildings in the village were constructed using Norfolk red brick and carstone, with Norfolk clay pantiles or Welsh slate on roofs. The Parish of Wimbotsham has a population of 664<sup>(100)</sup>. The village retains a church and chapel, a primary school, pub and shop as well as a number of independent businesses.

The landscape character area is identified as 'Settled Farmland with Plantations' situated northeast of Downham Market with the Fens to the northern and western boundaries<sup>(101)</sup>. The flat to gently rolling landform of this character area is covered with a patchwork of arable farmland, historic parkland and rough grassland, interspersed with copses and belts of plantation woodland and a scattering of hamlets and small villages. Occasional ponds and pools are peppered throughout the area. Ditches, trees and hedges often align the rural roads. From the A10, approaching the junction with the A1122 and also from adjacent footpaths, the eastern settlement edge of Downham Market is visible. A network of relatively narrow, rural roads crosses the area and connects the settlements. The main A10, A134 and A1122 roads cut through the area (forming a triangle), with associated noise and visual intrusion.

Wimbotsham is designated a Rural Village by the Core Strategy. The Council's preferred option for distribution of development between Rural Villages on a population pro-rata approach (see Distribution of Development section earlier in this document) would indicate 6 additional dwellings for Wimbotsham.

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100 2011 Census

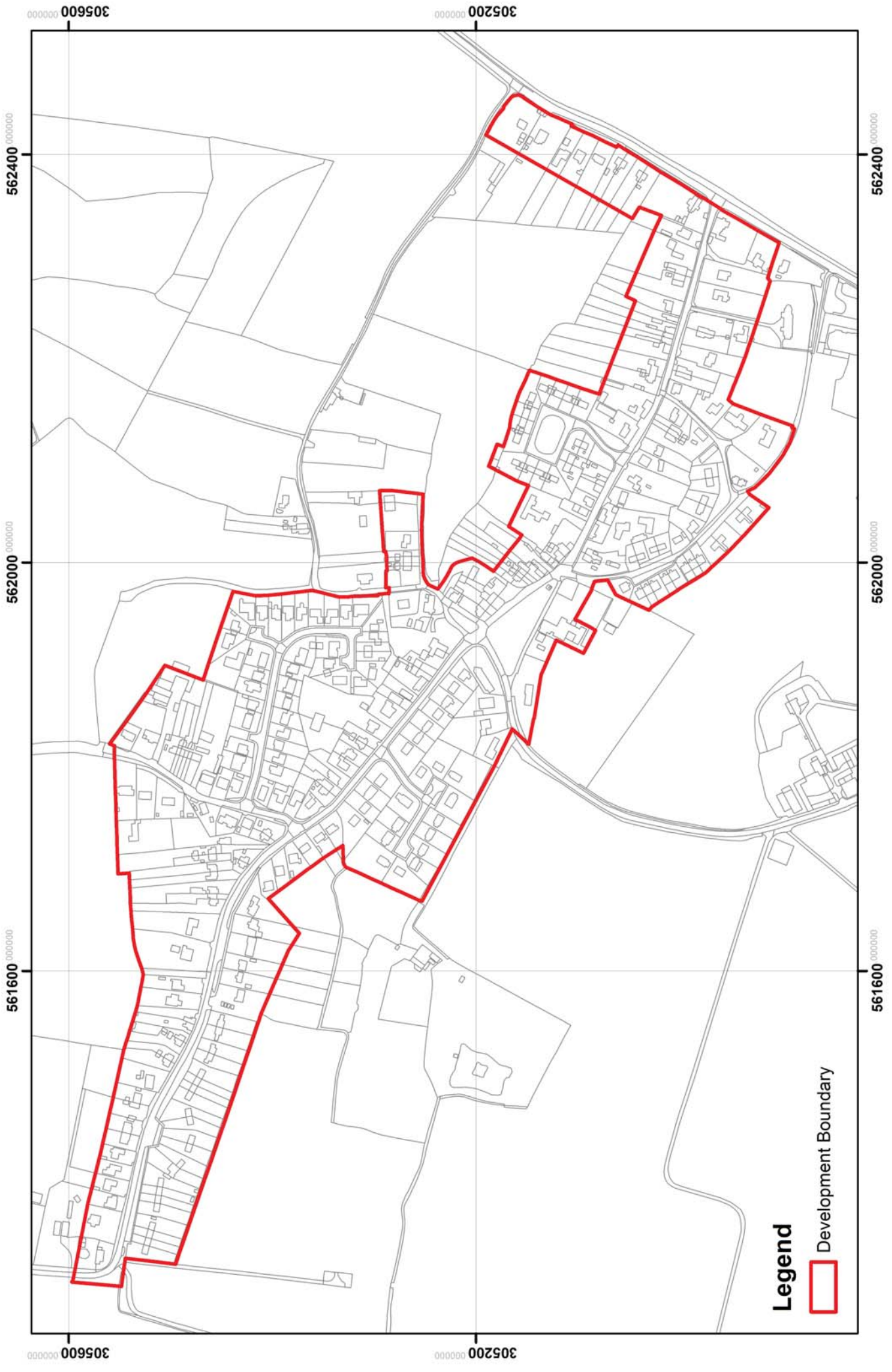
101 Borough Council of King's Lynn and West Norfolk (2007) Landscape Character Assessment Final Report, Chris Blandford Associates

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Of the sites put forward for consideration, those within the village and to the northern edge are not considered suitable because of their potential adverse impact on the character of the settlement and its Conservation Area, a view supported by English Heritage. The sites are also considered not accessible by the local highways authority. Submitted sites on the southern edge of the village are generally not accessible.

The sites to the south of the village are also parts of larger parcels straddling the gap between Wimbotsham and Downham Market. These have been considered in terms of their potential to provide expansion northward of Downham Market, while maintaining a significant gap between the town and Wimbotsham. Therefore have been considered as part of the Downham Market section (see earlier section in this document).

The Council considers that the sites which remain as options in the settlement are large sites which abut Wimbotsham and Downham Market. Therefore no sites have been identified that, in terms of the form, character and servicing constraints of the village, are considered suitable to allocate for residential development.



**Inset G126 Wimbotsham**

## G Rural West Norfolk

### G.127 Wolferton (SVAH)

#### *Smaller Village and Hamlet*

**G.127.1** Wolferton is designated a 'Smaller Village and Hamlet' by the 2011 Core Strategy. As such it does not have any specific site allocations or a development boundary.

**G.127.2** Only very limited development would be expected here, and this would be judged against the range of policies in the Core Strategy and the Development Management Policies in this Plan (including, in particular, DM3: Infill Development in the Smaller Villages and Hamlets).

### G.128 Wormegay (RV)

#### *Rural Village*

#### **Description**

**G.128.1** Wormegay is a small village that lies six miles south of King's Lynn and eight miles north of Downham Market, a short distance from the A134. The village has a population of 359<sup>(102)</sup>. The village is linear in form with development along Castle Road, and more recently Bardolph's Way. There is an abrupt transition from the built extent of the village into open countryside, and it is important to recognise the significant trees around the castle. The older buildings are generally two-storey with pitched roofs, using yellow and red bricks and blocked and random carstone for walls, and red clay pantiles and slates for roofs.

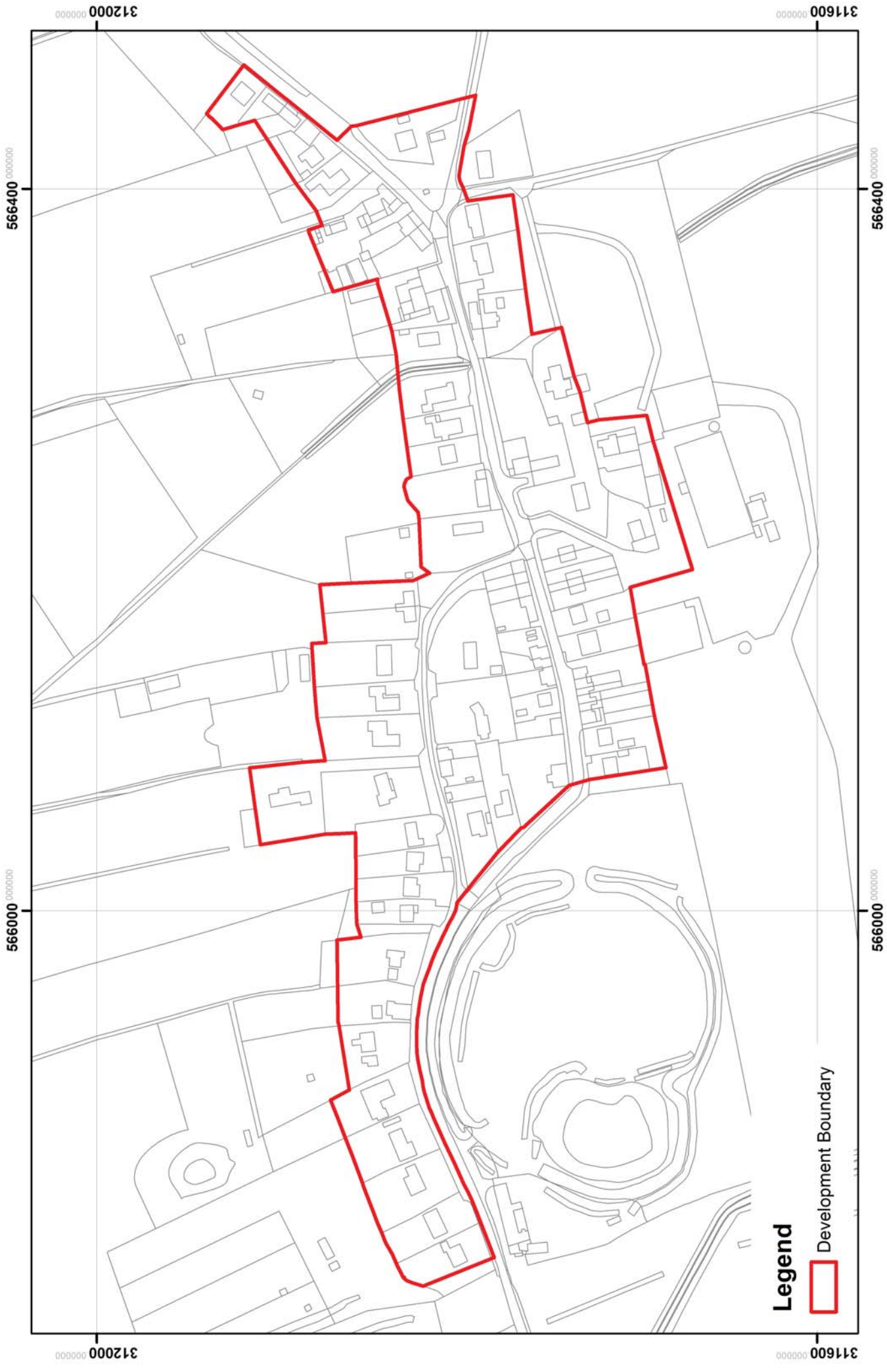
**G.128.2** The limited local services in the village include a school, a commutable bus route and employment uses.

**G.128.3** Wormegay is situated within 'The Fens - Open Inland Marshes' landscape character type<sup>(103)</sup> which follows the course of the River Nar to the north of the village and is restricted by the banks of the River Great Ouse further to the west. The area features arable fields, occasionally interspersed with pasture. Dykes and ditches frequently demarcate the medium to large, mostly regular, fields.

**G.128.4** Wormegay is designated a Rural Village in the Core Strategy, capable of accommodating modest growth to support essential rural services. On a population pro rata basis, (see Distribution of Development section) Wormegay would receive an allocation of 3 new houses. However, no sites have been identified that are suitable for residential development in terms of form, character, access and servicing constraints of the village. Therefore the Council has not allocated land for housing in Wormegay.

102 2011 Census, Parish Population Data

103 King's Lynn & West Norfolk Landscape Character Assessment 2007



**Inset G128 Wormegay**



## G Rural West Norfolk

### G.129 Wretton (SVAH)

#### *Smaller Village and Hamlet*

**G.129.1** Wretton is designated a 'Smaller Village and Hamlet' by the 2011 Core Strategy. As such it does not have any specific site allocations or a development boundary.

**G.129.2** Only very limited development would be expected here, and this would be judged against the range of policies in the Core Strategy and the Development Management Policies in this Plan (including, in particular, DM3: Infill Development in the Smaller Villages and Hamlets).