

Walpole Cross Keys Evidence Base

September 2023

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Summary and Key Issues

Theme	Issues
Population characteristics	<ul style="list-style-type: none"> • The parish has a rising population, meaning that the need for more suitable housing to cater for different age groups such as young families will need to be considered. • There is a real mix in population percentages regarding age with many categories rounding to approximately 15-20%, there is a particular increase amongst 40–64-year-olds, and still low numbers of 16-24yrs. • Housing will need to cater to the need and mix for all age groups and consider how to keep younger age groups wishing to stay in the area once reaching the years 16-24yr when they may start to leave their family home.
Deprivation analysis	<ul style="list-style-type: none"> • The parish falls within the 10% most deprived areas for barriers to housing and services which measures the accessibility of housing and local services from a financial and physical aspect. The indicators fall into two sub-domains: geographical barriers and wider barriers. For geographical barriers this relates to the physical proximity of local services, and 'wider barriers' includes issues relating to access to affordable housing for example. • Income, employment, and income deprivation affecting children have become more deprived since 2015 which can be linked to the barriers age groups such as younger people or families face with finding suitable housing and services. Need to try accommodating affordable housing or suitable local employment in the area- potentially through allocations.
Affordable housing	<ul style="list-style-type: none"> • There are two households currently on the register waiting to find appropriate affordable housing for rent which will be a 2 or 3 bed. This register could increase over the development period for a similar need. • From data supplied by the Borough Council it seems there are only 2 shared ownership households in the area and most of the need is from affordable social rent. • There is no sheltered housing within Walpole Cross Keys.
Unoccupied properties	<ul style="list-style-type: none"> • Now, it seems that the level of unoccupied buildings is not a major concern for Walpole Cross Keys, compared to other areas of West Norfolk which are tourist hotspots, showing that the area is more appealing for full time residents.
Housing growth	<ul style="list-style-type: none"> • Walpole Cross Keys is designated a Rural Village by the King's Lynn and West Norfolk District Council's Core Strategy, and so limited growth/small allocation should be considered suitable for proportionate growth in new housing. • Over the last ten years permission has been granted for several dwellings classed as windfall. These have mainly been new dwellings

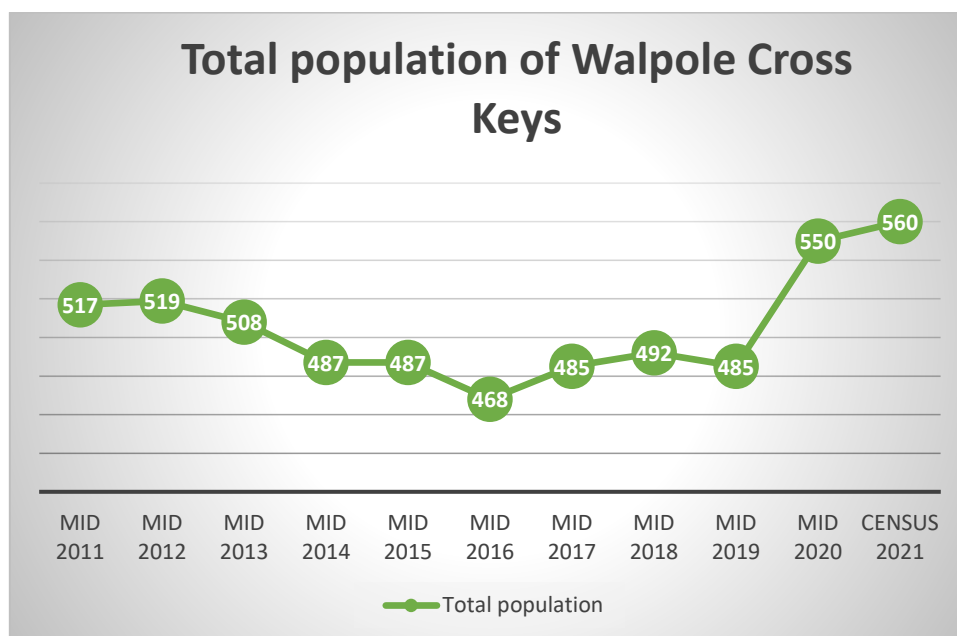
Theme	Issues
	<p>or conversions of agricultural buildings to dwellings. It is important to make sure that the change in rural agricultural buildings to new dwellinghouses does not diminish the rural local character of the area.</p> <ul style="list-style-type: none"> Given that there is no proposed allocation in the emerging local plan, future housing growth will likely be reliant on windfall permissions unless the Neighbourhood Development Plan choose to allocate to support their local housing need.
Availability and access of local services	<ul style="list-style-type: none"> There is a lack of employment options for local people in the parish meaning people would most likely need to travel elsewhere by bus or car to get access to a job with a variety of skills. The lack of employment, income and educational options in the parish could be a reason that the deprivation scores are mostly deprived for these indicators and that ages 16-24yr are low within the area. Modest additional housing could support the ongoing viability of some local services, such as the primary school and other local trade. It will be important to retain those community facilities that are considered important for day to day needs to the locals.
Transport and connectivity	<ul style="list-style-type: none"> Whilst the bus service provides access to some neighbouring places, not all of the bus stops offer a comfortable waiting facility. This could be improved. Most of the local facilities are within walkable distance, which can improve physically active, however, due to the lack of footpaths this would not be safe for all, such as children or those who are physically less able. Access through PROW into the countryside and to open spaces for recreational reasons is limited for walking and cycling. This could be improved if there were willing landowners to improve routes. Due to high car ownership, it is important to explore improved sustainable ways of movement to positively contribute to the need to be net zero by 2050 e.g. electric vehicle charging points within the village or amongst new development
Carbon emissions	<ul style="list-style-type: none"> Per household carbon emissions are higher on some categories than elsewhere, mainly due to the level of transport emissions and consumption of services. This in part is due to the rurality of the community but could also be linked with the high level of road users on the A17. The neighbourhood plan could support a reduction in emissions through policies including housing and that reduce the need to travel or encourage a modal shift.
Natural Environment and Local Landscape	<ul style="list-style-type: none"> Although there are no designated wildlife sites within the plan the Greater Wash SAC/SPA is within 5km is nearby. It is possible that wildlife from these sites visit or is present within the neighbourhood area at times.

Theme	Issues
	<ul style="list-style-type: none"> • Additional housing growth within Walpole Cross Keys could lead to increased recreational pressure on the nearby Greater Wash SPA/SAC, which has multiple wildlife designations. • The high quality of soil within the parish means that its benefits could constrain future growth within the parish. • Development, particularly major development of 10 or more dwellings or on the settlement edge, has the potential to impact the landscape setting, which should be protected. • Conserve and enhance where possible landscape character features within the parish.
Flood risk	<ul style="list-style-type: none"> • Surface water flooding is an issue in most parts of the parish, including the built-up area, it will be important to ensure this is not worsened through new development. • The entire parish is within Flood Zone 3a which may constrain growth
Historic Environment and Archaeology	<ul style="list-style-type: none"> • There are no historic statutory designations within the parish meaning historic significance and protection to potential heritage assets will not afford much, if any, protection currently.

Population Characteristics

According to the Census 2021 the current population of the parish is 560. **Figure 1** shows how the population has shown a fluctuating trend since 2011 although more recently rising by just over 12.5% since 2019.

Figure 1: Total Population



Source: Census 2021; ONS (2021), Mid-Year Population Estimates at Parish Level

The change in age and gender structure over time between 2011 and the mid-2019 population estimates are provided in **Figure 2**. Regarding gender the male and female estimates show total numbers to be quite similar in the mid-2000s with particularly more men than women in age category 45-64yrs for 2011 and 2015. However, this changed in 2020. As shown in Figure 2 the estimates for the highest age groups in Walpole Cross Keys showed to be 45-64yrs of age making up around 28.91% of the population. This is followed by 0-15yrs (21.82%) then 25-44yrs (19.64%).

However, the Census 2021 data (**Figure 3**) shows that the age categories are slightly different from what was estimated beforehand, with 0-15yrs making up 16.7% of the parish, 25-44yrs making up 23.3% and 45-64yrs making up 30%. The data still reflects however that for a rural location it is interesting to have a higher (%) of younger and working aged people than elderly. The Census 2021 shows that ages 65yrs and above make up 17.7% of the parish population which was similar to the % in 2011 and lower than estimated in 2020. Suitable housing will still need to be considered for people who may need to downsize over the plan period or move to more suitable and adaptable housing to cater for different needs.

The % of 0-15yrs being 16.7%, is lower than 2011, however still highlights it is an area where couples are choosing to live or move too and start a family/have more children. The age group 16-24yrs follows a similar trend to other rural locations and is the lowest age category

(12.2%) to live within the area. This could be to do with unsuitable housing or opportunities for these people to live in the parish such as a lack of affordable homes for rent or ownership.

Figure 2: Population age and gender structure estimates (2011, 2015 and 2020)

Years	Male 2011	Female 2011	Total 2011 %	Male 2015	Female 2015	Total 2015 %	Male 2020	Female 2020	Total 2020 %
0-15	63	53	22.44%	44	32	15.61%	62	58	21.82%
16-24	27	16	8.32%	26	22	9.86%	23	25	8.73%
25-44	49	63	21.66%	50	51	20.74%	51	57	19.64%
45-64	88	64	29.40%	82	74	32.03%	75	84	28.91%
65-80	35	41	14.70%	42	46	18.07%	44	50	17.09%
81-90	7	11	3.48%	7	11	3.70%	10	11	3.82%
Total	269	248	100% of 517 Population	251	236	100% of 487 Population	265	285	100% of 550 Population

Source: ONS, mid-year population estimates (2021)

Figure 3: Age Population Census 2021

Category	Walpole Cross Keys (%)	Borough Council of King's Lynn and West Norfolk (%)	England (%)
Population	560	154300	56490000
Aged 0 to 4	6.9	4.7	5.4
Aged 5 to 9	5	5.4	5.9
Aged 10 to 14	4.8	5.4	6
Aged 15 to 19	4.6	4.7	5.7
Aged 20 to 24	7.6	4.7	6
Aged 25 to 29	8.9	5.6	6.6
Aged 30 to 34	6.4	5.9	7
Aged 35 to 39	3.7	5.5	6.7
Aged 40 to 44	4.3	5.2	6.3
Aged 45 to 49	9.1	5.9	6.4
Aged 50 to 54	8	6.9	6.9
Aged 55 to 59	6.9	7.4	6.7
Aged 60 to 64	6	6.8	5.8
Aged 65 to 69	5.7	6.3	4.9
Aged 70 to 74	4.6	7	5
Aged 75 to 79	3.2	5.3	3.6
Aged 80 to 84	2.1	3.7	2.5
Aged 85 and over	2.1	3.5	2.4

Issues:

1. **The parish has a rising population meaning that the need for more suitable housing to cater for different age groups such as young families will need to be considered**
2. **There is a real mix in population percentages with regard to age with many categories rounding to approximately 15-20%, there is a particular increase amongst 40-64 year olds, and still low numbers of 16-24yrs. Housing will need to cater the need and mix for all age groups and consider how to keep younger age groups wishing to stay in the area once hitting the years 16-24yr when they may start to leave their family home.**

Deprivation analysis

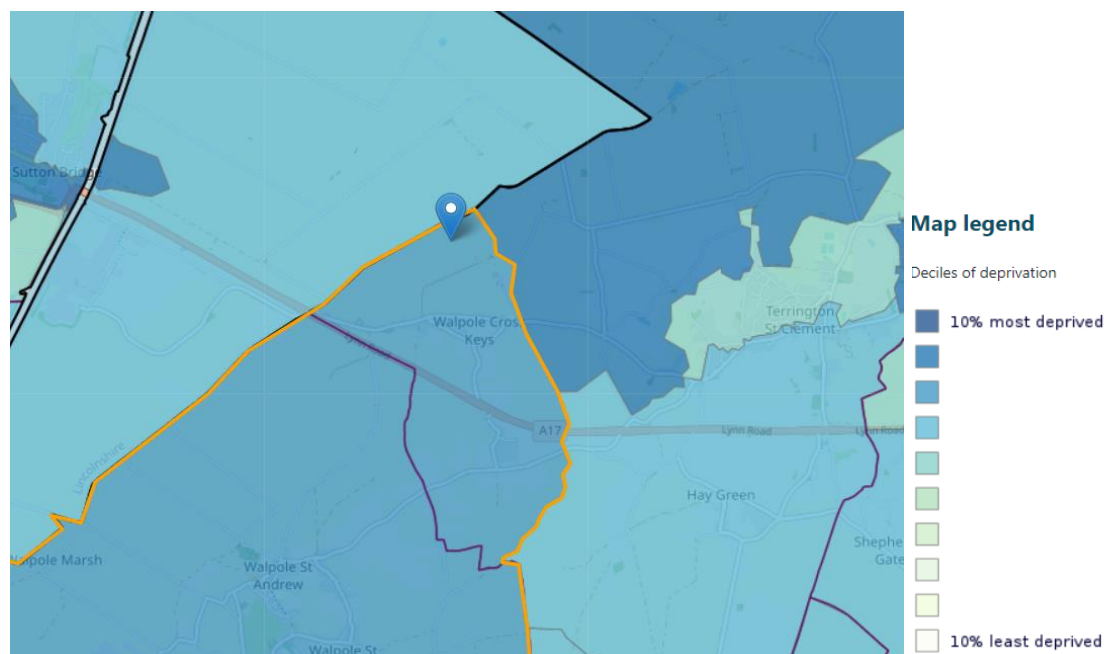
On Norfolk Insight area reports are drawn together for different wards covering details such as deprivation. Whilst Walpole Cross Keys data has been merged with the Walpoles, Walsoken and West Walton, it gives us an indication of some of the deprivation statistics coming out in the area. (Norfolk County Council, 2020¹) Data suggests that:

- In 2018, 15% of households experienced fuel poverty in 2018 which is above Norfolk (11.5%) and England (10.3%) levels
- In 2011, 27% of males and 39% of females were economically inactive in the area

Within this data shows the percentages broken down of the Index of Multiple Deprivation (IMD). The IMD (2019) is the official measure of relative deprivation for small areas/neighbourhoods in England. The IMD ranks every small area (Lower Super Output Area) in England from 1 (most deprived) to 32,844 (least deprived). Decile 1 represents the most deprived 10% of LSOAs in England while Decile 10 shows the least deprived 10% of LSOAs.

Walpole Cross Keys falls within the LSOA that was ranked 9,118 out of 32,844 in 2015 and 8,052 in 2019; suggesting that the area has become more deprived overall, and it is amongst the 30% most deprived neighbourhoods in the country (**Figure 4**). The local authority overall was ranked 79th in 2019 out of 317 local authorities/districts².

Figure 4: Indicators of Deprivation (GOV,2019)



¹ [Norfolk - Deprivation - Ward | Walsoken, West Walton & Walpole | InstantAtlas Reports \(norfolkinsight.org.uk\)](https://www.norfolkinsight.org.uk/reports/norfolk-deprivation-ward-walsoken-west-walton-walpole)

² [Indices of Deprivation 2015 and 2019 \(communities.gov.uk\)](https://www.communities.gov.uk/deprivation/indices-of-deprivation-2015-and-2019)

Figure 5 in the table below shows the LSOA ranking Walpole Cross Keys falls into for all the indicators of deprivation in 2015 and 2019. The lower the number the more deprived the indicator is. It shows that one of the biggest concerns is the barriers to housing and services where the parish falls within the 10% most deprived area in England.

Also, the area has become relatively more deprived for the domain relating to income deprivation affecting children; and with the increase in children in the parish of the ages of 0-15yrs this is something to take note of. The barrier, which means the number the indicator was ranked in England, also dropped significantly from 14,061 in 2015 to 9,687 in 2019. Relatively Walpole Cross Keys appears to fall within the 50% most deprived neighbourhoods nationally, except for crime.

Figure 5: Indicators of Deprivation 2015 to 2019

Indicators of Deprivation	2015 LSOA ranked number in England (1- Most deprived to 32,844 Least deprived)	2019 LSOA ranked number in England (1- Most deprived to 32,844 Least deprived)	% Most Deprived to Least Deprived
Income	13,048	11,626	40% most deprived
Employment	11,438	11,201	40% most deprived
Education	5,957	7,245	20% to 30% most deprived
Health	13,423	8,089	50% to 30% most deprived
Crime	20,482	26,334	50% least deprived to 20% least
Barriers to Housing and services	879	609	10% most deprived
Living environment	10,719	9,555	40% to 30% most deprived
Income deprivation affecting children	14,061	9,687	50% to 30% most deprived
Income deprivation affecting older people	13,259	14,932	50% most deprived

Issues:

- **In the 10% most deprived areas with barriers to housing and services which measures the accessibility of housing and local services from a financial and physical aspect. The indicators fall into two sub-domains: geographical barriers and wider barriers. For geographical barriers this relates to the physical proximity of local services, and 'wider barriers' includes issues relating to access to affordable housing for example.**
- **Income, employment, and income deprivation affecting children have become more deprived since 2015 which can be linked to the barriers age groups such as younger people or families face with finding suitable housing and services. Need to**

**try accommodating affordable housing or suitable local employment in the area-
potentially through allocations.**

Housing Profile

Detailed evidence with respect to this is provided in the Walpole Cross Keys Housing Needs Assessment (2022) commissioned by AECOM.

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 a number of 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.

There are currently 15 affordable homes in Walpole Cross Keys, according to 2018 data supplied by the Borough Council; 11 of the households socially rented and 4 households were living rent free. There were no shared ownership households within this data. The size and type are provided in **Figure 6** which shows how 1 bed were the most popular followed by 3 bed and 2 bed. There is no sheltered housing specifically designed for older people.

Figure 6: Affordable Housing from 2018 data

Number of Beds	General Needs	Sheltered Housing
Bedsit (0)	0	0
1	9	0
2	1	0
3	5	0
4	0	0
Total	15	-

Source: West Norfolk Borough Council, Housing Data from Affordable Housing 2018 data, August 2022³

In addition to the data provided in **Figure 6**, a further 5 affordable units were completed in Walpole Cross Keys as shown below. Adding two shared ownership households into the area and 3 more affordable rent which should make the affordable housing total 20:

- 3 x 2 bed houses (2 affordable rent and 1 shared ownership)
- 2 x 3 bed houses (1 affordable rent and 1 shared ownership)

³ [Local Housing Profile | Borough Council of King's Lynn & West Norfolk \(west-norfolk.gov.uk\)](https://www.west-norfolk.gov.uk/)

This works out at around 8.4% of the total number of domestic properties (20 out of 238 homes according to the Council Tax register) or 8.5% of the properties lived in permanently by residents (20 out of 234 homes). This is a low supply of affordable homes compared to district, county, and national levels.

- King's Lynn and West Norfolk 13%
- Norfolk 17%
- England 19%

According to data supplied by West Norfolk Borough Council (August 2022) there are currently 2 households on the housing register for Walpole Cross Keys requiring general needs accommodation.

- 1 household is requiring a 2-bed dwelling and
- 1 household is requiring a 3-bed dwelling.

It is unclear from the data whether these people have an existing link, such as family connection or employment, to the village or whether they want to move here because it is a desirable location. The Housing Needs Assessment will provide further detailed evidence with respect to affordable housing.

Issues:

- **There are two households currently on the register waiting to find appropriate affordable housing for rent which will be a 2 or 3 bed. This register could increase over the development period for a similar need.**
- **From data supplied by the Borough Council it seems there are only 2 shared ownership households in the area and most of the need is from affordable social rent.**
- **There is no sheltered housing within Walpole Cross Keys.**

Unoccupied Properties

The National Planning Policy Framework does not make any allowance for the impact of second homes or holiday homes in a local authority's housing target. Additionally, whilst every effort is made to reduce the number of empty properties there are in the community and bring them back into use, no such device exists for second homes.

The Borough Council collects some useful data with respect to Council Tax. In October 2021 a very small percentage 0.4% of domestic properties within Walpole Cross Keys are either second homes or holiday homes, see **Figure 7**. A further % of properties are empty and unoccupied, which means less than % of homes are occupied by people who live there permanently.

Figure 7: Home ownership categories from Borough Council of King's Lynn & West Norfolk Council Tax records (October 2021) and Business Rates List (March, 2022⁴)

Household Type	Number	%
Total empty and unoccupied domestic properties	4	1.6
Total domestic properties registered as no-one's sole or main residence*	0	0
Total non-domestic properties shown in the business rates list as 'Self-catering Holiday Unit accommodation and premises which are not on the council tax list'***	1	0.4
Total domestic properties in the council tax list	238	100

* These are properties which are either second homes for personal use, or second homes available for let for fewer than 210 days a year and are shown in the council tax list

** These are properties which are available for let for 210 days or more a year so are shown in the business rates list (March 2022). Further changes to this list are coming into force on 1 April 2023

The 2011 census data enables a comparison with other areas. The rates were significantly lower than the districts picture, showing that 3.5% of properties are unoccupied compared to 4% (national) and 15% (district) respectively. However, the low percentage of no usual residents are similar to many surrounding communities, see **Figure 8**. At the time of the 2011 census 3.5% of homes in the plan area were unoccupied, which is 1.9% higher than current 2021 data from the borough council. Note that the base data is slightly different, so the two figures are not exactly comparable, but it remains a marked decrease over 10 years.

The Census 2021 data shows via a custom area profile the second address indicator⁵. In Walpole Cross Keys 98.2% of the parish claimed to have no second address compared to

⁴ [Business rates data | Business rates data | Borough Council of King's Lynn & West Norfolk \(west-norfolk.gov.uk\)](#)

⁵ [Build a custom area profile - Census 2021, ONS](#)

96.2% of Kings Lynn and West Norfolk. This shows again that the buy up or wealth of owning more than one property within the parish is extremely low.

Figure 8: Resident and unoccupied household spaces (2011)

Parish	Total households	Households with no usual residents	% with no usual residents
Walpole Cross Keys	195	7	3.5%
Walpole Ward	944	37	4%
Terrington St John	357	19	5.4%
Terrington St Clement	1,773	94	5.4%
Tilney All Saints	253	11	4.4%
Clenchwarton	963	38	4%
Wiggenhall Ward	907	49	5.5%
West Norfolk Borough	73,962	11,039	15%
National			4%

Source: Census 2011, Nomisweb.co.uk⁶

Issues

- **At the moment, it seems that unoccupied buildings are not a major concern for Walpole Cross Keys, compared to other areas of West Norfolk which are tourist hotspots, showing that the area is more appealing for full time residents.**

⁶ [Local Area Report for areas in England and Wales - Nomis \(nomisweb.co.uk\)](http://nomisweb.co.uk)

Housing Growth

Walpole Cross Keys is designated a Rural Village by the King’s Lynn and West Norfolk District Council’s Core Strategy (2011) and this designation is being carried forward in the emerging local plan. As stated in the emerging Policy LP02, “Rural villages have a limited but locally important role meeting the needs of the immediate village. Sustaining the existing services is a key priority. These settlements may see some limited growth, which will help support surrounding rural areas (e.g., some small-scale infilling or affordable housing).”⁷

The Site Allocations and Development Management Policies Plan (2016) did not allocate any land within Walpole Cross Keys. Whilst the plan said that the area was capable of accommodating approximately 5 new dwellings of modest growth to support essential rural services; there was no suitable site identified at the time due to constraints in terms of form, character, and highway access. This concern was also reiterated in the emerging local plan so there are no allocations being taken forward in the local plan within the neighbourhood development plan period.

There have been 28 planning permissions which have been granted, started, or completed in the last 10 years (2012-2023) according to housing data by the BCKLWN (June 2023) presented in **figure 9** (the full table is in Appendix A of this paper).

- Seven of the permissions have been granted between March 2017 and June 2022
- Four of the permissions have started since May 2019
- Seventeen have completed between October 2013 and May 2022

The total net gain of new residential dwellings in Walpole Cross Keys is 89; with a mixture coming from new dwellings and a conversion of agricultural and storage buildings into dwellinghouses. These permissions represent windfall development, outside of any planned growth in the Local Plan.

Figure 9: List of recent permissions in Walpole Cross Keys (2012 to 2022)

Permission Reference	Location	Description	Net gain	Status	Completed Date
14/01565/F	Whitehouse Farm 4 Station Road North	New replacement residential dwelling with new development of 2 units comprising a 4-bed detached house and 1 barn style dwelling at the side and rear of the site	2	COMPLETED	01/05/2021
15/00179/F	30 Sutton Road	Demolition of vacant building and erection of 4 houses, including improvements to school access	4	COMPLETED	11/03/2021

⁷ [Local Plan Review Pre-Submission Stage 2021 - Keystone \(objective.co.uk\)](https://www.objective.co.uk)

Permission Reference	Location	Description	Net gain	Status	Completed Date
14/00116/F	Adjacent To Beechcroft Little Holme Road	Detached dwelling	1	COMPLETED	31/03/2015
13/01172/F	White House Farm 4 Station Road	Removal of condition 3 of planning permission M3646	1	COMPLETED	07/10/2013
15/00481/PACU3	Barn At 103 Station Road Walpole St Andrew Wisbech, Walpole St Andrew	Change of use from storage building associated with agricultural activities of small holding to dwellinghouse	1	COMPLETED	29/08/2019
16/00749/F	Clares Cottage 103 Sutton Road Walpole Cross Keys King's Lynn Norfolk PE34 4HE, Walpole Cross Keys	Update existing cottage and convert existing garage/outbuilding to cottage to form 1 pair of cottages	1	COMPLETED	01/02/2018
16/01342/RM	Land S of 42 And 44 W of 43 Sutton Road	Reserved Matters Application: 2 new dwellings	2	COMPLETED	04/07/2018
16/02166/OM	The Orchards 21 Sutton Road	Outline Application : Residential development of 10 dwellings	10	GRANTED	30/03/2017
17/00243/RM	Land At Sutton Road	Reserved Matters Application: Residential development	2	COMPLETED	26/07/2017
17/00443/PACU3	Land On the South Side of Market Lane	Change of use from agricultural barn to dwellinghouse	1	GRANTED	07/08/2017
17/01068/F	Land At Sutton Road	Development of 4 No. 2 bedroom terraced houses with associated parking	4	COMPLETED	26/04/2019
17/02107/F	Land At Sutton Road	Development of 4 No. 2 bedroom Terraced houses built in 1 block of 4 with parking and landscaping to the front and gardens to the rear	4	COMPLETED	29/04/2019
17/02395/RM	Land W of Junction Station Road And Little Holme Road Station Road	Reserved Matters Application: Construction of 5 dwellings	5	COMPLETED	03/01/2020
18/00620/F	Land S of 54 Sutton Road	Construction two pairs of semi-detached dwellings	4	COMPLETED	08/08/2019

Permission Reference	Location	Description	Net gain	Status	Completed Date
18/00579/F	Land W of 67 Sutton Road	Construction of 4 semi-detached dwellings	4	COMPLETED	08/08/2019
18/01805/RM	Land W of Junction Station Road And Little Holme Road Station Road	Reserved matters application for plots 2 - 5	4	STARTED	03/05/2022
18/00832/F	Station House10 Station Road	Demolition of Storage Building and construction of a pair of Semi detached 3 bedroom houses	2	COMPLETED	18/10/2019
18/02116/F	Sedum114 Sutton Road	Division of single dwelling to form two dwellings and creation of new highway access to the new dwelling	1	COMPLETED	31/07/2019
19/00064/F	Land S of54 Sutton Road	Erection of 2 x 2 bedroom semi detached houses	2	STARTED	05/07/2019
19/00063/F	Land S of54 Sutton Road	Erection of 4 x 2 bedroom semi-detached houses	4	STARTED	05/07/2019
20/00355/F	Land Between Bimbos Ark And 15Station Road	REMOVAL OR VARIATION OF CONDITION 7 OF PERMISSION 17/02324/O: Outline Application, residential development	2	STARTED	12/07/2021
20/00954/RM	Oak And Ash Market LaneWalpole St AndrewWisbechNorfolkPE14 7LT, Walpole Cross Keys	Reserved Matters: Construction of one new dwelling.	1	COMPLETED	29/10/2021
20/01147/RM	Land S of Pitchers Transport And W of Sunnysid eMarket Lane Walpole St AndrewWisbechNorfolkPE14 7LU, Walpole Cross Keys	Reserved Matters application: Construction of two dwellings	2	GRANTED	07/10/2020
20/01490/PACU3	Agricultural Building SE of Bradford House Bustards Lane Walpole St AndrewNorfolk, Walpole Cross Keys	Change of use of agricultural buildings to dwelling (Class C3)	1	GRANTED	13/11/2020
20/01733/PACU3	Barn SE of Pochester Market Lane Bustards Lane Walpole St Andrew Norfolk, Walpole Cross Keys	Change of use of agricultural buildings to two dwellings	2	GRANTED	04/02/2021

Permission Reference	Location	Description	Net gain	Status	Completed Date
20/01856/RM	Oak And Ash Market Lane Walpole St Andrew Wisbech Norfolk PE14 7LT, Walpole Cross Keys	Reserved Matters: Construction of 4 dwellings.	4	STARTED	16/12/2021
21/02356/F	Land Between Bimbos Ark And 15 Station Road Walpole Cross Keys Norfolk	Residential development	2	GRANTED	27/05/2022
21/01438/OM	Buildings SE of 21 Sutton Road Walpole Cross Keys Norfolk	OUTLINE SOME MATTERS RESERVED: Residential development of 16 dwellings	16	GRANTED	01/06/2022

Walpole Cross Keys has a development boundary in the existing SADMP (2016) and emerging local plan review as shown in **Figure 10**. However, in the adopted Walpole Cross Keys Neighbourhood Plan the development boundary was amended as shown in **Figure 11** to also include the settlement near Market Lane and Station Rd South.

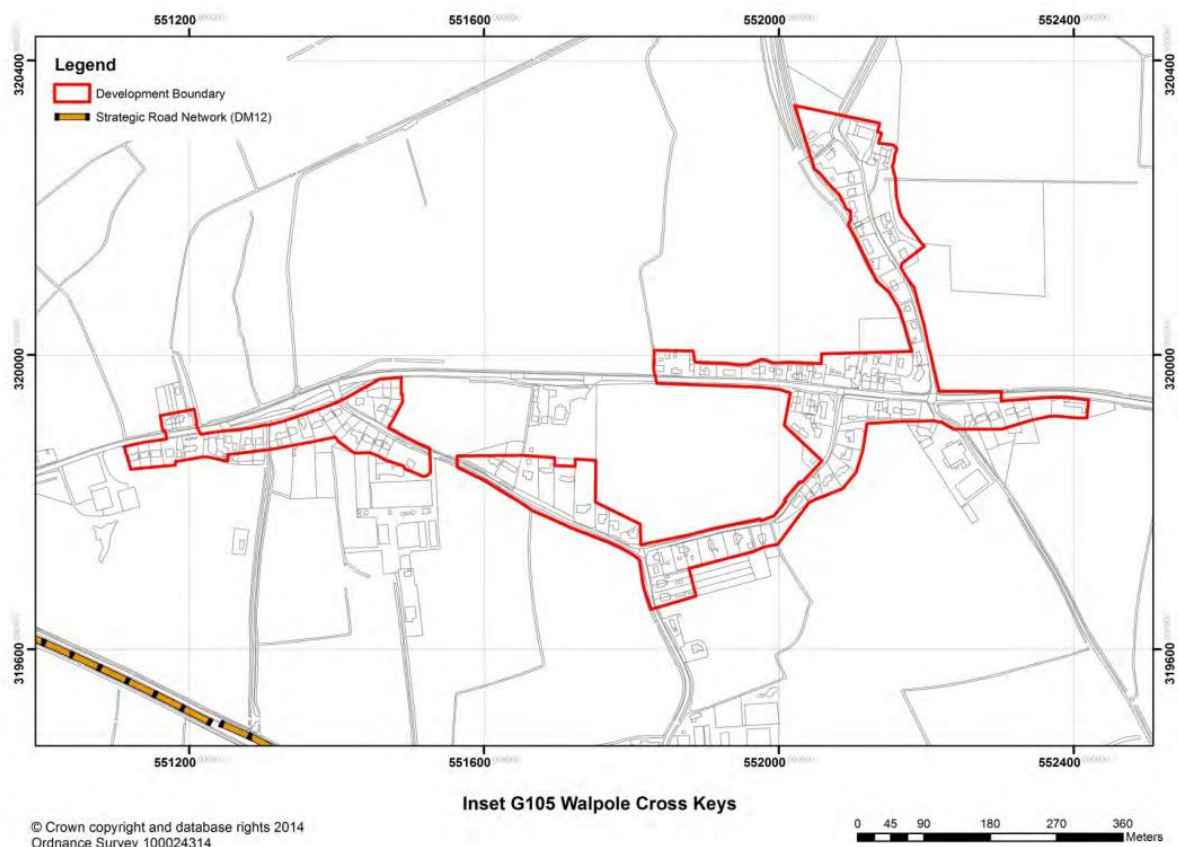
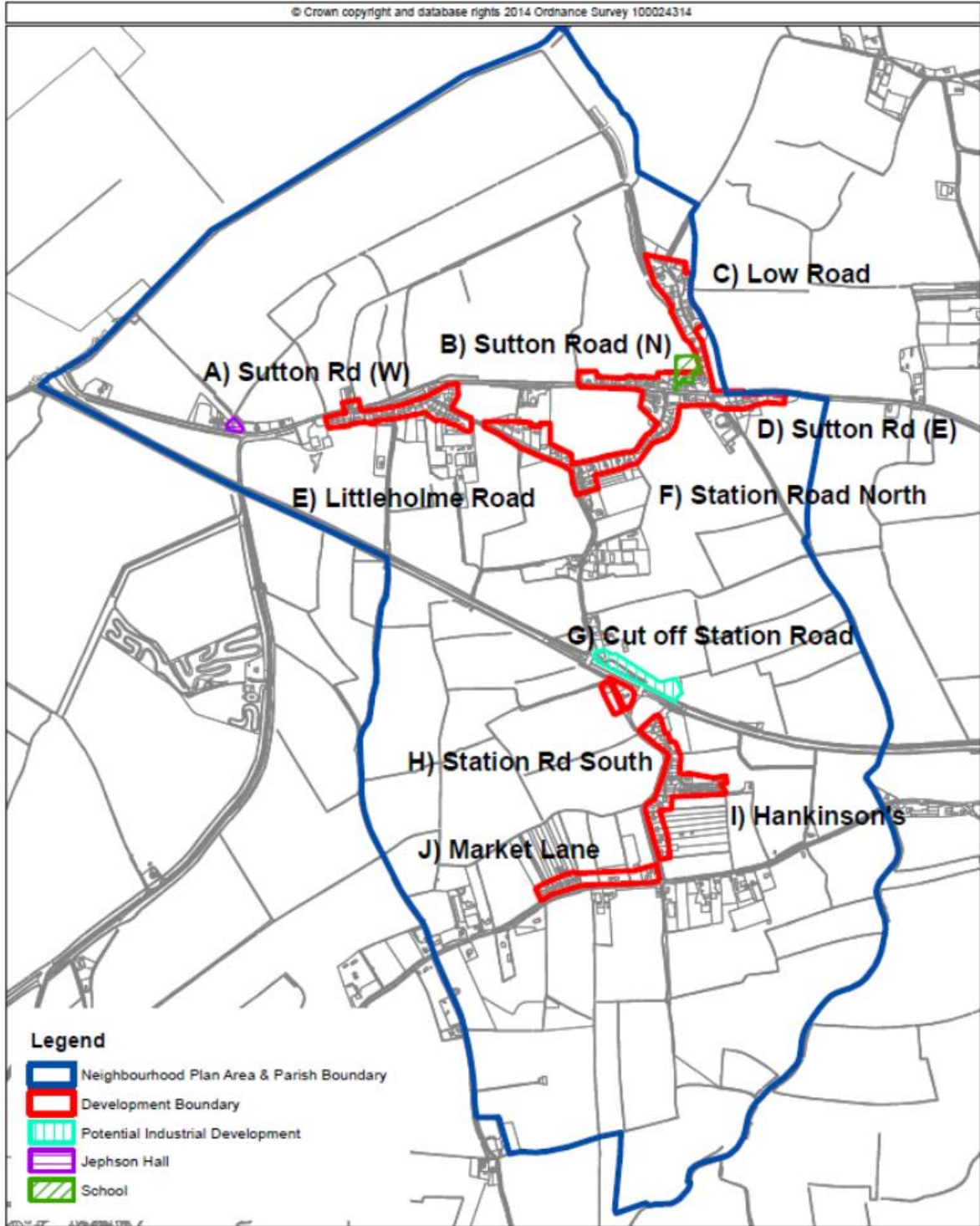


Figure 10: Walpole Cross Keys Development Boundary in BCKLWN Adopted SADMP (2016)

In the adopted local plan, residential development would be considered unacceptable in principle outside of the development boundary, except for specific types such as affordable

housing. In the emerging local plan, small scale residential development could be acceptable outside of the development boundary, but the policy sets out this this does not apply unless the Neighbourhood Development Plan specifically allows it.




Borough Council of King's Lynn & West Norfolk  Tel. 01553 616200 - Fax. 01553 691663	Title Walpole Cross Keys Neighbourhood Plan		Scale 1:15,000
	Project / Details Map 1		Date 28/07/15
			Drawn by JM/Policy

Figure 11: Walpole Cross Keys Adopted Neighbourhood Plan Development Boundary (2017)

Overall Housing Issues:

- **Walpole Cross Keys is designated a Rural Village by the King's Lynn and West Norfolk District Council's Core Strategy, and so limited growth/small allocation should be considered suitable for proportionate growth in new housing.**
- **Over the last ten years permission has been granted for a number of dwellings classed as windfall. These have mainly been new dwellings or conversions of agricultural buildings to dwellings. It is important to make sure that the change in rural agricultural buildings to new dwellinghouses does not diminish the rural local character of the area.**
- **Given that there is no proposed allocation in the emerging local plan, future housing growth will likely be reliant on windfall permissions unless the Neighbourhood Development Plan choose to allocate to support their local housing need.**
- **The Neighbourhood Development Plan could consider supporting the emerging local plan and allowing small scale housing proposals outside of the development boundary.**

Availability and access to local services

Walpole Cross Keys is a small village that lies to the north of the A17 approximately six miles west of King's Lynn and six miles northeast of Wisbech. The village is mainly linear in form with an area which contains the few services in the settlement listed below. The SADMP (2016) considered the area to have limited employment opportunities and few core services besides the primary school⁸ and two bus routes where the 505 interConnect runs along Sutton Road between King's Lynn and Spalding⁹ and the 54 route runs from Walpole St Peter to King's Lynn. The primary school could be a key reason the population is increasing in Walpole Cross Keys especially amongst the 0-15year olds.

There's a number of businesses in the parish such as ones based at home and within employment units including:

- **Core services-** Walpole Cross Keys Primary School
- **Agriculture-** Lite-Trac Systems Ltd Agricultural Machinery
- **Beauty/Fashion & Wellness-** K-nail-D Online store and Ever long Floatation Therapy, Blossom tree boutique
- **Construction & Homeware/Gardening – ANP Eastern Pallets Bought Sold, FNL Pallet Services, Stocksy Mowers, Reinforced bed company, Fenland Windows & Conservatories**
- **Food services-** Samuels Family Farm Shop & Butchers
- Walpole Cross Keys Car Garage

Since the rural village is within the Fens and the Drained Coastal Marsh landscape, which is detailed further on, it is not surprising that the popular employment units within the area are based around agricultural services, a farm shop and construction/homeware materials. However, sustainably there is a lack of core services which the population would need to access elsewhere including medical needs, higher education, supermarkets, and a variety of employment outside of what is offered.

Issues:

- **Lack of employment options for local people in the parish meaning people would most likely need to travel elsewhere by bus or car to get access to a job with a variety of skills.**
- **The lack of employment, income and educational options in the parish can be a reason that the deprivation scores are mostly deprived for these indicators and that ages 16-24yr are low within the area.**
- **Modest additional housing could support the ongoing viability of some local services, such as the primary school and other local trade.**
- **It will be important to retain those community facilities that are considered important for day to day needs to the locals.**

⁸ [Walpole Cross Keys Primary School - Home](#)

⁹ [505 Bus Route & Timetable: Spalding - Kings Lynn | Stagecoach \(stagecoachbus.com\)](#)

Transport and connectivity

Walpole Cross Keys as briefly mentioned in the last section has two bus services run through the village the 505 run from Spalding to King's Lynn through the area along Sutton Road just off the A17. There is also the bus service Lynx 54¹⁰ which runs along Market Ln at the south of the boundary, however, this does not have a permanent listing on the website timetable so may not be well used. The bus stops on Sutton Road outside the school are old brick bus shelters without seating (Figure 12). The bus stop on market lane has a shelter and a bar to rest on (Figure 13). Market Ln is a wide road with no footways for pedestrians to walk on but has a number of green verges outside of residential properties. The road is a rural B Road with a road speed of 60mph (assumed) so pedestrians would have to be careful walking to the bus stop safely here.



Figure 12: Example of Sutton Road Bus Stops (Google Maps, Image Source 2021)



Figure 13: Market Ln Bus Stop (Google Maps, Image Source 2021)

¹⁰ [54 | Lynx \(lynxbus.co.uk\)](https://lynxbus.co.uk)

Due to the rural nature of the village, there are not many footpaths present overall, many of the roads are narrow B roads such as Little Holme Rd and Station Rd, where one car would safely pass, there is one major road the A17 that cuts through the centre of the parish. This road connects residents and passers-by from King’s Lynn to Newark on Trent in Nottinghamshire stretching for a distance of 62 miles travelling across flat fenland landscapes between East Anglia and East Midlands¹¹.

As shown in **Figure 15**, there is only one Public Rights of Way (PROW) within the village, and this is a footpath leading south from Market Lane to the east side of Perch Holme Field through countryside. This would enable people to access the open countryside which is considered important for physical and mental well-being. However, the routes appear fragmented and short, with no circular walks available throughout the village and a lack of routes in other built-up parts of Walpole Cross Keys.

Figure 14 shows that in 2011 and 2021 only a small percentage of the parish did not own a car, and this is most likely because of the rural nature of the village and the lack of public transport availability. This point can be further pressed for the fact that households owning two cars make up nearly half of the parish now and increased significantly in the last 10 years. This means that the car will most likely always be an option for residents in the area so sustainable movements to more energy efficient usage amongst private vehicles could be explored such as electric vehicle charging points amongst commercial sites. The Building Regulations have recently been amended to ensure that electric vehicle charging points are installed in new residential development.

Cars/Vans within Walpole Cross Keys	2011 %	2021 %
No cars or vans in household	5.9	4.4%
1 car or van in household	36.7	30.2%
2 cars or vans in household	37.2	43.1%
3+ cars or vans in household	20.1	22.2%

Figure 14: Car or van ownership in Walpole Cross Keys (Census, 2011; 2021)

Issues

- Whilst the bus service provides access to some neighbouring places, not all of the bus stops offer a comfortable waiting facility. This could be improved.
- Most of the local facilities are within walkable distance, which can improve physically active, however, due to the lack of footpaths this would not be safe for all, such as children or those who are physically less able.
- Access through PROW into the countryside and to open spaces for recreational reasons is limited for walking and cycling. This could be improved if there were willing landowners to improve routes.

¹¹ [Traffic news for a17 | Live reports from AA Roadwatch | AA \(theaa.com\)](#)

- **Due to high car ownership, it is important to explore improved sustainable ways of movement to positively contribute to the need to be net zero by 2050 e.g. electric vehicle charging points within the village or amongst new development**

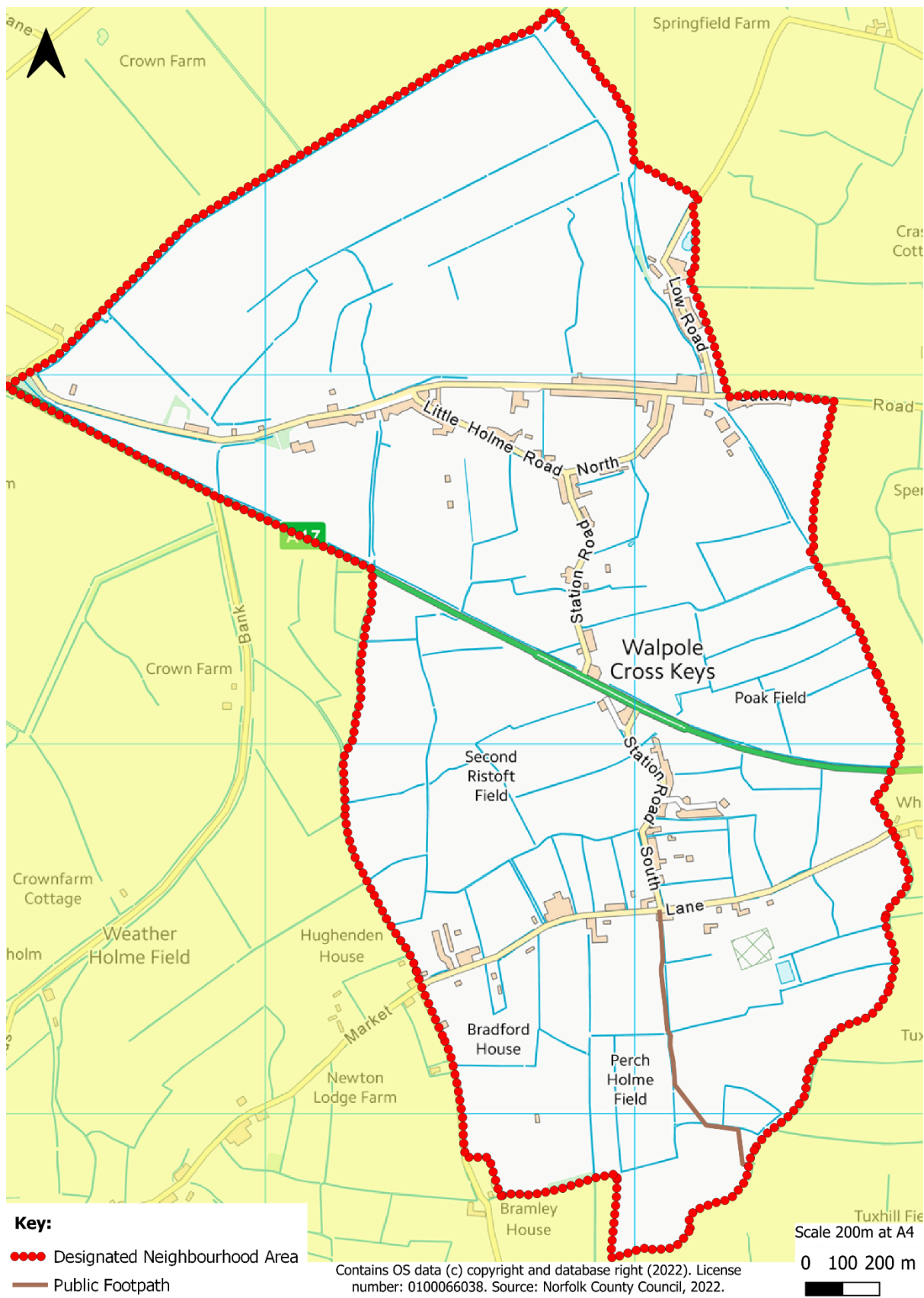


Figure 15: Public Rights of Way

Carbon Emissions

The University of Exeter's tool [Impact](#) provides communities with data on their carbon emissions, helping to determine the sources of carbon emissions and areas where focused action can make the biggest contribution to cutting local emissions. Impact was developed by the Centre for Sustainable Energy and the University of Exeter's Centre for Energy and the Environment. **Figure 16** provides a breakdown of consumption emissions and territorial emissions per household. Further detail can be described in the report- [Impact Report - Walpole Cross Keys \(impact-tool.org.uk\)](#).

- **Consumption emissions** largely relates to what households in the parish emit. It includes things that people choose to consume, such as goods, food, and appliances.

The largest impact area is the consumption of goods and services, which makes up 39% of the total footprint. Of this, the purchase of goods is the most significant element. Food and diet purchases also makes up 26% of the footprint.

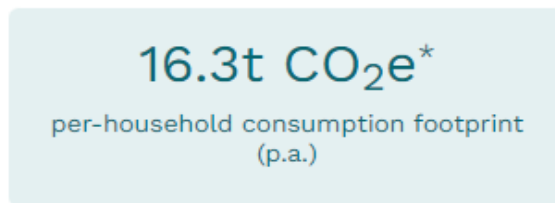
The travel element makes up 29% of the areas footprint and covers emissions from transport, including from the use of private vehicles, public transport and from air travel. Emissions are estimated at household level based on a number of data sources, including the National Travel Survey, Experian, and other national statistics. This information has been aggregated to parish level. It is not about the presence of a road in the area.

Housing makes up 9% of the total footprint and is below the district and national levels. The lowest is waste making up less than <1% and is based on household waste such as recycling. Overall, the per-household consumption footprint (16.3t CO₂e*) is slightly higher than the national average (15.8t CO₂e*).

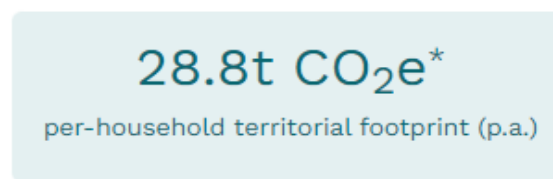
- **Territorial emissions** per household, this includes emissions from activities within the parish boundary, covering road transport, industrial and commercial emissions, agriculture, and household energy use. In Walpole Cross Keys, road transport is the greatest emitter making up 59% of the total footprint; this is because of fuel emissions from road traffic users. The reason this can be so high is because of the Major A Road A17 running through the parish. Following this industrial and commercial makes up 13%, agriculture 8%, aviation 6% and all other subcategories fell below 5%.

Overall, the per-household territorial footprint (28.8t CO₂e*) is higher than the national average (17.1t CO₂e*), which is perhaps unsurprising given Walpole Cross Keys rurality and the A17 crossing through the parish.

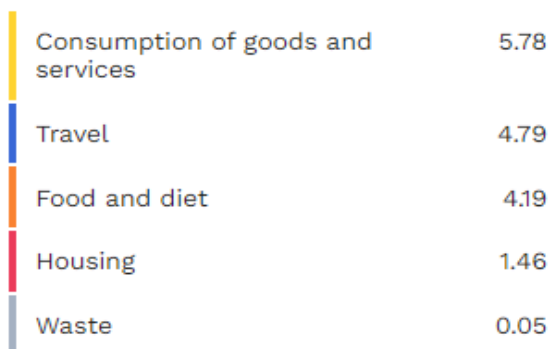
Walpole Cross Keys



Walpole Cross Keys



EMISSIONS BREAKDOWN (t CO₂e)



EMISSIONS BREAKDOWN (t CO₂e)

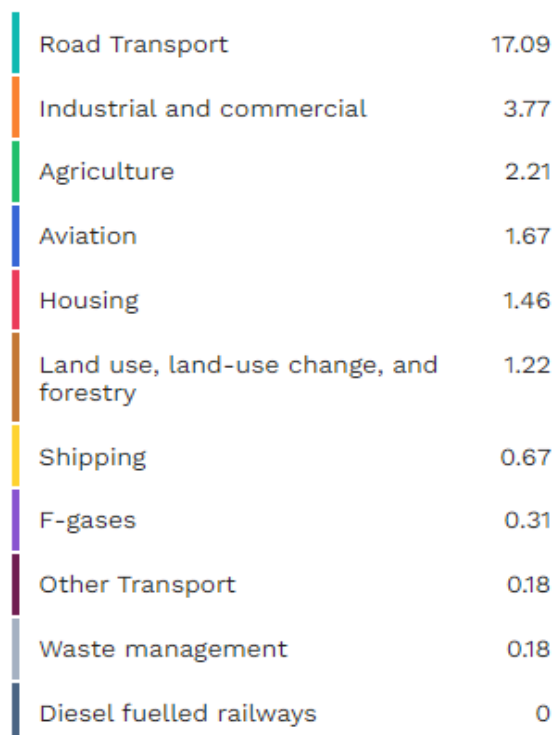


Figure 16: Consumption and territorial emissions per household in Walpole Cross Keys (Source: Impact Tool, 2022¹²)

Looking at **Figure 17**, this shows the area comparisons of the average consumption footprint per household. This shows for Walpole Cross Keys that the categories transport, consumption of goods and services and food and diet is particularly higher than the district and national average levels. However, housing is particularly lower.

¹² [Impact | Community carbon calculator \(impact-tool.org.uk\)](https://www.impact-tool.org.uk)

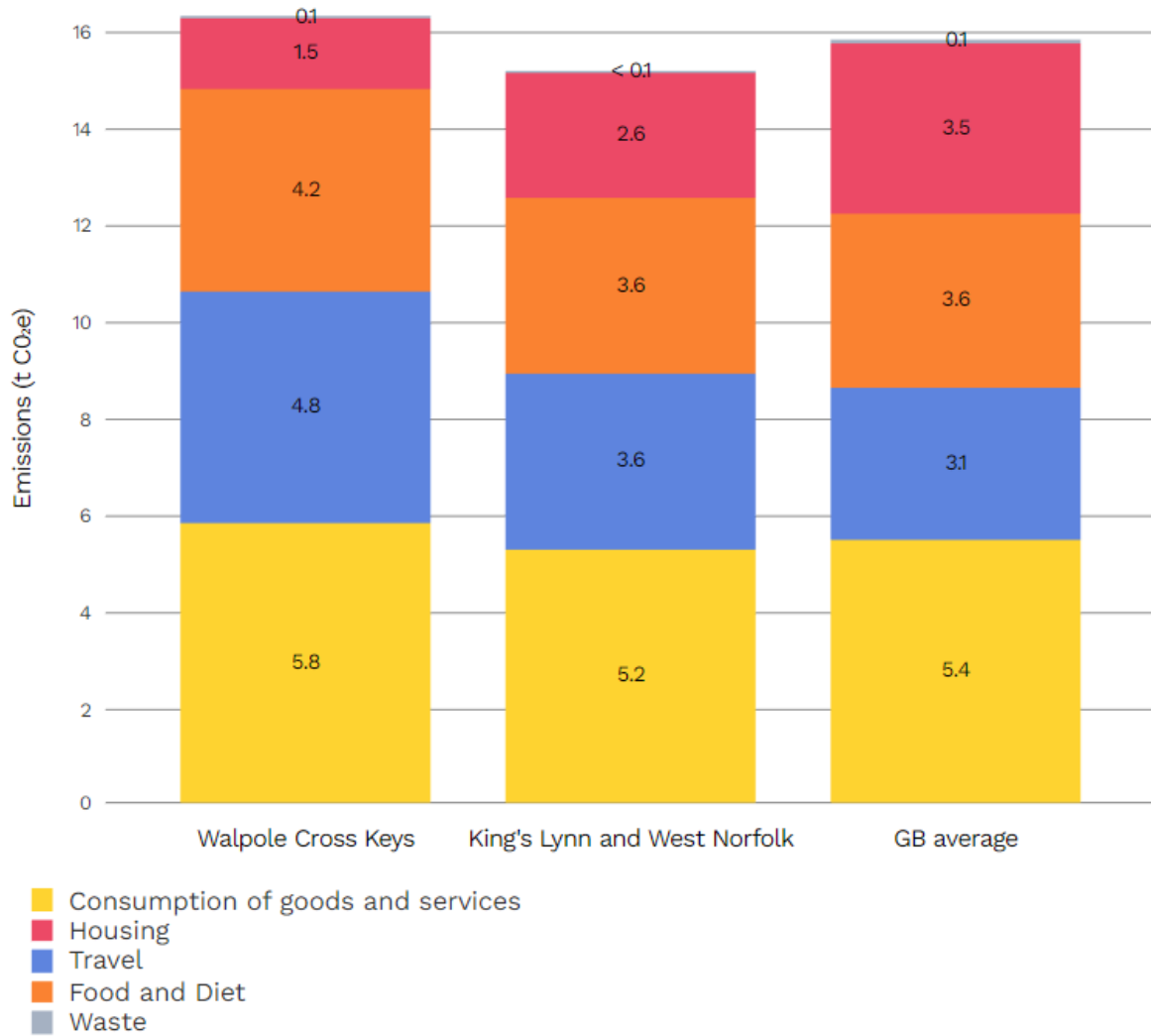


Figure 17: Area comparisons of the average consumption footprint per household (Impact Tool, 2022¹³)

Although housing is not one of the highest emitters with either measure, it is important to consider achievable change targets within the area as suggested within the Impact Report. This can include:

- Hugely reduced energy demand from buildings
- Smarter & more flexible management of energy demand, including storage
- Decarbonised heat delivery
- New buildings and developments that achieve net zero emissions, (including associated new transport)

Whilst some measures will be outside of the scope of a neighbourhood plan and would also include behavioural change amongst the existing housing stock, residents and retrofitting

¹³ [Impact Report - Walpole Cross Keys \(impact-tool.org.uk\)](https://www.impact-tool.org.uk)

buildings it is an important point to keep in mind for new developments and for supporting community projects or actions.

Issues

- **Per household carbon emissions are higher on some categories than elsewhere, mainly due to the level of transport emissions and consumption of services. This in part is due to the rurality of the community but could also be linked with the high level of road users on the A17.**
- **The neighbourhood plan could support a reduction in emissions through policies including housing and that reduce the need to travel or encourage a modal shift.**

Natural Environment and Local Landscape

There are no European or Natural England statutory designated sites in the neighbourhood area, though there is an important European designations within approximately 5km to the north which is the Greater Wash. This has multiple designations such as being a Special Protection Area (SPA), Special Area of Conservation (SAC) a Ramsar Site, Site of Specific Scientific Interest (SSSI) and a National Nature Reserve (NNR).

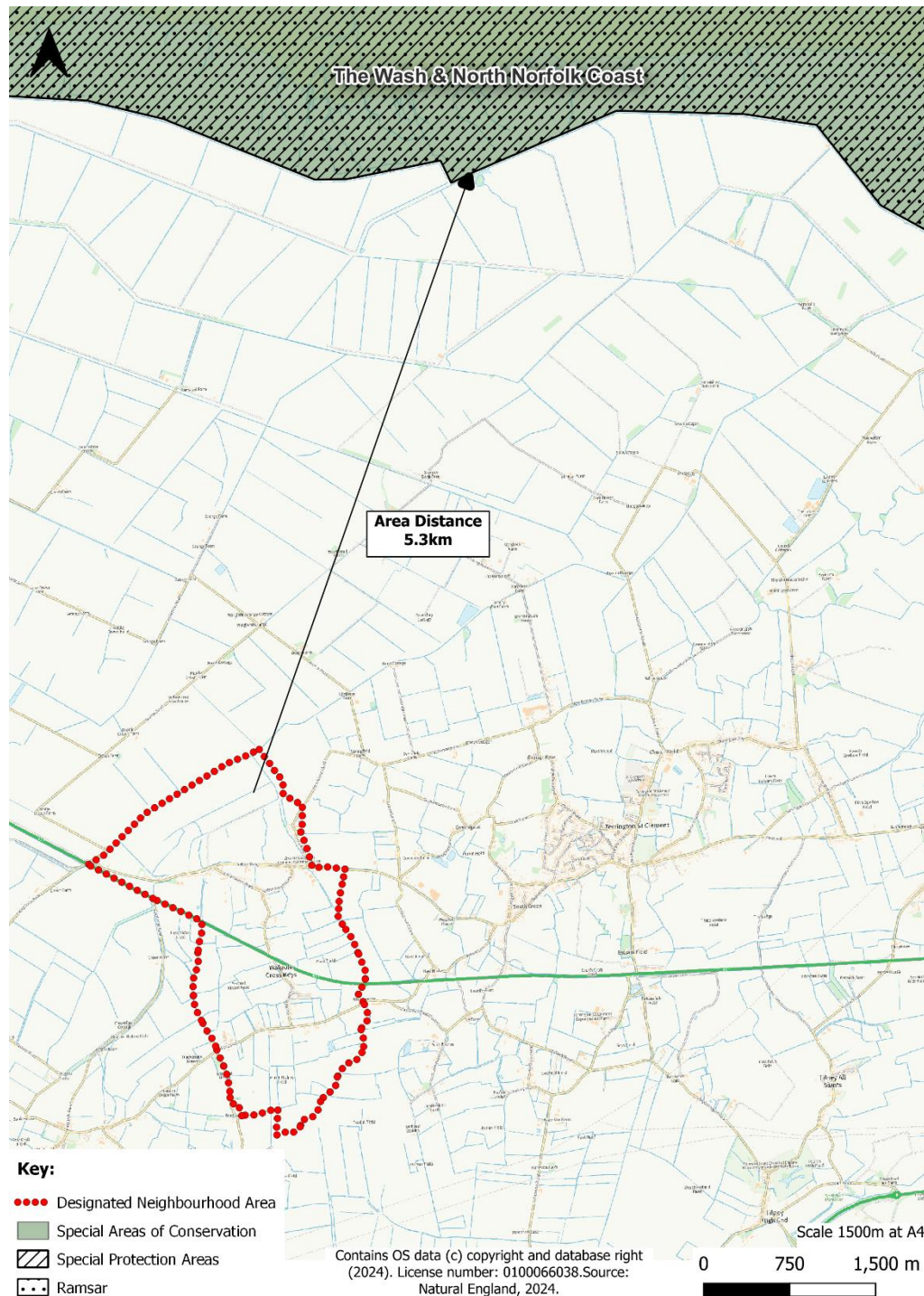


Figure 18: Neighbourhood Plan Boundary area distance from the nearest European Protected Site- The Greater Wash

The Greater Wash this is the UK's largest estuary system which contains extensive saltmarshes. The intertidal flats of The Wash form one of the largest intertidal areas in Britain, supporting high concentrations of marine invertebrates which in turn provide a food source for over 300,000 wintering wildfowl¹⁴. The Wash has been given multiple statutory designations by Natural England because of its importance for wildlife and geology.

The Special Area of Conservation designation recognises the importance of The Wash's coastal saltmarsh, sand and mudflats habitat for wildlife including Common Seals, breeding birds and wintering passage birds. Ramsar sites are wetland areas of international significance for waterfowl. The Wash area has Ramsar status in part due to the number of qualifying species of wildlife found in the area, in particular wintering passage and breeding birdlife. Natural England describes the whole area as being "of exceptional biological interest", hence its multiple designations. They describe the intertidal mudflats and saltmarshes as one of Britain's most important winter-feeding areas for waders and wildfowl outside of the breeding season. The saltmarsh and shingle habitats are of considerable botanical interest and the Wash is also significant as a breeding ground for Common Seals. This designation sits to the northwest of the plan area.

There are no non-statutory designations, County Wildlife Sites, within the neighbourhood area. However, there are a few within 6 to 7km of the neighbourhood area to the south, southwest and southeast. These fall within the parishes of Walton Highway, Walpole Highway and Wiggshall St Germans.

To the south of the parish along Bustard's Lane, there are Traditional Orchards which are **Priority Habitats** and **Habitats of Principle Importance** for biodiversity conservation, those which are most threatened, in greatest decline or where the UK holds a significant proportion of the world's total population¹⁵. Natural England identifies Priority Habitats in areas that there are or is potential for important **habitat networks**, these are shown in **Figure 19**. Natural England identifies Priority habitats as being important habitat networks which could have the potential to help improve the ecological resilience for each of the habitats/habitat networks in the given area. The priority habitat (Traditional Orchards) in Walpole Cross Keys is to the south of the parish within the countryside/farmland. Local authorities have a duty to consider the conservation of these habitats, and development that would adversely affect these would not normally be acceptable.

¹⁴ JNCC Ramsar Information Sheet UK11072 [untitled \(jncc.gov.uk\)](#) – accessed 01/12/2021

¹⁵ [UK BAP Priority Habitats | JNCC - Adviser to Government on Nature Conservation](#)

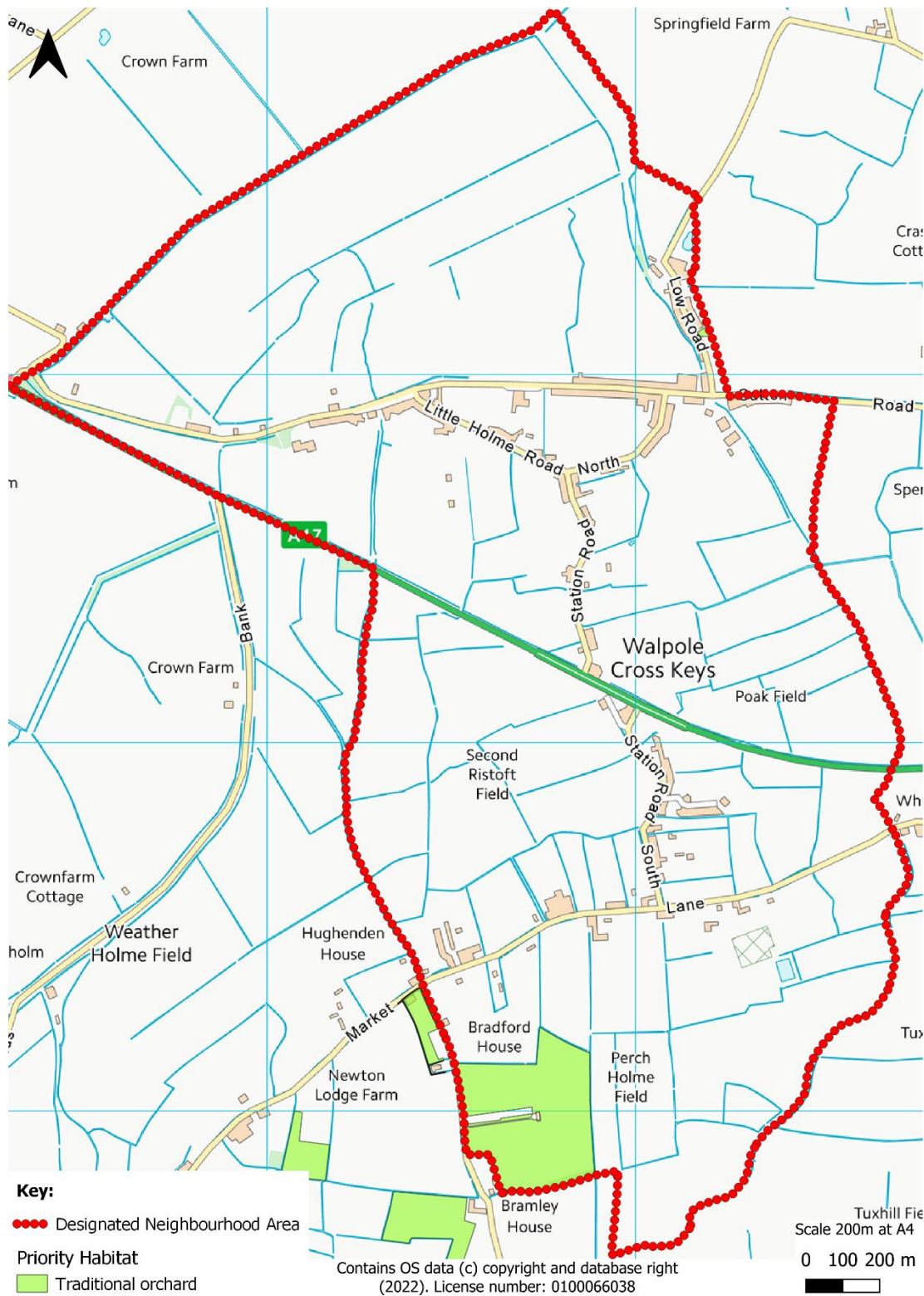


Figure 19: Priority Habitats

The parish has a rich amount of ecological assets including trees, hedgerows and waterbodies as shown in **Figure 20** particularly around the built-up parts of the parish.

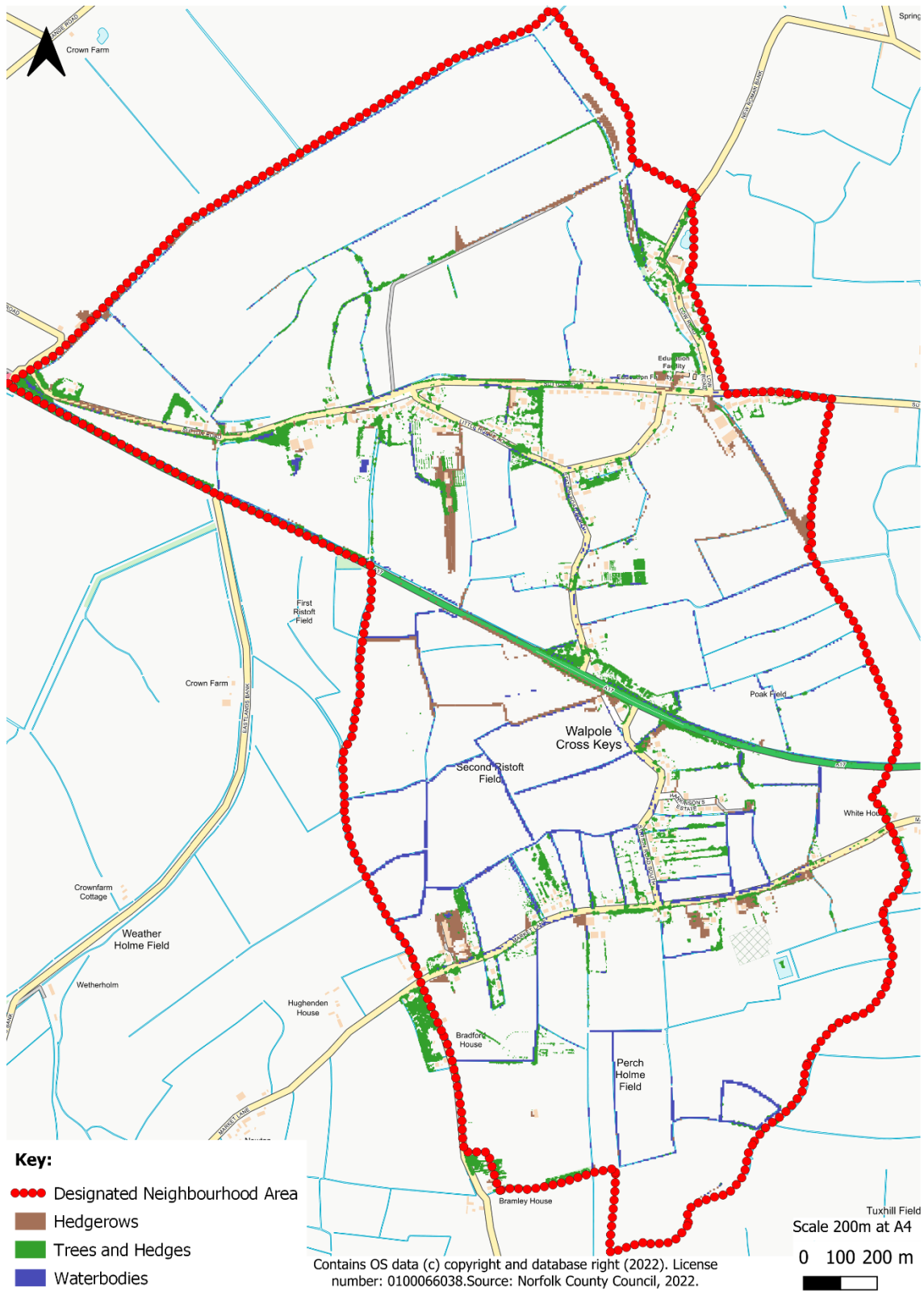


Figure 20: Ecological network

The parish contains some of the best and most versatile agricultural land in England, as identified by the Agricultural Land Classification Scale. The whole parish is identified as Grade 1 as shown in **Figure 21**. National policy is to retain high value land such as this for its

economic and other benefits. Where land of this quality is in active farming use, it could constrain future growth within the parish.

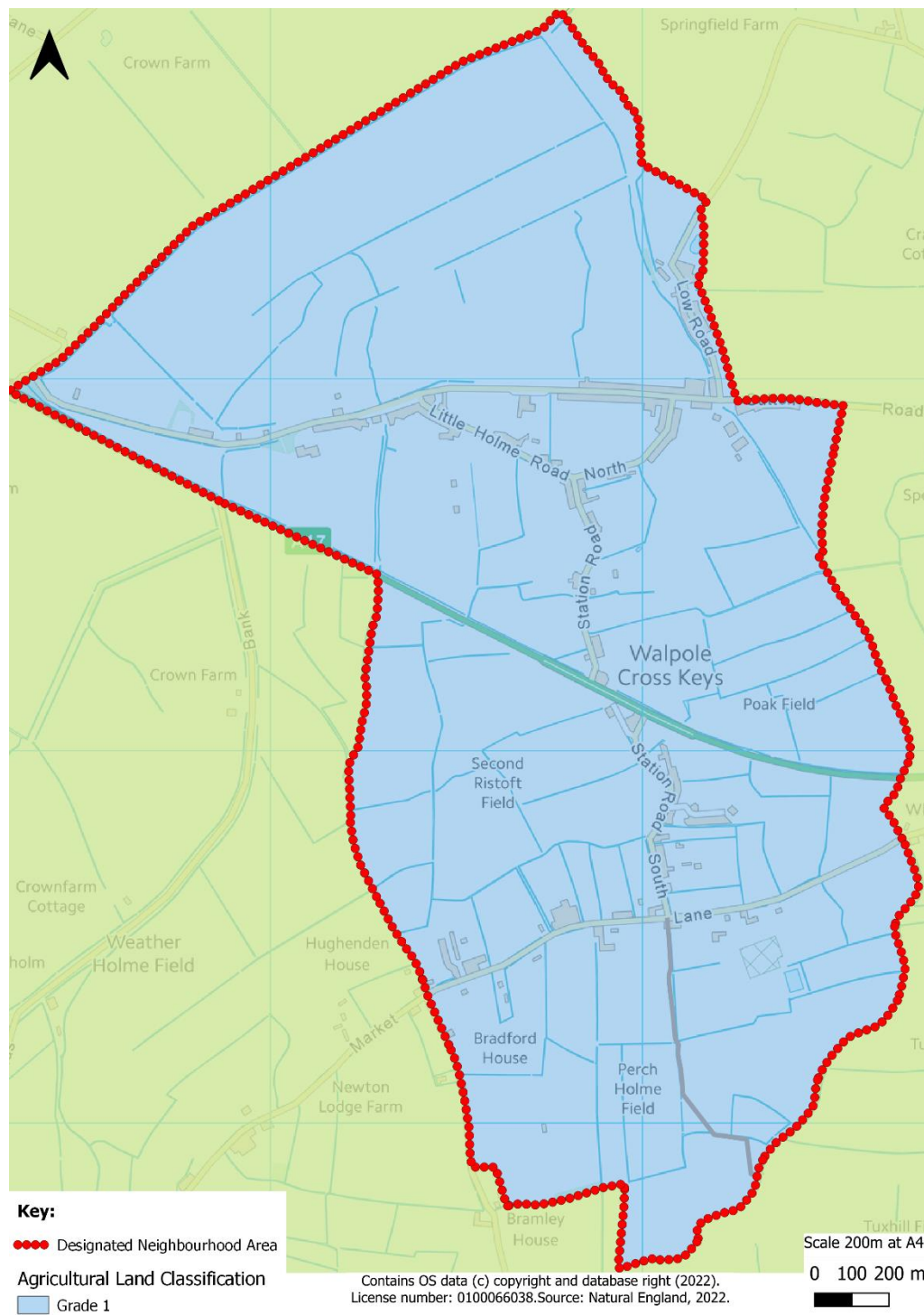


Figure 21: Agricultural Land Classification within Walpole Cross Keys

The West Norfolk Landscape Character Assessment¹⁶ identifies that the neighbourhood area falls under ‘**The Fens, Settled Inland Marshes**’ character area. The character area is characterised by:

- A large-scale, low-lying landscape offering distant, panoramic views that evoke a sense of openness. This open character is less evident where settlements, shelterbelts and orchards occur.
- Simplistic terrain characterised by a distinctly flat landform providing wide horizons. Earthworks in the form of rivers and creek embankments bring topographic change and strong, straight lines of contrast.
- An intensively farmed arable landscape comprising predominantly geometric fields divided by straight drainage channels and dykes and underlain predominantly by silts. Field size is variable in places with small units defining settlement edges.
- Fruit orchards are a relatively common (yet declining) feature with rectangular plots ordered into rows. These rows often channel views and where orchards occur alongside roads, views across the landscape are more restricted. Conifer planting is also a relatively common feature.
- Buildings and storage associated with horticulture and food production industries, as well as power stations, pumping stations and sluices, provide visible human-built elements.
- Well served by a network of rural roads that follow an irregular path.
- The landscape appears well settled – with villages, town edges, large houses, individual farms and properties generally in view. Settlement is predominantly found aligning secondary roads and has a linear arrangement with villages often merging through ribbon development.
- The skyline appears cluttered in places due to the varied heights, forms and textures of vertical elements including trees, pylons and buildings.
- Lines of pylons are dominant features slicing diagonally across the field system. The pylons and posts carrying overhead wires are frequently in view.
- Views can be gained to the edge of King’s Lynn and Wisbech.
- The change to the adjacent Coastal Marshes and Open Inland Marsh landscapes is transitional and not always obvious.
- Large churches (which are often situated in an elevated position) within villages are key landmark features - visible from long distances.
- The main roads – the A17(T) and A47(T) are busy through routes and the operation of farm machinery brings constant movement to the landscape.
- The sense of remoteness and tranquillity varies and is largely dependent on proximity to roads and settlement edges.

The Ecological Character for this character type is dominated by:

- Scattered mixed shelterbelts and clumps of mature trees.
- Poplar and willow rows.
- River corridors, including the River Great Ouse and The Well Creek.
- Network of drainage ditches (with grassy banks and lined with reeds and rushes).

¹⁶ KLWN Landscape Character Assessment, Final Report March 2007, Chris Blandford Associates

The key forces for change which could affect Walpole Cross Keys are:

- Loss of field margins and farm ponds through agricultural intensification.
- Intensification of arable farming practices, resulting in potential loss of curvilinear drainage patterns/ co-axial field systems.
- Potential decline in maintenance of river and drainage channels and pumps and associated potential flood risk.
- Soil erosion and shrinkage, resulting in changing agricultural landscape.
- Potential major road improvements associated with the A17.
- Risk of saline intrusion of agricultural farmland from rising sea levels.
- Potential farm diversification, with associated recreational pressures, such as parking and noise/ visual intrusion.
- Potential construction of new sluices.
- Loss of orchards.
- Introduction of large new sheds, haulage, or agricultural buildings

The planning guidelines for management include:

- conserve the strong large-scale landscape pattern of large geometric arable fields that contribute to an overall sense of openness and enhance the reed-filled ditches and dykes that delineate field boundaries.
- Seek to conserve scattered, mixed shelterbelts
- Seek to conserve, enhance and manage the regular, interconnected network of reed-lined drainage ditches and dykes throughout the Landscape Character Type.
- Seek to conserve and restore areas of orchards (a key characteristic of this landscape character type) as key landscape features.
- Seek opportunities for the creation of floodplain grazing marsh alongside the rivers and Fenland drains, to contribute to the function of these rivers as important wildlife corridors.
- Seek opportunities for the creation and enhancement of reedbeds.
- Seek to retain arable field margins and farm ponds as key landscape features.

Issues

- **Although there are no designated wildlife sites within the plan the Greater Wash SAC/SPA is within 5km is nearby. It is possible that wildlife from these sites visit or is present within the neighbourhood area at times.**
- **Additional housing growth within Walpole Cross Keys could lead to increased recreational pressure on the nearby Greater Wash SPA/SAC, which has multiple wildlife designations.**
- **The high quality of soil within the parish means that its benefits could constrain future growth within the parish.**
- **Development, particularly major development of 10 or more dwellings or on the settlement edge, has the potential to impact the landscape setting, which should be protected.**

- **Conserve and enhance where possible landscape character and habitat features within the parish.**

Flood Risk

The settlement is situated within Flood Zone 3a and the watercourse for flood warning in this area is from the Wash Frontage and the right bank of the Tidal Nene from Walton Dam to Admiralty Point from the Tidal Nene and The Wash and the Wash frontage at Admiralty Point including Tidal River Great Ouse west bank breach to Eau Brink, from the North Sea¹⁷. As shown in **Figure 22**, Environment Agency future flood risk modelling shows that the whole of the neighbourhood area is at medium risk from fluvial flooding (sea and rivers), with a chance of between 1% and 3.3% each year considering any flood defences protecting or within the area.

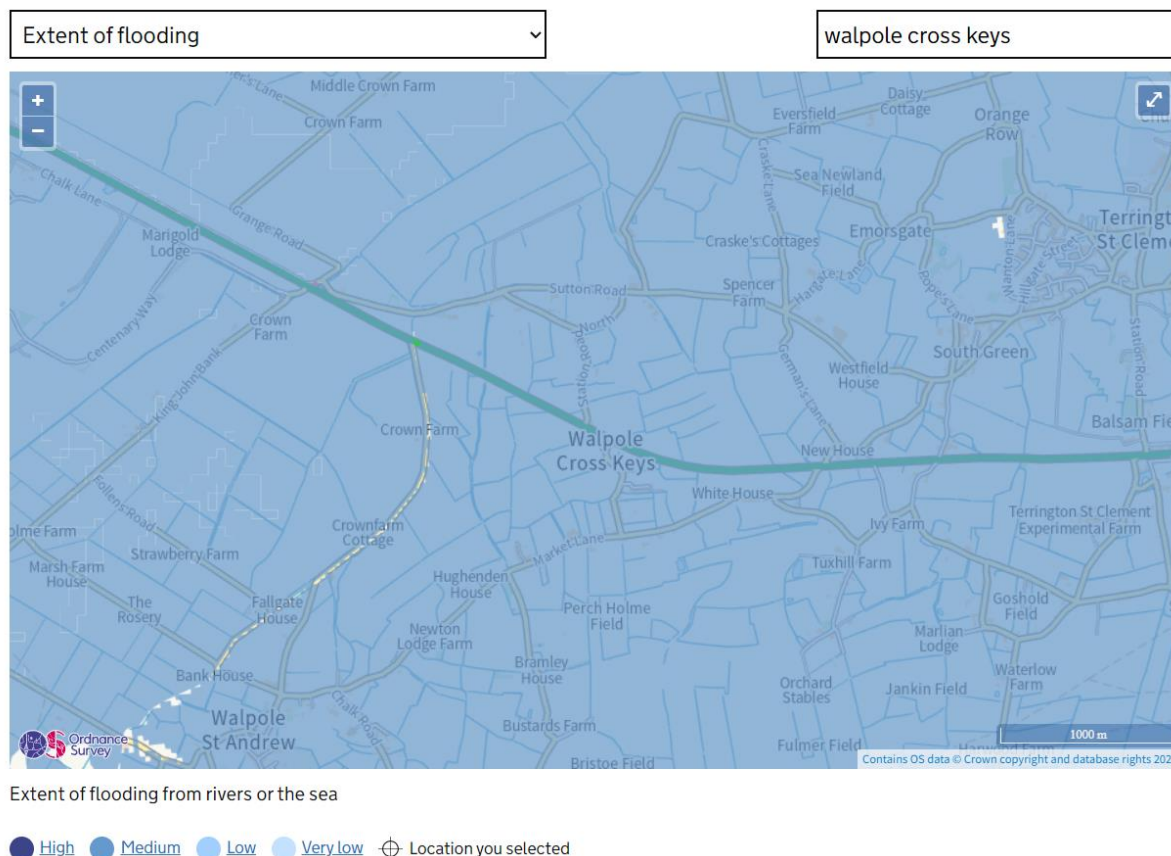


Figure 22: Flood Risk from Rivers and the Sea (Source: Environment Agency, September 2023)

The BCKLWN Strategic Flood risk Assessment Stage 1 (2017) mentions concern of one flood event which happened at Sutton Road, Walpole Cross Keys on 6th November and 23rd December 2012. One residential property was flooded internally which was caused by a combination of:

- snow and extreme rainfall events in the previous months
- exceptionally high groundwater levels
- poorly maintained watercourse to the south of the settlement

¹⁷ [Flood risk assessment - Level 1 | Flood risk assessment - Level 1 | Borough Council of King's Lynn & West Norfolk \(west-norfolk.gov.uk\)](#)

- a blocked/damaged culvert downstream of the watercourse
- damaged highways drain chamber cover in the driveway
- exacerbated surface water discharges

Surface water flood risk is an issue in most parts of the neighbourhood area, including within the built-up area. **Figures 23 to 25**, taken from the Environment Agency, demonstrates that there are patches of high, medium, and low flood risk across the parish, including within the built-up area around Sutton Road, Little Holme Road, Low Road, Station Road South, and Market Lane. The risk shows potential for flooding to the highway, agricultural fields, private property, and gardens.

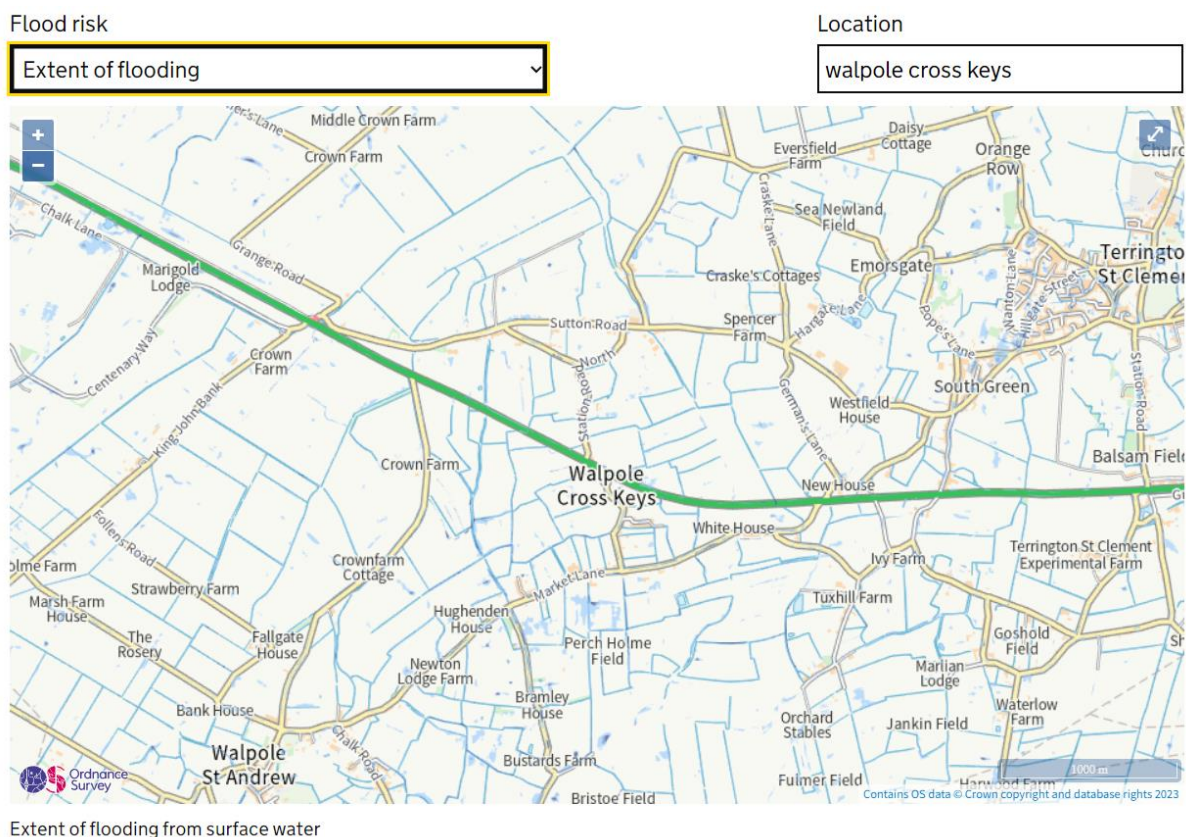


Figure 23: Surface Water Flooding Risk (Source: Environment Agency, September 2023¹⁸)

¹⁸ [Learn more about this area's flood risk - GOV.UK \(check-long-term-flood-risk.service.gov.uk\)](https://www.gov.uk/check-long-term-flood-risk.service.gov.uk)

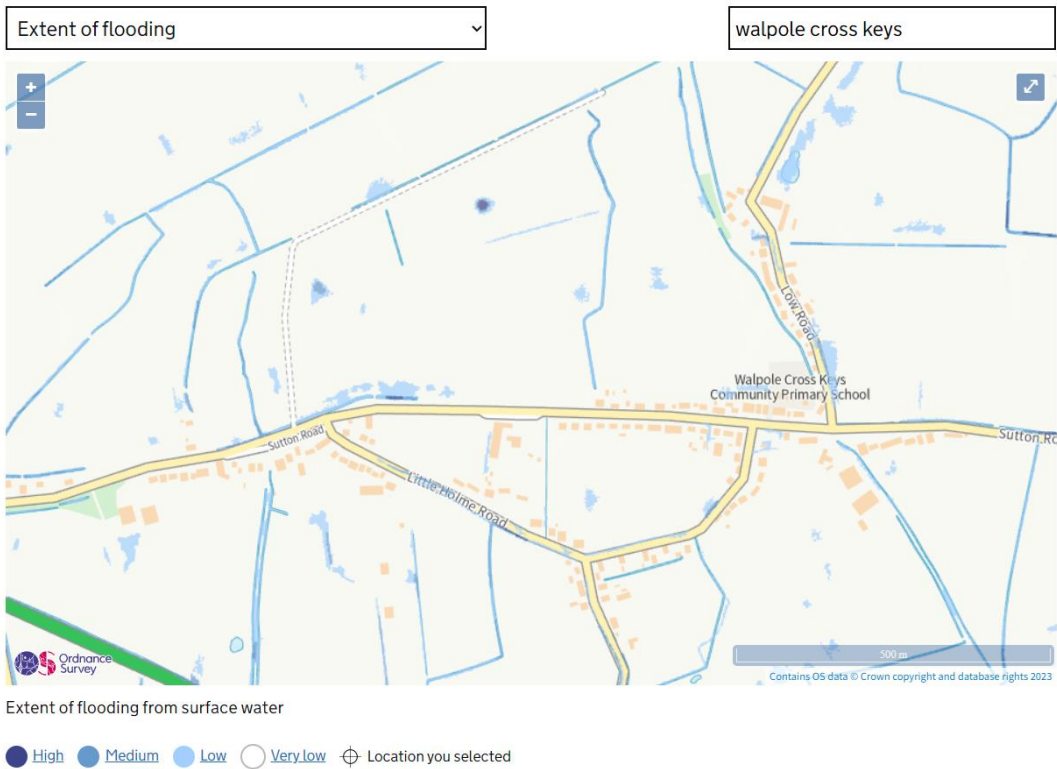


Figure 24: Surface Water Flooding Risk in the built-up part of Walpole Cross Keys (Source: Environment Agency, September 2023¹⁹)

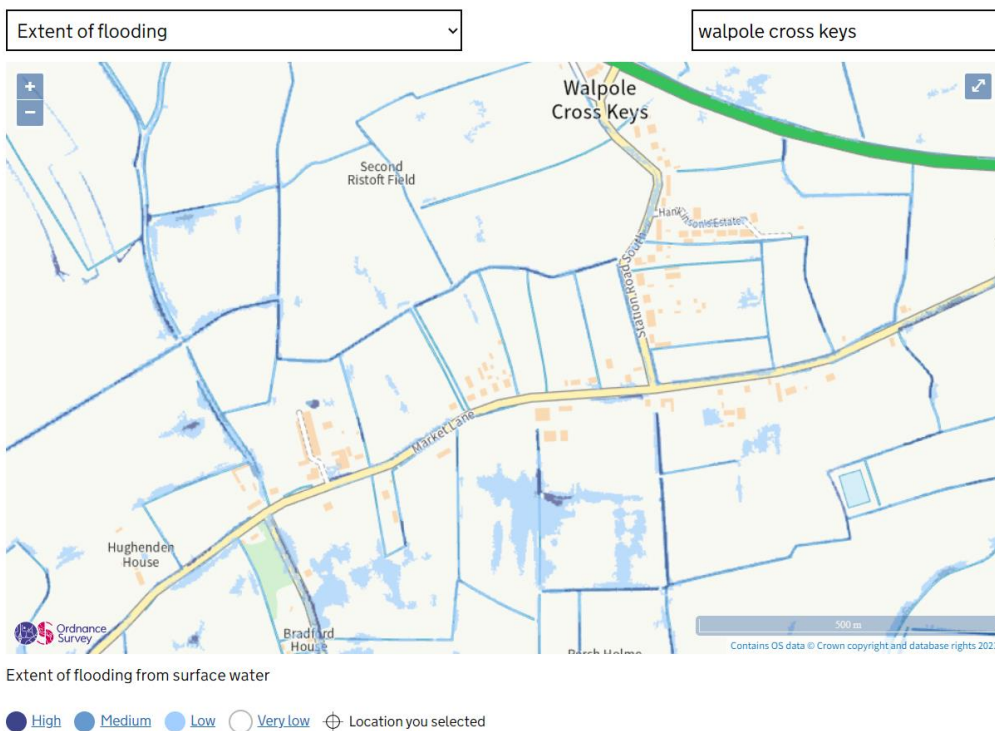


Figure 25: Surface Water Flooding Risk south of the A17 in Walpole Cross Keys (Source: Environment Agency, September 2023)

¹⁹ [Learn more about this area's flood risk - GOV.UK \(check-long-term-flood-risk.service.gov.uk\)](https://www.gov.uk/check-long-term-flood-risk.service.gov.uk)

Issues:

- **Surface water flooding is an issue in most parts of the parish, including the built-up area, it will be important to ensure this is not worsened through new development.**
- **The entire parish is within Flood Zone 3a which may constrain growth**

Historic Environment and Archaeology

On the Norfolk Heritage Explorer, there are 43 entries regarding historic objects, structures, buildings, and mounds. These include assets, in no particular order, from the prehistoric age, Bronze Age, Middle Saxon, Roman, late medieval and 19th century. Many of the entries were discoveries from fieldwalking in 1984 by the Fenland Survey of Medieval pottery sherds and materials between the ages 1066AD- 1539 AD²⁰. There are no statutory listed buildings or monuments within the neighbourhood plan area according to the latest data on the Historic England website²¹.

As set out in the Walpole Cross Keys Parish Summary, it is a small parish which has an area of 401 hectares. *“The name ‘Walpole’ is thought to derive from the Old English for pool by the wall and may refer to the Roman bank which encircled a number of the Marshland parishes. The area of this parish was previously part of the now dissolved parish of Walpole St Andrew. Large parts of the parish are former salt marshes, mostly drained only during the last two hundred years. As a result, it is thought unlikely that any occupation would have been possible during the prehistoric period. However, a possible group of Bronze Age barrows (NHER [13302](#)) have been recorded, although they are known to have been destroyed and their location is uncertain. In addition to this a prehistoric worked flint (NHER [22014](#)) has been recovered, but no other evidence of prehistoric, Bronze age or Iron Age occupation in this parish has been recorded.*

No Roman monuments have been recorded in the parish, although a Roman cremation (NHER [21506](#)) has been recorded just south of Walpole Cross Keys settlement. A Roman coin and copper alloy double-barrelled hollow (NHER [31705](#)) handle have also been recovered. Objects from the Saxon period have also been recovered, comprising Middle and Late Saxon pottery sherds (NHER [16639](#) and [22575](#)) and an Early Saxon 6th century square-headed brooch.

It is during the medieval period that occupation increased, and medieval pottery sherds have been recovered from twenty seven separate sites across the parish (NHER [20066](#), [22288](#) and [22299](#)). This includes two concentrations of material which comprise bone and baked clay fragments (NHER [22291](#) and [21337](#)). A buckle has also been recovered (NHER [31705](#)), and the earthworks of at least two medieval salterns have been recorded (NHER [21941](#) and [21942](#)).”

Issues

- **There are no historic statutory designations within the parish meaning historic significance and protection to potential heritage assets will not afford much, if any, protection currently.**

²⁰ Walpole Cross Keys. Source: Norfolk Historic Environment Service (September 2023). [Your Search Results - Norfolk Heritage Explorer](#) Accessed: 05/09/2023

²¹ [Search the List: Map Search | Historic England](#)

Appendix A- Walpole Cross Key Housing Data 2012-2023 (BCKLWN, June 2023)

Permission Reference	Address	Description	Main Res Dev Type	Units	Units Lost	Gain Not Super	Granted Date	Initially Started Date	Completed Date	Status
14/01565/F	Whitehouse Farm 4 Station Road North Walpole Cross Keys King's Lynn Norfolk PE34 4HB, Walpole Cross Keys	New replacement residential dwelling with new development of 2 units comprising a 4 bed detached house and 1 barn style dwelling at the side and rear of the site	New residential building	3	1	2	04/03/2015	29/02/2016	01/05/2021	COMPLETED
15/00179/F	30 Sutton Road Walpole Cross Keys Norfolk PE34 4HD, Walpole Cross Keys	Demolition of vacant building and erection of 4 houses, including improvements to school access	New residential building	4	0	4	29/07/2015	30/04/2017	11/03/2021	COMPLETED
14/00116/F	Adjacent To Beechcroft Little Holme Road Walpole Cross Keys Norfolk	Detached dwelling	New residential building	1	0	1	11/03/2014	31/03/2015	31/03/2015	COMPLETED
13/01172/F	White House Farm 4 Station Road Walpole Cross Keys King's Lynn Norfolk PE34 4HB	Removal of condition 3 of planning permission M3646	Removal of Condition	1	0	1	07/10/2013	07/10/2013	07/10/2013	COMPLETED
15/00481/PACU3	Barn At 103 Station Road Walpole St Andrew Wisbech, Walpole St Andrew	Change of use from storage building associated with agricultural activities of small holding to dwellinghouse	Change of use of non-res building to dwelling(s)	1	0	1	15/05/2015	30/11/2016	29/08/2019	COMPLETED
16/00749/F	Clares Cottage 103 Sutton Road Walpole Cross Keys	Update existing cottage and convert existing	Unknown	2	1	1	14/07/2016	01/02/2018	01/02/2018	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 PE34 4HE, Walpole Cross Keys	garage/outbuilding to cottage to form 1 pair of cottages								
16/01342/RM	Land S of 42 And 44 W of 43 Sutton Road Walpole Cross Keys Norfolk	Reserved Matters Application: 2 new dwellings	New residential building	2	0	2	28/10/2016	14/08/2017	04/07/2018	COMPLETED
16/02166/OM	The Orchards21 Sutton Road Walpole Cross Keys King's Lynn Norfolk PE34 4HD, Walpole Cross Keys	Outline Application : Residential development of 10 dwellings	New residential building	10	0	10	30/03/2017			GRANTED
17/00243/RM	Land At Sutton Road Walpole Cross Keys Norfolk PE34 4HD, Walpole Cross Keys	Reserved Matters Application: Residential development	New residential building	2	0	2	27/04/2017	01/02/2017	26/07/2017	COMPLETED
17/00443/PACU3	Land On the South Side of Market Lane Walpole St Andrew Norfolk, Walpole St Andrew	Change of use from agricultural barn to dwellinghouse	New residential building	1	0	1	07/08/2017			GRANTED
17/01068/F	Land At Sutton Road Walpole Cross Keys Norfolk PE34 4HD, Walpole Cross Keys	Development of 4 No. 2 bedroom terraced houses with associated parking	New residential building	4	0	4	21/12/2017	22/02/2018	26/04/2019	COMPLETED
17/02107/F	Land At Sutton Road Walpole Cross Keys Norfolk PE34 4HD, Walpole Cross Keys	Development of 4 No. 2 bedroom Terraced houses built in 1 block of 4 with parking and landscaping to the front and gardens to the rear	New residential building	4	0	4	29/03/2018	07/08/2018	29/04/2019	COMPLETED
17/02395/RM	Land W of Junction Station Road And Little Holme Road Station Road Walpole	Reserved Matters Application: Construction of 5 dwellings	New residential building	5	0	5	30/05/2018	13/04/2019	03/01/2020	COMPLETED

Permission Reference	Address	Description	Main Res Dev Type	Units	Units Lost	Gain Not Super	Granted Date	Initially Started Date	Completed Date	Status
	Cross KeysNorfolk, Walpole Cross Keys									
18/00620/F	Land S of54 Sutton RoadWalpole Cross KeysNorfolk, Walpole Cross Keys	Construction two pairs of semi-detached dwellings	New residential building	4	0	4	12/09/2018	18/09/2018	08/08/2019	COMPLETED
18/00579/F	Land W of 67Sutton RoadWalpole Cross KeysNorfolk, Walpole Cross Keys	Construction of 4 semi-detached dwellings	New residential building	4	0	4	12/09/2018	18/09/2018	08/08/2019	COMPLETED
18/01805/RM	Land W of Junction Station Road And Little Holme RoadStation RoadWalpole Cross KeysNorfolk, Walpole Cross Keys	Reserved matters application for plots 2 - 5	New residential building	4	0	4	06/12/2018	18/10/2019	03/05/2022	STARTED
18/00832/F	Station House10 Station RoadWalpole Cross KeysNorfolkPE34 4HB, Walpole Cross Keys	Demolition of Storage Building and construction of a pair of Semi detached 3 bedroom houses	New residential building	2	0	2	24/12/2018	12/04/2019	18/10/2019	COMPLETED
18/02116/F	Sedum114 Sutton RoadWalpole Cross KeysKing's LynnNorfolkPE34 4HE, Walpole Cross Keys	Division of single dwelling to form two dwellings and creation of new highway access to the new dwelling	Conversion of existing dwelling(s)	2	1	1	12/02/2019	31/07/2019	31/07/2019	COMPLETED
19/00064/F	Land S of54 Sutton RoadWalpole Cross KeysNorfolk, Walpole Cross Keys	Erection of 2 x 2 bedroom semi detached houses	New residential building	2	0	2	28/06/2019	05/07/2019		STARTED
19/00063/F	Land S of54 Sutton RoadWalpole Cross	Erection of 4 x 2 bedroom semi-detached houses	New residential building	4	0	4	28/06/2019	05/07/2019		STARTED

Permission Reference	Address	Description	Main Res Dev Type	Units	Units Lost	Gain Not Super	Granted Date	Initially Started Date	Completed Date	Status
	KeysNorfolk, Walpole Cross Keys									
20/00355/F	Land Between Bimbos Ark And 15Station RoadWalpole Cross KeysNorfolk, Walpole Cross Keys	REMOVAL OR VARIATION OF CONDITION 7 OF PERMISSION 17/02324/O: Outline Application, residential development	New residential building	2	0	2	28/05/2020	12/07/2021		STARTED
20/00954/RM	Oak And AshMarket LaneWalpole St AndrewWisbechNorfolkPE14 7LT, Walpole Cross Keys	Reserved Matters: Construction of one new dwelling.	New residential building	1	0	1	04/09/2020	04/01/2021	29/10/2021	COMPLETED
20/01147/RM	Land S of Pitchers Transport And W of SunnysideMarket LaneWalpole St AndrewWisbechNorfolkPE14 7LU, Walpole Cross Keys	Reserved Matters application: Construction of two dwellings	New residential building	2	0	2	07/10/2020			GRANTED
20/01490/PACU3	Agricultural Building SE of Bradford HouseBustards LaneWalpole St Andrew Norfolk, Walpole Cross Keys	Change of use of agricultural buildings to dwelling (Class C3)	New residential building	1	0	1	13/11/2020			GRANTED
20/01733/PACU3	Barn SE of Pochester Market Lane Bustards Lane Walpole St Andrew Norfolk, Walpole Cross Keys	Change of use of agricultural buildings to two dwellings	Change of use of non-res building to dwelling(s)	2	0	2	04/02/2021			GRANTED
20/01856/RM	Oak And AshMarket LaneWalpole St AndrewWisbechNorfolkPE14 7LT, Walpole Cross Keys	Reserved Matters: Construction of 4 dwellings.	New residential building	4	0	4	04/06/2021	16/12/2021		STARTED

Permission Reference	Address	Description	Main Res Dev Type	Units	Units Lost	Gain Not Super	Granted Date	Initially Started Date	Completed Date	Status
21/02356/F	Land Between Bimbos Ark And 15 Station Road Walpole Cross Keys, Norfolk	Residential development	New residential building	2	0	2	27/05/2022			GRANTED
21/01438/OM	Buildings SE of 21 Sutton Road, Walpole Cross Keys, Norfolk	OUTLINE SOME MATTERS RESERVED: Residential development of 16 dwellings	New residential building	16	0	16	01/06/2022			GRANTED