

A photograph of a two-story brick house with a red-tiled roof and a large chimney. The house is partially covered in green ivy. A low brick wall is in the foreground.

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Introduction

1. The Walpoles is a Parish consisting of 3 hamlets, Walpole St Peter the largest, Walpole St Andrew and Walpole Marsh being the smallest.
2. The Parish of the Walpoles Came into existence when the reform of the parishes was carried out in 1980's. Walpole St Andrew and Walpole Cross Keys were one Parish. Walpole St Peter with Walpole Marsh with Walpole Highway was a parish. The outer parishes wanted to go on their own so Walpole Highway & Walpole Cross Keys formed their own councils leaving St Andrew, St Peter, and the Marsh to form their own Council. The first meeting of The Walpoles Parish council was in April 1988.
3. The Parish boundaries have become blurred over the years with hap hazard building of a great number of very large buildings. The villages were once dominated by Council Houses providing much needed affordable properties, but these have been sold to private owners leaving very few affordable homes in the parish.
4. The area is predominantly arable farming in the past fruit orchards were predominant growing apples, pears and cherries, many small growers produced strawberries and soft fruits for jam industry as there were several allotments provided by local charities. This area was part of the blossom route and coach loads of people would make a special trip just to see the beautiful blossoms in May.
5. There were also some smallholdings using glass houses to force flowers and grow crops like tomatoes and cucumbers. There were once several small businesses in the parishes. Shops Hills Shop; Andrews Store and Post office, Lion Services and petrol station with hardware store, Walter Cuttings car showroom and repair garage with a petrol station. Knightons store and several public houses, the plough; Princess Victoria, Coach and Horses, Black Horse, the Wheatsheaf to name a few.

Images of the old petrol pump station site in the 1960s and 2000s before demolition. These have now been replaced by semi-detached housing in Walpole St Andrew.



6. There were 2 schools: Walpole St Andrew began as a public school for girls and Walpole St Peter was endowed by Anthony Curton, a local landowner, in 1705 for boys then with government reform a school board was set up in 1878 they both admitted boys and girls. These were amalgamated in 1983 in a new building forming the Anthony Curton Voluntary aided School. The old school buildings were sold off as residential.

Image of the old Walpole St Andrew School. The entrance to the new school cuts across the playground. A new entrance was created when the Community Centre had been completed.



Image of Walpole St Peter School shortly after closure



7. There were 4 churches in the old Parishes St Helens at Cross keys and St Edmunds at Walpole Highway were sold off as residential and Walpole St Andrew Church was handed to the Churches Conservation Trust to care for. Leaving Walpole St Peter as Cathedral of the Fens and visited regularly by King Charles III.

Image of Walpole St Peter Church and Wren Green one of the oldest properties in Walpole St Peter South side of St Peters Church. Whilst it is an old photo little has changed.



8. There were also 2 Methodist chapels One on Washdyke Road (now part of Chalk Road) which was demolished to make way for housing. The one on The Marsh has been converted to residential.
9. There were 3 village halls The Marsh hall was built for ex-servicemen returning from World War 1 to socialize, later becoming the W.I. hall. The W.I. moved out and it reverted to the landowner and was sold as a building plot.
10. Walpole St Andrew Hall disappeared, and no-one knows where it was or what happened to it. One thought is that it was attached to the Vicarage and was demolished when the vicarage was sold for private use.
11. Walpole St Peter hall was a gift to the Parish in 1904 and is currently earmarked for demolition in 2024 to be replaced with a more substantial building but using the same footprint.
12. The new Community Centre was a dream plan set up by the local butcher and local farmer in the early 1970's. They set up the Walpole Parish Foundation and Recreation trust in December 1974 to buy several acres of land which they would sell off to build a housing estate and the proceeds would build the Community Centre and playing fields. A section of this land was allotted to the diocese to build the school at a peppercorn rent and building started in 1983 and was officially opened in May 1984 by Ruth Lady Fermoy. The Parish Council have built a Play Park on some of the land. The whole idea was to bring the villages together.

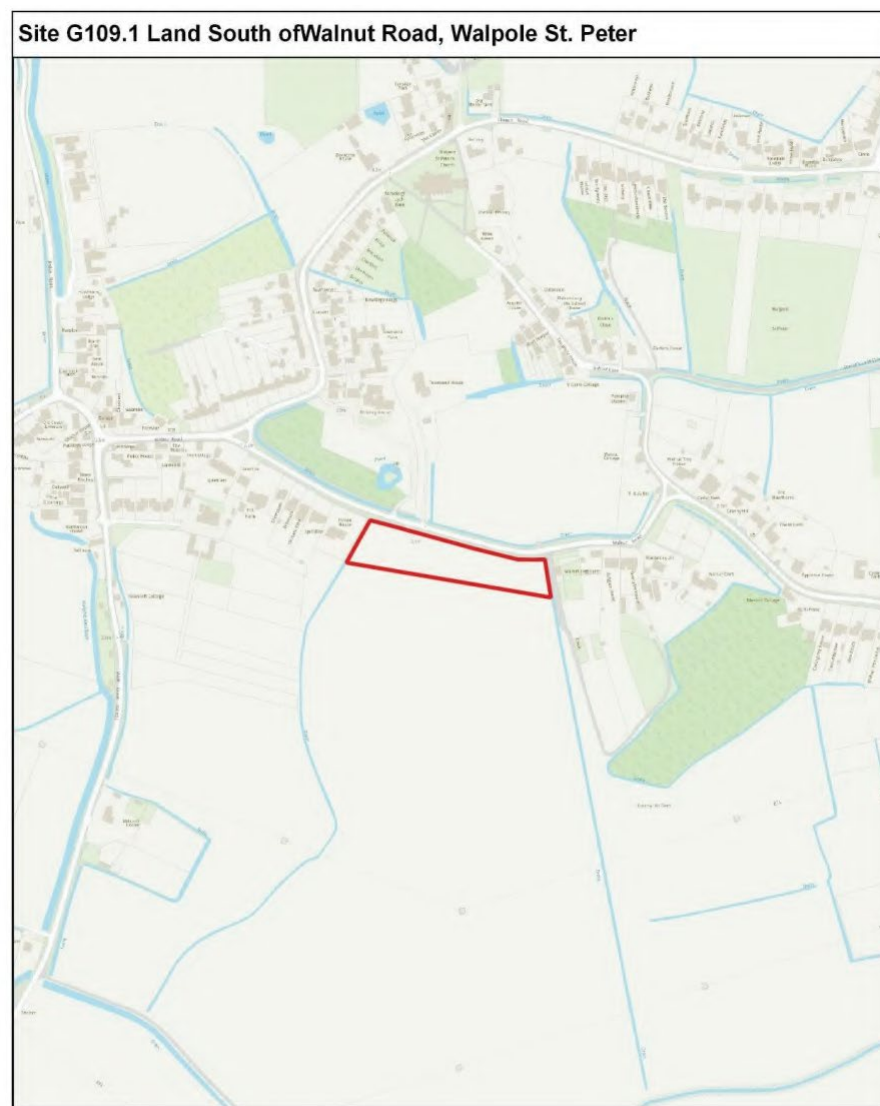
Neighbourhood Planning

Overview of Neighbourhood Planning

13. Neighbourhood Planning was introduced by the Localism Act 2011, the legislation for which came into effect in April 2012, giving communities the power to agree a Neighbourhood Development Plan (NDP). It is an important and powerful tool that gives communities such as parish councils statutory powers to agree a shared vision and shape how their community develops and changes over time.
14. There is already a policy framework in place that applicants must have regard to when building in the Walpoles these are the national and local plan policies. The Walpoles is in the Borough of King's Lynn and West Norfolk (BCKLWN) and the Neighbourhood Plan sits within the context of the King's Lynn and West Norfolk Local Plan. The Borough Council adopted its new Local Plan 2021-2040 on March 27, 2025. This new plan replaces the previously adopted Core strategy (2011) and the Site allocations and Development Management Policies (SADMP) (2016) documents.
15. The Local Plan sets the overall strategic policies for the borough, such as the amount of new development and the distribution of that development across the borough, as well as promoting sustainable development and protecting the environment. The policies in this NDP need to be in general conformity with the strategic policies and support the delivery of these contained in the BCKLWN Local Plan. The NDP cannot, for example, promote less development than set out in the Local Plan or restrict the delivery of

strategic policies. As well as being in general conformity with the Local Plan, the NDP must also have due regard to national planning policy and guidance documents, which is set out in the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG).

16. Within the Local Plan, The Walpoles are designated as a Key Rural Service Centre. This cluster is made up of Walpole St. Peter, Walpole St. Andrew, and Walpole Marsh (all within Walpole Parish), they are grouped together due to the shared services and facilities between the settlements and the close functional relationship. The Local Plan allocates one site within the Walpole St. Peter, this is G109.1 – Land South of Walnut Road (Figure 1).



Borough Council of
King's Lynn &
West Norfolk

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Figure 1: The Walpoles Site Allocation G109.1 – Land South of Walnut Road, Walpole St. Peter from Local Plan 2021-2040

17. Neighbourhood Plans have the opportunity to allocate sites for development to support their parish. The community survey in late 2022/early 2023 had a few respondents to say people may support an allocation. For this reason, a call for sites was held between August and September 2023, for local landowners to put forward potential sites. There were 12 sites put forward and assessed on suitability. However, after further reflection the parish council and Neighbourhood Plan Steering Group decided not to allocate any sites at this time since there was no absolute need, and sites could come forward in the parish as windfall development such as infill plots.
18. An NDP contains non-strategic policies to support and add further detail to policy matters already adopted in the Local Plan which are specifically relevant to The Walpoles. This includes the mix of housing, design principles for new development, conserving and enhancing the natural environment, protecting local green spaces from development, and setting out other development management policies which are not addressed at a borough level. Importantly, the NDP will contribute to the achievement of sustainable development. Some of the policies in the following sections are not strictly 'planning' related, but it was felt that they were important enough to include in the NDP and designate as 'Community Actions'; something on which the local community and Parish Council will lead the initiative.
19. The Policies are intended to meet the Vision and Objectives set out in the following section. They are aimed at guiding decision makers and applicants to address the needs and wants of the community. Development proposals should have regard to all the relevant planning policies in this NDP, and of course those in the Local Plan and national policy.
20. Once a NDP has been 'made', following consultation with residents, examination, and a successful local referendum, it becomes part of the statutory development plan for the Parish and will be used by the Borough Council when considering relevant planning applications in the Parish. The Parish Council is keen to ensure that the Plan remains up to date and topical.

Process of Developing this Neighbourhood Development Plan

21. The Parish area shown in **Figure 2** was designated as the Neighbourhood Development Plan Area in July 2022. The Plan period is 2022 to 2036. Working on behalf of the community, The Walpoles Neighbourhood Plan Steering Group has prepared this Plan that will be used to shape and influence future development and change across the Parish.
22. A broad range of evidence has been reviewed to determine issues and develop Policies for the Plan. This includes population data from the Office of National Statistics, housing data, a review of environmental designations and historical records. Further work to gather new evidence has also been undertaken, including an assessment of local green spaces supported by consultation activities with the community. AECOM have also

commissioned a Design Code and Guidance Document and Housing Needs Assessments for the parish.

23. Any new development should serve both current and future residents. The Policies contained within this Plan will enable us to influence the design and type of any new homes being delivered in the Parish, as well as ensuring infrastructure improvements are delivered alongside growth to maximise community benefit.

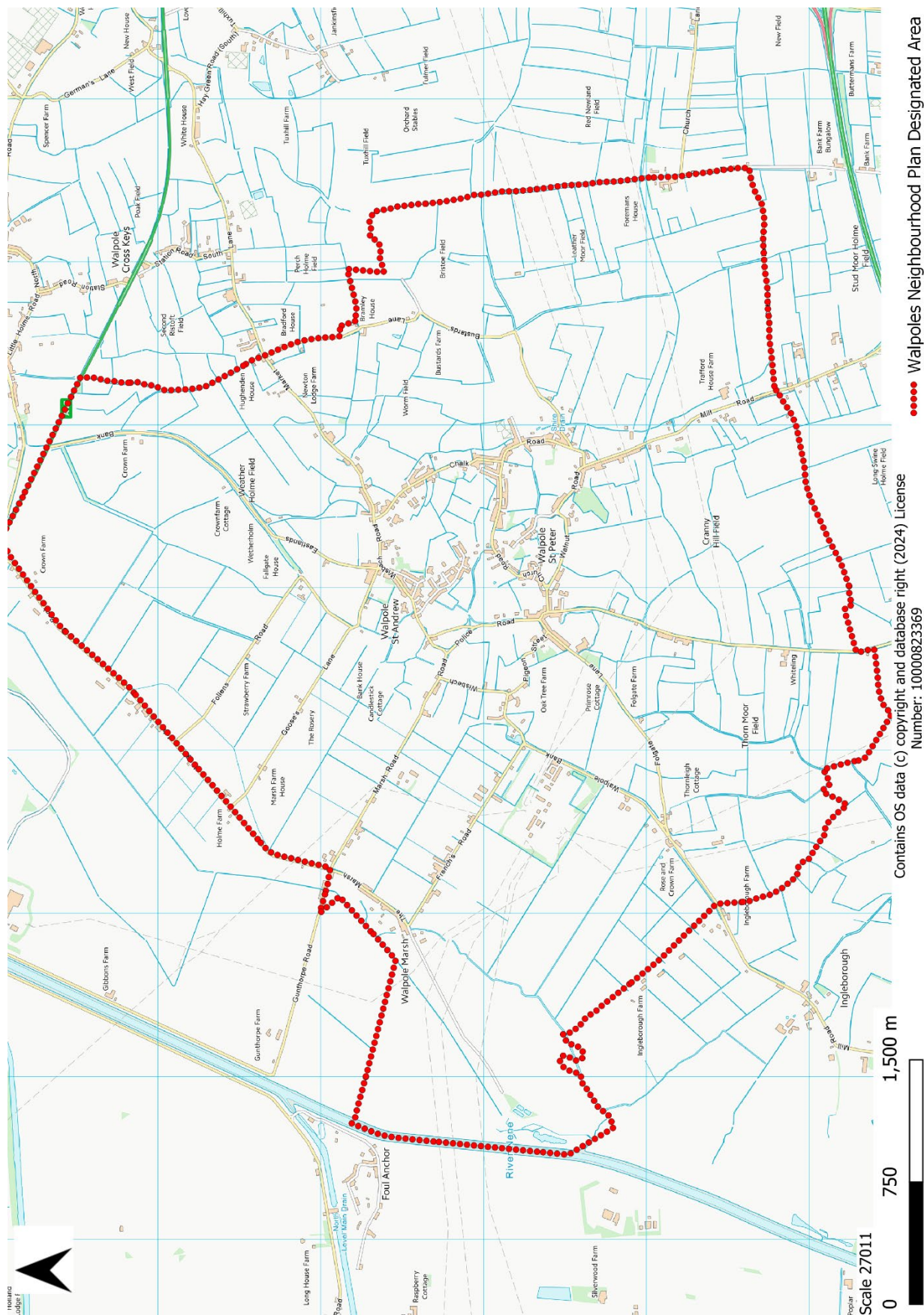


Figure 2: Designated Neighbourhood Development Plan Area

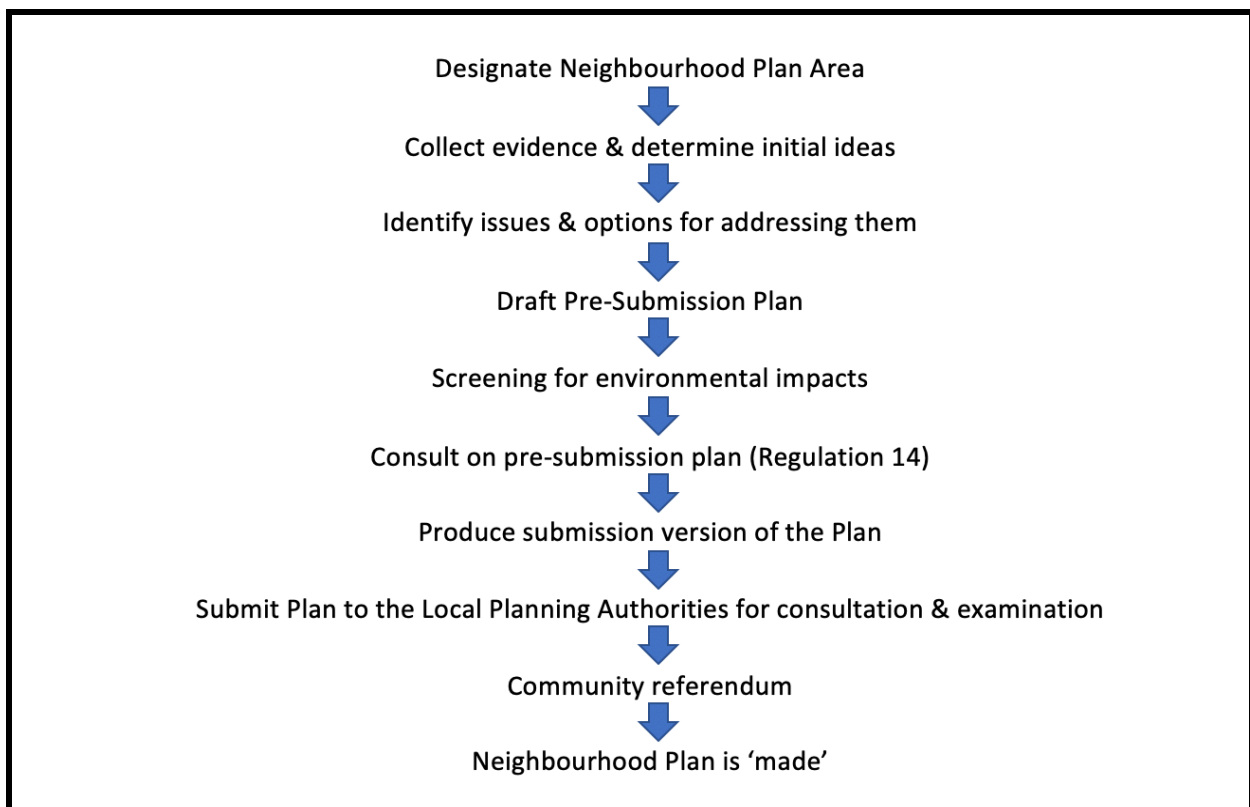


Figure 3: Neighbourhood Development Plan Process for The Walpoles

Consultation with the Community so far

24. Consultation and publicity of the neighbourhood plan have been undergoing since November 2022, where the neighbourhood plan steering group had a stand promoting the neighbourhood plan, at the Christmas Fair in St Peter's Church on the 26th November 2022. A leaflet with background on the neighbourhood plan was available and handed to those who attended the event. The leaflet explained what a neighbourhood is, the aim and vision of the plan, how people can get involved and to read further information in the Crier and on the village noticeboards. The neighbourhood plan also had a presence at the St Andrews Christmas tree fair on Saturday 10th December 2022. Residents were asked to add their views on development to baubles hanging on the tree. Comments raised focused around the area not needing any new housing in the area, particularly major or housing estates, especially without further infrastructure being provided. Also, concerns were raised about non-planning related matters such as better use of the community centre, improvements to the school playground/field.
25. As well as this between December 2022 and January 2023 a survey was conducted with residents and people who work in the area. This included 26 questions and was advertised in numerous ways including on the parish council website, within the village crier (a bi-monthly magazine), hard copies at St Peters Church and posted through doors. Overall, the survey got 29 responses. However, further engagement with residents is constantly underway with a NP update leaflet being distributed in Summer 2023.

26. The main issues and concerns raised from the survey included:

- There is strong support for protecting the environment, including designating local green spaces such as the recreational field, identifying important local views such as of the churches and protecting dark skies.
- There were a number of suggestions for non-designated heritage assets including The Old Post Office and Dovecote House. Many respondents throughout referenced the historic importance of St Andrews Church and St Peters Church.
- Access into the countryside is important, people would like to see more footpaths and further routes into the countryside particularly for dog walking.
- Whilst there is not an overall desire to encourage much new development, the need for smaller scale housing was acknowledged. Residents welcome the need for more affordable homes (such as starter homes for young people), family sizes homes. The type of housing preferred was bungalows, semi-detached followed by detached and the sizes were mainly 2-3 beds followed by 4 beds.
- The design of any new housing is important, there's support for ensuring new housing is in keeping with existing development and also new development should incorporate low carbon design.
- People would like to see more facilities and activities within the villages for all age groups particularly younger people/teenagers.
- Retaining existing local services and facilities is important such as the local school and pre-school and community buildings. A number of people felt that they would like to see a general shop or post office come forward.
- There was interest in the idea of allocating land for housing or employment sites such as for local shops or other small businesses, though opinion was divided as to where this was – on the outskirts or more central to the villages. An issue around noise pollution and the road network was raised with respect to allocating land.
- There were lots of ideas on what CIL payments could be spent on. This included improving the children's play area and equipment, more dog bins and improved bus shelters.
- People raised strategic issues relating to infrastructure, such as healthcare provision, which cannot be addressed through the neighbourhood plan. However, engagement with key stakeholders could get conversations going on some of these matters.
- Various non-planning matters were raised, which could potentially be incorporated as community actions points.

25. The draft Walpole Neighbourhood Development Plan was consulted upon by the Parish Council during October- December 2024. Details of how the Parish Council took into consideration the communities views at this stage can be found in the consultation statement available on the BCKLWN website¹.

¹ https://www.west-norfolk.gov.uk/info/20127/neighbourhood_plans/1200/the_walpoles_neighbourhood_plan

Adoption/ Making of the Neighbourhood Development Plan

26. The Plan was submitted to the Borough Council on 13 February 2025. BCKLWN took over the process then, with further consultation (known as Regulation 16) in March-May 2025, and an examination in Summer 2025. This culminated in the passage of the Neighbourhood Development Plan in December 2025, with allowing it to process to referendum. The referendum was held on 13 November 2025 with 83% of votes cast in favour of “making” (adopting) the Plan. The Borough Council formally adopted the Neighbourhood Plan in December 2025.

Vision and Objectives

Vision	<i>The Walpoles retains its rural identity and ensures that any development coming forward in future years will strengthen the community by achieving a good balance of housing stock to meet local need, achieve high quality design whilst respecting our local character, strives to improve current local wildlife connectivity, will protect, and enhance our local environment including our natural, historical, and built assets such as trees, hedgerows, and community buildings.</i>
Objectives	A. Ensure future housing development, including the tenure mix and number of bedrooms, meets the needs of the local population to help retain residents in the Walpoles. B. Protect and enhance the local character of the Walpoles, ensuring that new development is of a high-quality design and sensitively located in line with local design codes. C. Protect and enhance the Walpoles natural environment, its dark skies, green spaces, trees, and hedgerows that are important for wildlife. D. Reduce the impact of flooding and ensure that surface water flood risk is not exacerbated by new development. E. Protect community facilities that meet the needs of the resident population.

Housing

This section supports delivery of the following NDP objective:

- A. Ensure future housing development, including the tenure mix and number of bedrooms, meets the needs of the local population to help retain residents in the Walpoles.**

27. The NPPF (December 2024) Paragraph 63 requires plans to have policies that meet the housing needs of different demographic groups, such as older people, disabled people, self-builders, families etc, which provides an opportunity to include a Policy in the NDP that sets out specific detail for the housing mix that is expected from new residential development².
28. According to the Census 2021 the current population of the parish is around 1,900 an increase from 1,803 in 2011. The 2021 data also demonstrates that the population profile has also changed slightly. **Figure 4** shows there have been a slight decrease in the younger age group and a particular increase in 65+ years. Overall, the parish is made up of a large percentage of young and working age groups compared to the older age category.

Age group	2011 %	2021 %
0-14	16.7	16.5
15-24	11.6	9.6
25-44	20.6	21.5
45-64	33.1	31
65+	17.8	21.2

Figure 4- Age Structure of Walpoles population in the Census 2011 and 2021

29. The Walpoles Housing Needs Assessment (2023) sets out detail on the housing profile in the Walpoles. For example, the report highlights that the highest accommodation type in the parish is detached dwellings (35.9%) followed by semi-detached dwellings (26.2%) and so forth. The number of detached dwellings is double the % available nationally (15.8%) and higher than the district levels (21.6%). As well as this the following figure shows that over 80.5% of households in the Walpoles are larger dwellings of 3 bedrooms

² National Planning Policy Framework (December, 2024)

or higher. This is also reflected in examples of newer residential developments which have been built in the parish such as the image below.



Image: New residential housing along Church Road, Walpole St Peter

30. The Census 2021 data and supporting neighbourhood plan documents (including the Housing Needs Assessment (2023) and Evidence Base Paper) highlights a number of key facts from Walpoles housing profile.

Number of households

- In 2021 there was approx 770 households in Walpole who were usual residents at the time when answering the survey.

Number of bedrooms

- Around 50% of households are 3 beds
- 30.5% are 4 or more bedrooms
- 14.5% are 2 bedrooms and 4.2% are 1 bedrooms
- The occupancy rate for bedrooms show that in Walpole 82% of households have at least 1 or 2+ bedrooms unoccupied.

Household composition

- Approx 69.9% of the population are single family households
- 23.1% were one person households
- 7% other types.

Tenure of household

- Approx 78.7% own their house outright/mortgage
- 11.4% Private rent and 9.9% Social rent

Figure 5- Walpole Housing Profile Preview (Census, 2021)

31. Understanding household composition (combinations of adults and children in a dwelling) is important for considering Walpoles housing need and mix. Data available from the Census 2021 states that single family households make up around 69.9% of the parish, one person households make up 23.1% and other household types of 7%³. Single

³ Walpoles. Source: [Build a custom area profile - Census 2021, ONS](#)

family households can include couples, families with dependent or non-dependent children. In 2011 the percentage of single households and family households were similar⁴ showing that there is a need for a mix of different sized homes in the parish.

32. The Census 2021 identifies that 82% of households are under-occupied, with at least one extra bedroom. This is most common in two household types including families aged 65+ and families under 65 with no children. This suggests that households are generally not downsizing when children leave the family home for example. This could be due to personal choice, or potentially a lack of availability of more suitable property within the parish.
33. The Walpoles Housing Needs Assessment (2023) uses a life-stage modelling process to determine likely dwelling mix needed for the future. The life stage (age) of households is strongly correlated with the size of home they tend to occupy. The occupation data is only available at the Local Authority level rather than parish specific, so there could be different preferences, but this is a recognised approach. The projected distributions of households by age in The Walpoles is considered to increase for age groups 55 years and higher moving forward to 2036 rather than younger age groups. The modelling exercise recommends a indicative mix of dwelling sizes to 2036 to meet projected population requirements as shown in **Figure 6**. In terms of new housing, the requirement, to meet the indicative mix is for 1- and 2-bedroom dwellings. However, it is never advertised to restrict future housing delivery to selected size categories only but should also reflect the needs of the locals which may be the need for 3 beds too for growing families.
34. For example, the community survey Q12 initiated in 2022 indicated that people would rather see 2 bed and 3 beds built in the future over other bedrooms such as 5+ bedrooms (**Figure 7**). As well as this the community survey Q10 stated the kind of homes people would like to see would be first homes, affordable housing, self-build schemes followed by family homes and Q11 stated that the most popular types of housing people would like to see were bungalows, semi-detached and detached.

Number of bedrooms	Current mix (2011)	Indicative mix (2036)	Balance of new housing to reach indicative mix
1 bedroom	3.6%	7.3%	20.8%
2 bedrooms	15.0%	28.9%	79.2%
3 bedrooms	55.8%	43.4%	0.0%
4 bedrooms	18.9%	15.8%	0.0%
5 or more bedrooms	6.4%	4.5%	0.0%

Figure 6: Suggested dwelling size mix to 2036 in Walpoles (AECOM Calculations, HNA, 2023)

35. Putting these findings together would suggest a Housing Mix Policy that aims to provide more homes with three bedrooms or fewer, would be a way forward. Figures from the HNA (2023) suggest that such smaller homes should comprise around 100% of new

⁴ Walpoles. Source: [Local Area Report for areas in England and Wales - Nomis \(nomisweb.co.uk\)](https://www.nomisweb.co.uk/)

homes, but it is not good practice to be too precise or restrictive in this regard as there may be a strong justification to build larger homes for growing families for example. However, the policy approach aims to prioritise smaller homes, with at least 90% of homes as three bedrooms or fewer. This would provide for families, households downsizing or needing to access more affordable dwelling types and sizes.

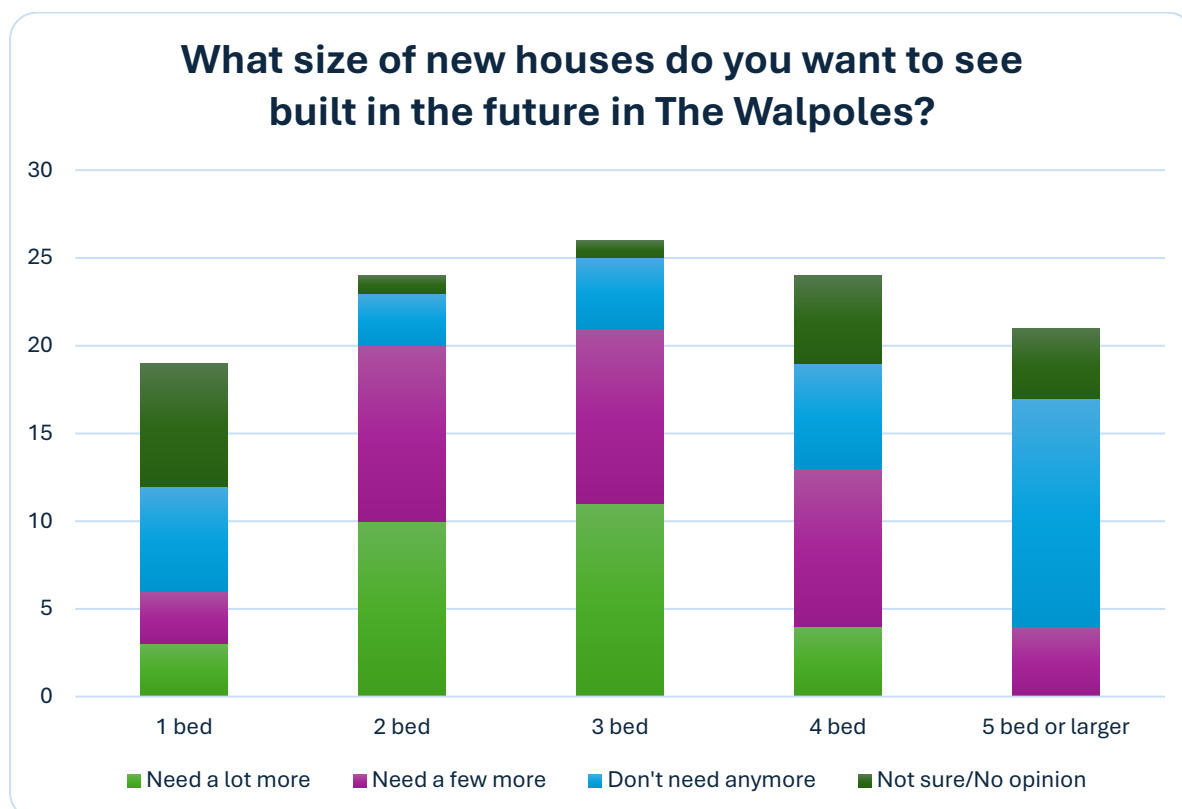


Figure 7: Parish Consultation Survey December 2022-January 2023: Question 12 Results

Policy 1: Housing Mix	
a)	Housing proposals will need to reflect local housing need using the best available and proportionate evidence such as the Walpoles Housing Needs Assessment 2023.
b)	New open-market residential development only should offer a housing mix whereby at least 90% of homes are three-bedrooms or fewer, unless evidence is provided either showing there is no longer such a local need, or the scheme is made unviable by the delivery of this housing mix.
c)	All future development should have regard to The Walpoles Design Guidance and specifically Design Code 11- Lifetime and Adaptability. Schemes should utilise the opportunity to sensitively design buildings to cater for all stages of life as well as access for those with disabilities. Examples include providing pram, wheelchair,

Policy 1: Housing Mix

and cycle storage as an integral part of the buildings design and consideration to incorporate space to work from home.

Affordable Housing

36. The current tenure profile is a key feature of the parish. Patterns of home ownership, private renting and affordable/social renting reflect demographic characteristics. This includes age (with older households more likely to own their own homes), and patterns of income and wealth which influence whether households can afford to rent or buy and whether they need subsidy to access housing.
37. Census 2021 data shows 78.7% of the population of the Walpoles own their property outright or with a mortgage. Around 9.9% of the parish social rent and 11.4% privately rent or live rent free⁵. These statistics are similar to the Census 2011.
38. According to the data supplied by the Borough Council of King's Lynn & West Norfolk in 2018 there were 74 affordable rented homes in the Walpole area, and they were all for general needs and predominantly made up of 3 beds or below (**Figure 8**). There were no shared ownership households in the area or sheltered housing for older people . However, the Borough Council stated in August 2022 there is now 3 more affordable housing units completed in the Walpoles from the delivery of S.106 agreements. These properties are all 2 beds with 1 being shared ownership and the other 2 for affordable rent taking the latest total of affordable homes to 77.

Number of Beds	General Needs	Sheltered Housing
Bedsit (0)	0	0
1	16	0
2	14	0
3	42	0
4	2	0
Total	74	-

Figure 8-Affordable Housing from 2018 data. Source: West Norfolk Borough Council, Housing Data from Affordable Housing 2018 data, August 2022⁶

39. In August 2022 data supplied by the Borough Council stated that 11 households are on the housing register for the parish, with 9 households requiring general needs accommodation (3x 1 bed, 4x 2 bed, 1 x 3 bed and 1x 4 bed). There are also 2 households needing housing with easy access (1x 1 bed and 1x 4 bed).

⁵ Tenure of household. Source: [Build a custom area profile - Census 2021, ONS](#)

⁶ [Local Housing Profile | Borough Council of King's Lynn & West Norfolk \(west-norfolk.gov.uk\)](#)

40. House prices provide an indication of the level of demand for homes within an area. The relationship between house prices and incomes determines whether housing is affordable to local households and, to a large extent, what tenure, type, and size of home they occupy. Changes in affordability over time can indicate pressures in the housing market.
41. The HNA (2023) shows that there has been an 90.7% growth in all types of median house prices between 2012 (£156,000) and 2021 (£297,500), with some fluctuations. Detached dwellings have increased in price the most by 90.9%; such sustained inflation will make the Walpoles unaffordable to many.
42. The HNA (2023) determined thresholds for the income required in the parish to buy a home in the open market (average and entry level prices) or rent privately. AECOM have used standard assumptions practiced elsewhere in that the maximum percentage of household income that should be spent on rent is 30% and that mortgage financing will be offered at a maximum of 3.5 times household income. However, there will be different circumstances for every individual.
43. The HNA (2023) states how it appears that local households on average incomes are unable to access entry level homes for purchase on the open market, unless they have a very large deposit, and even those with higher-than-average income are likely to struggle. The median house price as stated in paragraph 80 of the HNA (2023) would require an annual income of around £65,664 which is 162% higher than the average incomes. There is a relatively large group of households in The Walpoles who may be able to afford to rent privately but cannot afford home ownership. They are typically earning between around £27,700 per year (at which point entry-level rents become affordable) and £65,700 (at which point entry-level market sale homes become affordable).
44. In an initial community survey in 2022/2023 a number of residents recognised the need for additional affordable homes or first homes in comparison to other housing types (**Figure 9**).

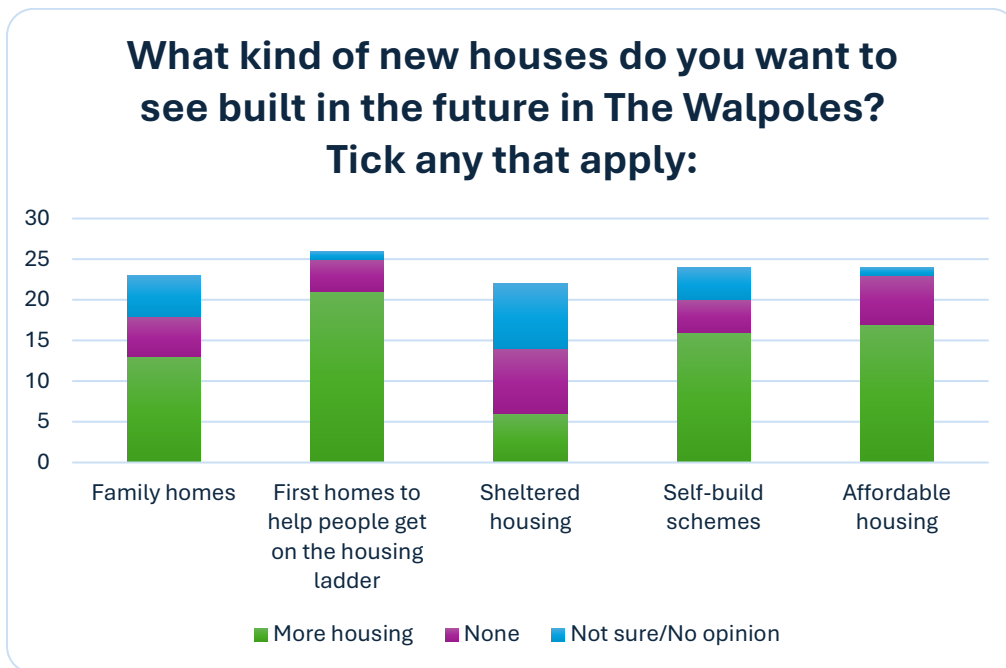


Figure 9-Parish Consultation Survey December 2022-January 2023: Question 12 Results

45. The NPPF (December 2024) in paragraph 66 sets out a policy approach to affordable housing, including the need to ensure when major development comes forward that planning policies and decisions should expect that the mix of affordable housing required meets identified local needs⁷. The Local Plan, Policy LP28, sets out the affordable housing threshold for development in rural areas as sites of 0.165ha or 5 or more dwelling⁸. Policy on Rural Exception Sites⁹ for affordable housing is also covered in the NPPF and Local Plan, Policy LP28, including supporting schemes for affordable housing on rural exception sites where:

- The site adjoins a sustainable settlement as defined in the settlement hierarchy,
- Supported by local affordable housing need evidence and viability assessments and
- Future management of affordable housing is supported by a Registered Social Landlord.

46. It is important to note that Affordable Housing as defined in the NPPF (2024) is housing for sale or rent for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for local key workers). Examples of these will be housing that is discounted at least 20% below market value¹⁰. There is currently a Government strategy for 'First Homes', which are only available for people buying their first home, with a minimum discount of 30% below full market value. After the discount is applied the initial sale price must not exceed £250,000. The level of discount can be set higher, to 40 or 50% where suitably evidenced. The HNA

⁷ [National Planning Policy Framework](#)

⁸ BCKLWN Local Plan 2021-2040

⁹ Rural Exception Sites may be when development plans allocate small sites within rural areas solely for affordable housing, which would not otherwise be released for general market housing.

¹⁰ [National Planning Policy Framework](#)

(2023) suggests in their modelling thresholds that First Homes may generally be affordable to average incomes in the Walpoles at 40% or 50% discount.

47. First Homes will be subject to legal restrictions ensuring discount is retained for future occupants and to stop renting or sub-letting. There is a national requirement that First Homes make up 25% of Affordable Housing provision on development sites. It is also possible to set local eligibility criteria for First Homes. The local eligibility criteria that the neighbourhood plan has set is detailed below and this will apply for a maximum of 3 months from when a home is first marketed. If a suitable buyer has not reserved a home after 3 months, the eligibility criteria will revert to the national criteria so as to widen the consumer base.

- i. Current residents of the Parish who rent or live with other family members;
- ii. Ex-residents of the Parish who moved away within the last three years; or
- iii. People who rent or live with other family members outside the Parish but who have caring responsibilities in the Parish.
- iv. People who are employed in the Parish.

48. The HNA (2023) estimates that the Walpoles requires roughly 22 units of affordable rented housing and 48 units of affordable home ownership over the Plan period. Both forms of Affordable Housing appear to be valuable in meeting the needs of people on various incomes. Using overall housing tenures, it is suggested in the HNA (2023) that 60% of this should be for social/affordable rented housing and 40% for shared ownership (affordable home ownership). Whilst it is unlikely that the number of dwellings delivered in the plan period will meet the affordable housing need, an appropriate benchmark tenure mix included in the Policy, will ensure affordable rented housing is made a priority, at a ratio of 60:40 (60% rented and 40% ownership (25% being First Homes and 15% shared ownership going forward).

Policy 2: Affordable Housing

a) Affordable housing delivered within The Walpoles should usually comprise:

- **60% Affordable Rented Housing**
- **40% Affordable Home Ownership**

unless up to date local needs evidence suggests a different mix would help to redress the housing stock and tenures in the Parish.

b) Schemes will only be permitted where it can be demonstrated that the properties will remain affordable in perpetuity and will be secured through a Section 106 Agreement. Preference is for affordable housing to be made available for people with a local connection in the first instance.

Design



This section supports delivery of the following NDP objective:

- B. Protect and enhance the local character of the Walpoles, ensuring that new development is of a high-quality design and sensitively located in line with local design codes.**

49. Design is another key area where the Neighbourhood Plan can have significant influence and is considered to be a key aspect in achieving sustainable development. It plays a critical role in shaping better places in which people can live and work. Whilst design

covers not just appearance but how a place functions, the appearance is seen as critical to national policy. As stated in paragraph 131 of the NPPF (December, 2024) *“The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.”*

50. As set out in the National Design Guide (2021)¹¹ a well-designed place comes through making the right choices at all levels including layout, form and scale of buildings, appearance, landscape, and materials. A number of other characteristics include the climate, character, and community. The ten characteristics set out in the National Design Guide reflect the importance of a well-designed place as set out in **Figure 10**.

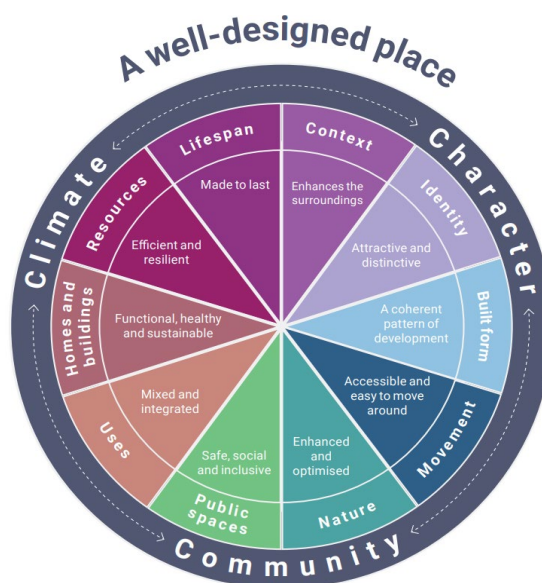


Figure 10: The Ten Characteristics of a Well-designed Place (National Design Guide, 2021)

51. NPPF Chapter 12 (December 2024) requires Plans to have design policies that have community support and that pick up the defining characteristics of the area. The Government has been raising the importance of high-quality design with the development of national design guides, codes, and policies¹² and encourages Neighbourhood Plans to have their own design policies and codes to identify the special qualities of their areas which should be reflected in development. Although national policy supports development that is sympathetic to the local and historic character of an area, it also encourages innovative design and high levels of sustainability to support movement towards a carbon zero future. There is strong support for good design, and the requirement is for poor design to be refused.
52. The Local Plan, Policies LP06, LP18 and LP21, requires all new development to be of high-quality design. It requires proposals to demonstrate factors such as the ability to protect and enhance the historic environment, respond to the context and character of the environment ensuring the scale, density, layout, and access will enhance the quality of the environment and to also enhance community wellbeing etc. It also details the

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

¹² National Planning Policy Framework (2024), National Design Guide (2021), National Model Design Code (2021), Building for a Healthy Life (2020), Manual for Streets (2007)

promotion of opportunities to achieve high standards of sustainable design and efficiency, flood risk, climate change and renewable energy. Regarding efficiency measures, designs are encouraged to exceed the present technical standards set by Building Regulations. There is opportunity for Local Planning Authorities such as the Borough Council to set energy performance technical standards for new homes that exceed those required by Building Regulations. Neighbourhood Plans cannot do this, although they can include more general policies, such as requiring a Sustainability Statement as part of any planning application, setting out how new development will meet a high level of sustainable design and construction and optimising energy efficiency.

53. The Local Plan, policies LP13 and LP18, sets out the expected sustainability criteria to be met by new development, such as construction techniques to improve energy efficiency and good access by walking and cycling.
54. In the consultation survey (December 2022/January 2023) Question 7 asked respondents *“Do you think that the Neighbourhood Plan should include detailed design guidelines for new homes?”* The results showed there was strong support of 88.9% for the need to have local design guidance for applicants to follow.
55. AECOM was commissioned to provide high level design support to the Parish Council. This focused on developing design guidelines and codes which could be used to inform the design of future planning applications and developments in The Walpoles. This included a high-level assessment of the neighbourhood area, site visit and meeting with the community and preparation of a bespoke design guide and codes. **Policy 3** on design is based on this work and sets clear expectations on design.
56. The landscape is characterised by The Fens. It is a large scale flat man-made arable landscape with open panoramic views interrupted by linear settlements and occasional shelter belt. There are a number of buildings and storage associated with horticulture and food production industries as well as power stations and pumping stations which are visible in the parish.



F.26



F.27

Figure 26: Linear row of orchard trees on Walnut Road. (Photo © Google Earth 2022)

Figure 27: Traditional agricultural building. (Photo © AECOM 2022)

Figure 28: Modern farm building. (Photo © Google Earth 2022)



F.27



F.30

Figure 29: Sutton Bridge Power Station. (Photo © AECOM 2022)

Figure 30: Pylons and Wind Turbine. (Photo © AECOM 2022)



F.28



F.31

Figure 31: Irregular road pattern with ribbon development. (Photo © AECOM 2022)

57. The character of the village is a mix of building styles and types. It is felt that some recent residential developments have followed their own styles and sizes which look disjointed and at times disproportionate to the original size and feel of the area. Aspects of The Walpoles character has been described in the table below:

Walpole Overall Character	Description
Building line and roof treatments	• Properties are one or two storeys. • Many historic significant properties with distinctive rooflines with unique features. • Ornate chimney stacks and red pantiles are common. • A choice of grey slare or red pantiles would be in keeping.
Architectural details and colour	• Covered porches are a key feature in the area. • Doors vary depending on the period of property such as traditional wooden or uPVC with glass. • Sash and casement windows are predominant in the area and windows vary in size. • Many properties have dormer detailing and these vary in style and roof pitch. • A rich palette of colour is present in the area including warm tones (orange, red and brown) present in building materials and roofs and tones of stone, cream and beige are present in render and window casings.
Building materials	• Red and white brick is typical in the area. • Prominent buildings such as the churches are built from stone. • Colour render is a finish of choice on the new build properties as well as wood, glass, and concrete.
Boundary treatments	• Vary but often houses are set behind low hedges and front gardens with a typical height of 1-1.2m. Other features include wooden fences/gates. • Recent development along Church Lane have used a mix of hedge, fencing and SuDS drainage swales to define the boundary from the road.
Parking & utilities	• On-plot parking is common
Community space & green infrastructure	• There are a couple of public green spaces in the area as well as community facilities/services including the churches, community centre and village hall.
Landscape and views	• Long distance views are characteristic and mainly interrupted.

58. The Walpoles Design Guidance and Codes 2023 has further detail set out under specific design codes which should be considered in The Walpoles. These will be a valuable tool for securing context-driven, high-quality development in the area especially on potential sites that might come forward in the future. They will provide more certainty to both developers and the community in securing developments that are designed to the aspirations of the community.

Policy 3: Design

- 1. As appropriate to their scale, nature and location development proposals must take account of and should be consistent with The Walpoles Neighbourhood Plan Design Guidance and Codes Document 2023. The 11 Design Codes and the Checklist set out in Appendix B will be used to help assess all planning applications to determine their acceptability.**
- 2. To reflect and enhance local distinctiveness, it will be particularly important for any new development to comply with all of the following criteria:**
 - a. New development should respect the heights and rooflines of other buildings in the area and be no higher than two storeys. Roof features such as dormer windows with bargeboards and chimney stacks should be considered as features of the Plan area and incorporated whenever appropriate.**
 - b. Architectural detailing and colours should respect the local vernacular of other buildings in the area. The use of brightly coloured render and inappropriate replacement features such as timber sash windows with uPVC will usually be resisted.**
 - c. Building materials should respect the local character of existing buildings. Roofing materials should consist of slate tiles or red clay pantiles.**
 - d. Frontage boundaries should use features which allow for visual connection with the street and the maximum height should not usually exceed 1.2m. Materials proposed for new boundary features should be of a high quality, responding to the local character and pay strong attention to architectural detailing as set out in Design Code 5.**
 - e. New development should provide sufficient green space appropriate to the location and size of the scheme including grass verges and gardens. Dwelling should stand on no more than 50% of the footprint as set out in Design Code 8.**
 - f. All parking and utility arrangements onsite such as septic tanks, bins and bike storage should have regard to Design Code 6 and be sensitively designed and well screened.**
 - g. New developments should integrate new trees and vegetation to improve biodiversity net gain and wildlife without blocking existing widespread open views and future views.**

Policy 3: Design

3. Buildings should be designed to front onto streets and ensure that streets or public spaces have good levels of natural surveillance from adjacent buildings.
4. All development proposals are strongly encouraged to use energy efficient measures in their design and consider incorporating principles from Design Code 10 in the Walpoles Design Guidance and Codes document.

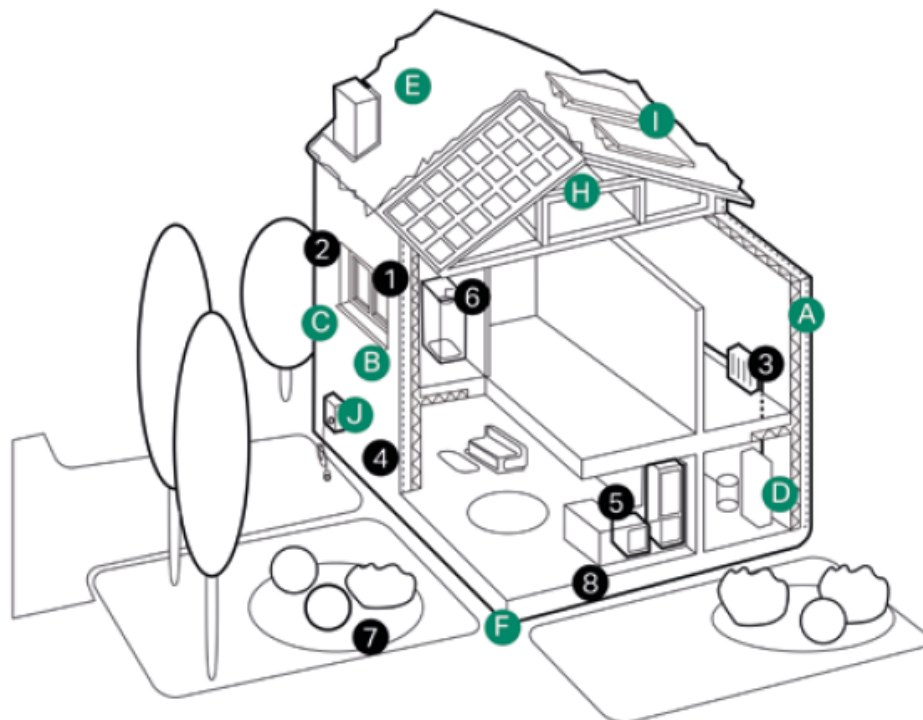


Figure 92: Illustration of potential energy efficient measures applied to housing design.

(Graphic © AECOM 2022)

Existing Homes

- 1 Insulation
- 2 Double or triple glazing with shading
- 3 Low-carbon heating
- 4 Drought proofing
- 5 Highly energy-efficient appliances
- 6 Highly waste-efficient devices
- 7 Green space
- 8 Flood resilience and resistance

New Build Homes

- | | |
|---|-------------------------------|
| A High levels of airtightness | H Construction planning |
| B More fresh air | I Solar panel |
| C Triple glazed windows and external shading | J Electric car charging point |
| D Low-carbon heating e.g. ground source heat pump | |
| E Green space | |
| F Water management and cooling | |
| G Flood resilience and resistance | |

Figure 11- Examples of energy efficient measures from Design Code 10

Natural Environment

This section supports delivery of the following NDP objectives:

- C. Protect and enhance the Walpoles natural environment, its dark skies, green spaces, trees, and hedgerows that are important for wildlife.**
- D. Reduce the impact of flooding and ensure that surface water flood risk is not exacerbated by new development.**

59. There are no European or Natural England statutory designated sites in the neighbourhood area, though there are a number of important European designations within approximately 7km to the north, this includes the southern boundary of the Greater Wash Special Protection Area (SPA) and Special Area of Conservation (SAC).
60. Although there are no wildlife designations within the Parish, Natural England identifies that there **are existing** important habitat networks and there is a potential for more. Parts of the parish contain 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 population; these include Traditional Orchards and Deciduous Woodland¹³ which are also classified as Priority Habitats (**Figure 12**).
61. The priority habitats in Walpole are mainly within the centre of the parish and to the eastern side of the boundary. Local authorities have a duty to consider the conservation of these habitats, and development that would adversely affect these would not normally be acceptable. The parish has a rich amount of ecological assets including trees, hedgerows and waterbodies as shown in **Figure 13** particularly in the centre of the parish.
62. The NPPF (December 2024) Chapter 15 afford considerable support for protecting and enhancing key landscapes and areas of value in terms of biodiversity. This also includes the need for biodiversity net gains in developments as set out in Para 180. NPPF Paragraph 185 supports the mapping of ecological assets and networks, including for enhancement or creation. NPPF paragraphs 106-108 covers protecting existing local green spaces and the creation of new high quality open spaces. The NPPF also makes it clear in Para 136 that all new streets should include trees, and that planning policies should ensure streets are tree lined, take opportunities to incorporate trees elsewhere in developments, existing trees are retained wherever possible, and measures are in place for the long-term maintenance of newly planted trees.
63. Schedule 14 of the Environment Act (2021) requires all development schemes to deliver a mandatory 10% biodiversity net gain (BNG) to be maintained for a period of at least 30

¹³¹³ [UK BAP Priority Habitats | JNCC - Adviser to Government on Nature Conservation](#)

years. The concept seeks measurable improvements for biodiversity by creating or enhancing habitats in association with development. Development proposals must 'leave biodiversity in a better state than before'. In England, BNG became mandatory from 12 February 2024 under Schedule 7A of the Town and Country Planning Act 1990. There will be three ways to deliver BNG, onsite within the red line, off site locally with biodiversity enhanced in conjunction with nearby landowners, or through statutory credits. The requirement for BNG is in addition to following the usual mitigation hierarchy to avoid, mitigate or compensate for biodiversity losses.

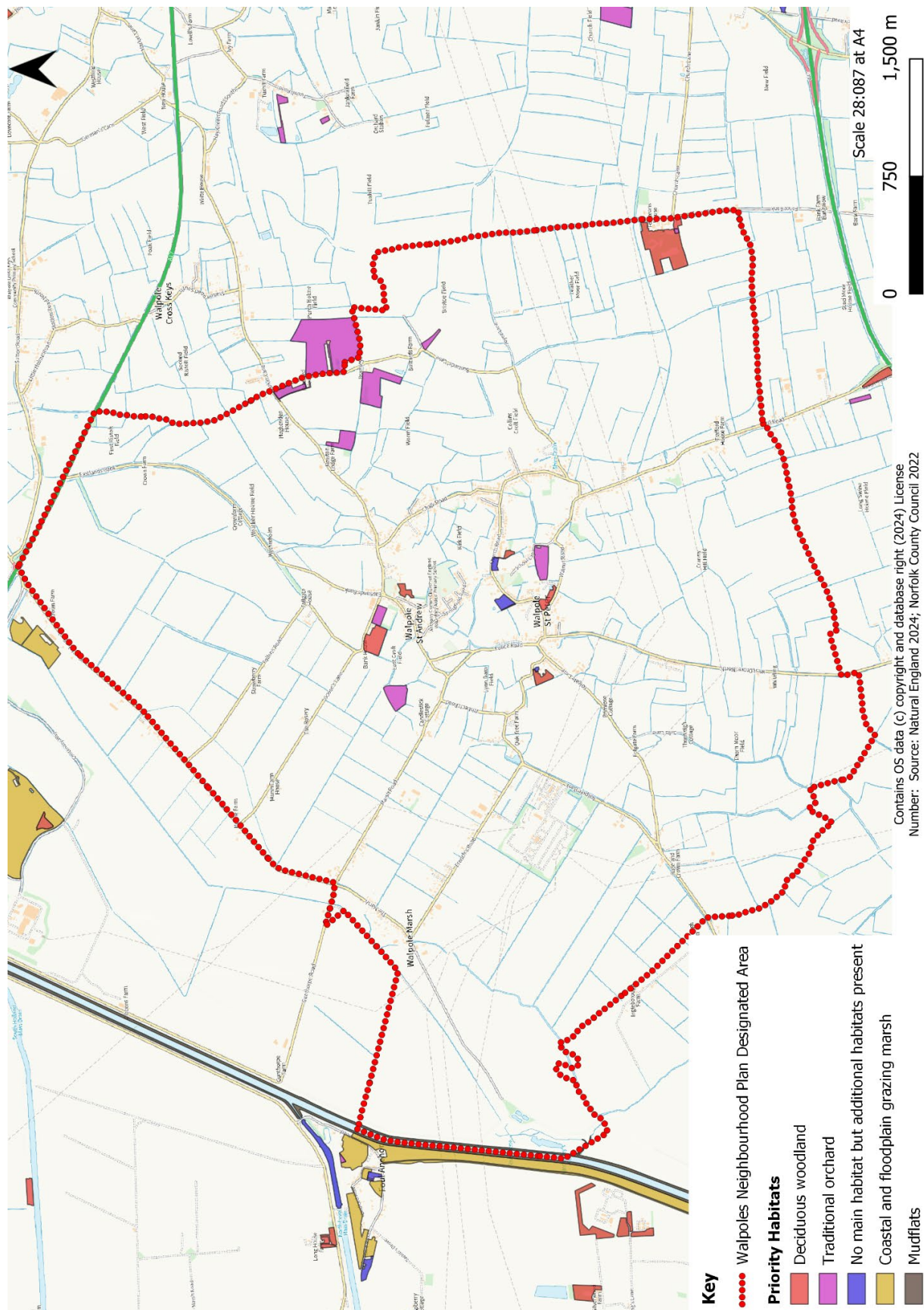


Figure 12- Priority Habitats

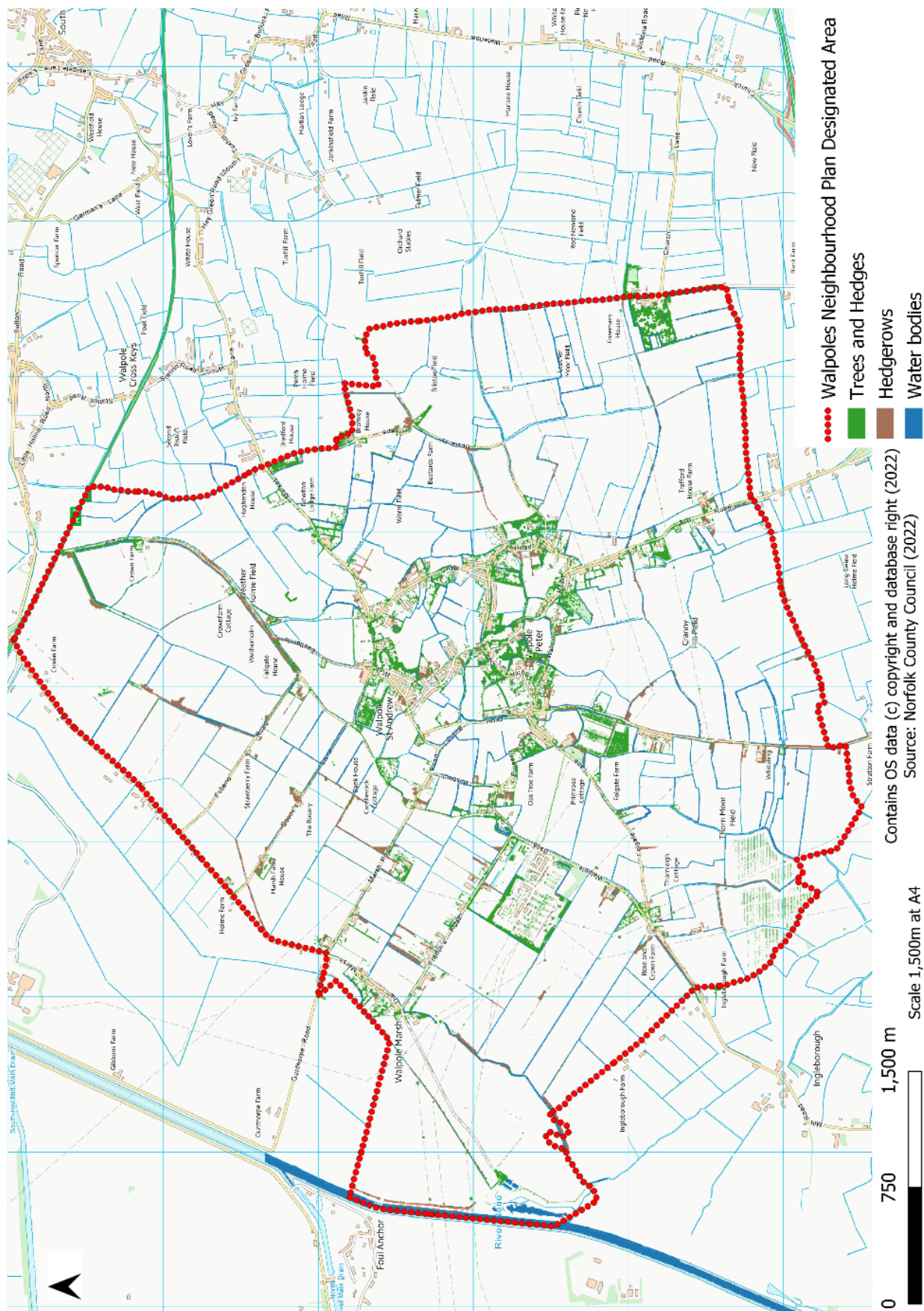


Figure 13- Ecological network

64. The Local Plan, Policy LP19, requires that development avoids, mitigates, or compensates for any adverse impacts on biodiversity. It also provides a level of protection for County Wildlife Sites and priority habitats and details requirements with respect to ensuring an integrated network of green infrastructure.

Biodiversity and Green Corridors



65. As part of developing the Neighbourhood Plan, Green Corridors have been identified to connect areas of wildlife habitat across the Parish. Each Green Corridor will be a focus for the community and landowners to increase biodiversity and connectivity, for example by planting more trees and hedges, by allowing grassland areas to grow wilder, and by installing features like bird and bat boxes. These will also be a target for biodiversity net gain where it is not feasible to deliver improvements on site.
66. The Green Corridors in **Figure 14** and shown on the **Policies Map in Appendix A** have been identified according to the following principles (as shown in **Figure 15**):
- The location of locally important wildlife sites which are in close proximity to the designated area.
 - Areas of habitat between these sites which enable high quality core habitats to be connected by corridors, especially areas identified by Natural England as having potential for habitat networks.
 - Other locations where existing priority habitats or habitats such as woodland, trees, hedgerows, waterbodies, and existing green space can be connected and augmented.
 - Engagement with the community in early stages and at Regulation 14.
67. The Green Corridors link the key blocks of habitat in The Walpoles area, identifying where there is likely to be best opportunity for improved ecological connectivity. Further work to determine the condition of existing habitat and engagement with the local community and landowners to identify the exact location and nature of improvements will take place over the course of the Plan and beyond.
68. Green Corridors benefit wildlife and people. Mammal species such as hedgehogs and bats, many species of birds including bats and barn owls, and numerous insect and plant species require continuous habitat features to thrive. Many wildlife species have

reduced in abundance because of habitat destruction and fragmentation, and Green Corridors will go some way to reducing this trend in The Walpoles.

69. In addition to wildlife benefits, green corridors can be combined with other uses such as footpaths, which means there would also be benefits for residents and visitors in The Walpoles. Spending time close to nature is good for mental and physical wellbeing, and these Green Corridors would increase the opportunity for people to do this, either through recreation on publicly accessible land or through assisting with conservation activities.

Policy 4: Biodiversity and Green Corridors

- a) The special importance of the area for wildlife such as Priority Habitats will be safeguarded, retained and habitats enhanced through positive action as part of the development process. Buffer zones should be considered and encouraged around sensitive sites, where appropriate, and where this will provide ecological benefits.**
- b) The Plan identifies a series of Green Corridors on Figure 14. Proposed development within or adjacent to a Green Corridor should:**
 - **Demonstrate an improvement in habitat connectivity such as planting or restoring missing sections of hedgerow;**
 - **Where practicable enhance the function of the corridor such as overcoming areas of existing habitat fragmentation or creating additional habitats; and**
 - **Demonstrate the way in which it will incorporate suitable mitigation for any aspects of the proposed scheme which would reduce the ability of wildlife to move through the corridor, including barriers like buildings and hard surfaces, redirecting water courses, adding artificial lighting, and insensitive management of habitats e.g. hedge cutting in the bird breeding season.**

Community Action 1: Local Action to Encourage Wildlife

The Parish Council will work with the local community to encourage action to enhance habitat and wildlife in public areas and in all gardens. This may include activities to encourage insect friendly planting, bird, and bat boxes, making the most of compost and encouraging wild patches. In public areas actions will be investigated including less frequent mowing, pond maintenance and planting trees. In relation to this, priority will be to work with local landowners to improve habitat for wildlife within the green corridors.

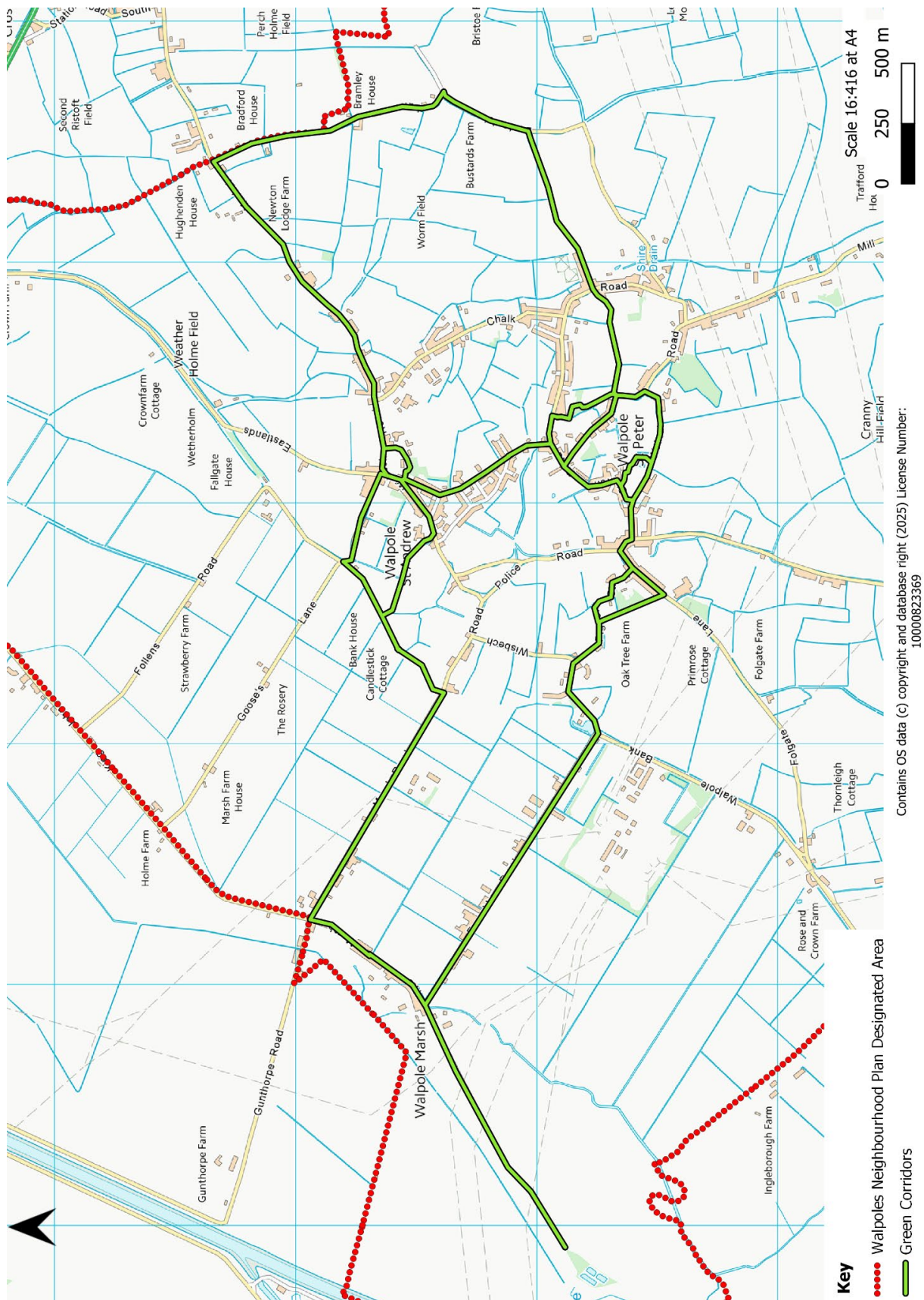


Figure 14- Green Corridors

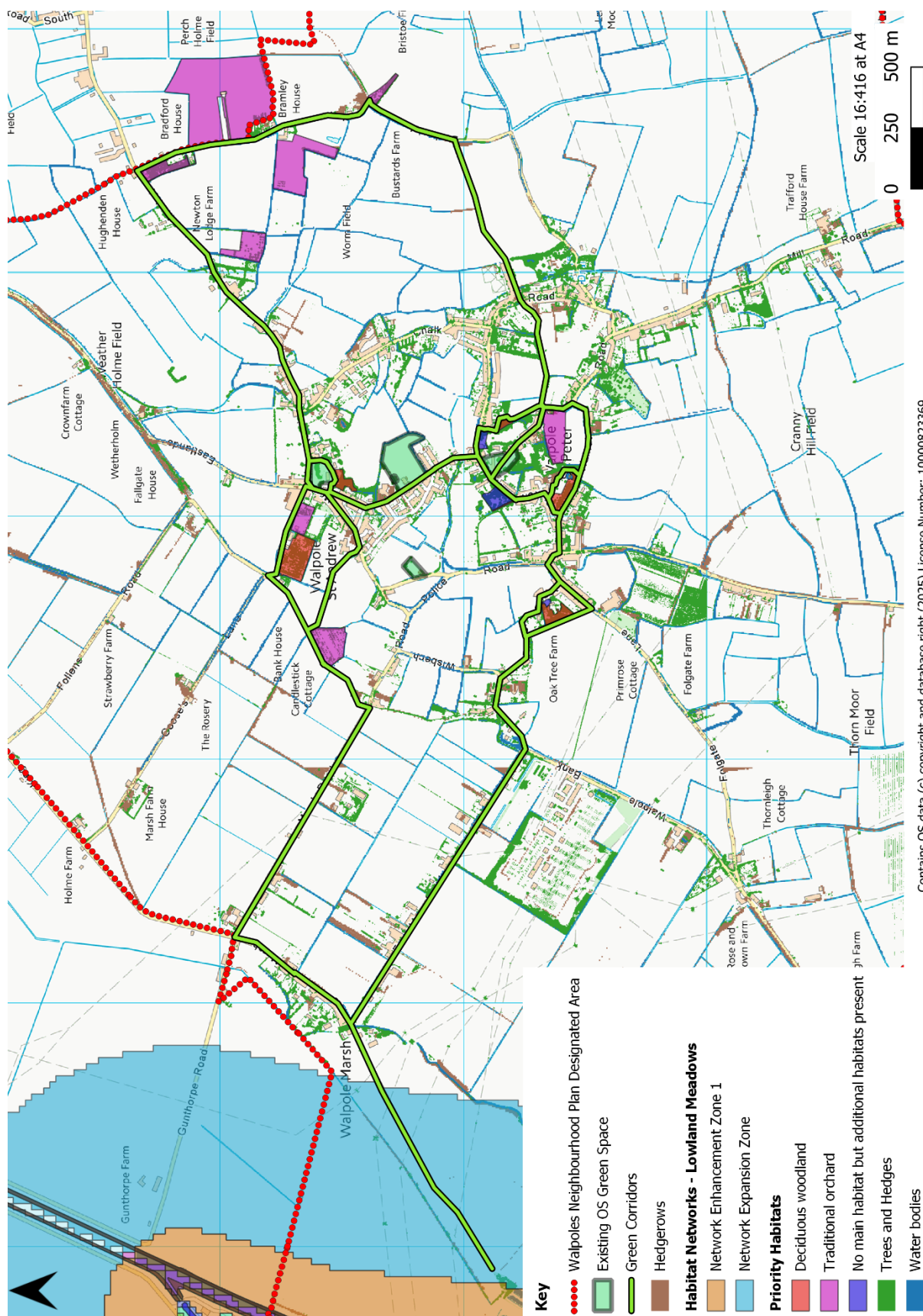


Figure 15- Green Corridors identified principles (Source: Natural England, 2024 and Norfolk County Council, 2024)

Trees



70. As stated in the NPPF (December 2024) planning policies should contribute to enhancing the natural environment by recognising the wider benefits from natural capital such as trees and woodland. NPPF Para 136, trees make an important contribution to the character and quality of environments and help mitigate and adapt to climate change such as providing shade and cover. National policy states that local planning policies should ensure that existing trees are retained where possible and that new development should take the opportunity to incorporate trees in developments and guarantee appropriate measures are taken to secure long-term maintenance of newly planted trees.
71. The Local Plan, Policy LP19, states how proposals should protect and enhance our landscape character, biodiversity and geodiversity and goes on to state developments should seek to avoid, mitigate, or compensate for adverse impacts on biodiversity. However, trees and hedgerows are not specifically mentioned.
72. Trees in Walpole have a range of functions, be it contributing towards biodiversity and amenity value. There are a large number of trees with Tree Protection Orders (TPOs) reflecting the importance of trees in and around this parish, which are highly valued by the local community (**Figure 16**). In total there is five TPOS in the Walpoles and numerous trees fall within the same order with many situated along Church Rd, School Lane, and Walnut Road.
73. Several respondents in the community survey (2022/2023) stated that the best things about The Walpoles was the green environment including trees and open space. Other comments raised also included the need to protect existing trees and hedgerows if new development comes forward and ensure enforcement takes place if trees are removed when they shouldn't have been. With these comments in mind, it was considered useful to provide a policy specifically on trees and hedgerows within the neighbourhood plan.

74. As stated in numerous environmental guidance such as CPRE¹⁴ or the Woodland Trust¹⁵, neighbourhood plan policies could consider having criteria to address protecting existing trees and woodlands. In the Woodland Trust guidance, it is suggested that in order to go above and beyond standard policies, neighbourhood plans could set a specific requirement that trees are replaced on a 2 to 1 or 3 to 1 ratio. This was an important point to consider to aim to better the environment when replacement planting has to take place for every tree felled by development. The Local Authority does not currently have an adopted policy regarding replacement trees meeting a specific requirement so we feel adding this detail for Walpole would be beneficial on a local level.



Figure 16- Tree Preservation Orders in The Walpoles Source: [Tree preservation orders / Borough Council of King's Lynn & West Norfolk \(west-norfolk.gov.uk\)](https://www.west-norfolk.gov.uk)

Policy 5: Trees
Existing Trees a) Existing trees on development sites should be considered throughout the design process to be retained and incorporated as placemaking features in new development. Wherever possible they should be protected, without damage or loss of value, particularly those which demonstrate good arboricultural biodiversity value. b) Development proposals affecting other existing trees should ensure that there is no damage, or loss of value, to those which demonstrate good

¹⁴ [CPREZLandscapeZNeighbourhoodZPlanningZtextZonly.pdf](#)

¹⁵ [How to create a neighbourhood plan - Woodland Trust](#)

Policy 5: Trees

arboricultural, biodiversity value. Where there is an unavoidable loss of trees on site, the type of replacement trees should be informed by the quality and size of the lost trees and the requirements in the next section of this policy.

Replacement Trees

- c) Replacement trees should be appropriate for the location with a presumption in favour of native trees where suitable. Developers should ensure local ecological connectivity is maintained and sufficient space is made available on the development site for this unless exceptional circumstances can be demonstrated.
- d) Development schemes leading to a net increase in dwelling numbers on any site should replace trees on a 2 to 1 ratio, unless evidence suggests this would make the scheme economically unviable or there are known site constraints.

New Trees

- e) New tree planting, in development proposals and throughout the built and natural environments of the Plan area, will be supported to maintain and increase the overall tree canopy cover of the Neighbourhood Area, and to provide gateway and landmark trees that contribute to local distinctiveness. This should be informed by relevant ecology and arboricultural assessment(s).

Local Green Spaces

75. The National Planning Policy Framework sets out that specific areas of land that are demonstrably special to the local community may be protected against development through designation as Local Green Space (LGS). These are often found within the built-up area and contribute to the character of a settlement. These can vary in size, shape, location, ownership, and use, but such spaces will have some form of value to the community and help define what makes that specific settlement what it is.

76. The designation should only be used where:

- The green space is reasonably close to the community it serves;
- The green area is demonstrably special to the community and holds a particular local significance, for example because of its beauty, historic significance, recreational value, tranquillity, or richness of wildlife; and
- The green area concerned is local in character and is not an extensive tract of land.

77. A robust process has been followed to determine which green spaces within The Walpoles should be designated:

- Initial ideas were suggested by the community as part of consultation activities.
- These were reviewed to consider at a glance whether they would meet the national criteria for designation.
- An assessment against the national criteria for LGS was made for each of the potential areas.
- Landowners were contacted via letter in the early stages of plan preparation before the Regulation 14 Consultation to make them aware that their land was being considered for local green space designation. Letters were sent out in June 2024 to invite them to make representations at the pre-submission stage or beforehand if they wished;
- A final decision was made by the Parish Council as to which green spaces to designate.

78. The consultation survey Q15 (December 2022/January 2023) asked respondents “*Are there any green spaces that you would like protected within the parish?*”. A number of respondents wrote down specific green spaces and some of the most popular options were greenspaces around the churches, recreational ground, and community centre.

79. This Neighbourhood Plan designates **3** Local Green Spaces for protection, these are identified in **Figure 17** and on the **Policies Map in Appendix A**. These are important not only due to the recreational value they provide but due to their historic significance in the parish and for the wildlife they support. Justification for each Local Green Space is found in **The Walpoles Neighbourhood Development Plan Local Green Space Assessment**.

Image of Swingfield South of Wisbech Road



Image: The Church Yard of St Andrew



Image: Walpole St Peter Community Centre Recreational Field (Source: Walpole Community Centre¹⁶)



¹⁶ [Facilities | Walpole Community Centre](#)

Policy 6: Local Green Spaces

- a) The areas listed below and shown in Figure 17 are designated as Local Green Spaces:**
- **LGS1- Swingfield south of Wisbech Road**
 - **LGS2- The Church Yard of St Andrew**
 - **LGS3- Walpole St Peter Community Centre Recreational Field**
- b) Development proposals in the three designated Local Green Spaces listed above will be managed in accordance with national policy for Green Belts.**

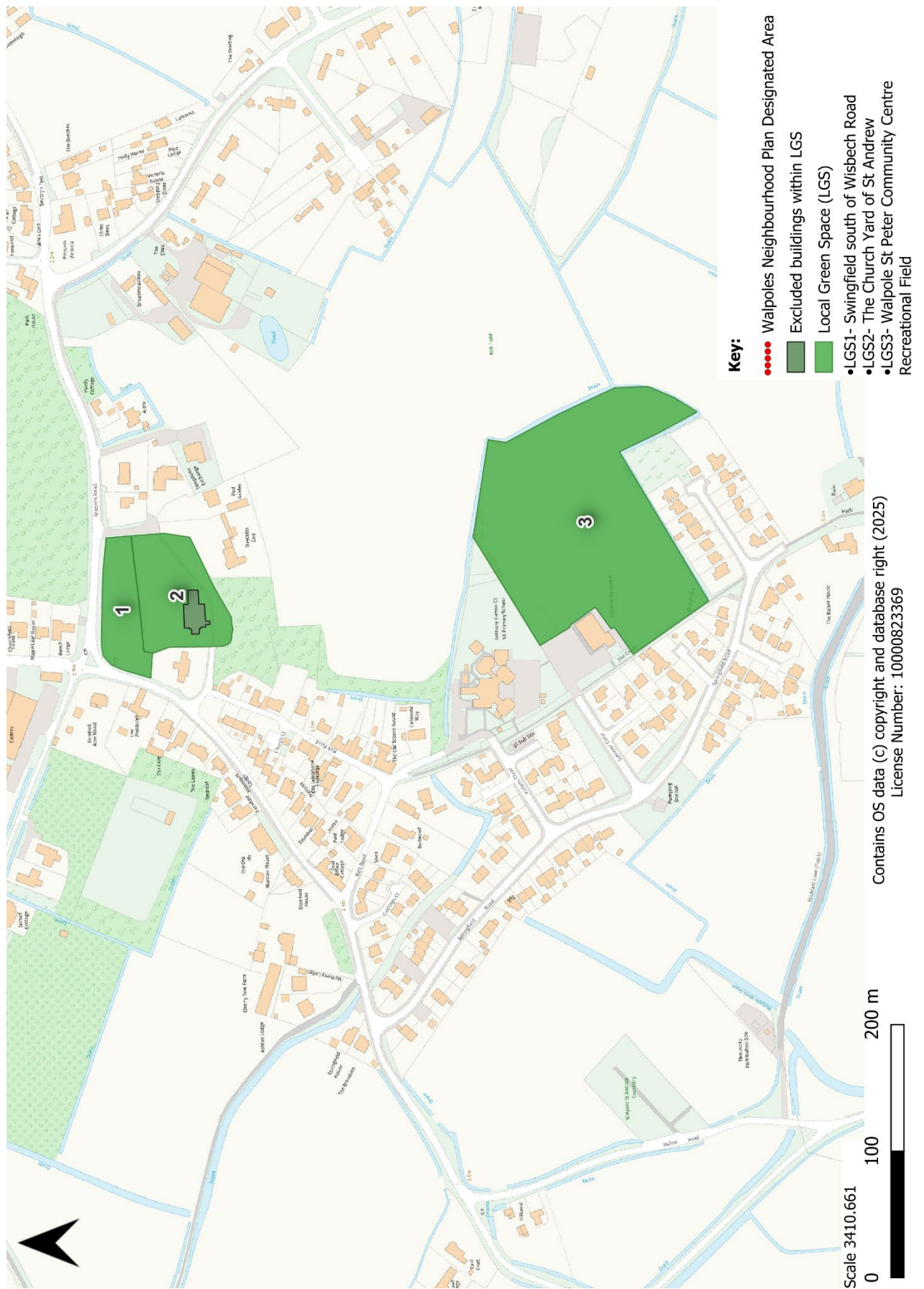


Figure 17- Local Green Spaces

Dark Skies

80. The NPPF (December 2024) notes how planning policies should ensure that new development is appropriate for its location considering effects of pollution (including light pollution) that could arise from the development on site and with its wider surroundings. In paragraph 198 Clause C planning policies and decisions should: *“limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation”*.¹⁷
81. In the consultation survey (December 2022/January 2023) Question 17 asked: *“Do you agree that we should retain our dark skies at night and request that any new lighting needed as part of new development helps to reduce light pollution and uses less energy so as to preserve our view of the night skies?”*. 85% of respondents said they felt measures should be taken to protect Dark Skies by limiting light pollution.
82. Guidelines have been created around planning for good exterior lighting which will be relevant for the Dark Skies policy. Outdoor lighting should be carefully designed to ensure appropriate placement, duration, colour, and timing. The quote *“more light is not necessarily better light”*¹⁸ is discussed in some detail in the GOV Light Pollution Guidance and Dark Sky Society (2020) paper in relation to promoting safety. Where light fixtures give off an unsafe glare it can result in reduced visibility and accidents on the road and streets, especially when vision is readapting to darker areas¹⁹. Examples of fixture types that can be used to reduce glare and light trespassing in the night sky include:
- Fully shielded fixtures (enclosed in full cut off or canopy fixtures);
 - Lighting which is directed downwards.
 - Using energy efficient bulbs/low light levels such as white LED, metal halide or fluorescent sources.
 - Controlled lighting on timers, motion detectors when needed including no dusk to dawn lights²⁰.
 - Using warmer colour lights such as yellow where possible avoiding blue, or ultraviolet content since these are generally more disruptive to humans and wildlife.
83. The CPRE Dark Skies Mapping²¹ shows the majority of the neighbourhood designated area falls into the darkest categories, suggesting that as a whole the parish has relatively dark skies with very little light pollution.
84. Additional intrusive external or internal lights associated with new development would be detrimental to the character of the village and could harm wildlife such as bats. Useful practice guidance documents have been made in relation to obtrusive lighting

¹⁷ [National Planning Policy Framework](#)

¹⁸ [Light pollution - GOV.UK \(www.gov.uk\)](#)

¹⁹ [LightingPlanGuidelines.pdf \(darkskysociety.org\)](#)

²⁰ [Towards-A-Dark-Sky-Standard-V1.1.pdf \(southdowns.gov.uk\)](#)

²¹ [England's Light Pollution and Dark Skies \(cpres.org.uk\)](#)

which applicants are encouraged to make themselves aware of and review these when developing proposals²². It is noted that in many cases external and internal lights fall into permitted development, however, it is possible to influence lighting associated with new development and the evidence and national guidance on the benefits of sensitive lighting may encourage better design choices by others.



Figure 18- Dark Skies (Source: CPRE, 2024²³)

Policy 7 : Dark Skies

1. Development proposals should respond positively to the dark skies environment in the neighbourhood area. Proposals which include external lighting should demonstrate the way in which they have addressed the following principles:
 - a) Fully shielded (enclosed in full cut-off flat glass fitments).
 - b) Directed downwards (mounted horizontally to the ground and not tilted upwards).
 - c) Avoid dusk to dawn lighting by introducing timed motion detectors; and
 - d) Ensure lighting schemes such as LED streetlights will not cause unacceptable levels of light pollution particularly in intrinsically dark areas.
 - e) Use low-energy lamps such as LED, metal halide or fluorescent sources.

²² [Artificial Lighting Guidance - Buildings, planning and development - Bat Conservation Trust \(bats.org.uk\)](https://bats.org.uk/artificial-lighting-guidance-buildings-planning-and-development/), [layout \(bats.org.uk\)](https://bats.org.uk/layout/) and [Guidance Note 1 for the reduction of obtrusive light 2021 | Institution of Lighting Professionals \(theilp.org.uk\)](https://theilp.org.uk/guidance-note-1-for-the-reduction-of-obtrusive-light-2021/)

²³ [England's Light Pollution and Dark Skies \(cpre.org.uk\)](https://cpre.org.uk/englands-light-pollution-and-dark-skies/)

Policy 7 : Dark Skies

- 2. Proposals including external lighting in prominent locations²⁴ likely to be visible from the surrounding landscape will not normally be supported except where a requirement can be demonstrated in the interests of safety and security on public footways.**
- 3. Development proposals should demonstrate compliance with best practice guidance for avoiding artificial lighting impacts on bats²⁵, birds and other species.**
- 4. Where internal lighting is likely to cause harm to the landscape, or disturbance and risk to wildlife, proposals will be sought for mitigating pollution from internal light sources. Large windows, roof lights and large areas of glazing are particularly relevant in this context.**

²⁴ Prominent locations would be those areas visible from the surrounding rural landscape such as the open countryside with widespread views.

²⁵ <https://theilp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting/>

Surface Water Management

85. Flooding can cause serious damage and have significant impacts for homeowners. By thinking about flood risk early, it may be possible to avoid it, manage it more efficiently or in a way that adds value to biodiversity and the natural environment more widely. Part of the settlement is situated within Flood Zone 3a. The watercourse for flood warning in this area runs from the east of Wisbech along the A47 to Terrington St John and surrounding areas, from the River Great Ouse and from the Tidal River from Denver to south of King's Lynn²⁶.
86. As shown in **Figure 19**, Environment Agency future flood risk modelling shows that most 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. There are some areas of the parish which are at a very low risk including around Walpole St Peter's Church and north of part of French's road.



Figure 19-Extent of Flood Risk from Rivers and the Sea (Source Environment Agency, 2024)²⁷

87. The BCKLWN Strategic Flood risk Assessment Stage 1 (2017) states several watercourses that flow through / from the settlement are Ordinary Watercourses; in some cases, these are managed by an Internal Drainage Board. Such watercourses may not have been accounted for in the Environment Agency Flood Zone mapping. There is the potential that the settlement could flood from one or more of these watercourses, independently to tidal flooding. There are a series of embankments along the river Nene, which have a standard of protection. However, there remains a residual risk of

²⁶ [Flood risk assessment - Level 1 | Flood risk assessment - Level 1 | Borough Council of King's Lynn & West Norfolk \(west-norfolk.gov.uk\)](#)

²⁷ [See flood risk on a map - Check your long term flood risk - GOV.UK \(check-long-term-flood-risk.service.gov.uk\)](#)

flooding should the defences be overtopped or fail.

88. Surface water flood risk in Walpole St Andrew and Walpole St Peter consists predominantly of water ponding on roads, gardens, and other open spaces throughout the village. **Figure 20**, 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 Church Road, Pyecroft Lane, Springfield Road, Walnut Road.

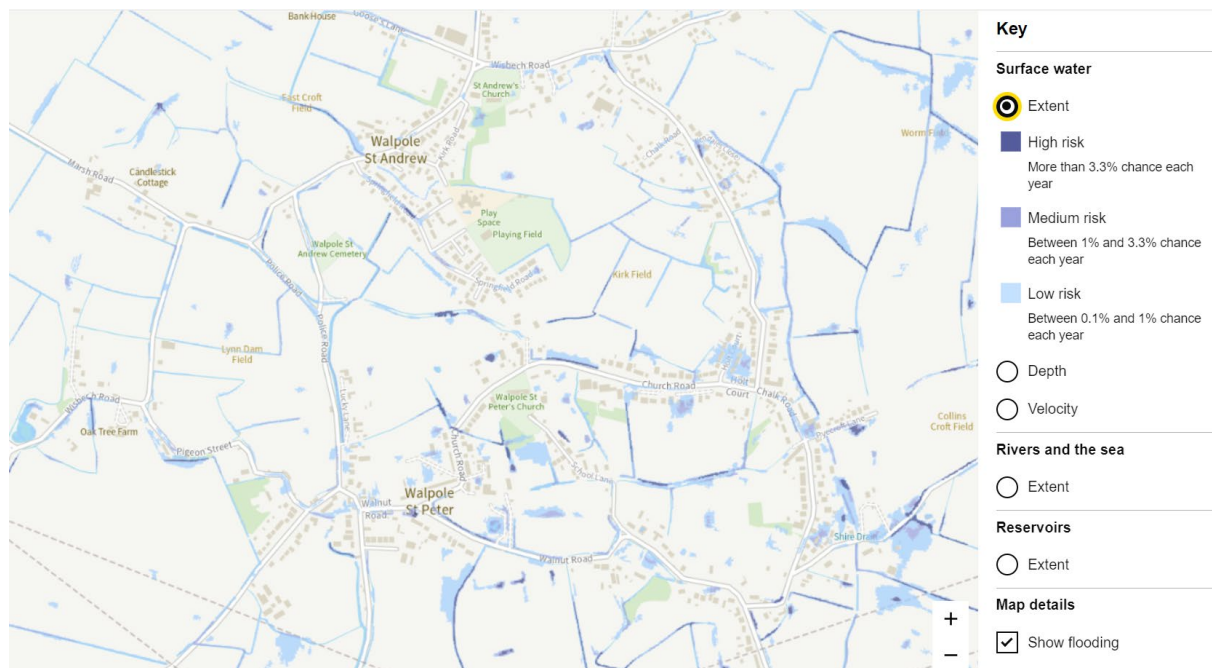


Figure 20- Extent of Surface Water Risk (Source Environment Agency, 2024)

89. Chapter 14 of the NPPF (December 2023), *‘meeting the challenge of climate change, flooding and coastal change’*, seeks, amongst other things, to ensure that development addresses flooding and takes a proactive approach to mitigate and adapt to climate change. This includes a focus on use of Sustainable Drainage Systems (SuDS). It is the Government's intention to implement Schedule Three of The Flood and Water Management Act 2010 to make SuDS mandatory in all new developments in England in 2024. SuDS can also provide an opportunity for rainwater harvesting and reuse to improve the water efficiency of new developments. This can be delivered for individual dwellings or on a community scale for larger developments.

90. Drainage systems can contribute towards sustainable development and improve places where people live and work. Approaches to manage surface water that take account of water quantity, quality, biodiversity, and amenity are collectively known as SuDS. Traditionally piped drainage networks convey water much more quickly than natural processes. Flooding can occur when housing and other development such as paving increases the volume and speed of run-off. SuDS seek to manage rainfall in a similar way to natural processes, by using the landscape to control the flow and volume of surface water, prevent or reduce pollution downstream of development and promote

recharging of groundwater. Natural vegetation, including trees, in SuDS helps attenuate flows, traps silts and pollutants and promotes infiltration.

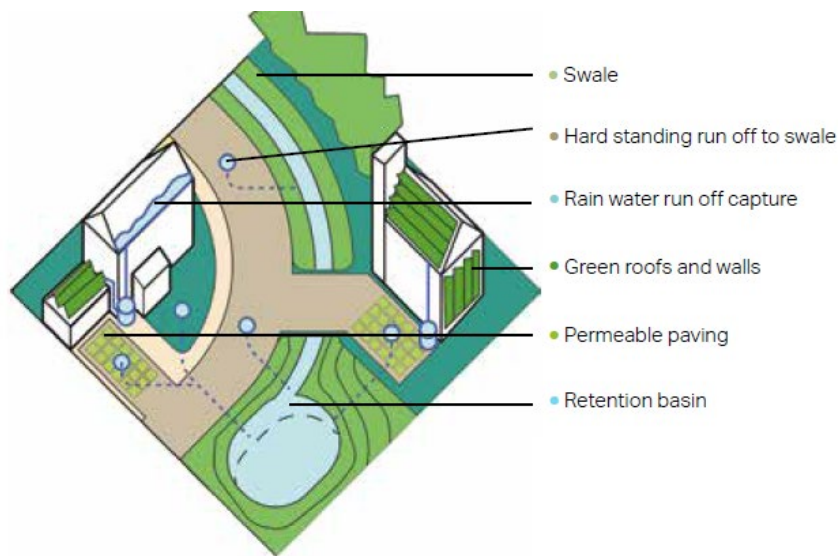


Figure 21- Diagram showing the best use of harvesting water systems rain garden, swales, permeable paving, green roofs (AECOM Graphic, 2023)

91. In line with national policy, the Local Plan, Policy LP25, requires that flood risk is fully mitigated through appropriate design and engineering solutions. **Policy 8** focuses on maximising the use of natural SuDS features which manage flood risk but also provide benefits such as enhancing public open space, contributing to the character of an area, and providing wildlife habitat.
92. It also should be noted that from 15 April 2015 Norfolk County Council as the Lead Local Flood Authority became a statutory consultee on all planning applications for major developments requiring comment to applications in respect to surface water drainage. From the 6 April 2015 planning policies and decisions relating to major development are required to ensure that SuDS are used for the management of surface water²⁸.

²⁸ Information shared by Norfolk County Council at Regulation 14. Source: Norfolk County Council – Information for developers. Accessed: [Information for developers - Norfolk County Council](#)

Policy 8: Water Management (SuDS)

- a) All new development where required should manage water as close to where it originates as possible by installing a Sustainable Drainage System (SuDS) that captures, retains, and absorbs water to reduce flood risk.
- b) Proposals should have regard to Design Code 9 in the Walpoles Design Guidance and Codes Document (AECOM 2023).
- c) Proposals should incorporate Sustainable Drainage Systems (SuDS) that are appropriate to the scale and nature of the development and designed to be an integral part of the green infrastructure. These may include:
 - Attenuation ponds;
 - Introduction of permeable driveways or parking areas such as unbound gravel, clay pavers or stone setts.
 - Planting;
 - Rainwater harvesting/storage features or reusing on-site grey water.
- d) Existing dykes and field ditches should be respected and maintained to continue to assist with water management.

Community Action 2: Maintenance of Drainage Ditches

The Parish Council will work proactively with riparian owners, landowners, and statutory agencies, such as the Lead Local Flood Authority, to ensure that watercourses are properly maintained with a view to ensuring that they continue to play their role in the management of water and flood risk.

Community Services and Facilities

This section supports delivery of the following NP objective:

E. Protect community facilities that meet the needs of the resident population.

93. The Walpoles has a good range of services and facilities including Walpoles Primary School, churches, a bus service, and local employment uses. The school has a capacity of 210 children made up of reception to Year 6. There is an intake of 30 pupils per year and figures shared by the school in late 2022 suggests that between 2017 and 2022 there has been nearly full capacity of the school showing the area to be popular for young children²⁹. Unfortunately, Walpole Pre-School permanently closed in July 2023 which used to take place in the community centre³⁰.
94. The 54-bus route runs from Walpole St Peter to King's Lynn with bus stops on Church Rd, Walnut Rd, Wisbech Rd and Chalk Rd. The primary school could be a key reason the population has increased over the last ten years in The Walpoles, especially amongst the 0-15year olds. However, from a sustainably perspective, there is a lack of core services locally, including medical facilities, higher education, supermarkets, and a wider variety of employment opportunities. Access to these would be via private car or relying on public transport.
95. The existing local services within The Walpoles are valued by residents and retaining these are important. In the consultation survey (December 2022/January 2023) Q19 asked respondents what facilities in The Walpoles would they like to protect as important. The ones considered most important included the primary school, pre-school, churches, village hall and the community centre. However, some of these have closed, are undergoing changes or afford listed protection already. With this in mind only two have been listed in **Policy 9**.
96. NPPF (December 2024) paragraph 98 supports the protection of valued existing services and the delivery of new ones to maintain the vitality of rural communities. In the Local Plan, policies LP38 and LP39, community facilities are protected, and new cultural facilities are actively encouraged. Protection seems already provided by the NPPF and in the Local Plan and there does not appear to be a need to have a NDP Policy on this specifically. However, the Neighbourhood Plan could set out those community facilities it believes should be afforded protection by Local Plan Policy LP39.
97. As well as protecting existing community facilities respondents to the community survey in December 2022/January 2023 also gave suggestions on what new services and facilities they would like to see in the parish. Many of these included a general

²⁹ Data supplied by Anthony Curton & Tilney All Saints Primary School Office manager in October 2022 showed the last 6 years' worth of children on roll at the Walpoles primary school.

³⁰ [Walpole Area Pre-school Limited, Wisbech \(2024\) \(schoolandcollegelistings.com\)](https://www.schoolandcollegelistings.com/)

convenience store and post office. Respondents also thought it would be good to have more small-scale local employment units in the area such as a farm shop, public house, or startup businesses. Some residents felt it was important to encourage more rural enterprises into the area and make use of redundant farmyards too.

98. In terms of the rural economy, the Local Plan, Policy LP07, is supportive of the rural economy and diversification through a rural exception approach. This means permission may be granted on land which would not otherwise be appropriate for development and where it meets a local business need. It should be appropriate in size, adjacent the settlement and not detrimental to the local environment or residents.

Image of Walpole Anthony Curton CoE Primary School³¹



Image of Anthony Curton new school in 1983. Officially opened by Ruth Lady Fermoy May 12th 1984



³¹ [Home \(demat.org.uk\)](http://demat.org.uk)

Image of Walpole St Andrew Community Centre³²



Policy 9: Protection of Community Facilities

a) The following community facilities (identified in Figure 22) are designated in accordance with Local Plan policies for protecting community facilities:

1. Walpole St Andrew's Church
2. Walpoles Anthony Curton CoE Primary School
3. Walpole St Andrew Community Centre
4. Walpole St Peter Parish Hall
5. Walpole St Peter's Church

³² [Facilities | Walpole Community Centre](#)

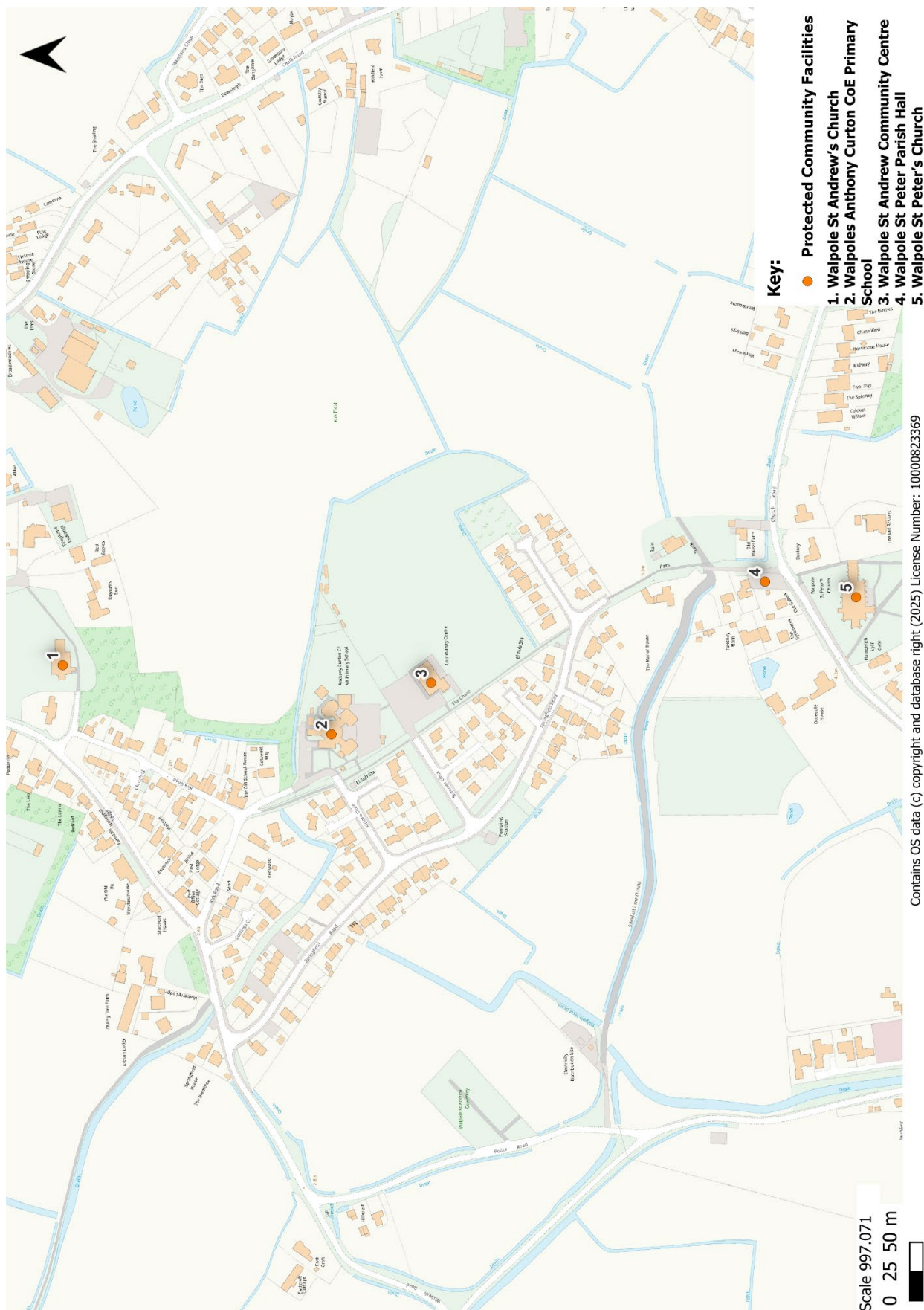


Figure 22- Community Facilities Protected in Policy 9

Renewable Energy, Low Carbon Technologies, and Associated Infrastructure



This section supports delivery of the following NP objective:

- A. Protect and enhance the local character of the Walpoles, ensuring that new development is of a high-quality design and sensitively located in line with local design codes.**
- B. Protect and enhance the Walpoles natural environment, its dark skies, green spaces, trees, and hedgerows that are important for wildlife.**

99. Renewable energy as defined in the NPPF (and **Appendix D**) covers those energy flows that occur naturally and repeatedly in the environment such as from wind, water, sun, biomass, and deep geothermal heat.

100. As set out in the NPPF (December 2024) Para 161 the planning system should support renewable and low carbon energy and associated infrastructure and take a proactive approach to ensure the future resilience of communities and infrastructure to climate change impacts. NPPF Para 165a states that to help increase the use and supply of renewable and low carbon energy plans should *provide a positive strategy for energy from these sources, that maximises the potential for suitable development, and their future re-powering and life extension, while ensuring that adverse impacts are addressed appropriately (including cumulative landscape and visual impacts).*

101. The NPPF Paras 166-169 already sets out criteria local planning authorities should expect and consider when determining renewable applications, this includes, applications complying with development plan policies, design, landform, layout, building orientation, massing, and landscaping. Para 168 sets out criteria to ensure that local planning authorities recognise that even small-scale renewable projects provide a valuable contribution to reducing greenhouse gas emissions and applications should be approved if impacts are (or can be made) acceptable. Para 167 states that significant weight should be given to the need to support energy efficiency and low carbon heating improvements of existing buildings.

102. The Local Plan, through policies LP18 and LP24, also addresses renewable energy and outlines that the generation of energy from renewable sources will be supported and encouraged. Permission will be given unless there are unacceptable location or other impacts that could not be outweighed by wider environmental, social, economic, and other benefits. Furthermore, the Local Plan states that proposals such as renewable energy generation is considered suitable in rural areas outside of the development boundary. The approach is to minimise any adverse impact from renewable energy development including that from the decommissioning of any renewable energy technology. The Local Plan does not cover wind energy development, and this is dealt with by national policy. The criteria set in local policy states that proposals will be assessed to determine if the renewable energy benefits will outweigh impacts upon designated sites and assets, the surrounding landscape/townscape, amenity (noise, pollution, and overbearing), public safety, water courses, contaminated land, and tourism.
103. The Local Plan also sets out factors where the Borough Council will seek to resist proposals where there is a significant loss of agricultural land, or it will take up the best and most versatile agricultural land. An application (Ref. No: 21/01442/FM) for a solar farm in Walpole St Andrew on Grade 1 land (most versatile) was recently approved at appeal. The inspector found that although there would be a loss of agricultural land, this was balanced against sheep being grazed between and under the arrays of the solar panels, a matter which could be secured through a management plan. Other reasons given for appeal approval was that the landscape and visual harm would be limited in its scale and extent. In the statement it said landscape and visual effects would reduce with the proposed scheme of planting, as it develops, and would be entirely reversible with decommissioning of the site and its restoration to agricultural use after 35 years, which would also be controlled by planning condition.
104. Looking at renewable energy permissions over the last 10-20 years in the Walpoles there have been around 19 applications permitted for the erection or installation of energy generation and energy storage development. These have all been permitted with two applications (Ref. No: 14/00283/FM and Ref. No: 21/01442/FM) winning on appeal, the first in September 2015 and second in October 2023. For the appeal in 2015 the site included 66 hectares of flat arable land and the main issues for refusal were the effect on most versatile agricultural land. However, the appeal stated that any harm caused is outweighed by the production of renewable energy.
105. As shown in **Figure 23** the installation of renewable energy and associated infrastructure is becoming prominent within the parish with most of these located within Walpole Marsh or Walpole St Andrew situated around Walpole Bank, Folgate Lane, and Police Road. **Appendix C** gives details of the planning references and descriptions for the applications which have been permitted in the time period of this neighbourhood plan being developed. Some of these sites are linked to either private landowners or the National Grid.

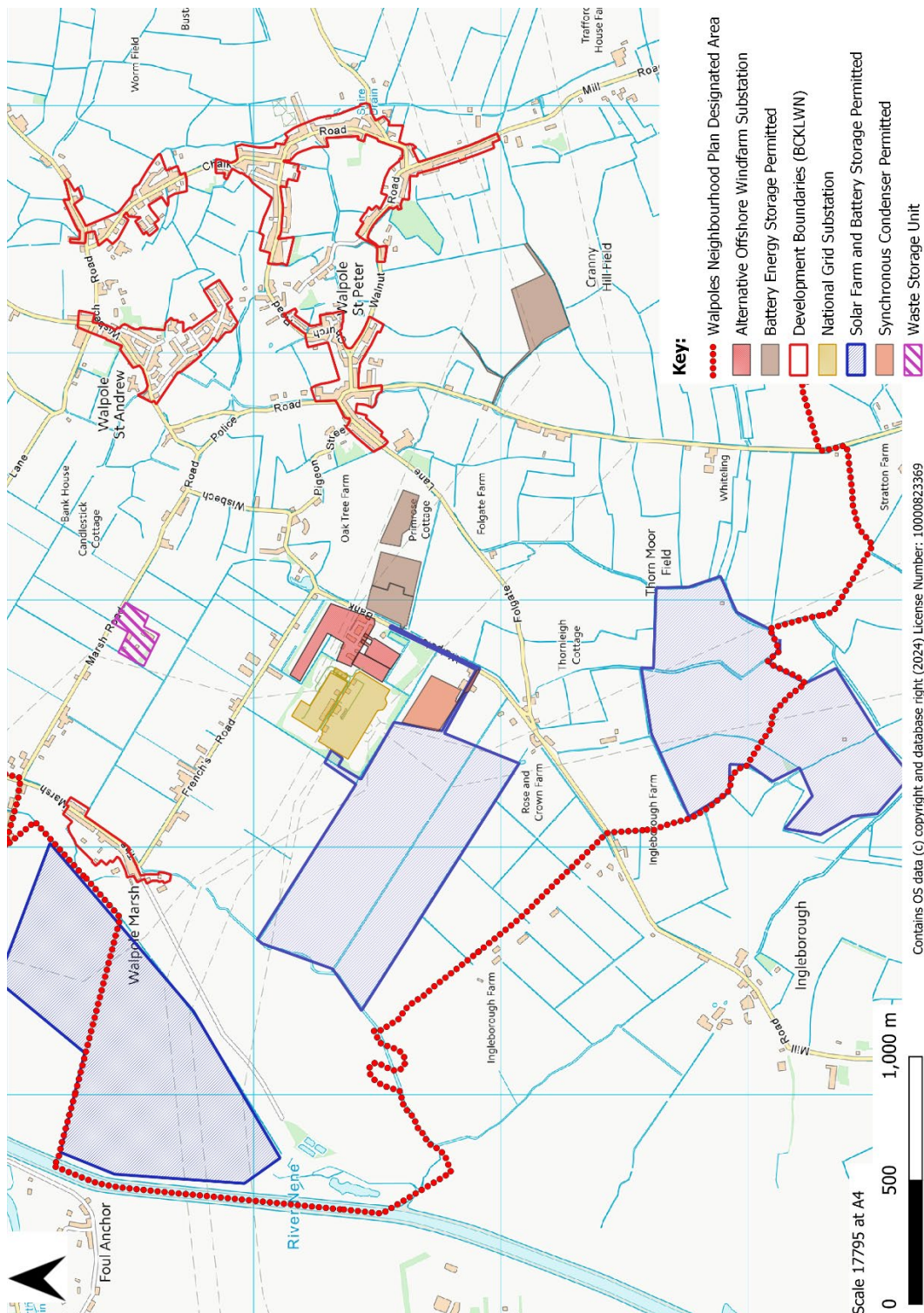


Figure 23- Snapshot visual map of renewable energy and associated infrastructure permissions within the Walpoles as of May 2024

106. The Great Grid Upgrade is now underway, with the National Grid making critical changes to the way electricity is transmitted, including the network of overhead lines, pylons, cables, and other associated infrastructure such as substations that transports electricity around the country. The upgrade aim to ensure everyone has access to clean electricity from renewable sources and is a critical national priority

to ensure that electricity transmission infrastructure can reach the UK's target to become net zero by 2050. The upgrades and projects proposed include a need to increase the capability of the electricity transmission system between the country.

107. One project (G2W) covers the Grimsby to Walpole area, with a new onshore substation proposed in Walpole. This is in the early stages and the first stage of public consultation took place until March 2024³³. Proposed new substations are stated to be needed to connect new customers and ensure the network meets the relevant technical standards. With no reinforcements, the network would not have the capacity needed to export the required electricity out of the area across the boundaries, and National Grid need to reinforce their network to maintain system compliance and prevent circuit overloads from happening and to connect proposed new sources of electricity in locations where the electricity transmission network does not extend today³⁴. As well as G2W there are two schemes called the Eastern Green Link 3 and 4 (EGL3/4) that are part of the Great Grid Upgrade. They are being developed by National Grid together with Scottish Hydro Electric Transmission Ltd (SHE-Transmission), who are operating and known as Scottish and Southern Electricity Networks Transmission (SSEN Transmission), and Scottish Power Transmission (SPT), who are operating and known as Scottish Power Energy Networks (SPEN), respectively. Both EGL 3 & EGL 4 comprise a 2GW High Voltage Direct Current (HVDC) link to reinforce the electricity transmission system between Scotland and England. EGL 3 and EGL 4 are separate projects, independent of one another; however, they follow the same onshore cable route in England for the majority of their length and will have a common connection point to the existing transmission network in Norfolk. This connection point - the new proposed Walpole substation - is needed for EGL 3, EGL 4 as well as the G2W scheme. EGL 3 and EGL 4 will also require two new converter stations in the vicinity of the existing Walpole substation³⁵.

108. Some residents are not keen to see further expansion of battery storage, solar farms and electricity substations in the parish. This was evidence from responses to the 2022/3 survey. Some respondents expressed disappointment that the impact from current renewable energy development such as the solar farms and power station has had a detrimental impact on previously open views of farmland that residents used to enjoy. Q25 of the initial community survey gave respondents an opportunity to raise any issues they would like to see addressed in the neighbourhood plan moving forward. Comments included:

- Boundary fencing and hedging of an appropriate height around the renewable energy developments (battery storage and solar farms)
- Concerns with the pollution from Sutton Bridges power station
- Improving the views of the current renewable energy development
- Resisting any more solar farms and associated development

³³ [Grimsby to Walpole | National Grid ET](#)

³⁴ National Grid. January 2024. Grimsby to Walpole Project Background Document. [download \(nationalgrid.com\)](#)

³⁵ Detail shared by the National Grid in their Regulation 14 representation late 2024

109. Q8 of the community survey asked if respondents agreed that new housing should be environmentally sustainable incorporating low carbon technology such as solar panels. 85% of respondents said yes. Some people left comments about how developments such as housing or farm buildings should be encouraged to have solar panels because they are a long-term investment but one must also consider that they can be intrusive on the character of the street scene. Other important comments raised about renewable energy or low carbon energy were considering the viability and expense of certain technologies and ensuring schemes which may include such elements would not making new housing then unaffordable for local people.

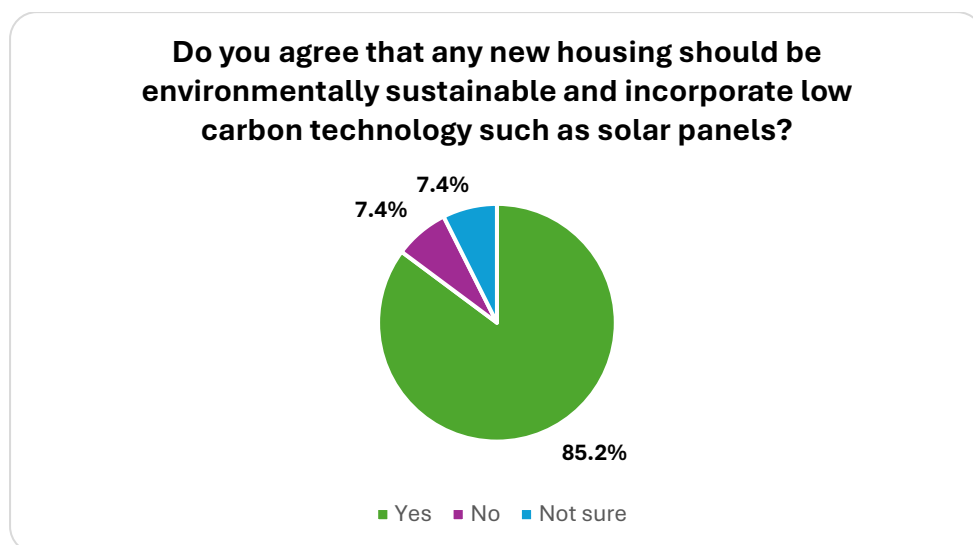


Figure 24-Q8 from the initial community survey.

110. **Policy 10** supports the provision of renewable energy sources where it meets particular criteria. Applicants should proactively liaise with Walpole Parish Council and residents on proposed plans so effective engagement is achieved.

Policy 10: Renewable Energy, Low Carbon Technologies, and Associated Infrastructure	
1.	Proposals for renewable energy or associated infrastructure such as battery energy storage, solar or wind farm developments or substations will be supported where they fulfil all of the following criteria:
A.	Development should be carefully designed to be well screened by using appropriate green landscaping such as native trees or shrubs and set out in a management plan how screening will be maintained in the entirety of the developments lifetime;
B.	Large scale development should undergo a landscape visual assessment to avoid causing significant adverse harm to the landscape and publicly visible views;
C.	Development should ensure there is appropriate onsite parking for visitors which is screened from the street;

Policy 10: Renewable Energy, Low Carbon Technologies, and Associated Infrastructure

- 2. New, replacement, or existing developments should incorporate low carbon technologies into the scheme layout, where appropriate to the scale of the project, and ensure that these technologies do not have an adverse impact on the character of the area.**

Monitoring, review, and implementation

111. Walpole Parish Council will take responsibility for monitoring the effectiveness of the Neighbourhood Development Plan. This will be undertaken monthly by capturing the outcome of planning applications determined by the Borough Council of King's Lynn and West Norfolk.
112. A monitoring spreadsheet, similar to that recommended by Locality³⁶ will be used. This considers how effective each policy has been in both influencing the outcome of decisions and any conditions applied to development that is permitted.

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

113. The Plan will be reviewed should any future Local Plans contains policies and proposals that necessitate such a review, in order that the Plan remains in conformity with the relevant strategic policies of the Local Plan. Similarly, the Plan will be reviewed should any changes in national policies necessitate revisions to the Plan's policies.
114. Additionally, the Parish Council will monitor the effectiveness of the policies within the Plan. The monitoring will be undertaken on an annual basis, and a decision can be made whether this requires a review of the Plan.
115. The table below sets out the community actions and relevant partnership/stakeholders for delivery. The community actions and the implementation of these will be reviewed annually as well to monitor working relationships and necessary changes.

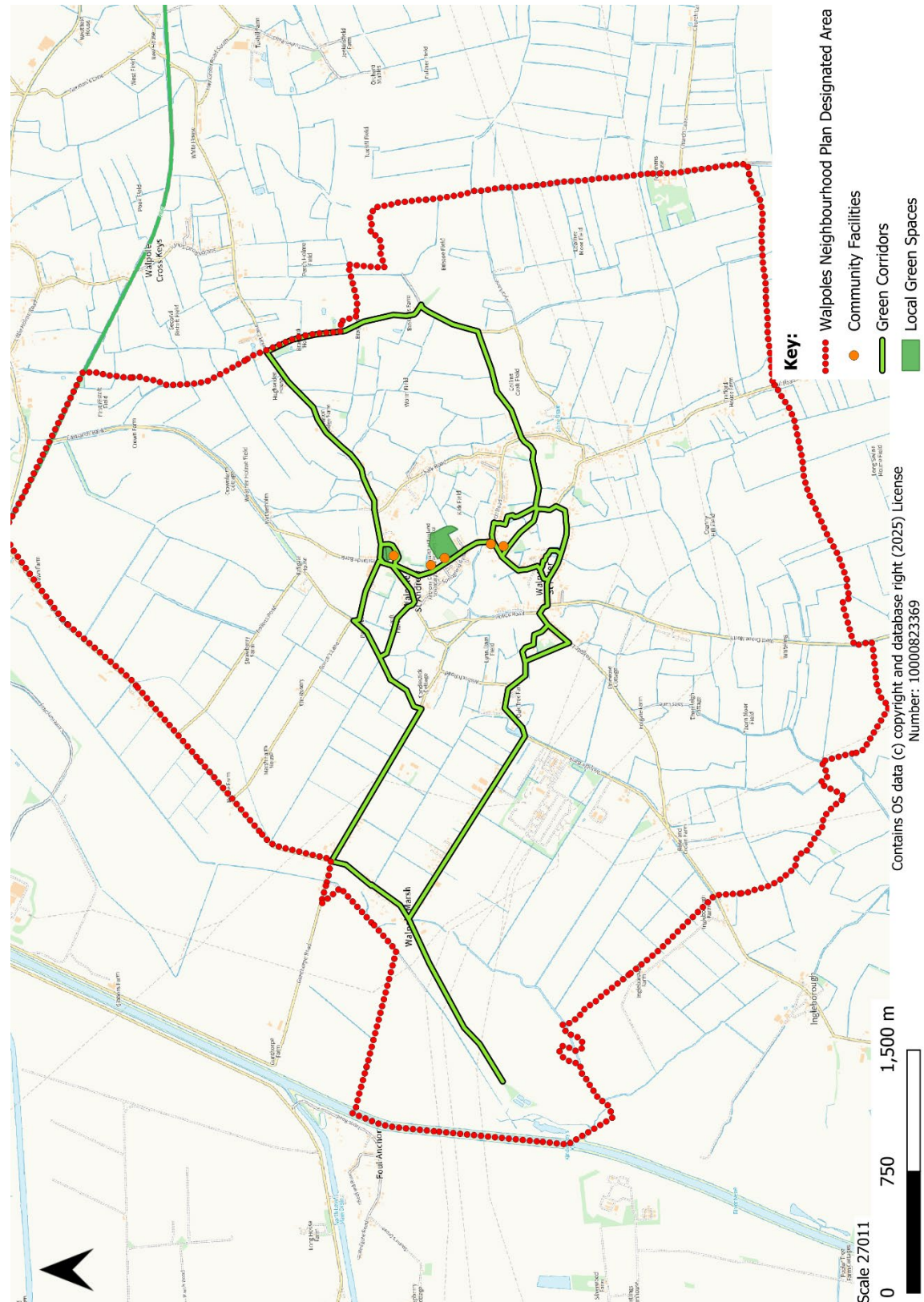
Community Action	Relevant Stakeholders/Partners
Community Action 1: Local Action to Encourage Wildlife The Parish Council will work with the local community to encourage action to enhance habitat and wildlife in public areas and in people's gardens.	- Local community including businesses and landowners. - Wildlife charities

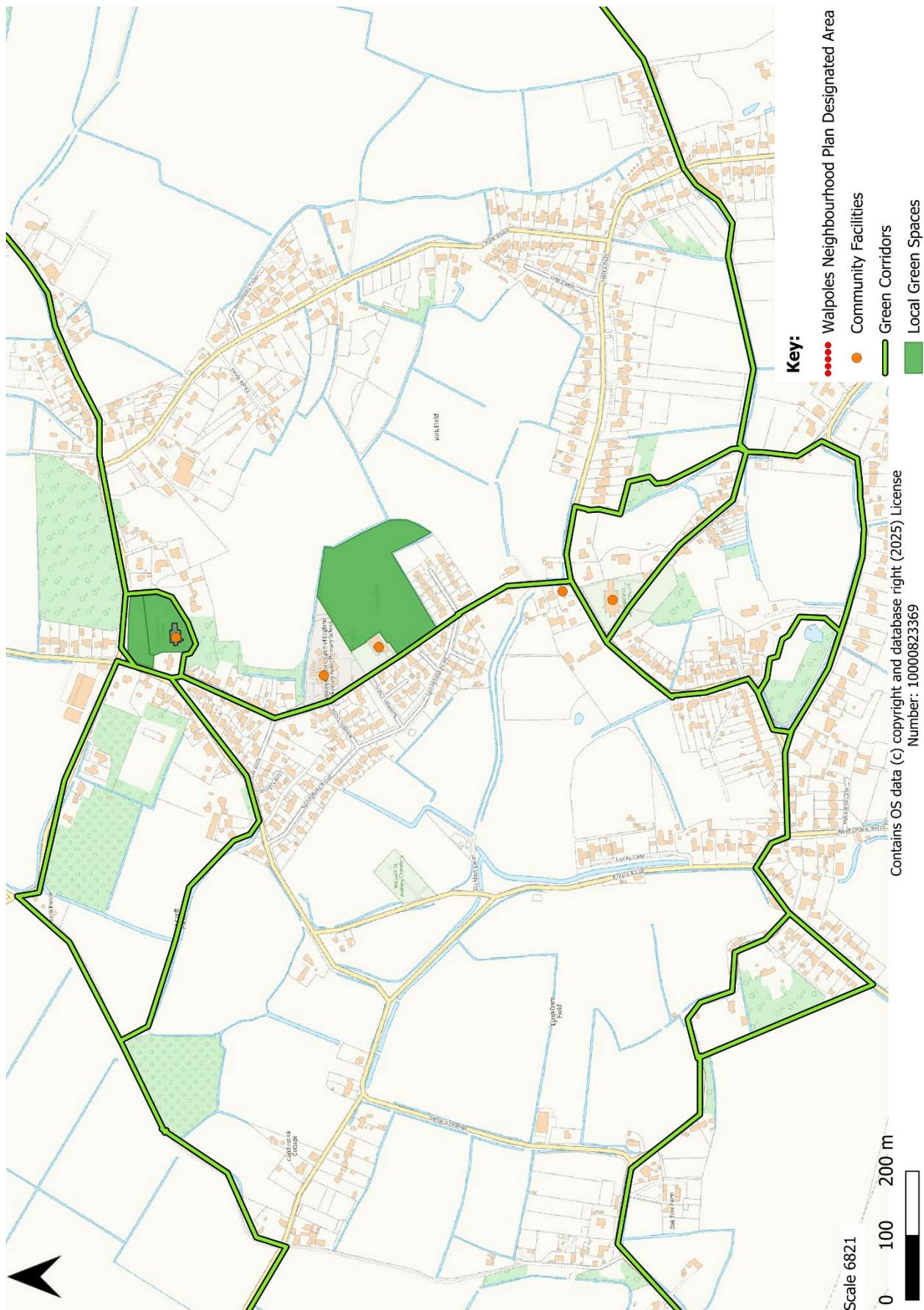
³⁶ [How to implement, monitor, and review your made neighbourhood plan - Locality Neighbourhood Planning](#)

Community Action	Relevant Stakeholders/Partners
This may include activities to encourage insect friendly planting, use of bird feeders, bird, and bat boxes, making the most of compost and encouraging wild patches. In public areas actions will be investigated including less frequent mowing, pond maintenance and planting trees. In relation to this, priority will be to work with local landowners to improve habitat for wildlife within the green corridors.	
Community Action 2: Maintenance of Drainage Ditches The Parish Council will work proactively with riparian owners, landowners, and statutory agencies, such as the Lead Local Flood Authority, to ensure that watercourses are properly maintained with a view to ensuring that they continue to play their role in the management of water and flood risk.	• Riparian owners and landowners • Statutory agencies such as the Lead Local Flood Authority, Environment Agency, and Local Internal Drainage Boards.

Appendix A: Policies Map

The policies map aids users to see where all the protected community facilities, designated local green spaces and green corridors are in relation to one another in the designated area.





Appendix B: AECOM Design Guidance and Codes (2023)

Design Checklist Questions

General Approach

Because the design guidelines cannot cover all design eventualities, this section provides a number of questions based on established good practice against which the design of a proposal should be evaluated.

General design guidelines for new development
• Harmonise and enhance existing settlement in terms of physical form, architecture, and land use
• Reflect, respect, and reinforce local architecture and historic distinctiveness
• Retain and incorporate important existing features into the development
• Provide adequate open space for the development in terms of both quantity and quality
• Incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features;
• Ensure all components e.g. buildings, landscapes, access routes, parking and open space are well related to each other;
• Make sufficient provision for sustainable waste management (including facilities for kerbside collection, waste separation, and minimisation where appropriate) without adverse impact on the street scene, the local landscape, or the amenities of neighbours;
• Ensure that places are designed with sensitive lighting and safety in mind

The aim is to assess all proposals by objectively answering the relevant questions below. It is recognised that there are a large number of questions which have been taken from the AECOM Walpoles Design Guidance and Codes Document (2023). Not all the questions will apply to every development. When an applicant submits the design checklist it is encouraged that the questions/headings which have not been addressed in one's application is stated and the reasoning behind this.

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

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

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

EITHER

Provide a response to each question in the checklist.

OR

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

- 1. Settlement Pattern**
- 2. Preserving and Enhancing Green Space and Views**
- 3. Building lines, boundaries, materials, and detailing**
- 4. Car Parking and Utilities**
- 5. Sustainability**

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

Checklist Questions

Settlement Pattern	Answers
1. Do the new points of access and street layout have regard for all users of the development; in particular pedestrians, cyclists, and those with disabilities? 2. What are the essential characteristics of the existing street pattern; are these reflected in the proposal? 3. How will the new design or extension integrate with the existing street arrangement? 4. Are the new points of access appropriate in terms of patterns of movement? 5. What are the typical groupings of buildings? 6. How have the existing groupings been reflected in the proposal? 7. Are proposed groups of buildings offering variety and texture to the settlements? 8. What effect would the proposal have on the streetscape? 9. Does the proposal overlook any adjacent properties or gardens and how is this mitigated?	
Local green spaces, views & character:	Answers
10. What are the particular characteristics of this area which have been taken into account in the design; i.e. what are the landscape qualities of the area? 11. Does the proposal maintain or enhance any identified views or views in general?	

12. How does the proposal affect the trees on or adjacent to the site? 13. Has the proposal been considered within its wider physical context? 14. Is there adequate amenity space for the development? 15. Does the new development respect and enhance existing amenity space? 16. Have opportunities for enhancing existing amenity spaces been explored?	
Building Line, Boundaries, Materials and Detailing	
17. What are the characteristics of the building line? 18. How has the building line been respected in the proposals? 19. Has the appropriateness of the boundary treatments been considered in the context of the site? 20. Does the proposed material harmonise with the local materials and do they respect or enhance the existing area or adversely change its character? 21. Does the proposal use high-quality materials? 22. Are recycled materials, or those with high recycled content proposed? 23. Can the proposed materials be locally and/or responsibly sourced? 24. Have the details of the windows, doors, eaves, porches, and roof details been addressed in the context of the overall design and the character of the area?	
Car parking and Utilities	
25. What parking solutions have been considered? 26. Are the car spaces located and arranged in a way that is not dominant or detrimental to the sense of place? 27. Has planting been considered to soften the presence of cars? 28. Does the proposed car parking compromise the amenity of adjoining properties? 29. Have the needs of wheelchair users been considered? 30. Can electric vehicle charging points be provided? 31. Can secure cycle storage be provided at an individual building level or through a central/ communal facility where appropriate? 32. If covered car ports or cycle storage is included, can it incorporate roof mounted photovoltaic panels or a biodiverse roof in its design? 33. Has provision been made for refuse/recycling bins? 34. If covered car ports or cycle storage is included, can it incorporate roof mounted photovoltaic panels or a biodiverse roof in its design?	
Sustainability	
35. If the proposal is a contemporary design, are the details and materials of a sufficiently high enough quality and does it relate specifically to the architectural characteristics and scale of the site? 36. Is it possible to incorporate passive environmental design features such as larger roof overhangs, deeper window reveals and/or external louvres/shutters to provide shading in hotter months? 37. Can the building designs utilise thermal mass to minimise heat transfer and provide free cooling? 38. Will the roof structure be capable of supporting a photovoltaic or solar thermal array either now, or in the future? 39. Will the inclusion of roof mounted renewable technologies be an issue from a visual or planning perspective? If so, can they be screened from view, being careful not to cause over shading?	

40. Can green space be used for natural flood prevention e.g. permeable landscaping, swales etc?

Appendix C- Renewable Energy Applications Table

Planning reference	Address	Description	Status
Ref. No: 22/01616/FM	Land At Rose Hall Farm Walpole Bank Walpole St Andrew Wisbech Norfolk PE14 7JD	Installation of a Synchronous Condenser facility with associated infrastructure access and landscaping.	Permitted
Ref. No: 22/02021/FM	Land Opposite Walpole Sub Station Walpole Bank Walpole St Andrew Norfolk	Erection of a Renewable Battery Energy Storage System and associated infrastructure including access and landscaping.	Permitted
Ref. No: 22/00438/FM	Land Opposite Walpole Sub Station Walpole Bank Walpole St Andrew Norfolk	Development of an energy storage installation and associated development to allow for the storage, importation and exportation of energy to the National Grid.	Permitted
Ref. No: 22/02265/FM	Land Opposite Walpole Sub Station Walpole Bank Walpole St Andrew Norfolk	Development of an energy storage installation and associated development to allow for the storage, importation and exportation of energy to the National Grid.	Permitted
Ref. No: 22/01357/F	Land S of Walpole Substation Walpole Bank Walpole St Andrew Norfolk	<u>VARIATION OF CONDITION 4 OF PLANNING PERMISSION 20/01508/FM: Installation of renewable led energy generating station comprising ground- mounted photovoltaic solar arrays and battery-based electricity storage containers together with substation, inverter/transformer stations, site accesses, internal access tracks, security measures, access gates, other ancillary infrastructure, landscaping and biodiversity enhancements</u>	Permitted

Planning reference	Address	Description	Status
Ref. No: 22/00091/FM	Land Southeast of Walpole Sub Station Walpole Bank Walpole St Andrew Norfolk	<u>Installation of underground cabling and associated electrical infrastructure to connect connected solar development (ref H18-1126 20) to the Walpole National Grid Substation</u>	Permitted
Ref. No: 21/01803/FM	Land SE Down Track From Westmoor West Drove North Walpole St Peter Wisbech Norfolk PE14 7HU	Temporary planning application (30 years) for the development of a battery energy storage facility and associated infrastructure.	Permitted
Ref. No: 21/01442/FM	Land At East Marsh S of Gunthorpe Road W of Flowers Farm And Frenchs Road The Marsh Walpole St Andrew Norfolk	Installation of a solar farm and battery storage facility with associated infrastructure	Refused Planning Permission. Appeal allowed. 02.10.2023
Ref. No: 20/01508/FM	Land West And South of Walpole Substation Walpole Bank/Walpole Marsh Walpole St Andrew Norfolk	<u>Installation of renewable led energy generating station comprising ground-mounted photovoltaic solar arrays and battery-based electricity storage containers together with substation, inverter/transformer stations, site accesses, internal access tracks, security measures, access gates, other ancillary infrastructure, landscaping and biodiversity enhancements</u>	Permitted
Ref. No: 14/00283/NMAM_3	Rose And Crown Solar PV Ltd Solar Farm On the Salts Walpole Bank Walpole St Andrew Norfolk	<u>NON-MATERIAL AMENDMENT TO PLANNING CONSENT 14/00283/FM: Erection of 30MW solar photovoltaic facility with associated landscaping and construction of temporary access</u>	Permitted

Planning reference	Address	Description	Status
Ref. No: 14/00283/NMAM_1	Rose And Crown Solar PV Ltd Solar Farm On the Salts Walpole Bank Walpole St Andrew Norfolk	<u>Non-material amendment to planning permission 14/00283/FM: Erection of 30MW solar photovoltaic facility with associated landscaping and construction of temporary access</u>	Permitted
Ref. No: 15/00129/F	Land East of Walpole Marsh Substation Walpole Bank Walpole St Andrew Norfolk	Installation of generator bays south of the approved Race Bank substation (planning permission ref 14/01059/FM)	Permitted
Ref. No: 14/01059/FM	Land East of Walpole Marsh Substation Walpole Bank Walpole St Andrew Norfolk	<u>Alternative sub-station design to serve the Race Bank offshore windfarm, including landscaped bund, new access roads, creation of new drainage ditch and alternative substation equipment (re-submission of 12/01473/FM)</u>	Permitted
Ref. No: 14/00283/FM	Rose And Crown Solar PV Ltd Solar Farm On the Salts Walpole Bank Walpole St Andrew Norfolk	<u>Erection of 30MW solar photovoltaic facility with associated landscaping and construction of temporary access</u>	Refused PP- Appeal Allowed 11 Sept 2015.
Ref. No: 13/01120/F	The Old School Kirk Road Walpole St Andrew Wisbech Norfolk PE14 7LL	<u>Installation of two solar panels on outbuilding roof adjacent to main dwelling (retrospective)</u>	Permitted
Ref. No: 12/00179/F	Market Lane Nurseries Market Lane Walpole St Andrew Wisbech Norfolk PE14 7LR	<u>Installation of photovoltaic solar panels (retrospective) on roof of existing farm building</u>	Permitted
Ref. No: 09/01130/FM	Land East of Walpole Marsh Substation Walpole Bank Walpole St Andrew Norfolk	Electrical substation to serve Lincs Offshore Windfarm and ancillary works	Permitted
Ref. No: 11/00562/FM	Land East of Walpole Marsh Substation Walpole Bank Walpole St Andrew Norfolk	Alternative substation design to serve the Race Bank offshore windfarm	permitted

Planning reference	Address	Description	Status
Ref. No: 09/01191/F	Land East of Walpole Marsh Substation Walpole Bank Walpole St Andrew Norfolk	variation of conditions 1, 2, 3, 5, 6, 8, 9, 10, 11 and 12 of decision 01.08.10.04/11c relating to the provision of underground cables, extension to substation and ancillary works	permitted

Appendix D- Glossary

Term	Definition
Affordable Housing (NPPF 2024 Definition)	Affordable housing: housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions: a) Social Rent: meets all of the following conditions: (a) the rent is set in accordance with the Government’s rent policy for Social Rent; (b) the landlord is a registered provider; and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. b) Other affordable housing for rent: meets all of the following conditions: (a) the rent is set in accordance with the Government’s rent policy for Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent). c) Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households. d) Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing

Term	Definition
	provision, or refunded to Government or the relevant authority specified in the funding agreement.
BNG	Biodiversity net gain (BNG) is a way to contribute to the recovery of nature while developing land. It is making sure the habitat for wildlife is in a better state than it was before development ³⁷ .
Dark Skies	Places where the darkness of the night sky is relatively free of interference from artificial light.
Energy Efficient	The practice of using less energy to perform the same amount of output for a task, service or produce the same result.
Green Infrastructure	A network of multi-functional green and blue spaces and other natural features, urban and rural, which is capable of delivering a wide range of environmental, economic, health and wellbeing benefits for nature, climate, local and wider communities, and prosperity.
Local Green Space (LGS)	Local Green Space is a way of designating local green areas , which meet a set of criteria, in order to protect them from inappropriate development.
NP	Neighbourhood Plan
NPA	Neighbourhood Plan Area
NPPF	National Planning Policy Framework
Open Market Housing	Open market housing is housing which is built by developers (which may be private companies or housing associations, or Private Registered Providers), for the purposes of sale (or rent) on the open market.
Renewable and low carbon energy	Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).
Sheltered Housing	Sheltered housing (also known as retirement housing) means having your own flat or bungalow in a block, or on a small estate, where all the other residents are older people (usually over 55). With a few exceptions, all developments (or 'schemes') provide independent, self-contained homes with their own front doors. There are many different types of scheme, both to rent and to buy. They usually contain between 15 and 40 properties, and range in size from studio flats (or 'bedsits') through to 2 and 3 bedroomed. Properties in most schemes are designed to make life a little easier for older people - with features like raised electric sockets, lowered worktops, walk-in showers, and so on.

³⁷ [Understanding biodiversity net gain - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/understanding-biodiversity-net-gain)

Term	Definition
	Some will usually be designed to accommodate wheelchair users. And they are usually linked to an emergency alarm service (sometimes called 'community alarm service') to call help if needed. Many schemes also have their own 'manager' or 'warden', either living on-site or nearby, whose job is to manage the scheme and help arrange any services residents need. Managed schemes will also usually have some shared or communal facilities such as a lounge for residents to meet, a laundry, a guest flat and a garden. ³⁸ .
Social rented housing	Social rented housing is owned by local authorities and private registered providers (as defined in Section 80 of the Housing and Regeneration Act 2008.). Guideline target rents for this tenure are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with Homes England. ³⁹
SuDS	Sustainable urban drainage system

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

³⁹ See <http://www.communities.gov.uk/documents/planningandbuilding/doc/1980960.doc#Housing>