



WALPOLE CROSS KEYS' NEIGHBOURHOOD PLAN

2015-2026

Brought into Force October 2017

WALPOLE CROSS KEYS DRAFT NEIGHBOURHOOD PLAN



WALPOLE CROSS KEYS DRAFT NEIGHBOURHOOD PLAN

CONTENTS

- 1. Producing this Neighbourhood Plan**
- 2. The Parish in Perspective**
- 3. The Vision and Objectives**
- 4. The Strategy**
- 5. The NP Policies**
- 6. How will the NP be implemented**

Maps:

Map 1

Tables:

Table 5.1 Description of built up areas in Walpole Cross Keys

Appendices

1: Community Aspirations

2: Population Trends Household Trends Employment

WALPOLE CROSS KEYS DRAFT NEIGHBOURHOOD PLAN

CHAPTER 1. CREATING THE NEIGHBOURHOOD PLAN

The parish of Walpole Cross Keys was designated as a neighbourhood area by the Borough Council on 12 November 2013.

Work on the plan started earlier than this in August 2012 and in early 2013 preliminary village consultation took place on the emerging plan proposals. At a well attended meeting on 25 February 2013 broad agreement was reached that the plan's proposals was a faithful record of the way that villagers would want to see the future of the village. It was also agreed that the plan should be formalised into a Neighbourhood Plan.

The Parish Council were tasked with putting this process in place. The application for neighbourhood area designation for the parished area of Walpole Cross Keys was submitted by the Parish Council to the Borough Council. The Borough Council consulted on this area application from 27 August 2013 to 8 October 2013. The Neighbourhood area was subsequently designated on 12 November 2013.

During the period 16 December 2013 to 12 March 2014, a previous draft of the Neighbourhood Plan was made available for public consultation and, as part of this, a range of statutory consultees were directly consulted. Further information on this consultation is set out in the Consultation Statement.

Following this, further work was undertaken on the plan in order to ensure the planning policies were fit for purpose in terms of implementing the intentions which underpin the plan.

The plan was amended in light of comments received and then submitted to the Borough Council of King's Lynn and West Norfolk. The Borough Council published the plan for a further six week consultation. Any comments received at this stage were submitted along with the Neighbourhood Plan for Examination.

NEXT STEPS

This draft version of the Neighbourhood Plan is a version which was submitted to the Borough Council but incorporates modification recommendations suggest by the Examiner. This is the version that will be made available at the Referendum stage

The Neighbourhood Plan covers the period from 2015 through to 2026. This is aligned with the Core Strategy end date.

WALPOLE CROSS KEYS DRAFT NEIGHBOURHOOD PLAN

BASIC CONDITIONS

The examiner will make an independent review of the Plan and will establish whether the plan meets basic conditions set out in planning legislation. In particular any neighbourhood plan must:

- a) have regard to national planning policies and guidance
- b) contribute towards achieving sustainable development
- c) be in general conformity with strategic policies of the Borough Council's Local Plan. This currently comprise the Core Strategy (2011) and the Site Allocations and Development Management Policies Plan (2016)
- d) be compatible with European Union law and human rights legislation.

A basic conditions statement has been prepared alongside the Neighbourhood Plan and will set out how this plan meets the basic conditions.

CHAPTER 2. THE PARISH IN PERSPECTIVE

i. Demographics

The population of Walpole Cross Keys rose from 469 in 2001 to 519 in 2011, an increase of 11%. This increase was slightly more than the BCKLWN (Borough Council of King's Lynn and West Norfolk) area as a whole, which rose 8.9% in the same time period.

The 2011 census reflects that Walpole Cross Keys had a significantly higher percentage of people within the 0-14, and the 45-59 years age group, when the figures were compared with the BCKLWN area as a whole. There was however a significantly lower percentage of people in both the 20-29, and the 60-85+ years age groups, compared with the figures for the wider area.

In 2011, Walpole Cross Keys had much fewer one person households as a percentage, when compared to BCKLWN; however the parish has a much higher percentage of one family only households. The proportion of 2 person households in the village is however slightly higher compared to borough and regional level at 43% compared to 41% and 36% respectively and the proportion of 3 person households in the village is comparable to borough and regional levels at 15%.

Data collected by the census shows that home ownership has not changed much in the parish over the last ten years, but when comparing the 2011 figures for both the village and the BC, Walpole Cross Keys did appear to have a much larger percentage of dwellings owned with a mortgage or loan, but a much lower percentage of social and privately rented dwellings.

Over the ten year period from 2001 to 2011, occupation trends in the village have shifted away from skilled trade and customer service occupations, and into other areas, with increased numbers seen working in: professional; associate and technical operations; caring, leisure and other service occupations; and process, plant and machine operatives. When comparing occupational statistics from the 2011 census between the parish and the BCKLWN area as a whole, many of the occupations are at a similar percentage level; suggesting that these changes in occupation trends are in line with those in the wider area.

ii. Properties

Walpole Cross Keys is a small Parish which is centred on the school and parish sign. Development is of a ribbon nature and spreads thinly along Sutton Road toward the western border; down Low Road, towards the eastern border and along Station Road North – petering out as it approaches the A17 bypass. More ribbon development exists along Littleholme Road. On the southern side there is further ribbon development on Station Road South stretching from along the old piece of road to the junction with Market lane. Further sporadic ribbon development exists west of that junction with only occasional houses to the east. The only estate-type development is Hankinson's which has its own sewage system – unlike the rest of the parish which is not likely to be on a mains sewage system at any time in the foreseeable future.

WALPOLE CROSS KEYS DRAFT NEIGHBOURHOOD PLAN

iii. Stock mix

a. Residential

Housing stock is mixed in terms of age and style – although there are far more houses than bungalows – the latter being in the following places: mixed in along Low Road; one single bungalow on Sutton Road; a small group near the junction of Sutton Road and Station Road North; a group of bungalows at the southern end of Littleholme Road; a single one on Station Road North nearing the bypass; a mix along Station Road South near the mouth of Hankinsons Estate; and a mix along Market lane. A number of properties are owned by the Crown and a few by Freebridge Housing Association – we find that this mix works well by providing some affordable housing.

Larger houses in their own grounds are dotted around the parish with a small concentration along the central part of Littleholme Road.

In 2011, census data shows that Walpole Cross Keys had several more detached and semi-detached dwellings, as a percentage of the overall dwellings, compared to the BCKLWN as a whole. It also had greatly fewer terraced properties; and flats, maisonettes, and apartments.

The data also demonstrated that the village has no properties which have less than one separate bedroom, but when compared to the BCKLWN as a whole, the village has a much lower percentage of properties with one and two bedrooms, and a significantly higher percentage of properties with four bedrooms.

As at February 2015, there are 15 socially rented properties in the Neighbourhood Plan area and there is evidenced need¹ at least one additional 3 bedroom affordable housing unit.

b. Non-residential

In terms of other structures these are few and far between. The school is tucked out of sight on Sutton Road. A currently unused onion factory sits back from the road on Fence Bank. A window firm is effectively hidden behind tall fencing on Sutton Road. The garage sits next door to the old church which is now a private dwelling. The parish hall sits in its own car park close to the western border. A transport firm is located on Market Lane. On the site of the old station there is a large pallet yard – in more recent years natural screening has reduced its visual impact on neighbouring properties and passing traffic.

The derelict Woolpack public house is awaiting demolition and a planning application has been permitted to build 4 detached four bedroom houses on the site.

c. Agricultural/Horticultural

There are a number of working farms in the parish – one down Low Road, one just south of the A17, one on Market Lane near the junction with Station Road South, and a smallholding near the western border on Market Lane. One of these runs a traditional farm shop with pick your own facilities and another does some trade around Christmas time in birds such as turkeys. There is one nursery along Market Lane, one on Littleholme Road and another along Station Road North near the bypass.

¹ As per housing register February 2015.

WALPOLE CROSS KEYS DRAFT NEIGHBOURHOOD PLAN

iii. Infrastructure

a. Roads

The roads in the parish vary in quality. The main A17 bisects the parish and carries heavy and unrestricted traffic. Sutton Road (the old A17) is beginning to deteriorate and attracts those seeking a shortcut through to King's Lynn – in spite of its 40 mph, 30 mph speed limits (and an advisory 20 mph at school times) traffic often speeds along this relatively straight road. Low Road is little more than single track – as is Littleholme Road which is also suffering from collapsing into the nearby dyke – traffic is limited to 30 mph on both roads. The two parts of Station Road are relatively narrow and winding – although part of the northern half carries a 30 mph limit. Market Lane suffers from the same kinds of problems as Sutton Road – whilst not as wide but considerably straighter it is limited by the national speed limit.

b. Footpaths

A single footpath runs the length of the northern side of Sutton Road. There is also a footpath connecting Station Roads North and South across the A17. Paving is provided around the entrance and into Hankinson's Estate.

c. Tracks

There are three main tracks that cross the parish – Fence Bank, Pingle Lane and Eastlands Bank which are not open to public transport but are used by farm traffic, walkers and horse riders. Parts of these form the parish walk which is advertised within the parish.

d. Drainage

The parish is criss-crossed with working dykes of varying sizes which drain the land and properties and can become quite full in wet weather. Repeated filling in by private property owners has rendered parts of the system inoperative as the backfills have not always been efficiently piped (if at all). This is a matter of serious importance as evidenced by a Flood Investigation Report prepared by Norfolk County Council on 15 August 2013 in response to two flood incidences in the neighbourhood plan area on 6 November 2012 and 23 December 2012. Consideration should be given to opening blocked drains. Similarly, extreme care needs to be taken with run-off water from roads and other hard developments. It would be useful to carry out a Parish-wide survey into the current drainage pattern and where there are blockages in this system.

e. Lighting

Four footpath lights have been erected – at the following junctions: Low Road and Sutton Road; Sutton Road and Station Road North; Station Road South and Hankinsons; and Station Road South and Market Lane.

f. Gardens

The Parish Council has undertaken to cultivate three areas of the parish: the **Eva Kemp Memorial/Station Garden** near the A17; the **Village Sign Garden** opposite the school; and the **Millennium Garden** at the junction of Littleholme Road and Sutton Road.

WALPOLE CROSS KEYS DRAFT NEIGHBOURHOOD PLAN

g. Bus services

There are two regular bus services - the 55 (Lynn/Wisbech) and 505 (Lynn/Spalding) routes. Each has bus stops along Market lane and Sutton Road respectively. 55s did stop at Hankinson's Estate but no longer do so. The Parish Council has provided four bus shelters (two brick and two plastic and metal) – two near the school and one near the Millennium Garden (serving the 505) – the fourth being on Market Lane (serving the 55). Public transport links north/south across the parish are non-existent. Some consideration should be given to re-siting bus stops

h. Environment

The Parish Council is keen to maintain, support and celebrate the rural environment and will make decisions that are in keeping with (as appropriate) maintaining, protecting or improving that environment.

i. Community

There are very few village-based facilities that encourage people to remain within the village – the school and the Jephson Hall offer the only public places. It is crucial to the longer-term viability of the community that no more services are lost forever and that the village does not become a dormitory “town” to other places. Making every effort to maintain and promote the use for community facilities should be a Parish Council priority.

WALPOLE CROSS KEYS DRAFT NEIGHBOURHOOD PLAN

CHAPTER 3. THE VISION & OBJECTIVES

The local community wish Walpole Cross Keys to continue to thrive as a small rural community where new development in keeping with the village is supported, comprising mixed residential development, further employment uses, new community facilities and improvements to infrastructure.

Underpinning this vision are the following objectives:

- i. Walpole Cross Keys will continue to be a small parish made up predominantly of a mixed variety of dwellings mainly built in ribbon development.
- ii. New housing development comprising a range of house sizes including smaller 1 and 2 bedroom dwellings providing opportunities for older people to stay in the village and younger adults looking for their own home to stay in the village
- iii. New housing will be sensitively designed and will be appropriately located in existing built up areas both north of the A17 and south of the A17
- iv. Any traffic impacts associated with new development will be acceptable and distributed more evenly throughout the built up areas.
- v. Problems associated with existing drainage in the Neighbourhood Plan area will have been addressed and any new development will where possible contribute towards improvements and otherwise not exacerbate existing drainage problems.
- vi. The next generation of this village's inhabitants will inherit a community that has its own integrity, and continues to offer facilities, and a strong sense of community spirit, all of which have been important vestiges found here in both the past and present.

In order to realise these objectives the Neighbourhood Plan:

- a. Requires all development proposals to meet criteria relating to design, drainage and highways.
- b. Identifies the primary school and Jephson Hall to be retained as an important community facility crucial to the continued viability of the village and seeks provision of additional community facilities.
- c. Encourages additional employment uses.

WALPOLE CROSS KEYS DRAFT NEIGHBOURHOOD PLAN

CHAPTER 4. THE STRATEGY

The Parish Council recognises the points in the National Planning Policy Framework on sustainability and does not envisage that this tiny village could or should develop beyond its means. Walpole Cross Keys is a small rural village and long may it remain so. Supporting a prosperous and rounded rural economy is central to the thinking behind this plan as are the considerations of sustainable transport and other communications infrastructure. We want people to live healthy lives in well-designed homes. We are also very conscious of the changes made to the environment by indiscriminate planning and would always take cognisance of the dangers of flooding prevalent in this low-lying area.

The Plan reflects a healthy interest in the history of the village and in its natural environment which must be protected.

Whilst the Parish Council agrees with the principles behind the Borough Council's delineated "building envelope" it believes that there is scope for development in the area south of the A17 and that including development in this area would be good for the long term sustainability of the village.

The building envelope defined by the Borough Council excludes all areas south of the A17 Bypass. This is despite the fact that this part of the Parish is serviced by both the A17 Bypass and Market Lane; a road in considerable better condition than Station Road North and Littleholme Road which are beginning to deteriorate. There are potential infill opportunities in the area south of the A17 which would have less impact than some of the areas which currently lie within the Borough Council's defined building envelope.

This plan is based on the premise that we should encompass and consider all areas inclusive within our Parish Boundary as part of our overall strategy for sustainability in Walpole Cross Keys. It, therefore, looks to expand the possible areas for development whilst continuing to limit development at a sustainable level.

The Parish Council recognises the requirement for the Plan to be in general conformity with the strategic policies in the Local Plan. The Core Strategy states that land for 215 dwellings will be allocated in Rural Villages over the period to 2026 representing about six dwellings in this village. This Plan recognises that figure, and the thinking behind it, but is also mindful of the fact that it is not intended to be rigidly applied. The Parish Council believes that this Plan is in general conformity with the Core Strategy, and works with that strategy to provide the best in terms of long term growth for the village.

WALPOLE CROSS KEYS DRAFT NEIGHBOURHOOD PLAN

CHAPTER 5. THE NEIGHBOURHOOD PLAN POLICIES

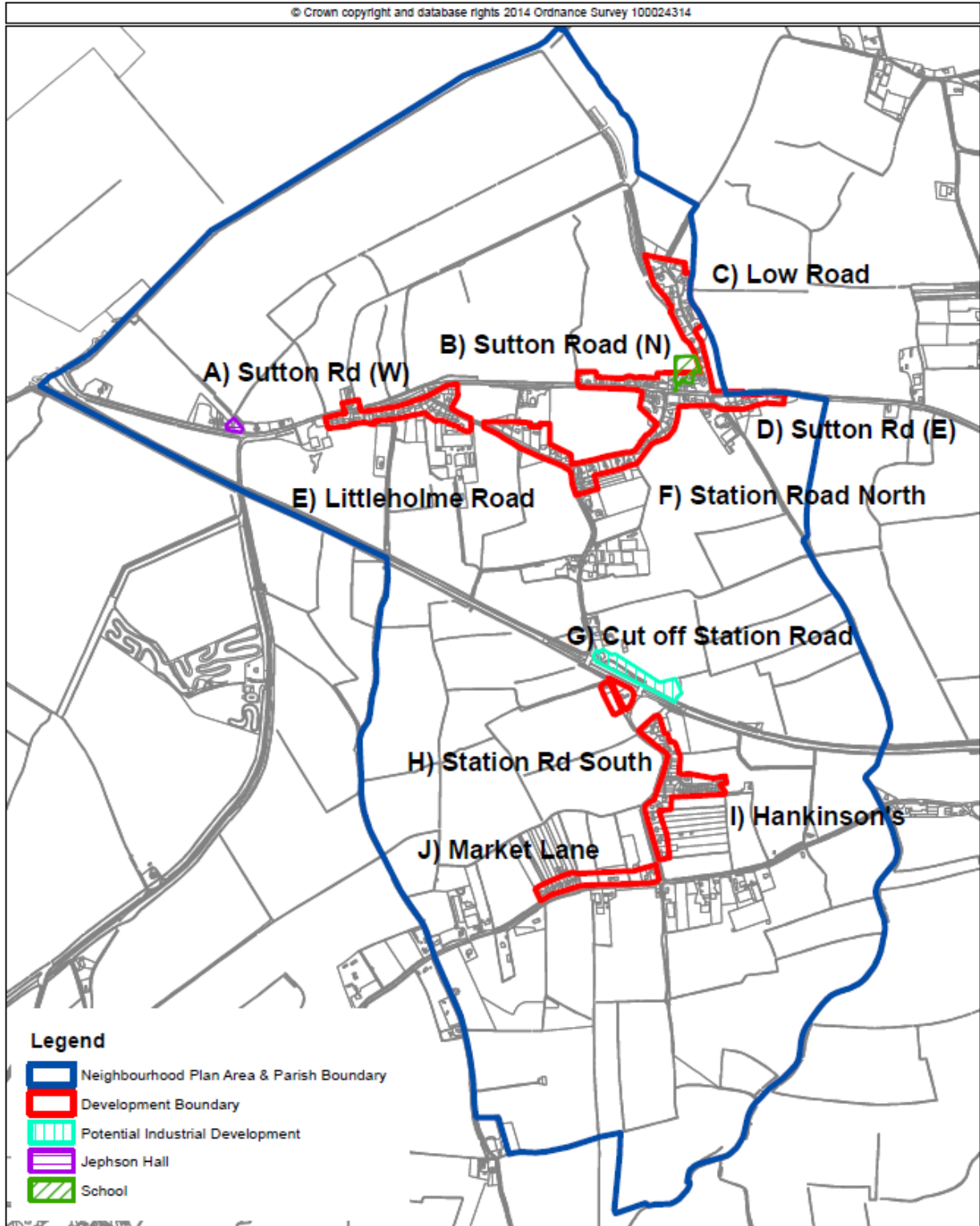
Housing

The Development Boundary defined in the Local Plan (the Site Allocations and Development Management Policies Plan, Adopted September 2016) provides a useful starting point when considering the relationship of proposed development in relation to the existing pattern of development for the Parish and for defining the extent of its developed area and a distinction between the built up area and the countryside.

The existing built up area however does extend beyond the areas defined in the Development Boundary. The Neighbourhood Plan's development boundary extends to include these other parts of the existing built up area. These other areas, south of the A17, are shown in Map 1 overleaf.

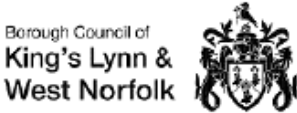

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Legend

-  Neighbourhood Plan Area & Parish Boundary
-  Development Boundary
-  Potential Industrial Development
-  Jephson Hall
-  School

 <p>Borough Council of King's Lynn & West Norfolk</p> <p>Tel. 01553 616200 - Fax. 01553 691663</p>	<p>Title</p> <p>Walpole Cross Keys Neighbourhood Plan</p>		<p>Scale</p> <p>1:15,000</p>
	<p>Project / Details</p> <p>Map 1</p>		<p>Date</p> <p>28/07/15</p>
			<p>Drawn by</p> <p>JM/Policy</p>
			<p>Drawing / Reference Number</p> <p>20152807/Walpole NP</p>

WALPOLE CROSS KEYS DRAFT NEIGHBOURHOOD PLAN

Map 1

A description of existing built up areas in the Parish, alongside an analysis of capacity to incorporate additional infill dwellings is set out below:

Built up area (as indicated on Map 1)	Description	Development Considerations	Already in the Defined Development Boundary (as per Site Allocations and Development Management Policies Plan Adopted September 2016)
A. Sutton Road (West)	Existing ribbon development on the southern side made up of large detached homes with front and back gardens. Petrol station/convenience store also located here. Small row of terraced housing on the northern side of Sutton Road.	This area has very limited sites available for continuation of ribbon development.	Yes
B. Sutton Road (North)	Existing ribbon development on the northern side made up of a mixture of bungalow, semi detached, detached and terraces. All with short front gardens. Opposite Station Road North is the site of the closed down Woolpack pub. Village school located next to Woolpack pub. Some development behind development fronting on to the Sutton Road North	Little room here for even ribbon development except on the site of the Woolpack pub.	Yes

WALPOLE CROSS KEYS DRAFT NEIGHBOURHOOD PLAN

Built up area (as indicated on Map 1)	Description	Development Considerations	Already in the Defined Development Boundary (as per Site Allocations and Development Management Policies Plan Adopted September 2016)
	near to the Low Road intersection. One large corner plot with bungalow sited.		
C. Low Road	<p>Ribbon development on western side of the road comprising a mixture of bungalows, semi detached and detached. With spacious gardens</p> <p>Ribbon development on eastern side comprising bungalows and semi detached with large gardens</p>	Opportunities for further infill are limited. Any development proposals would need to address the existing drainage problems.	Yes
D. Sutton Road East	Ribbon development on the southern side comprising detached homes with large gardens and one bungalow at the end.	Only a few gaps for ribbon development. Large scale backfill development would be discouraged here.	Yes
E. Littleholme Road	<p>Existing ribbon development on the western side made up of large detached homes with large front and back gardens.</p> <p>Existing ribbon development on the eastern side set back some distance from Littleholme Road. All with large front and back</p>	Has been developed at both ends but on opposite sides of the road – there is some room for infill at either end. Development of green field sites here would be discouraged when there is brown field and infill sites at either end.	Yes

WALPOLE CROSS KEYS DRAFT NEIGHBOURHOOD PLAN

Built up area (as indicated on Map 1)	Description	Development Considerations	Already in the Defined Development Boundary (as per Site Allocations and Development Management Policies Plan Adopted September 2016)
	gardens, some with considerably larger gardens than on the western side of Littleholme Road		
F. Station Road North	<p>Road south of Littleholme Road: Ribbon development of semi detached housing with one detached dwelling, on eastern side.</p> <p>Middle part: Ribbon development of semi detached housing (some smaller housing with large gardens to front and side). Also one gap in frontage providing open views into countryside, on south-eastern side.</p> <p>Northern part: Ribbon development of bungalows with large front gardens, on both sides of road</p>	There could be some room for infill here. New development should only take place up to the point at which the current dwellings peter out.	Yes
G. The cut-off part of Station Road South	Intersection with A17. One large detached properties offset and screened from the road plus storage yard	Could take some further Infill. Consideration would need to be given to farm access issues.	No

WALPOLE CROSS KEYS DRAFT NEIGHBOURHOOD PLAN

Built up area (as indicated on Map 1)	Description	Development Considerations	Already in the Defined Development Boundary (as per Site Allocations and Development Management Policies Plan Adopted September 2016)
	<p>for used vehicles on the eastern side.</p> <p>In addition, two semi detached dwelling to southern side</p>		
H. Station Road South	Only developed along its eastern side	Further development limited to the eastern side only.	No
I. Hankinson's Estate	This estate was designed so as to provide limited room for further development	Further development possible but some work would be required to upgrade the sewerage system on the estate if new development was to take place.	No
J. Market Lane	Has occasional dwellings along its southern side but a more concentrated one on the north near the junction with Station Road South	Some infill could be considered but should be restricted to the north near the junction with Station Road South.	No.
Table 5.1 Existing built up areas in Walpole Cross Keys			

WALPOLE CROSS KEYS DRAFT NEIGHBOURHOOD PLAN

Housing

Policy 1 – New Residential Development in the Neighbourhood Plan Area

Proposals for new residential development in the NP area will be approved where they score positively when assessed against the following criteria:

- a. **it is adjacent or well related to the existing pattern of development and is within the boundaries shown on map 1 and explained further in Table 5.1**
- b. **it takes account of “Development Considerations” set out under Table 5.1 and other relevant policies in the Neighbourhood Plan**
- c. **it comprises a form of ribbon development close to the existing building line**
- d. **it complies with policies in the Local Plan and the National Planning Policy Framework**

Small scale first-home housing is encouraged, particularly in locations where necessary amenities can be met such as within safe walking distance to a bus stop.

For the purposes of this policy small scale first-time housing is defined as developments of less than five in number of 1 and 2 bedroom dwellings.

WALPOLE CROSS KEYS DRAFT NEIGHBOURHOOD PLAN

Policy 2 - Extensions and Conversions to form Residential (including from commercial uses)

- a. **Extensions to current dwellings should be sympathetic to the property in terms of shape, size, and material, and consider the visual impact on the immediate area.**
- b. **Extensions will be constructed in such a way as to blend with the materials used in the existing building.**
- c. **Conversions of non-residential properties to dwellings should be sympathetic to the existing design, materials, and character of the immediate area, except where these are of poor amenity value and a departure from this requirement would result in a clear improvement to the appearance of the area.**

WALPOLE CROSS KEYS DRAFT NEIGHBOURHOOD PLAN

Housing Mix

When compared to the BCKLWN as a whole, the village has a much lower percentage of properties with one and two bedrooms 25.5 % (compared to 36.8% at borough level), and a significantly higher percentage of properties with four bedrooms.

The village also has a high average household size at 2.76% compared to 2.34% at borough level and 2.3% at national level. This can be explained by a low 1 person occupancy rate at 14% compared to 27% at borough level and by a high proportion of households with 5 or more people which is at 14% compared to 5% at borough level.

The proportion of 2 person households in the village is however slightly higher compared to borough and regional level at 43% compared to 41% and 36% respectively and the proportion of 3 person households in the village is comparable to borough and regional levels at 15%.

This plan identifies a need to address the existing imbalance in dwelling size in the village in order to ensure housing choice exists for older people seeking to downsize but stay in the village and younger adults seeking a home of their own.

Policy 3 - Housing Mix

- a. **Residential proposals comprising three or more homes will be expected to include smaller (1 – 3 bedroom) properties unless otherwise justified on site specific grounds or demonstration of a different need**
- b. **The development of small scale 'starter' homes will be encouraged, in order to retain and increase the proportion of young people in the parish.**

WALPOLE CROSS KEYS DRAFT NEIGHBOURHOOD PLAN

Affordable Housing

The supply of affordable homes is key to sustaining the rural community. As at February 2015, there are 15 socially rented properties in the Neighbourhood Plan area. This number does not include any housing units let by private landlords who may choose to let their properties at rents similar to social housing rents. As at February 2015, the housing register showed an evidenced need² of at least one additional 3 bedroom affordable housing unit. Affordable housing need however may be higher than this and may also change during the plan period. The rural exceptions policy set out below is intended to allow for additional affordable housing sites to come forward in locations that would not normally be allowed to come forward for development and subject to an identified local need for more affordable housing.

Policy 4 - Rural Exceptions: Affordable Housing for Local People

Where necessary to meet local affordable housing needs, development schemes for affordable housing may be permitted on small sites which would not otherwise be appropriate for housing within the Neighbourhood Plan area.

The tenure split and housing mix must be reflective of the most up to date housing needs information. Schemes will only be permitted where it can be demonstrated that the properties will remain affordable for people with a local connection in perpetuity. Affordable housing for local people will be secured as such for its longevity through a Section 106 Agreement.

Schemes must:

- **Comprise development that respects the pattern, form and character of development in the site's context and ribbon development close to the existing building line or otherwise be in keeping with the form and character of surrounding buildings and landscape; and**
- **ensure ancillary works such as access, outbuildings, curtilage boundaries also should not have an unacceptable impact on the visual and landscape amenity of the area; and**
- **be supported by an up to date housing needs assessment.**

² As per housing register February 2015.

WALPOLE CROSS KEYS DRAFT NEIGHBOURHOOD PLAN

Design

All development schemes in the Neighbourhood Plan area must contribute positively to the character of the village. Overall, housing stock is mixed in terms of age and style but certain areas are characterised by particularly building types as described in Table 5.1.

Policy 5 - Development Design (*all developments*)

- a. **All developments will be sympathetic to neighbouring properties in terms of size, general design features, and materials. These sympathies will be greater depending on their proximity.**
- b. **Where an area is already a mix of building styles there can be more leeway for further variety.**
- c. **Where one building style predominates, this should inform the size, material, and design of newer properties.**
- d. **Development will ensure maintenance of a good standard of residential amenity for nearby occupiers.**
- e. **Developments will be carried out in such a way that is mindful of the safety of road users.**

WALPOLE CROSS KEYS DRAFT NEIGHBOURHOOD PLAN

Flood Risk

As is typical for this part of the borough, the Parish is located in flood zones 2 and 3 of the Environment Agency's flood map. In addition, the Neighbourhood Plan area is vulnerable to flooding caused by surface water and drainage issues during times of heavy rainfall.

The parish is criss-crossed with working dykes of varying sizes which drain the land and properties and can become quite full in wet weather. Repeated filling in by private property owners has rendered parts of the system inoperative as the backfills have not always been efficiently piped (if at all).

The purpose of policy is to ensure that additional development taking place does not exacerbate existing problems in the parish and that where possible, opportunities are utilised to improve the management of flood risk in the parish.

Policy 6 – Managing and Reducing Flood Risk

All development proposals will be expected to contribute towards effectively managing flood risk in the Neighbourhood Plan area. This means (but may not be limited to):

- a. the development being designed and constructed so as not to increase, and wherever possible to reduce, the overall level of flood risk both to site and elsewhere when compared to the current situation**
- b. rates and volumes of surface water run-off being discharged from a site will be minimised, and wherever possible will be no greater than the appropriate greenfield rates and volumes**
- c. proposals that would create new culverts or result in the loss of an open watercourse will not be permitted unless the culvert is essential to the provision of an access and it can be demonstrated that the culvert will have no adverse impact on the ability to manage and maintain surface water drainage in the Neighbourhood Plan area**

Planning applications designed specifically to improve surface water drainage such as works to reinstate an effective drainage scheme are encouraged.

WALPOLE CROSS KEYS DRAFT NEIGHBOURHOOD PLAN

Employment Uses

There are a limited number of employment uses in the parish. A window firm is effectively hidden behind tall fencing on Sutton Road. A transport firm is located on Market Lane. On the site of the old station there is a large pallet yard.

The plan supports employment uses in the parish subject to their being no adverse amenity impacts on residential areas and subject to maintenance of vehicular and pedestrian safety.

Policy 7 – Employment Related or Agriculture and Horticulture Related Development

Employment related uses and development related to the agricultural and horticultural sector are encouraged on suitable sites (buildings and land) in the Parish.

In deciding whether a site is suitable for such development including the expansion or redevelopment of existing employment sites, consideration will be given to the effect on the character and appearance of the area from any new buildings or related infrastructure, the effect on the amenity of nearby occupiers and the benefits brought by the proposal in terms of new jobs and services.

Employment

- a. **The development and redevelopment of existing business sites for employment uses is encouraged.**

Agriculture/Horticulture

- b. **Development to support the agricultural and horticultural purposes of sites is encouraged.**

Policy 8 – Site at Old Station

The enhancement or redevelopment of the Site at Old Station identified on Map 1 will be supported where a proposal accords with Policy 7 of the Neighbourhood Plan and other relevant policies of the development plan.

WALPOLE CROSS KEYS DRAFT NEIGHBOURHOOD PLAN

Community Facilities

There are very few village-based facilities that encourage people to remain within the village – the school and the Jephson Hall offer the only public places. It is crucial to the longer-term viability of the community that no more services are lost forever and that the village does not become a dormitory “town” to other places.

Policy 9 – Protection of Community Facilities

The village school and the Jephson Hall are identified as community facilities essential to the longer term viability of the community. Development Proposals which would result in the loss of these facilities or otherwise prejudice their continued use will not be permitted. This protection should only be relaxed under the criteria mentioned in the Borough Council’s Policy DM9 and supporting text in the Site Allocations and Development Management Policies Plan.

New or enhanced community facilities and infrastructure will be supported where proposals comply with other policies of the development plan.

WALPOLE CROSS KEYS DRAFT NEIGHBOURHOOD PLAN

Transport and Access

The roads in the parish vary in quality. The main A17 bisects the parish and carries heavy and unrestricted traffic. Sutton Road (the old A17) is beginning to deteriorate and attracts those seeking a shortcut through to King's Lynn – in spite of its 40 mph, 30 mph speed limits (and an advisory 20 mph at school times) traffic often speeds along this relatively straight road. Low Road is little more than single track – as is Littleholme Road which is also suffering from collapsing into the nearby dyke – traffic is limited to 30 mph on both roads. The two parts of Station Road are relatively narrow and winding – although part of the northern half carries a 30mph limit. Market Lane suffers from the same kinds of problems as Sutton Road – whilst not as wide but considerably straighter it is limited by the national speed limit.

Policy 10 – Transport and Access

- a. **Improvements to the road network in the Parish are encouraged provided that the rural character and appearance of the area is respected.**
- b. **Proposals should ensure that any requirements generated by the proposed development do not harm the highway network, verges or dykes.**

CHAPTER 6. HOW WILL THE PLANNING POLICIES BE IMPLEMENTED

b. The Vision, Objectives, planning policies and projects in this plan::

1. Form the basis of an understanding of the will of the parishioners; and
2. Form a blueprint for how the residents of this parish wish to see it develop (or be protected) in the future.

c. The aims of the Neighbourhood Plan will be met through a variety of means:

1. Implementation of the planning policies.
2. Through informing Parish Council policy which will be reflected in its dealing with such issues as planning;
3. Through informing Parish Council longer term planning in terms of development of those areas of the parish for which it has responsibility;
4. Through providing a target for pressure on other statutory and non-statutory bodies as may be responsible for decisions affecting the parish; and
5. Through providing a guide for the pressure brought to bear on individuals and private concerns regarding their effects on the shorter and longer term future of the parish.

d. The Parish Council will monitor the implementation of the planning policies contained within this plan to assess whether they are being implemented as intended and whether the policies are sufficiently effective in addressing the overall aims of this Neighbourhood Plan.

Appendix 1

COMMUNITY ASPIRATIONS

The following matters show the Parish Council's intentions and reflect the wishes expressed by the community in the neighbourhood plan making process.

WALPOLE CROSS KEYS DRAFT NEIGHBOURHOOD PLAN

Footpaths/Tracks	
1.	The footpaths, such as they are, are essential to the safety of pedestrians and every effort must be made to ensure that the surface is kept in good order and that they are clear of vegetation that might impede those using them.
2.	The Parish Council will commit to ensuring that public footpaths and public walks are kept open in the parish.
3.	The Parish Council will work towards keeping footpaths within the Parish, clear of dog foul by promoting the use of dog waste bins.
Dykes	
1.	The dyke system is essential to the good drainage of the land and residential properties
2.	Dykes should never be filled in without permission and guidance from the relevant authorities
3.	More efforts should be made to unblock dykes
4.	Dykes should be kept clear and properly maintained.
5.	<p>Walpole Cross Keys Parish Council will work alongside Norfolk County Council's Flood and Water Management Team, Norfolk County Council's Highways Department, the King's Lynn Internal Drainage Board, the Borough Council of King's Lynn & West Norfolk and other stakeholders to identify solutions and measures to help effectively manage flood risk in the Neighbourhood Plan area. For example, we will seek to work alongside these partners to:</p> <ul style="list-style-type: none"> • Build and establish an overview of the drainage and water course systems in the Neighbourhood Plan area • Identify structures and features (such as open watercourses) that are important for managing local flood risk, allowing for quicker identification of the relevant authority/ies to contact regarding flood risk and incidences of flooding • Ensure effective communication with our residents so that land and property owners are aware of their riparian rights and responsibilities and who to contact for further guidance and advice • Identify possible sources of funding for schemes to address issues relating to surface water

WALPOLE CROSS KEYS DRAFT NEIGHBOURHOOD PLAN

	drainage and flood risk.
Lighting	
1.	The Parish Council will commit to maintaining the current level of footpath lighting. It is very conscious of the effects of light pollution in the rural environment
2.	No further footpath lighting will be provided.
Gardens	
	The Parish Council will continue to maintain the Parish Sign, Millennium and Eva Kemp/Station Gardens.
<i>Bus services</i>	The current bus service is essential to the continued viability of the parish and represents an absolute minimum. Improvements to the service should be encouraged.
	Any extension of the 55 service on Market Lane and the 505 service on Sutton Road, in terms of the number of buses per day, is to be fully supported
	Additions to public transport in the parish, to aid those who rely upon it and to reduce private traffic where practical, are to be fully supported
	The Parish Council will continue to work with stakeholders including Norfolk Green, Norfolk County Council's Highways Department and other villages to work towards improvements to the bus service.
	The Parish Council will continue to maintain the existing bus shelters.
	Where practical and when budgets allow the Parish Council will favourably consider an increase in appropriate bus shelters at other locations in the parish.
<i>Environment</i>	The Parish Council will commit to maintaining the relative rural nature of this village and protecting the history and roots of the area whilst promoting a more flourishing local community.

Appendix 2

Population Trends

Table 1 (*Population Age Structure 2001-2011*) shows the changes that have taken place in the village between the last two censuses, and compares the village with the age structure in the Borough Council of King's Lynn and West Norfolk (BCKLWN) area as a whole, for 2011.

Table 1 Walpole Cross Keys: Population Age Structure 2001-2011

		2001	2011	2011
		Walpole Cross Keys	Walpole Cross Keys	BCKLWN
All People		469	518	147451
0-4 yrs	no.	32	35	7970
	%	6.8	6.8	5.4
5-7 yrs	no.	19	24	4372
	%	4.1	4.6	3.0
8-14 yrs	no.	47	50	10777
	%	10.0	9.7	7.3
15-19 yrs	no.	17	29	8197
	%	3.6	5.6	5.6
20-29 yrs	no.	33	41	16354
	%	7.0	7.9	11.1
30-44 yrs	no.	111	94	25570
	%	23.7	18.1	17.3
45-59 yrs	no.	104	120	29117
	%	22.2	23.2	19.7
60-74 yrs	no.	71	84	29046
	%	15.1	16.2	19.7
75-84 yrs	no.	22	34	11584
	%	4.7	6.6	7.9
85+ yrs	no.	13	7	4464
	%	2.8	1.3	3.0

The village population in 2001 was 469 and rose to 519 in 2011, an increase of 11%. This compares with 8.9% in the BCKLWN area as a whole.

The 15-19 years age group has increased significantly from 3.6% of the population in 2001 to 5.6% of the population in 2011. The 30-44 years age group has significantly decreased from 23.7% of the population in 2001 to 18.1% of the population in 2011.

The 2011 census reflects that Walpole Cross Keys had a significantly higher percentage of 0-14 years age group (21.1% compared to 15.7%) and 45-59 years age group (23.2% compared to 19.7%) compared to the BCKLWN area as a whole, and a significantly lower percentage of 20-29 years age group (7.9% compared to 11.1%) and 60-85+ years age groups (24.1% compared to 30.6%).

WALPOLE CROSS KEYS DRAFT NEIGHBOURHOOD PLAN

Household Trends

Below, Table 2 shows the household spaces and accommodation types in the village for the two census years, and also compares 2011's records with BCKLWN as a whole.

Table 2 Walpole Cross Keys: Household Spaces and Accommodation Type

		2001	2011	2011
		Walpole Cross Keys	Walpole Cross Keys	BCKLWN
All dwellings		191	188	62977
Detached house or bungalow	no.	103	104	28085
	%	53.9	55.3	44.6
Semi-detached house or bungalow	no.	68	69	19652
	%	35.6	36.7	31.2
Terraced house or bungalow	no.	17	14	9392
	%	8.9	7.5	14.9
Flat, maisonette, or apartment	no.	3	1	5349
	%	1.6	0.5	8.5
Caravan or temporary structure	no.	0	0	448
	%	0.0	0.0	0.7
Shared dwelling	no.	0	0	51
	%	0.0	0.0	0.1

In 2011, Walpole Cross Keys had more detached dwellings as a percentage of the overall dwellings when compared to the BCKLWN as a whole (55.3% compared to 44.6%), and similarly, higher numbers of semi-detached dwellings (36.7% compared to 31.2% in the BCKLWN area); however the data does demonstrate there are much less terraced properties in Walpole Cross Keys (7.5% compared to 14.9% in the BCKLWN area), as well as flats, maisonettes or apartments (0.5% compared to 8.5% in the BCKLWN area).

Below, Table 3 shows the Occupancy Rate in the village for the two census years, and also compares 2011's records with BCKLWN as a whole.

Table 3 Walpole Cross Keys: Occupancy Rate 2001 & 2011

		2001	2011	2011
		Walpole Cross Keys	Walpole Cross Keys	BCKLWN
All Households		179	188	62977
One Person Household; Total	no.	28	27	17116
	%	15.6	14.4	27.2
One Person Household; Aged 65 and Over	no.	17	11	9059
	%	9.5	5.9	14.4
One Person Household; Other	no.	11	16	8057
	%	6.1	8.5	12.8

WALPOLE CROSS KEYS DRAFT NEIGHBOURHOOD PLAN

One Family Only (OFO); Total	no.	145	147	41940
	%	81.0	78.2	66.6
OFO; All Aged 65 and Over	no.	27	31	8187
	%	15.1	16.5	13.0
OFO; Married Couple; Total	no.	97	83	22170
	%	54.2	44.1	35.3
OFO; Married Couple; No Children	no.	37	29	10051
	%	20.7	15.4	16.0
OFO; Married Couple; Dependent Children	no.	46	36	8625
	%	25.7	19.1	13.7
OFO; Married Couple; All Children Non-Dependent	no.	14	18	3494
	%	7.8	9.6	5.6
OFO; Cohabiting Couple; Total	no.	16	23	6721
	%	8.9	12.2	10.6
OFO; Cohabiting Couple; No Children	no.	13	12	3447
	%	7.3	6.4	5.4
OFO; Cohabiting Couple; Dependent Children	no.	3	10	2905
	%	1.7	5.3	4.6
OFO; Cohabiting Couple; All Children Non-Dependent	no.	0	1	369
	%	0.0	0.5	0.6
OFO; Lone Parent; Total	no.	5	10	4862
	%	2.8	5.3	7.7
OFO; Lone Parent; Dependent Children	no.	5	6	3087
	%	2.8	3.2	4.9
OFO; Lone Parent; All Children Non-Dependent	no.	0	4	1775
	%	0.0	2.1	2.8
Other Household Types (OHT); Total	no.	6	14	3921
	%	3.4	7.4	6.2
OHT; With Dependent Children	no.	3	5	1359
	%	1.7	2.7	2.2
OHT; All Full-Time Students	no.	0	0	10
	%	0.0	0.0	0.0
OHT; All Aged 65 and Over	no.	0	1	325
	%	0.0	0.5	0.5
OHT; Other	no.	3	8	2227
	%	1.7	4.3	3.5

WALPOLE CROSS KEYS DRAFT NEIGHBOURHOOD PLAN

Table 4 Walpole Cross Keys: Household size in parish compared to borough, region and country.

Household size (persons)	Walpole Cross Keys	BCKLWN	East of England	England
1	14%	27%	28%	30%
2	43%	41%	36%	34%
3	15%	15%	16%	16%
4	32%	29%	39%	38%
5	9%	4%	5%	5%
6	3%	1%	1%	2%
7	1%	0%	0%	0%
8 people or more	1%	0%	0%	0%

In 2011 Walpole Cross Keys had significantly less one person households as a percentage when compared to BCKLWN (14.4% compared to 27.2%) and also when compared with a typical predominantly rural area (at 28.1% according to 2011 Census data as reported in the online resource made available by the Rural Services Network) The village has a much higher percentage of one family only households compared to BCKLWN (78.2% compared to 66.6%).

In contrast to this, Table 4 shows that Walpole Cross keys has a higher proportion of households comprising only two people where this makes up for 43% of households compared to 41% for the borough, 36% for the East of England and 34 % for the country. Proportionately, Walpole Cross Keys has a high percentage of larger households compared with other areas. These larger households together with the low number of one person households help to explain Walpole Cross Key's high dwelling occupancy rate which is at 2.76% compared to 2.34% for the borough at large and 2.3 for the country.

Walpole Cross Keys also has a high proportion of one family households where all members are aged 65 or over. These households make up 16.5% of the households compared with 13% for BCKLWN and 11.1% for a predominantly rural area.

Within the one family households in the village married couples make up the largest percentage at 44.1% which compares to 35.3% for the BCKLWN area as a whole.

Table 5 (below) shows the census records for 2001 and 2011 for housing tenure in the village, and shows comparative figures for BCKLWN from 2011.

WALPOLE CROSS KEYS DRAFT NEIGHBOURHOOD PLAN

Table 5 Walpole Cross Keys: Housing Tenure 2001-2011.

		2001	2011	2011
		Walpole Cross Keys	Walpole Cross Keys	BCKLWN
All dwellings		184	188	62977
Owned outright	no.	73	73	24908
	%	39.7	38.9	39.6
Owned w/ mortgage or loan	no.	83	88	18799
	%	45.1	46.8	29.9
Shared ownership	no.	0	0	275
	%	0.0	0.0	0.4
Social rented from LA	no.	16	4	1946
	%	8.7	2.1	3.1
Social rented: other	no.	0	7	6447
	%	0.0	3.7	10.2
Private rented	no.	9	12	9278
	%	4.9	6.4	14.7
Living rent free	no.	3	4	1324
	%	1.6	2.1	2.1

Home ownership has not changed much in the village over the last ten years but when comparing 2011 with the BCKLWN area as a whole the village has a much larger percentage of dwellings owned with a mortgage or loan (46.8% compared to 29.9%); though a lower percentage of social rented (3.7% compared to 10.2%) and private rented (6.4% compared to 14.7%).

Table 6 below shows the size of the accommodation by number of bedrooms in 2011 and compares this with the BCKLWN as a whole.

Table 6 Walpole Cross Keys: Accommodation size by number of bedrooms.

		2011	2011
		Walpole Cross Keys	BCKLWN
All dwellings		188	62977
No bedrooms	no.	0	107
	%	0.00	0.2
1 bedrooms	no.	9	4629
	%	4.8	7.4
2 bedrooms	no.	39	18495
	%	20.7	29.4
3 bedrooms	no.	88	27311
	%	46.8	43.4
4 bedrooms	no.	44	9671
	%	23.4	15.3
5 or more bedrooms	no.	8	2764
	%	4.3	4.3

The village has no properties without at least one separate bedroom. When compared to the BCKLWN as a whole the village has a significantly

WALPOLE CROSS KEYS DRAFT NEIGHBOURHOOD PLAN

lower percentage of properties with one bedroom (4.8% compared to 7.4%) and properties with two bedrooms (20.7% compared to 29.4%); however a significantly higher percentage of properties with four bedrooms (23.4% compared to 15.3%).

Employment

Table 7 shows the changes in types of occupation of residents in the village from 2001 to 2011 and compares this with the BCKLWN as a whole in 2011.

Table 7 Walpole Cross Keys: Occupation

		2001	2011	2011
		Walpole Cross Keys	Walpole Cross Keys	BCKLWN
All usual residents aged 16-74 in employment		216	241	67268
Managers, Directors & Senior Officials	no.	29	26	7047
	%	13.4	10.8	10.5
Professional Occupations	no.	8	19	8130
	%	3.7	7.9	12.1
Associate Professional & Technical Occupations	no.	21	29	7219
	%	9.7	12.0	10.7
Administrative & Secretarial Occupations	no.	25	23	6720
	%	11.6	9.5	10.0
Skilled Trade Occupations	no.	46	38	9987
	%	21.3	15.8	14.8
Caring, Leisure & Other Service Occupations	no.	14	22	6979
	%	6.5	9.1	10.4
Sales & Customer Service Occupations	no.	13	17	5295
	%	6.0	7.1	7.9
Process, Plant & Machine Operatives	no.	22	38	7243
	%	10.2	15.8	10.8
Sales & Customer Service Occupations	no.	38	29	8648
	%	17.6	12.0	12.8

Over the ten year period from 2001 to 2011 occupations have changed in the village with significant increases in professional occupations (3.7% compared to 7.9%); associate professional & technical occupations (9.7% compared to 12.0%); caring, leisure & other service occupations (6.5% compared to 9.1%); and process, plant & machine operatives (10.2% compared to 15.8%). Significant decreases have occurred in skilled trade occupations (21.3% compared to 15.8%) and sales & customer service occupations (17.6% compared to 12.0%).

When comparing the village with the BCKLWN as a whole in 2011 many of the occupations are at a similar percentage level with significant variations only in professional occupations where the village has a lower percentage

WALPOLE CROSS KEYS DRAFT NEIGHBOURHOOD PLAN

(7.9% compared to 12.1%) and process, plant & machine operatives where the village has a higher percentage (15.8% compared to 10.8%).

WALPOLE CROSS KEYS DRAFT NEIGHBOURHOOD PLAN