

## Appendix 11 – Objectives and Policies.

### OBJECTIVES FOR THE HISTORIC ENVIRONMENT

- Objective 1:** Protect and enhance this rare example of a fortified Norman town and its surrounding historic landscape and preserve the hitherto undiscovered and unexplored historic sites and landscape features.
- Objective 2:** Protect and preserve views to and from the village and retain its scenic and visual character.
- Objective 3:** Provide a framework for new development within the Conservation Area.

### POLICIES FOR THE HISTORIC ENVIRONMENT

#### **Policy HE.1 Protecting Historic Assets**

- Proposals for new development, irrespective of scale, that could either directly or indirectly affect the historic significance of any of Castle Acre’s designated historic assets will not be supported, unless the tests set out in national guidance can be met and clear and convincing justification can be given.
- Such proposals should be supported by a detailed assessment in the form of a Heritage Statement.
- Proposals for new development on undeveloped sites where there is a reasonable prospect of unknown and unrecorded archaeological or historical assets being present should be accompanied by a detailed assessment of the potential impacts of the proposal on the unidentified asset to allow for an informed judgment to be made.
- Where previously unknown or unrecorded assets are found to be present, then developers will be required to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible.
- In assessing the impact of the proposal on the asset regard will be necessary to balance and have regard to the scale of any harm or loss and the significance of the heritage asset.

#### **Policy HE.2 Conservation Area**

- The established special character of the Conservation Area and its setting will be protected and reinforced.
- This will be achieved by:
  - a) Encouraging the retention and maintenance of buildings which contribute to the overall character of the Conservation Area.
  - b) Ensuring that new development is sympathetic to the special qualities and character of the Conservation Area.
  - c) Protecting the setting of the conservation area from development which adversely affects views into or out of the area.
- Proposals for the demolition, redevelopment or substantial alterations to the Important Unlisted Buildings identified in the Conservation Area Character Statement 2009 and shown on Map HE.2 should demonstrate the consideration that has been given to retaining the:
  - important character building or historic feature itself;
  - most distinctive and important features;
  - positive elements of its setting and its relationship to its immediate surroundings; and

- contribution that the building or historic feature and its setting makes to the character of the local area.

### **Policy HE.3 Castle Acre's Local Character and Vernacular Architecture**

- All new development irrespective of scale should reflect Castle Acre's local distinctiveness and seek to enhance the existing visual character of the village.
- New housing should respect the scale, materials and character of existing and surrounding buildings, reinforce local development patterns and be compatible with the form, scale, massing and character of adjacent properties where this provides a positive contribution.
- This can be achieved by new developments seeking to incorporate the following important characteristic details within the design of the scheme;
  - the use of traditional materials such as flint, pantile, slate and render;
  - the use of sustainable materials;
  - the use of traditional detailing such as such as quoins, stone and brick lintels, brick bonds, roof lines, window and door types.

### **Policy HE.4 Important Views**

- The following views and vistas (as shown on the Maps below) are identified as Important Public Local Views.
  - a. View from the Castle looking south west, and towards St James Tower;
  - b. Views from St James Church out over the Priory and across the valley;
  - c. Views along Bailey Street, to and from the Bailey Gate;
  - d. Views from Chimney Street towards the river and across Castle Meadow;
  - e. Views from East Green across open countryside;
  - f. View from South Acre Ford across the meadow to the Priory;
  - g. Views into the village from the north across Further Pond Close.
- Proposals for development that would be visible within or would affect an important view should ensure that they respect and take account of the view concerned. Developments which would have an unacceptable adverse impact on the landscape or character of the view or vista will not be supported.

## **OBJECTIVE FOR THE NATURAL ENVIRONMENT**

**Objective 4:** Protect and enhance the natural environment and wildlife habitats of the village as well as provide a framework within which the natural environment of Castle Acre may be improved without negative impact by future development.

## **POLICIES FOR THE NATURAL ENVIRONMENT**

### **Policy NE.1 Protection of Landscape Setting**

- The visual scenic value of the landscape and countryside in the Neighbourhood Area outside the defined settlement boundary will be protected from development that may adversely affect its visual appearance or harm sensitive features typical of the Rolling Open Farmland Character Area. Developments which adversely impact on the historic landscape setting of Castle Acre and of the River Nar Valley including views over the Water Meadows will not be supported.

### **Policy NE.2 Habitats and Natural Features**

- The following Natural Features will be protected from development that would have a significant adverse impact upon their character, appearance and wildlife value:
  - a) The River Nar Site of Special Scientific Interest.
  - b) Minns Meadow
  - c) The Water Meadows to the south and east of the village.
  - d) Broadmeadow Common,
  - e) Emanuel’s Common
  - f) Castle Acre Common
  - g) European Protection Sites eg, the Breckland S.P.A
- All development proposals will be expected to retain existing features of landscape and biodiversity value (including ponds, trees, woodland, hedgerows and verges) and, where practical to do so, provide a net gain in biodiversity through for example:
  - a) the creation of new natural habitats.
  - b) the planting of additional trees and hedgerows and restoring and repairing fragmented biodiversity networks.
- Where loss or damage are unavoidable, the benefits of the development proposals must be demonstrated clearly to outweigh any impacts and the development shall provide for appropriate replacement planting on site together with a method statement for the ongoing care and maintenance of that planting.
- Any development brought forward within the Neighbourhood Plan area must ensure that it can be implemented without any adverse effects upon the integrity of the European sites. Proposals that will adversely affect the integrity of European sites will not be supported. Attention is drawn in particular to the overarching Policy DM19 within the SADMP (2015) and the Borough Council of King’s Lynn and West Norfolk Natura 2000 sites Monitoring and Mitigation Strategy (2015), which describe measures to ensure no adverse effect on European sites, including that housing developers must pay a standard contribution to the monitoring and mitigation of European sites within Norfolk. This rate is currently £50 per dwelling.
- Where a new access is created, or an existing access is widened through an existing hedgerow, a new hedgerow of native species shall be planted on the splay returns into the site to maintain the appearance and continuity of hedgerows in the vicinity.
- To prohibit vehicles from using part of South Acre Road from 50 metres below the junction with Blind Lane, across South Acre ford and onto Church Farm. This is to preserve the tranquillity of this SSSI beauty spot and to protect the gravel riverbed from engine pollution and damage to fish spawning .

### **Policy NE:3 Local Green Spaces**

- The following areas are designated as Local Green Space for special protection (as shown in **Map NE.3** below).
  - a) Castle Meadow.
  - b) Further Pond Close.
  - c) Castle Acre Playing Field.
- Development on designated Local Green Spaces will only be supported in exceptional circumstances. Development adjacent to a Local Green Space that would adversely impact upon its special qualities will not be supported.

#### **Policy NE.4 Dark Skies**

- Development proposals that address light spillage and eliminate all unnecessary forms of artificial outdoor lighting by ensuring that good lighting management and design is applied throughout the Neighbourhood Plan Area will be supported.
- Development proposals that involve external lighting will only be permitted where it can be demonstrated that they are required for safety, security or community reasons and where the design minimises light spillage.
- Applicants are required to demonstrate that they meet or exceed the Institute of Lighting Professionals guidance and other relevant standards or guidance for lighting<sup>1</sup>.
- Where street lighting and the lighting of residential dwellings or businesses is proposed,
- Proposals will be supported that include environmentally efficient lighting that is sympathetic in design (for example, down lighting) and limited where adjacent to the countryside, the designated historic assets and the protected natural habitats and features identified in **Policy NE.2**.

#### **OBJECTIVES FOR HOUSING AND DEVELOPMENT**

**Objective 5 :** Deliver the number of new homes required to meet local housing need including meeting the needs of the elderly.

**Objective 6 :** Encourage dwellings of a size, type and tenure that meet the existing and future needs of villagers.

**Objective 7 :** Promote high quality standards of building and design which will enhance the character of the area, respect the rural context and meet the requirements of modern living.

#### **POLICIES FOR HOUSING AND DEVELOPMENT**

##### **Policy HD.1 Housing Provision**

- The Neighbourhood Plan will accommodate development, including ‘windfalls’ commensurate with Castle Acre’s classification as a Key Rural Service Centre within the Local Plan settlement hierarchy. This Plan provides for 11 new dwellings to be constructed between 2020 and 2036 in the Neighbourhood Plan area.

This need will be met through:

The plan’s allocation of the following sites for development:

- a) Site CA.2. Land to the west of Massingham Road and north of the emerging site G.22.1. 7 dwellings (2020-2036)
- b) Site CA.3 Glebe Land off South Acre Road. 4 dwellings (2020-2036)
- ii) Small “windfall” sites and infill plots within the Development Boundary which will come forward during the plan period but are not identified in the Plan; and
- iii) Conversions of existing buildings outside of the Castle Acre Development Boundary in accordance with paragraph 79 of the NPPF 2019
- The focus of new windfall development will be within the Castle Acre Development Boundary as defined on MAP HD.1 on page 51.

##### **Site CA.2 Land to the west of Massingham Road and north of the emerging site G.22.1**

- a) The development of the site will accommodate approximately 7 dwellings in total. Two (or three) dwellings will be open market housing on a ‘cross subsidy’ basis to help

<sup>1</sup> <https://www.theilp.org.uk/documents/obtrusive-light/>

facilitate the provision of four dwellings available for shared equity purchase, which will be more affordable for local peoples and those with local connection (see para. 7.38). The open market housing will be of three or four bedrooms and the shared equity houses will be of two bedrooms and with priority given to residents and their families living nearby.

- b) Access to the site will be **from the access road to the emerging site G22.1**
- c) The development layout will be designed in order to respect the current living conditions and amenity of the residents of Massingham Road at the south west of the site.
- d) A new hedgerow and tree-line will be planted along the **western** boundary.

### **Site CA3 – Glebe Land off South Acre Road – 4 dwellings**

- a) The development of this site will provide for four two bedroom starter homes with priority given to residents and those with families living nearby.
- b) Access to the site will be from South Acre Road **or Chimney Street**
- c) Existing trees and hedgerows on **the** site to be retained
- d) The area of proposed new car parking will be to the north of the site closest to the church and accessed off South Acre Road

### **Policy HD.2 – Housing Size, Type and Tenure**

- Encouragement will be given to a wide range of types of housing that meet local needs to enable a mixed and inclusive community.
- New developments will be expected to provide housing commensurate with the housing needs of Castle Acre in accordance with the mix outlined in the Housing Needs Assessment 2019, unless compelling justification for an exception can be provided.
- Developments should provide:
  - Starter homes/first time buyers, of 1 and 2 bedrooms,
  - Adaptable, 'lifetime'<sup>2</sup> homes,
  - Affordable housing, specifically social and affordable rented,
  - Housing for older people (e.g. Retirement living housing/supported/sheltered housing, bungalows and retirement complexes),
  - Eco-friendly homes<sup>3</sup>.
- Support is given for maximising the delivery of affordable housing on all qualifying sites in Castle Acre.

### **HD.3 Design**

- All new development should be of high a quality, well designed and enhance the form and character of Castle Acre. Careful consideration should be given to the form, character and setting of new development to reduce the risk of over dominance by new development. Development within or adjacent to the settlement boundary should retain the rural character of the village and avoid creating hard urban fringes and reduce encroachment into the surrounding countryside. Small sites (up to 5 properties), dependent on need, will be encouraged to reduce the massing and over dominance of new development.

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<sup>2</sup> Housing that is built to specific design criteria called Lifetime Homes standard to enable them to be lived in by residents with changing needs <http://www.lifetimehomes.org.uk/pages/revised-design-criteria.html>

<sup>3</sup> an environmentally low-impact home designed and built using materials and technology that reduces its carbon footprint and lowers its energy needs

**a) Building Character**

- New development should respect the compact and uncrowded character of Castle Acre. Use of repetitive building uniformity and layout features should be avoided and careful consideration should be given to orientation, roof heights and shapes in order to create an interesting and aesthetically pleasing development which enhances the overall village scape of Castle Acre. New development should have careful regard to height, layout, building line, massing and scale of existing development in the immediate area. Designs should draw upon detail from existing vernacular architecture and take account of the Character Appraisal within the plan. **(Appendix 3)**

**b) Building Materials**

- The use of traditional materials common in the parish (as identified in the Character Appraisal, **Appendix 3** and **Policy HE.3**), especially those sourced locally and of low ecological/ environmental impact, will be encouraged. Proposals that promote the positive application of S.U.D.S measures will be supported thus minimising the use of hard non-porous surfaces.

**c) Building Detail**

- Architectural details should reflect and or complement those traditionally used within the village, (see also **Policy H.E3**). Reference at the design stage should be made to the Character Appraisal work within this plan.

**d) Landscaping.**

- The landscaping of new development is crucial to how the development impacts upon both the surroundings and the Conservation Area and should be an integral part of any design proposal and should developed at an early stage alongside/within the scheme. Native species will be encouraged together with measures designed to attract and benefit wildlife including the provision of new habitats.
- Where appropriate, trees and hedgerows used as structural landscaping and boundary treatments should be subject to a preservation order and/or a replanting condition in the first five years.

**e) Dwelling Amenity.**

- Development proposals for new dwellings should provide;
  - i. sufficient private amenity space to meet the needs of new residents, such as
  - ii. garden space which should be at least equal to the cubic footprint of the dwelling.
  - iii. resident access to the rear garden without going through the house.
  - iv. off street vehicular parking for residents and visitors.
  - v. ancillary storage for refuse and recycling.
- New development should not be harmful to the living conditions of the residents of adjacent properties.
- The provision of high speed internet connections is encouraged.

**f) Building Style**

- A range of high quality traditional and more innovative contemporary designs will be encouraged.

## OBJECTIVES FOR TRAFFIC AND TRANSPORT

**Objective 8:** Manage through traffic and car parking in the centre of the village to improve pedestrian safety, reduce the visual dominance and physical impacts of parking in the village centre.

**Objective 9:** Restrict vehicle access to South Acre Ford.

## POLICY FOR TRAFFIC AND TRANSPORT

### **TT.1 Visitor Car Parking.**

- Support will be given to proposals that help to relieve traffic congestion in the village centre and/or provide solutions to existing parking problems. Particular support is given for the creation of new designated visitor parking off Priory Lane. This facility would free up parking spaces in the village centre and would help reduce the visual dominance of car parking on the historic village core and Conservation Area, which is identified as a ‘detractor’ in the Conservation Area Character Statement.

## OBJECTIVES FOR TOURISM AND COMMUNITY FACILITIES

**Objective 10:** Safeguard existing tourism assets, visitor and community facilities and encourage low impact tourism.

## POLICY FOR TOURISM AND COMMUNITY FACILITIES

### **TO.1 – Protecting Existing Tourism and Community Facilities**

- Proposals for change of use involving a potential loss of an existing tourism or community facility or business, will only be supported where it can be demonstrated that:
  - a) Adequate other facilities offering the same service exist within a reasonable walking distance of the majority of residents, to meet visitor and local needs, or
  - b) There is no reasonable prospect of continued viable use and this can be demonstrated through:
    - i. Twelve months of marketing in appropriate publications, for the permitted and similar uses, using an appropriate agent; and
    - ii. Confirmation that it has been offered on a range of terms (including price) agreed to be reasonable on the advice of an independent qualified assessor.

### **Tourism and Community Facilities**

- Proposals to improve existing tourism and community facilities will be supported. Upgraded facilities should help retain the character of Castle Acre and not adversely affect Historic and Natural Environments or the Conservation Area. Proposals should not detract from the amenity of local residents or result in an unacceptable increase in traffic generation or lead to an increase in on street parking.

**OBJECTIVE FOR BUSINESS**

**Objective 11: Encourage** local enterprise and local businesses to flourish.

**POLICY FOR BUSINESS**

**Policy BU.1 Business Development**

- To pursue with the landowner a change of use to existing buildings or plots on the site at Manor Farm (as shown on Map BU.1 below). Development would meet the employment needs of the local population through the provision of accommodation to support the provision of the following small scale initiative:
  - i) Home based and live work units
  - ii) Small start-up or incubator units
  - iii) Accommodation for office facilities or training facilities
- Proposals that would result in the conversion of an existing building are particularly supported.