

North Wootton Neighbourhood Plan Evidence Base August 2023



Table of Contents

- ANALYSIS OF OBJECTIVE EVIDENCE RELATING TO NORTH WOOTTON..... 1**
- KEY ISSUES..... 1
- POPULATION CHARACTERISTICS..... 4
- HOUSING PROFILE 7
- AFFORDABLE HOUSING 7
- UNOCCUPIED PROPERTIES..... 8
- HOUSING GROWTH 8
- AVAILABILITY OF LOCAL SERVICES AND ACCESSIBILITY..... 12
- CARBON EMISSIONS 17
- NATURAL ENVIRONMENT..... 19
- FLOOD RISK 24
- LOCAL LANDSCAPE..... 30
- HISTORIC ENVIRONMENT 36
- ASSESSMENT OF KEY VIEWS 39**
- INTRODUCTION 39
- VIEW 1: VIEW ON NURSERY LANE ON THE APPROACH TO THE CHURCH 45
- VIEW 2: VIEW OF THE WEST DOOR BEYOND THE MAIN VEHICULAR GATE AT JUNCTION OF STATION ROAD,
NURSERY LANE, AND MANOR ROAD 48
- VIEW 3. VIEW OF THE FIELDS BEYOND NURSERY LANE 51
- VIEW 4: FROM SOUTH GATE OF THE CHURCH NEXT TO THE CARE HOME ON MANOR ROAD 55
- VIEW 5: LOOKING NORTH ALONG PRIORY LANE OVER THE GREEN..... 57
- VIEW 6: LOOKING NORTH ALONG PRIORY LANE FROM THE JUNCTION WITH MANOR ROAD. 61
- VIEW 7- WIDESPREAD VIEWS FROM GATEHOUSE LN LOOKING ALONG THE GREEN, TOWARDS THE VILLAGE
SIGN AND OVER THE JUNCTION 64
- VIEW 8- MULTIPLE VIEWS OF THE MARSHES/GONGS AND BEHIND THE RUGBY CLUB..... 68
- ASSESSMENT OF NON-DESIGNATED HERITAGE ASSETS 71**
- INTRODUCTION 71
- SUMMARY ASSESSMENT OF ALL NDHAS 74
- NDHA1- NORTH WOOTTON VILLAGE HALL..... 75
- NDHA2- HOUSE ON THE GREEN 77
- NDHA3- RED CAT PUB 82
- NDHA4- NORTH WOOTTON DOCTORS SURGERY 85
- NDHA5- NORTH WOOTTON SCOUT AND GUIDE HEADQUARTERS..... 88

Analysis of Objective Evidence relating to North Wootton

Key Issues

Theme	Issues
Population characteristics	<ul style="list-style-type: none"> • The parish has a declining population which could be linked to the ageing population. • There is an ageing population, particularly within the oldest age groups. This may indicate a need for more smaller unit housing or a need for specialist housing for older people.
Affordable housing	<ul style="list-style-type: none"> • The level of affordable housing is very low when compared to the rest of the district, county, and country, which may prevent younger people from remaining in or moving to the area. • There is no specialist sheltered housing for older people. This contrasts with the population characteristics which show an ageing population. Some while ago there was potential for sheltered housing in the settlement – appeal went through on this. 52 bed sheltered housing. • There are no one-bedroom affordable housing options.
Unoccupied properties	<ul style="list-style-type: none"> • The data does not indicate there to be a particular issue with unoccupied second homes.
Housing growth	<ul style="list-style-type: none"> • North Wootton is classified as a settlement adjacent to Kings Lynn by the King’s Lynn and West Norfolk District Council and is considered suitable for new housing. • The King’s Lynn and West Norfolk 2016 Local Plan included North Wootton as an area to accommodate major housing growth but no suitable sites were identified. • There are no new housing allocations proposed in the emerging local plan, therefore future housing growth will likely be reliant on windfall permissions unless the Neighbourhood Plan choose to allocate.
Availability of local services and accessibility	<ul style="list-style-type: none"> • North Wootton has a range of local services and facilities, making it an attractive place to live. • North Wootton is well linked to King’s Lynn town by bus, road and cycle route giving access to a full range of services, shopping and employment opportunities. • Modest additional housing could support the ongoing viability of some local services, such as local shops and pubs.

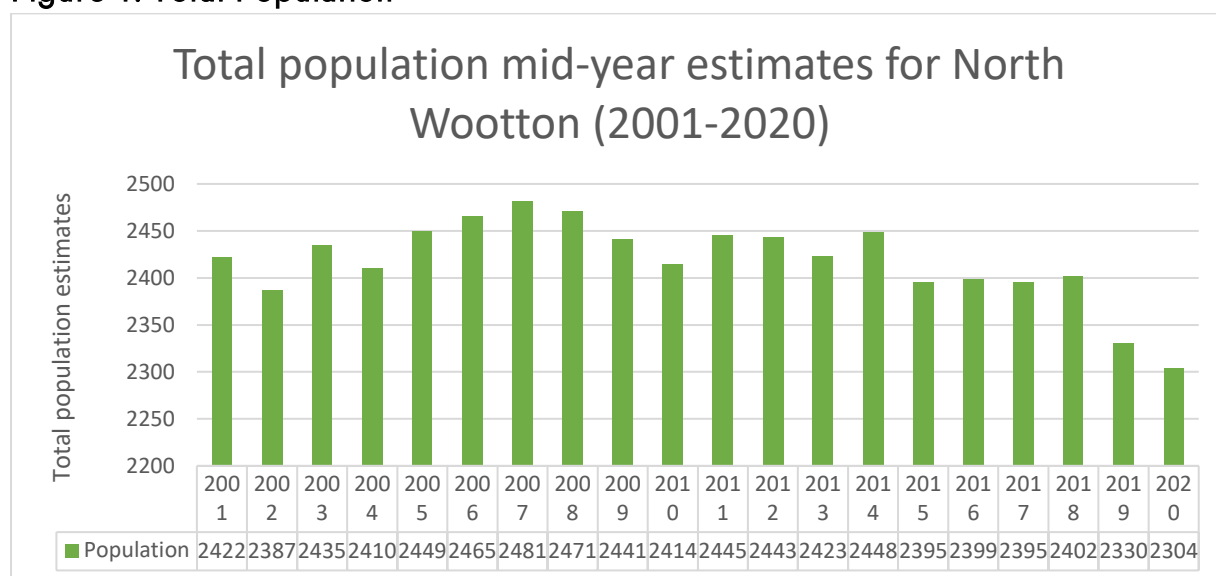
Theme	Issues
	<ul style="list-style-type: none"> • It will be important to retain community facilities that are considered important for day-to-day needs. • Whilst the bus service provides access to King’s Lynn and neighbouring villages, not all of the bus stops offer a comfortable waiting facility. • Most of the local facilities are walkable for many people and this will help not only with being physically active, but will also provide for chance meetings and so foster a sense of community. • Access into the countryside and open spaces for recreational reasons is reasonable, although it could be better for walking, there are no rights of way north / north-east of the settlement area.
Carbon emissions	<ul style="list-style-type: none"> • Per household carbon emissions are higher than average, mainly due to the level of fuel consumption in the industrial/commercial sector as well as household consumption of services. The neighbourhood plan could support a reduction in emissions through policies that reduce the need to travel or encourage a modal shift.
Natural Environment	<ul style="list-style-type: none"> • Part of the neighbourhood plan area falls within the North Norfolk Coast AONB . • To the northwest of the neighbourhood plan area is The Wash, the UK’s largest estuary system. The Wash has been given multiple statutory designations by Natural England because of its importance for wildlife. • Natural England advises on the management of areas with statutory designations and their consent is required for operations within the designated area. Whilst The Wash is outside of the built-up settlement of North Wootton, the proximity of the protected area is important and it lies within the overall plan area. • There are two county wildlife sites within the plan area and areas of priority habitat in the parish; there is potential for these to be affected by development and they do not have the same level of protection as designated sites.
Flooding	<ul style="list-style-type: none"> • Surface water flooding is an issue in parts of the parish; it will be important to ensure this is not worsened through any future new development.

Theme	Issues
	<ul style="list-style-type: none"> • Risk of flooding from rivers or the sea is not an issue in the village but, the wider neighbourhood plan area beyond the built-up settlement which extends northwest to The Wash is at risk from sea and river flooding in the future according to risk models.
Local Landscape	<ul style="list-style-type: none"> • Part of the neighbourhood area falls within the Norfolk Coast Area of Outstanding Natural Beauty, which has been designated for its outstanding landscape value. Whilst the built-up area is not within the AONB, the proximity to the boundary does restrict growth of the settlement of North Wootton. • Development should seek to conserve the landscape's unique characteristics and promote local materials to ensure any new development is consistent with traditional form.
Historic Environment	<ul style="list-style-type: none"> • There are three listed buildings in North Wootton reflecting the rich history of the village. These will be protected through existing legislation, though there may be other assets of heritage value that could usefully be identified and protected as part of the neighbourhood plan.

Population Characteristics

According to mid-year population estimates from the Office of National Statistics (ONS, 2021), North Wootton has a current population of 2,304 for 2020. **Figure 1** shows how the population has followed a downward trend since 2001 which started levelling off between 2015-18 and has started declining again recently particularly from 2018 to 2020. The results of the 2021 Census will indicate whether these trends have happened in the way predicted by the ONS population estimates.

Figure 1: Total Population

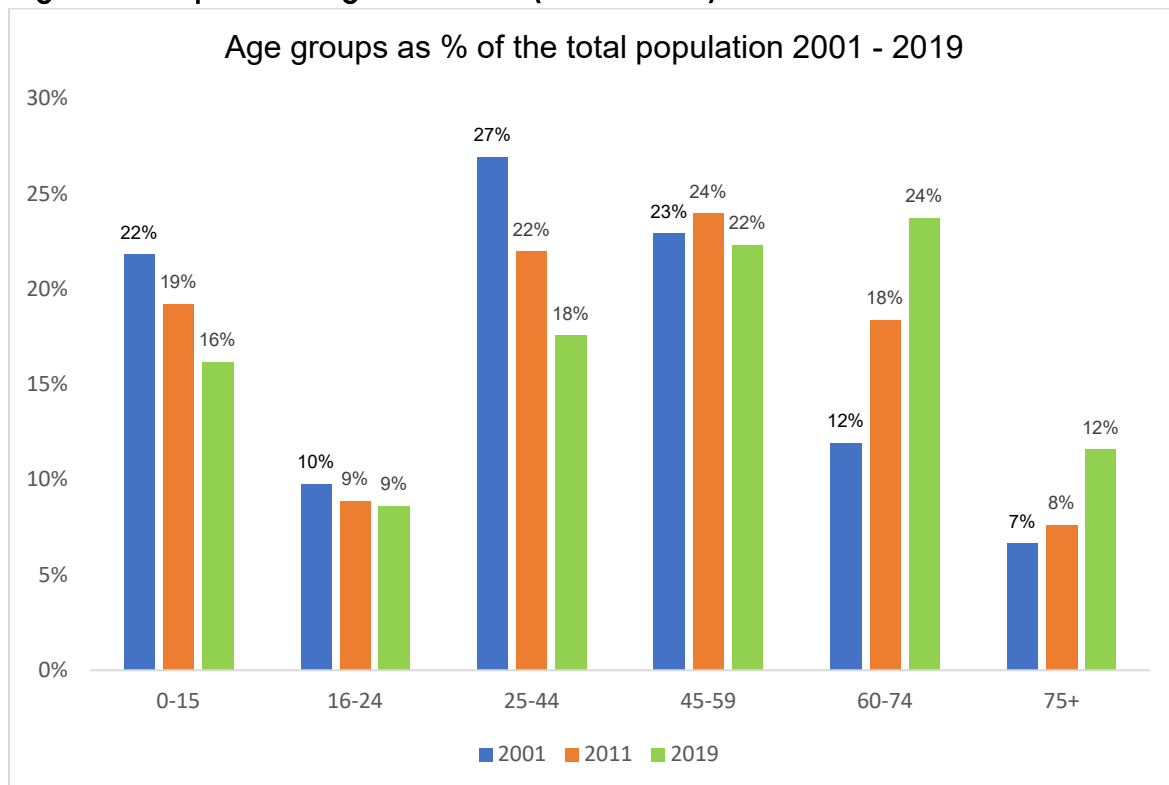


Source: ONS, Mid-Year Population Estimates at Parish Level

The change in age structure over time between 2001 and the mid-2019 population estimates is provided in **Figure 2**. The population has aged over this time with the proportion of people in the North Wootton population aged 60 to 74 doubling from 12% to 24% between 2001 and 2019. On top of this the following table also shows that in 2020 that the population aged 60-74 was still the highest dropping slightly below 24%.

The proportion of people aged 75 and over increased by only 1% between 2001 and 2011 but then more markedly from 8% to 12% between 2011 and 2019. This stayed relatively the same in 2020 (11.98%). The proportion of people in the 45-59 age group has remained relatively static and fell just under 23% in 2020. The proportion of people in the North Wootton population aged under 45 has decreased over time, most noticeably in the 25-44 bracket (27% in 2001, reducing to 18% in 2019, and 16.62% in 2020) and the 0-15 bracket (22% in 2001, reducing to 16% in 2019-2020). The 16-24 age group remained relatively stable between 2001- 2019; however, has decreased by half from 16% to 8.77% in a space of a year which is concerning for the loss of younger people in the population.

Figure 2: Population age structure (2001-2019)



Source: ONS, mid-year population estimates

Figure 3: Table of population/age estimates from ONS Mid-Year Estimates for 2020

Age	Total Pop 2020	(%)	Age	Number of Females (2020)	Age	Number of Males (2020)
0-15	370	16.06%	0-15	179	0-15	191
16-24	202	8.77%	16-24	85	16-24	117
25-44	383	16.62%	25-44	196	25-44	187
45-59	528	22.92%	45-59	252	45-59	276
60-74	545	23.65%	60-74	308	60-74	237
75+	276	11.98%	75+	160	75+	116

Across the population of North Wootton there is an even split between males and females with a split of 49% male / 51% female in 2019 and 2020. There are variations to this within different age groups with the younger age groups having a higher proportion of males than females (0-15 group is 55%/45% male to female in 2019 and 52%/48% male to female in 2020. The 16-24 age group is 57%/43% male to female in 2019 and 58%/42% in 2020. This switches in the older age groups where there are a higher

proportion of females than males, 60-74 age group is 43%/57% male to female in 2019 and 2020 and the 75+ age group is 42%/58% male to female in 2019 and 2020.

Figure 4: Table of the Age Estimates and Percentages from ONS Mid-Year Estimates for 2020

Age	Number of Females (2020)	Age split % for 2020	Age	Number of Males (2020)	Age split % for 2020
0-15	179	15.17%	0-15	191	16.99%
16-24	85	7.20%	16-24	117	10.41%
25-44	196	16.61%	25-44	187	16.64%
45-59	252	21.36%	45-59	276	24.56%
60-74	308	26.10%	60-74	237	21.09%
75+	160	13.56%	75+	116	10.32%

Issues:

- The parish has a declining population which could be linked to the ageing population.
- There is an ageing population, particularly within the oldest age groups. This may indicate a need for more smaller unit housing or a need for specialist housing for older people.

Housing Profile

Detailed evidence with respect to this will be provided by the Housing Needs Assessment which can be provided by AECOM through the Locality Technical Assistance Programme.

Affordable Housing

Affordable housing comprises:

- Affordable housing to rent
- Shared ownership or shared equity
- Discounted market sales housing

Some of these options offer a more affordable route to home ownership, and the Government has introduced several options over the years to enable people to get their first home, whether to rent or buy. A new tenure option called First Homes is being introduced by the Government.

There are currently **35** affordable homes in North Wootton, according to data supplied by the Borough Council. The size and type are provided in **Figure 5**. There is no sheltered housing for older people in North Wootton.

Figure 5: Affordable Housing

Number of Beds	General Needs	Sheltered Housing	Shared ownership
Bedsit (0)	-	-	-
1	-	-	-
2	10	-	2
3	23	-	-
4	-	-	-
Total	33	0	2

Source: West Norfolk Borough Council, Housing Data 2018

This works out at under 4% of the total number of domestic properties (according to the Council Tax register). This is a very low supply of affordable homes when compared to averages for the District, County and whole country.

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

According to data supplied by West Norfolk Borough Council (November 2021) there are currently 63 people/families on the housing register wishing to live in North Wootton. Of these, 14 applicants require easy access housing. The data supplied also shows that currently there are on average 19 bids for every 1 bed home in North Wootton on the housing register and 50 bids for every 2-bed home.

A Housing Needs Assessment will provide further detailed evidence with respect to affordable housing.

Issues:

- The level of affordable housing is very low when compared to the rest of the district, county and country, which may prevent younger people from remaining in or moving to the area.
- There is no specialist sheltered housing for older people. This contrasts with the population characteristics which show an ageing population.
- There are no one-bedroom affordable housing options.

Unoccupied Properties

According to data supplied by West Norfolk Borough Council (November 2021) there is not an issue with unoccupied properties or second homes in North Wootton. Just 0.19% of properties in the village are unoccupied second homes.

Issues

- The data does not indicate there to be a particular issue with unoccupied second homes.

Housing Growth

Residential development predominates in North Wootton with the built environment largely made up of modern two storey, semi-detached and detached dwellings following mass residential expansion from the 1960s onwards. North Wootton also contains a more traditional centre consisting of some older housing built of carstone with red pantiles; the church and former railway station and hotel; an old schoolhouse; the former post office and a small village green.

The King's Lynn and West Norfolk 2011 Core Strategy designated North Wootton as one of the 'Settlements adjacent to King's Lynn and the main towns', rather than a rural service centre. These settlements function as separate communities with a range of facilities, but they also support the adjacent larger settlements, often through significant residential

developments. These settlements benefit from public transport linkages to King's Lynn and the main towns meaning strong potential for urban expansion. In 2011 the strategy for growth was to provide at least 7,510 new dwellings within and around King's Lynn including: West Lynn, South Wootton, North Wootton, and West Winch. However, no allocations were made in North Wootton.

The Site Allocations and Development Management Policies Plan 2016 included North Wootton as one of the areas to accommodate the major housing growth around King's Lynn, but no suitable sites were identified for such growth in North Wootton. The emerging Local Plan which combines core strategy and site allocations has no new housing allocations proposed in North Wootton. The Local Plan review was agreed by King's Lynn and West Norfolk Council on 8 July 2021 and following Regulation 19 has been formally submitted.

Looking at recent data supplied by the BCKLWN (2022) in the last 10 years between 2012 and 2022 there have been 8 planning permissions which have been granted, started, or completed as presented in **figure 6** (the full table is in Appendix A of this paper).

- Two of the permissions have been granted
- One of the permissions have started
- Five have completed between March 2014 and April 2022

Out of the 8 planning permissions, 2 of these are permissions are on the same site reflecting 7 different sites in total which have had planning permissions. The total net gain of new residential dwellings in North Wootton over this time period was 14 and most were from new dwellings. Two of the permissions involved demolishing existing dwellings to create more residential units including a mixture of flats and homes of 1 to 3 bedrooms. All 8 permissions represent windfall development, outside of any planned growth in the Local Plan. It is interesting to note that many of the new dwellings granted permission had a large number of bedrooms.

Figure 6: List of recent permissions in North Wootton (2012 to 2022)

Planning ref	Location	Description	Net gain	Status
13/00386/ F	Plot Adjacent to Mulberry Lodge Manor Road, North Wootton	Proposed Dwelling (Revised Design 2013) 8-bedroom dwelling	1	COMPLETED 31/03/2014
15/01042/ F	Land Off Priory Road North Wootton	Demolition of 4 existing residential properties and development of the site to provide 7 residential units with associated landscaping and highways works 2 x 1-bedroom dwellings 3 x 2-bedroom dwellings 2 x 3-bedroom dwellings	3	COMPLETED 30/04/2017
16/00987/ F	Land Off Priory Road North Wootton	Demolition of 4 existing residential properties and development of the site to provide 9 residential units with associated landscaping and highways works 4 x 1-bedroom dwellings (flats) 2 x 2-bedroom dwellings 3 x 3-bedroom dwellings	5	COMPLETED 01/11/2017
17/00345/ RM	Site Opposite the Red Cat Hotel Station Road North Wootton	RESERVED MATTERS: Erection of dwelling 3-bedroom dwelling	1	COMPLETED 18/11/2019
18/00260 /RM	26 Little Carr Road North Wootton	RESERVED MATTERS: Construction of single dwelling 3-bedroom dwelling	1	COMPLETED 05/04/2022

Planning ref	Location	Description	Net gain	Status
19/00331/ RM	The Red Cat Hotel Station Road North Wootton	RESERVED MATTERS: Erection of two dwellings 5 bedrooms per dwelling	2	STARTED
20/02139 /O, 17/02326/ O	Woodside Ling Common Road North Wootton	Outline Application (All Matters Reserved): Construction of new dwelling Bedrooms unknown at this point, however, single storey dwelling.	1	GRANTED
Total 14 new				

Issues:

- North Wootton is classified as a settlement adjacent to Kings Lynn by the King's Lynn and West Norfolk District Council and is considered suitable for new housing.
- The King's Lynn and West Norfolk 2016 Local Plan included North Wootton as an area to accommodate major housing growth but no suitable sites were identified.
- There are no new housing allocations proposed in the emerging local plan, therefore future housing growth will likely be reliant on windfall permissions unless the Neighbourhood Plan choose to allocate.

Availability of Local Services and accessibility



Pictured above: North Wootton village sign

Source: www.geography.org.uk (creative commons licence) – accessed 01/12/2021

Due to its close proximity to the facilities and employment of King's Lynn town, North Wootton is classified as a settlement adjacent to King's Lynn rather than a Key Rural Service Centre. North Wootton is approximately 4 miles from King's Lynn centre and is well connected to the town via regular bus services and the cycle path network offering sustainable transport links. North Wootton has a good range of services and facilities locally. The village has a shop, primary school, GP surgery, church, village hall and a large park shared with South Wootton. Information provided by the District Council also shows that North Wootton is on a mobile library route.

North Wootton is on a regular bus route to King's Lynn with frequent daily services. There are a mixture of bus stops in the village and only a couple provide shelter and seating for residents waiting for the bus. The bus routes are 35 and 36 between King's Lynn and Hunstanton¹. These run most days between 9am and 4pm. However, there is no bus services which run in the evenings anymore. There are a number of bus stops within the village including Manor Road, Priory Ln and Alban Road.

¹ [35 | Lynx \(lynxbus.co.uk\)](http://35|Lynx(lynxbus.co.uk))

The village hall is situated on The Green in the centre of the village, in Priory Lane. It offers a hall, meeting space, kitchen and wifi and has been renovated with improvements made to the kitchen, heating, toilets, and lighting. There is a monthly village market held at the hall where people can purchase local Norfolk produce. There are regular police surgeries, community activities, parent and child activities, health and wellbeing classes and drop in coffee mornings.



Pictured above: North Wootton Village Hall

Source: <https://northwoottonvillagehall.org.uk> – accessed 23/11/2021

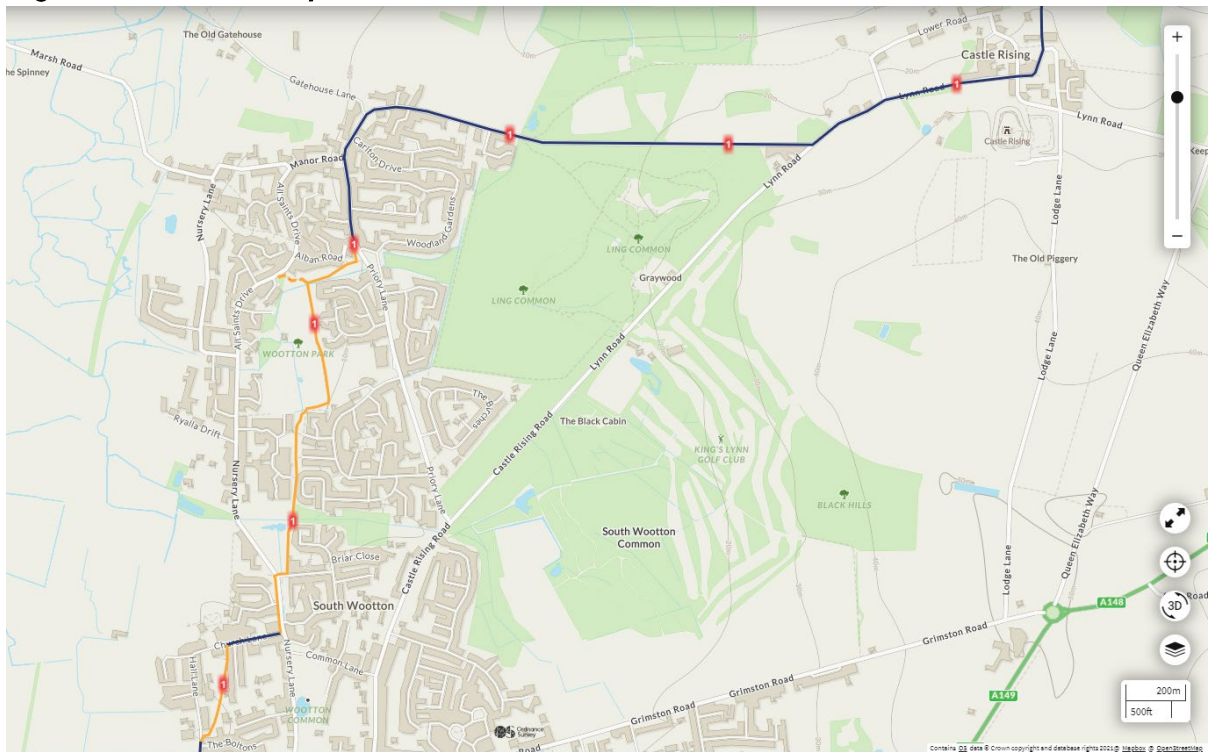
West Norfolk Rugby Club is based in North Wootton, just off Gatehouse Lane and has a long history in the village having relocated there from King's Lynn after the 2nd World War. Originally meeting in the Red Cat Hotel with a pitch some distance out in the marshes, in the 1960s the club acquired the current location for its clubhouse and pitches. Over the years significant developments at the club and continued expansion have seen improved facilities and buildings.²

The village has a network of kerbed footways which enable reasonable and safe access to the various services and facilities in the village. National Cycle Network Route 1 (see **Figure 7**) runs through the parish, entering the village at the southern end from South Wootton, running through Wootton Park and then taking cyclists on towards Castle Rising. The cycle route is a mixture of on and off road in the neighbourhood area. National Cycle Route 1 (NCR1) links Lowestoft to King's Lynn via Wells-next-the-Sea and provides North

² West Norfolk Rugby Club website accessed 28/11/2021

Wootton residents with cycling access to surrounding the countryside and villages along the coast as well as to King's Lynn.

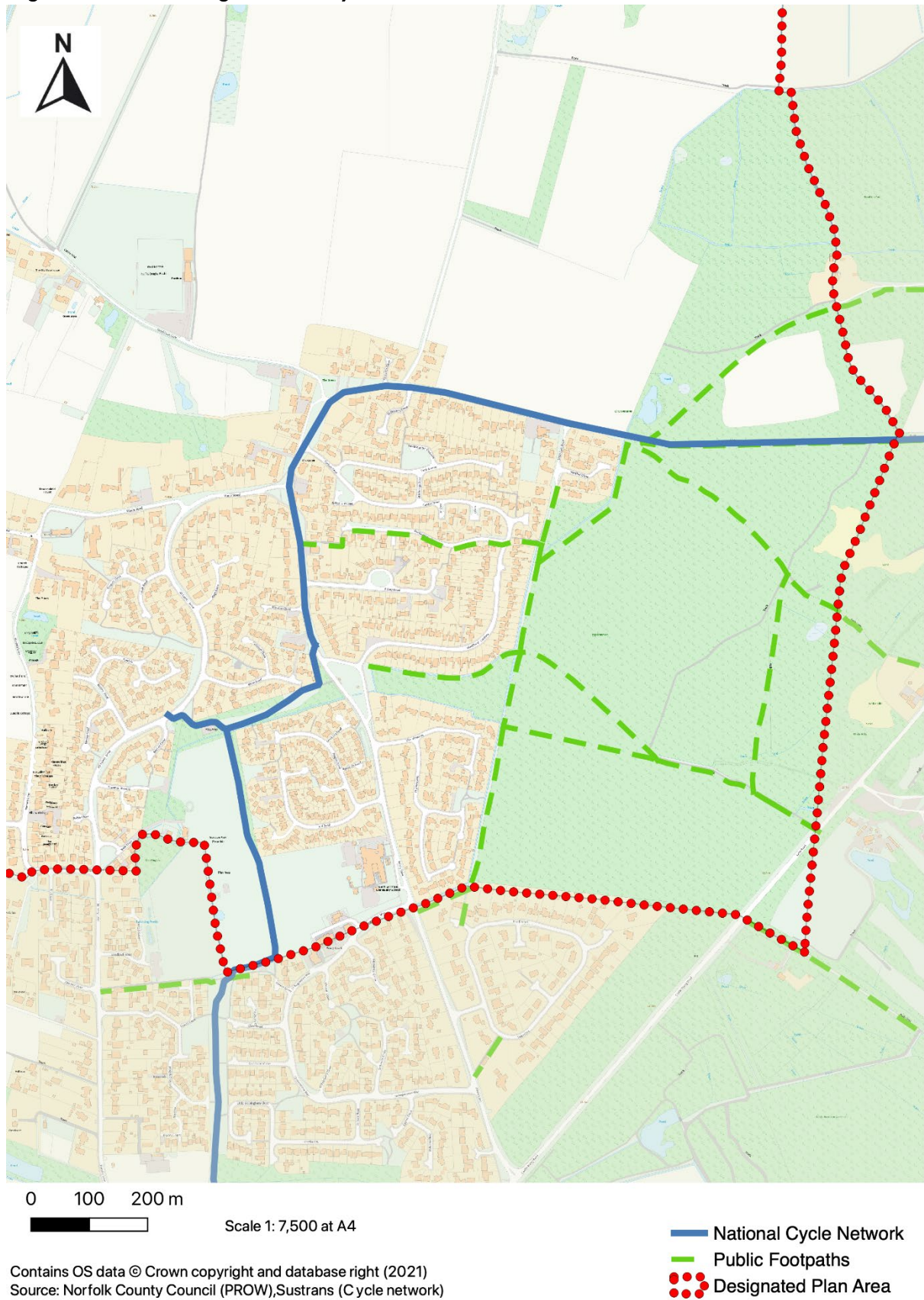
Figure 7: National Cycle Network Route 1



Wootton Park is situated between North and South Wootton and provides green space for residents to access. The park has play equipment for younger children as well as provision for older children including a skateboard park and sports fields. This green space is an asset for the residents and has been especially well used during the Covid-19 pandemic.³

³ North Wootton parish council AGM May 2021

Figure 8: Public Rights of Way



As shown in **Figure 8**, there are a small number of Public Rights of Way, mainly to the east of the built-up area in the green spaces. Public footpaths enable people to access the countryside which is considered important for physical and mental well-being. There are no public rights of way which extend north or north-east of the settlement towards the Wash.

Issues

- North Wootton has a range of local services and facilities, making it an attractive place to live.
- North Wootton is well linked to King's Lynn town by bus, road and cycle route giving access to a full range of services, shopping and employment opportunities.
- Modest additional housing could support the ongoing viability of some local services, such as local shops and pubs.
- It will be important to retain community facilities that are considered important for day-to-day needs.
- Whilst the bus service provides access to King's Lynn and neighbouring villages, not all of the bus stops offer a comfortable waiting facility.
- Most of the local facilities are walkable for many people and this will help not only with being physically active, but will also provide for chance meetings and so foster a sense of community.
- Access into the countryside and open spaces for recreational reasons is reasonable, although it could be better for walking, there are no rights of way north / north-east of the settlement area.

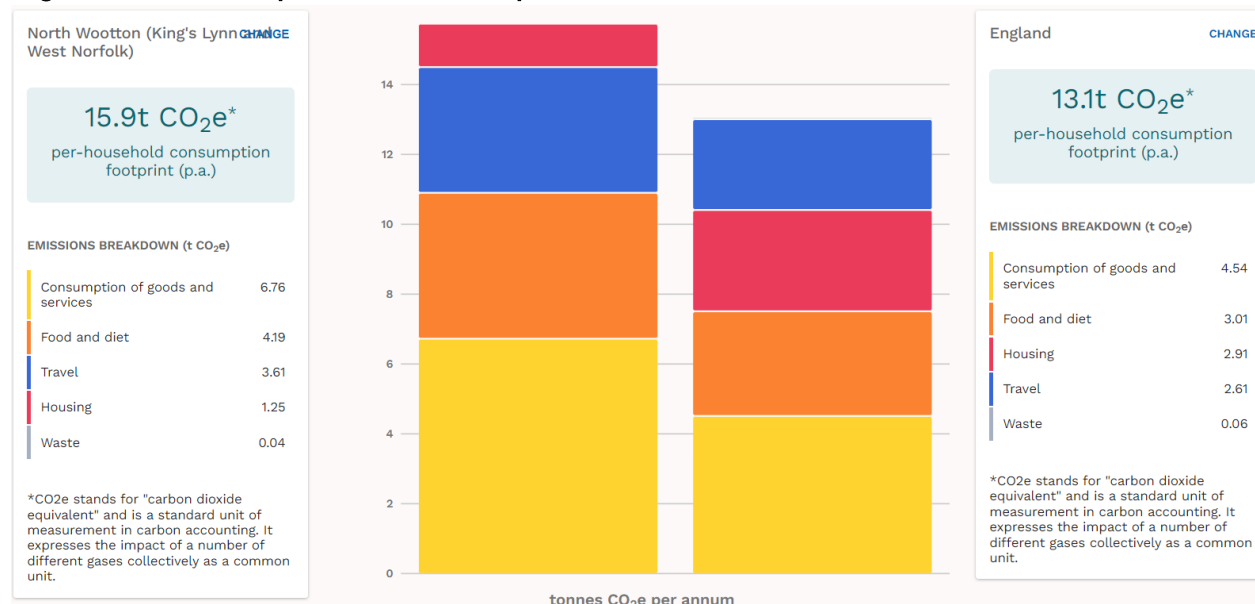
Carbon Emissions

The University of Exeter’s [Impact](#) tool provides communities with data on their carbon emissions, helping to determine the sources of carbon emissions and areas where focused action can make the biggest contribution to cutting local emissions. Impact was developed by the Centre for Sustainable Energy and the University of Exeter’s Centre for Energy and the Environment.

Figure 9 provides a breakdown of consumption emissions per household in North Wootton, which largely relates to household emissions in the parish. It includes things that people choose to consume, such as goods, food, and appliances. The transport element calculates miles driven/ flown and not the presence of a road in the area.

The largest impact area is the consumption of goods and services, which makes up 43% of the total footprint (higher than the national average of around 35%). Of this category, the purchase of goods is the most significant element, making up 23% of the total footprint (higher than the national average of 19%). Housing makes up 8% of the total footprint (lower than the national average of 22%). The per household consumption footprint (15.9t) is higher for North Wootton than the national average (13.1t).

Figure 9: Consumption emissions per household

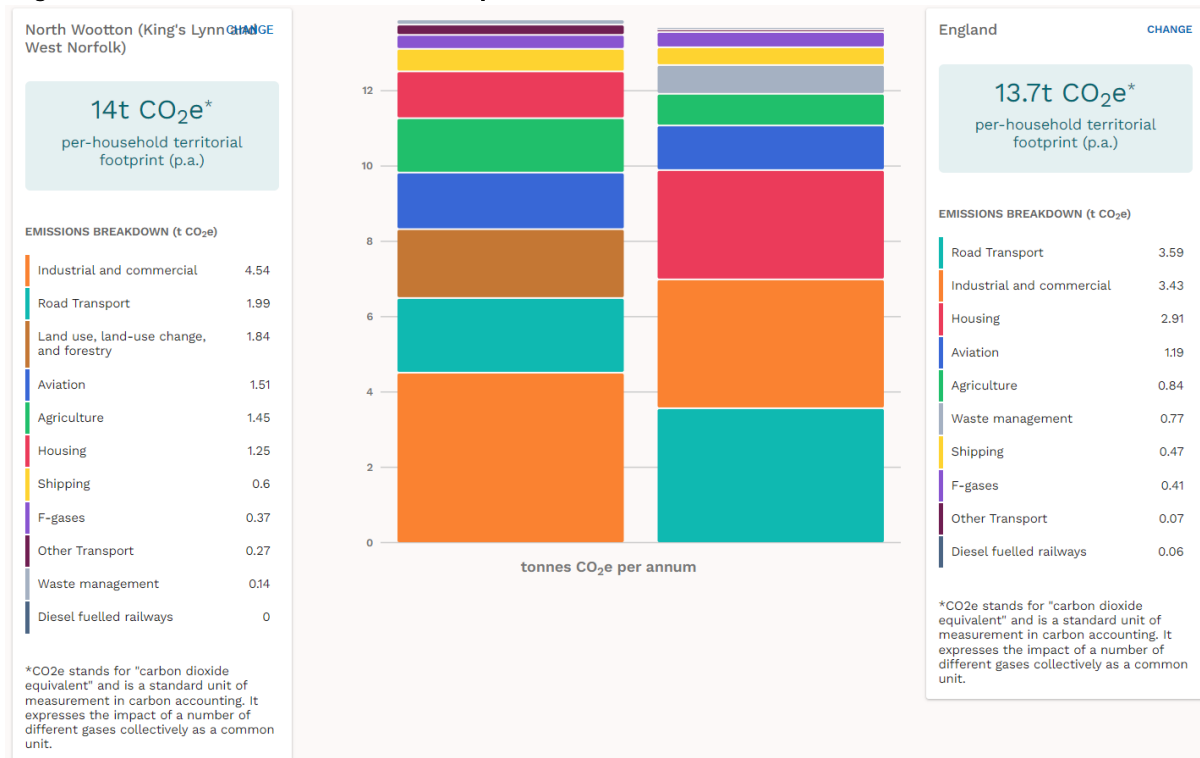


Source: <https://impact-tool.org.uk/> - accessed 28/11/2021

Figure 10 shows territorial emissions per household, this includes emissions from activities within the parish boundary, covering road transport, industrial and commercial emissions, agriculture, and household energy use. In North Wootton, industrial and commercial is the greatest emitter at 33% (higher than the national average of 25%),

followed by road transport at 14% (lower than the national average of 26%. The industrial and commercial category includes gas and electricity consumption in the industrial/commercial sector. Overall, the per-household territorial footprint in North Wootton is a little higher than the national average.

Figure 10: Territorial emissions per household



Source: <https://impact-tool.org.uk/> - accessed 28/11/2021

Although housing is not one of the highest emitters with either measure, it does nonetheless contribute towards the above average footprint.

Issues

- Per household carbon emissions are higher than average, mainly due to the level of fuel consumption in the industrial/commercial sector as well as household consumption of services. The neighbourhood plan could support a reduction in emissions through policies that reduce the need to travel or encourage a modal shift.

Natural Environment

To the east of North Wootton the landscape encompasses an extensive area of woodland with recreational access including King's Lynn Golf Course and Stony Hangings clearings. To the north, east and west the village adjoins an Area of Outstanding Natural Beauty (**North Norfolk Coast**) and parts of the neighbourhood plan area are within the AONB. The woodland to the north of the village merges at points with Wootton Carr, a smaller wood with limited public access. To the west of North Wootton lies a network of small pasture and arable fields defined by drainage ditches. The landscape to the west of North Wootton is generally flat and low-lying in comparison to the eastern side. Overall, the area has a strong sense of tranquillity and views are generally enclosed by trees to the east; whilst to the west, they are more open and extensive.

To the northwest of the neighbourhood plan area is **The Wash**, the UK's largest estuary system which contains extensive saltmarshes. The intertidal flats of The Wash form one of the largest intertidal areas in Britain, supporting high concentrations of marine invertebrates which in turn provide a food source for over 300,000 wintering wildfowl⁴. The Wash has been given multiple statutory designations by Natural England because of its importance for wildlife and geology. These designations are:

- National nature reserve (NNR)
- Ramsar site
- Special area of conservation (SAC)
- Special protection area (SPA)
- Site of special scientific interest (SSSI)

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

Natural England advises on the management of areas with statutory designations and their consent is required for operations within the designated area. Whilst The Wash is outside

⁴ JNCC Ramsar Information Sheet UK11072 [untitled \(jncc.gov.uk\)](#) – accessed 01/12/2021

of the built-up settlement of North Wootton, the proximity of the protected area is important as it lies within the overall plan area and contributes to the special character.

The Norfolk Coast AONB Integrated Landscape Guidance Section 2 (2021)⁵ explains that the landscape character for North Wootton is “**Open Coastal Marshes (OCM) and Drained Coastal Marshes (DCM)**”. Section 3 of the guidance (2021) describes part of the AONB alike North Wootton to be “*Characteristic features include the coastal marshes, sand dunes and shingle ridges, backed by coastal maritime settlements, red brick and flint buildings, prominent churches, and windmills. Just inland, the drained marshes are open farmland, with pollarded willows along the roadsides and long views.*”

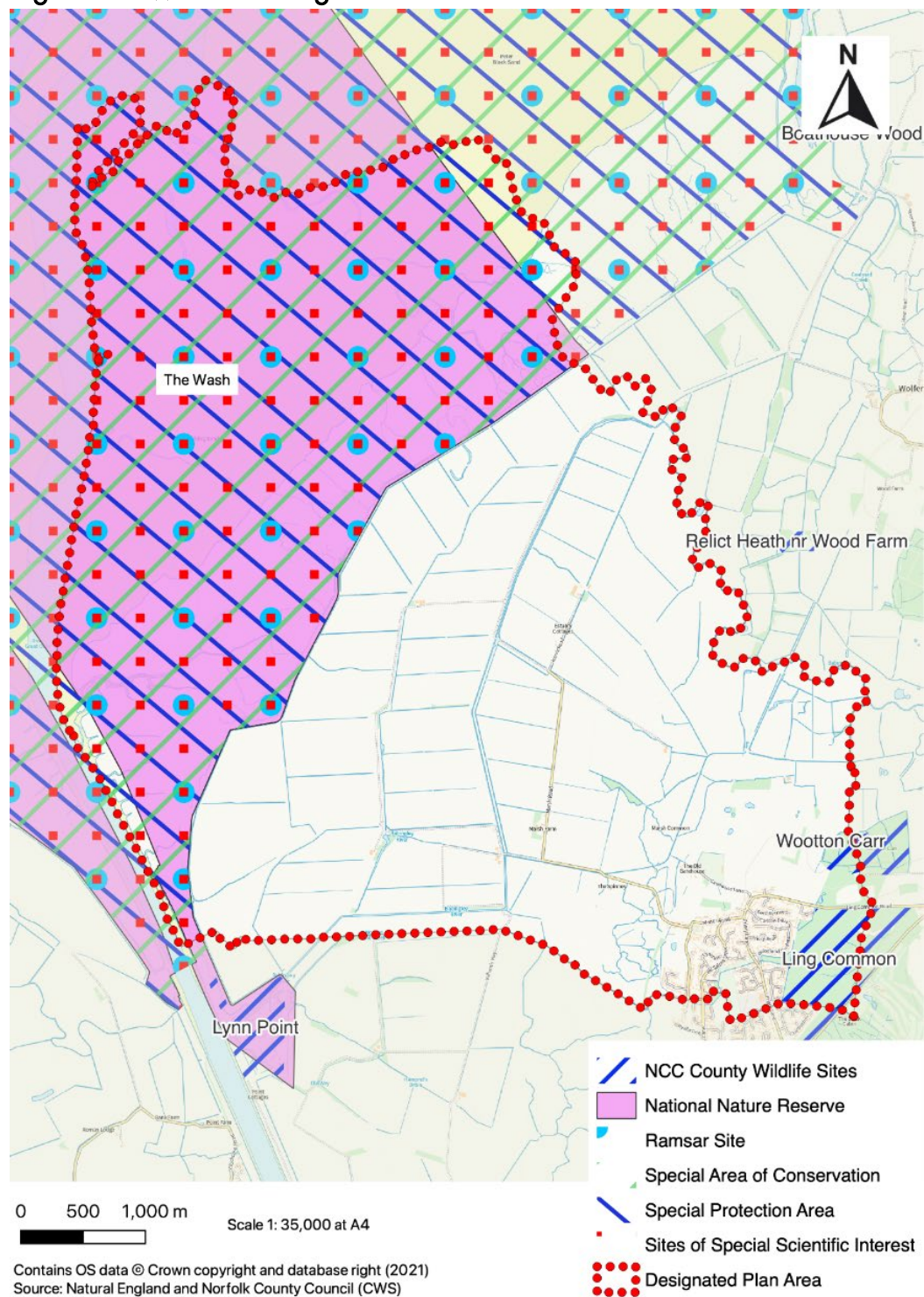
In addition to the statutory wildlife designations within the neighbourhood plan area, there are also some non-statutory wildlife designations. There are two County Wildlife Sites (CWS) within the North Wootton neighbourhood plan area and one adjacent: Wootton Carr, Ling Common and Lynn Point (adjacent). County Wildlife Sites are areas of land rich in wildlife outside of nationally protected areas such as National Nature Reserves and Sites of Special Scientific Interest (SSSI). CWS do not receive statutory protection but are given some protection through the planning system. Norfolk Wildlife Trust advises planning authorities, developers and landowners on the protection and management of the sites⁶.

All wildlife designations, both statutory and non-statutory are marked on **Figure 11**.

⁵Norfolk Coast AONB Integrated Landscape Guidance- Section 2 (2021): [Integrated-landscape-character-intro-section-2.pdf \(norfolkcoastaonb.org.uk\)](https://www.norfolkcoastaonb.org.uk/integrated-landscape-character-intro-section-2.pdf)

⁶ <https://www.norfolkwildlifetrust.org.uk/wildlife-in-norfolk/county-wildlife-sites> - accessed 01/12/2021

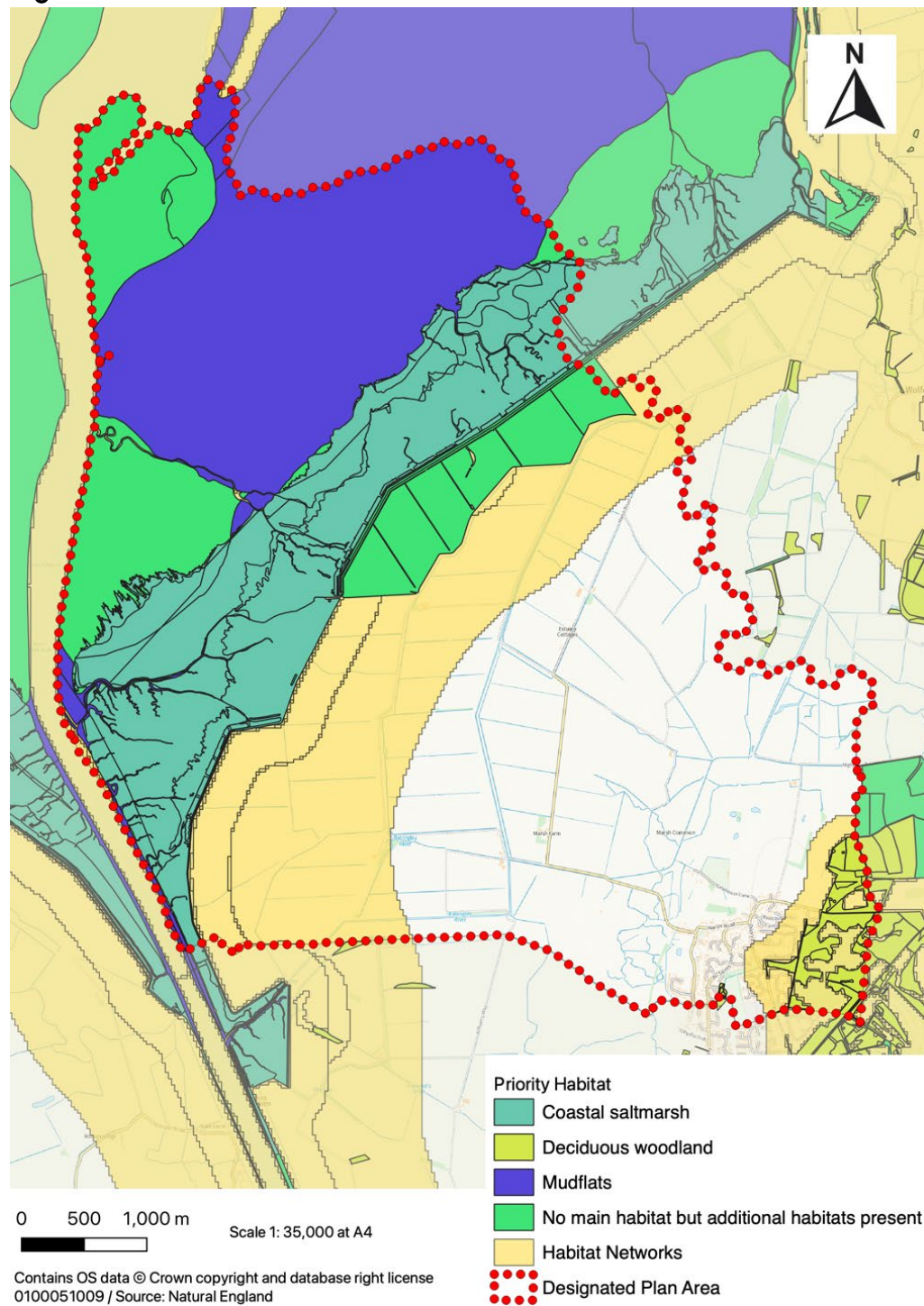
Figure 11: Wildlife designations and habitat



Natural England also identifies that there are important **habitat networks** within the plan area, these are shown in **Figure 12**. Parts of the parish contain **Priority Habitats** 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. The predominant type of priority habitat is coastal saltmarsh, mudflats, and deciduous woodland. Local authorities

have a duty to consider the conservation of these habitats, and development that would adversely affect these would not normally be acceptable.

Figure 12: Habitat Networks



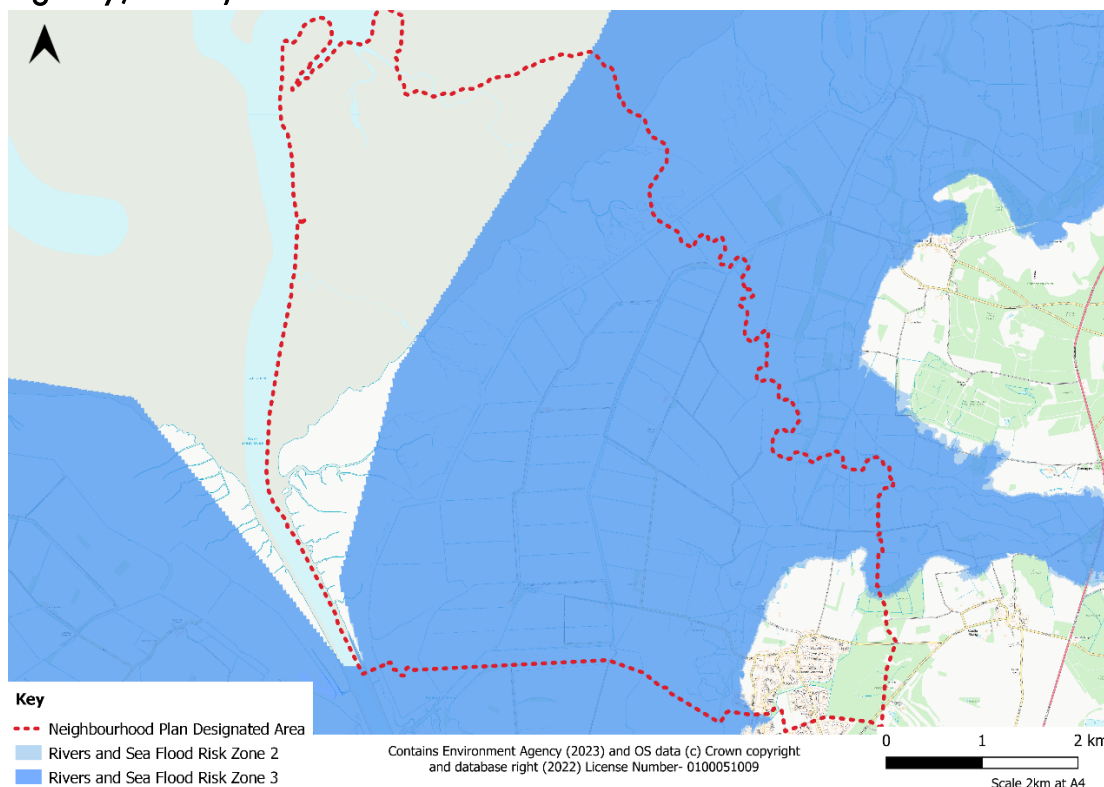
Issues

- Part of the neighbourhood plan area falls within the North Norfolk Coast AONB.
- To the northwest of the neighbourhood plan area is The Wash, the UK's largest estuary system. The Wash has been given multiple statutory designations by Natural England because of its importance for wildlife.
- Natural England advises on the management of areas with statutory designations and their consent is required for operations within the designated area. Whilst The Wash is outside of the built-up settlement of North Wootton, the proximity of the protected area is important and it lies within the overall plan area.
- There are two county wildlife sites within the plan area and areas of priority habitat in the parish; there is potential for these to be affected by development and they do not have the same level of protection as designated sites.

Flood Risk

The settlement is situated within Flood Zone 1, 2 and 3 (**Figure 13**) and the watercourse for flood warning in this area is from the North Sea⁷. Most of the built-up settlement is within Flood Zone 1 (**Figure 14**). The Environment Agency future flood risk modelling shows that most of the built-up part of the neighbourhood area is at no or low risk from fluvial flooding. However, the wider neighbourhood area beyond the built-up settlement which extends northwest to The Wash is at risk from sea and river flooding in the future according to risk models due to being within Flood Zones 2 and 3.

Figure 13- Flood Zones present within North Wootton (Source: Environment Agency, 2023)



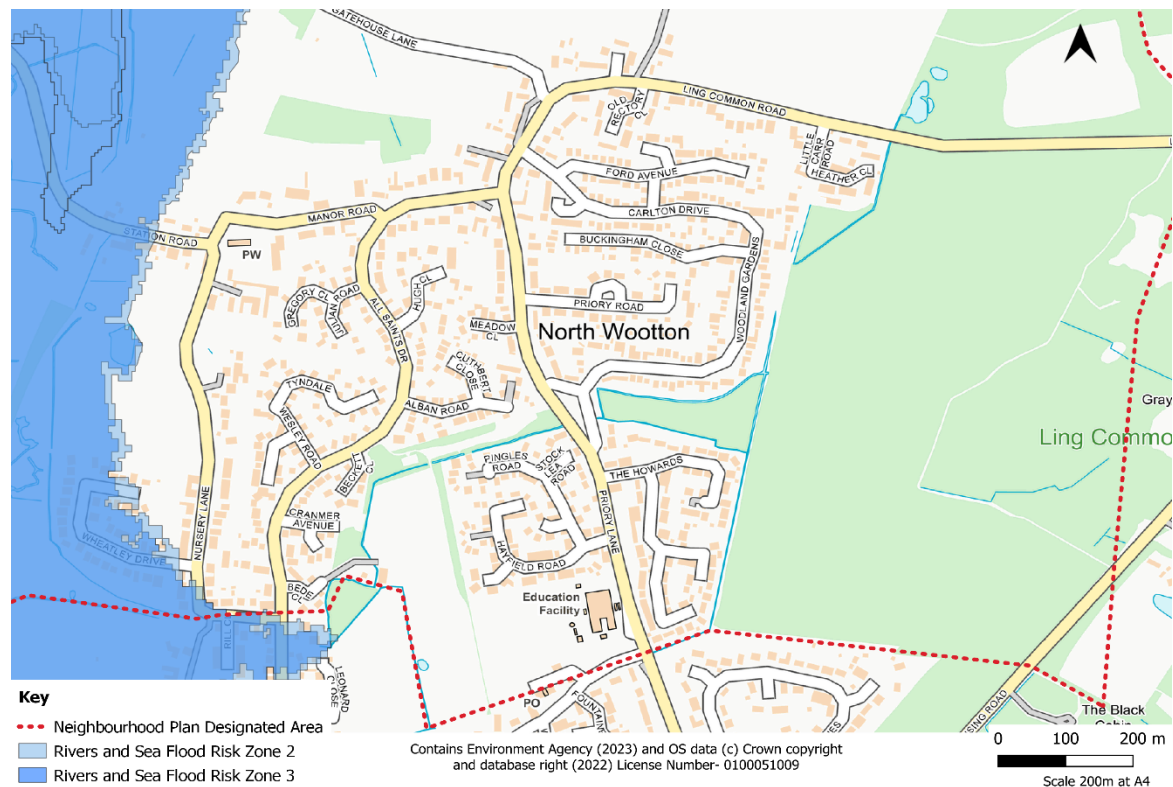
As stated in the King's Lynn and West Norfolk Borough Council Strategic Flood Risk Assessment (FRA) Level 2 Appendix B2 (2019)⁸, North Wootton is approximately 5km from the coastline and there are multiple drainage features with the majority located on the western side. Along the western boundary there is a small encroachment from tidal flood risk from Flood Zone 3a and surface water flood risk is an issue, particularly from

⁷ King's Lynn and West Norfolk Borough Council (2019) Strategic Flood Risk Assessment Level 1 [Flood risk assessment - Level 1 | Flood risk assessment - Level 1 | Borough Council of King's Lynn & West Norfolk \(west-norfolk.gov.uk\)](#)

⁸ King's Lynn and West Norfolk Borough Council (2019) Strategic Flood Risk Assessment Level 2 Community Level Guidance Tables North Wootton and South Wootton Appendix B2- [Strategic Flood Risk Assessment level 2 | Borough Council of King's Lynn & West Norfolk \(west-norfolk.gov.uk\)](#)

an impact of 3.3% AEP event or above⁹. The FRA also sets out that there could be a significant increase in the impact of surface water flooding under climate change scenarios, which is a concern for the community.

Figure 14- Flood Zones present within the built-up settlement of North Wootton (Source: Environment Agency, 2023)



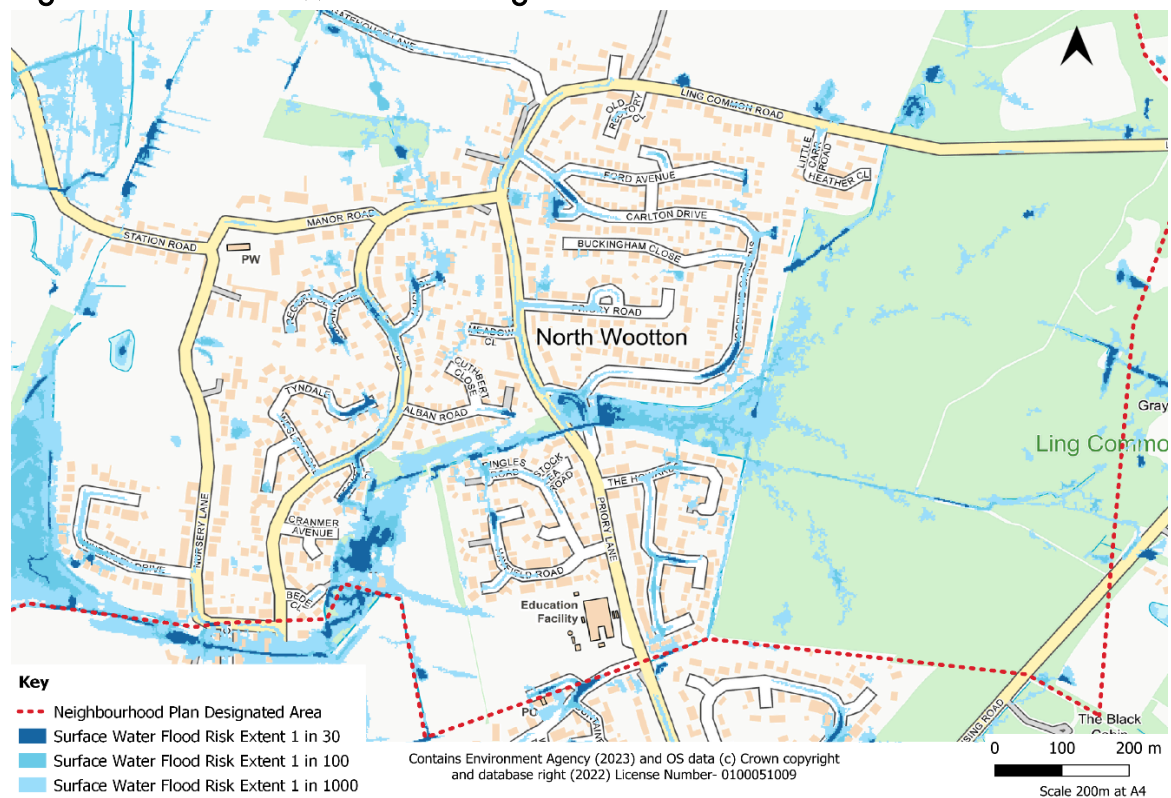
Surface water flood risk is an issue in parts of the neighbourhood area, including within the built-up area. **Figure 15**, taken from the Environment Agency DEFRA database¹⁰, demonstrates that there are patches of high, medium, and low flood risk across the parish, including within the built-up area, with the potential for flooding to the highway and private property. High risk areas include the northwest end of Wootton Park and parts of: All Saints Drive, Hayfield road, Woodland Gardens, Hugh Close and Julian Road. This can also be further seen on at [Learn more about flood risk - GOV.UK \(check-long-term-flood-risk.service.gov.uk\)](https://www.gov.uk/learn-more-about-flood-risk). **Figure 16** shows the surface water flood risk for the whole neighbourhood area.

⁹⁹ High Risk is when the area has a chance of flooding of greater than 1 in 30 (3.3%), medium risk is when the area has a chance of flooding between 1 in 100 (1%) and low is the area has a chance of flooding between 1 in 1000 (0.1%). Source: Environment Agency. No Date. Risk of flooding from surface water. [LIT 8986_eff63d.pdf \(publishing.service.gov.uk\)](#)

¹⁰ Risk of flooding from surface water. Source: [Defra Data Services Platform](#)

In the 2015 development of the King’s Lynn and West Norfolk Local Plan for development, detailed work done on potential sites for development in North Wootton identified flood risk as one of the reasons for the decision not to develop sites in the parish at that time. Historically in North Wootton there have been reports of internal flooding due to surface water. The Lead Local Flood Authority report¹¹ shows that internal flooding was reported at one property on The Green in North Wootton in July 2017 and July 2018. Norfolk County Council visited affected residents to offer advice and gather information and to assess the capacity of the drainage system. Anglian Water also visited affected residents to offer advice and gather information. Norfolk Fire and Rescue Service attended the incidents to pump out water. Since the incidents in 2017 and 2018 a new surface water system has been installed to direct surface water to an alternative discharge point.¹²

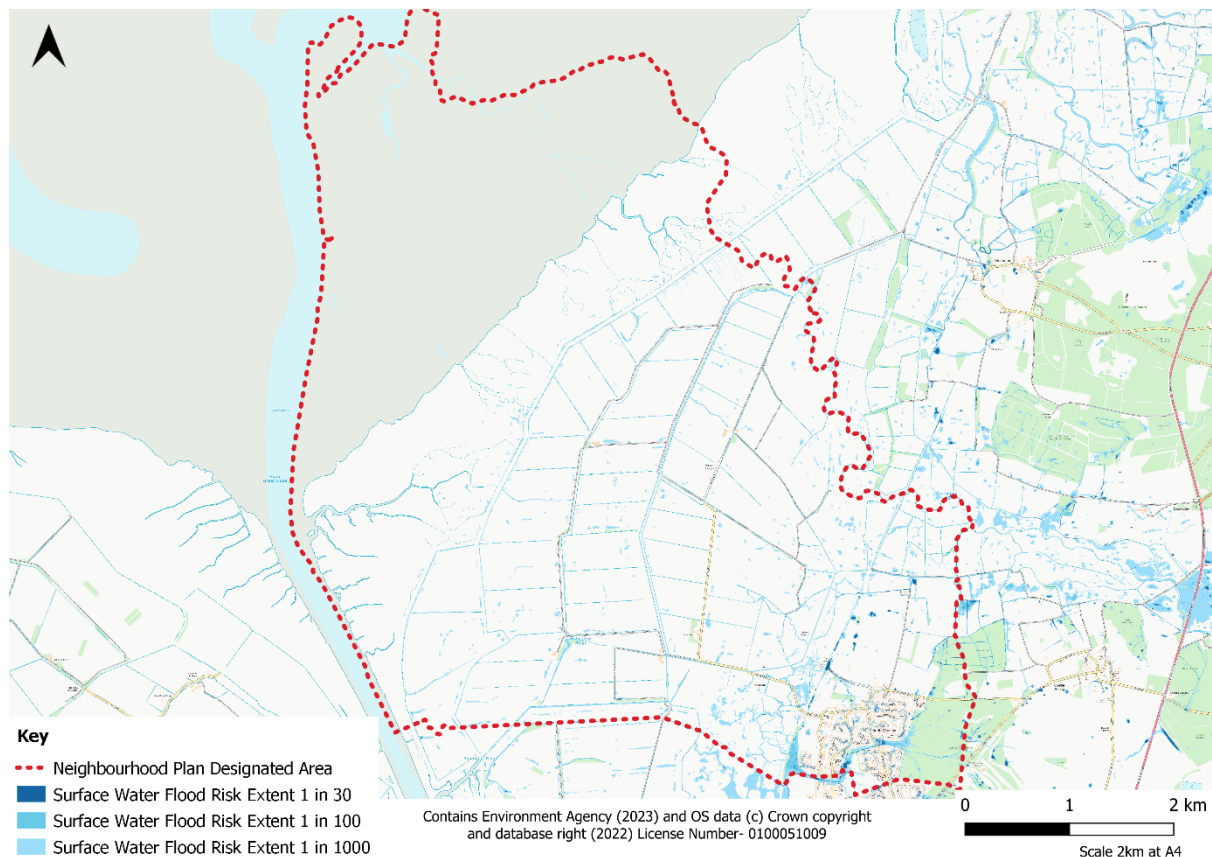
Figure 15: Surface Water Flooding Risk



¹¹ <https://www.norfolk.gov.uk/-/media/norfolk/downloads/rubbish-recycling-planning/flood-and-water-management/flood-investigation-reports/kings-lynn-and-west-norfolk-2014-2018-fir033.pdf> - accessed 03/12/2021

¹² <https://www.norfolk.gov.uk/-/media/norfolk/downloads/rubbish-recycling-planning/flood-and-water-management/flood-investigation-reports/kings-lynn-and-west-norfolk-2014-2018-fir033-addendum.pdf>

Figure 16: Surface Water Flood Risk in the NP Area



Groundwater flooding is also a concern in the parish. Ground water is where water is held below the water table (known as the top of the saturated zone¹³) and has infiltrated the ground filling spaces between water bearing sediments and rocks (otherwise known as aquifers). Flooding from groundwater can happen when the level of the water within rock or soil underground (the water table) rises¹⁴. Looking at the Water Framework Directive (WFD) groundwater body data via DEFRA North Wootton falls in the aquifer typology designation status 'principal' and the waterbody name is Northwest Norfolk Sandringham Sands (**Figure 17**)¹⁵. The DEFRA Magic Map in North Wootton's built-up settlement shows the groundwater vulnerability is medium (pink/orange) to high (red) (**Figure 18**) in the parish¹⁶. The DEFRA Groundwater Vulnerability Maps show the vulnerability of groundwater to a pollutant discharged at ground level based on the hydrological, geological, hydrogeological and soil properties within a single square kilometre¹⁷.

¹³ [Groundwater \(nationalgeographic.org\)](https://www.nationalgeographic.org) and [The UK Groundwater Forum \(groundwateruk.org\)](https://groundwateruk.org)

¹⁴ [What is groundwater flooding? - Creating a better place \(blog.gov.uk\)](https://blog.gov.uk)

¹⁵ Groundwater flooding. Source: [Defra Data Services Platform](https://defra.gov.uk)

¹⁶ DEFRA. North Wootton Geology and Soils Layer. Source: [Magic Map Application \(defra.gov.uk\)](https://defra.gov.uk)

¹⁷ [Groundwater Vulnerability Maps \(2017\) on MAGIC - data.gov.uk](https://defra.gov.uk)

Figure 17- Groundwater Body in North Wootton (Source: DEFRA, 2023)

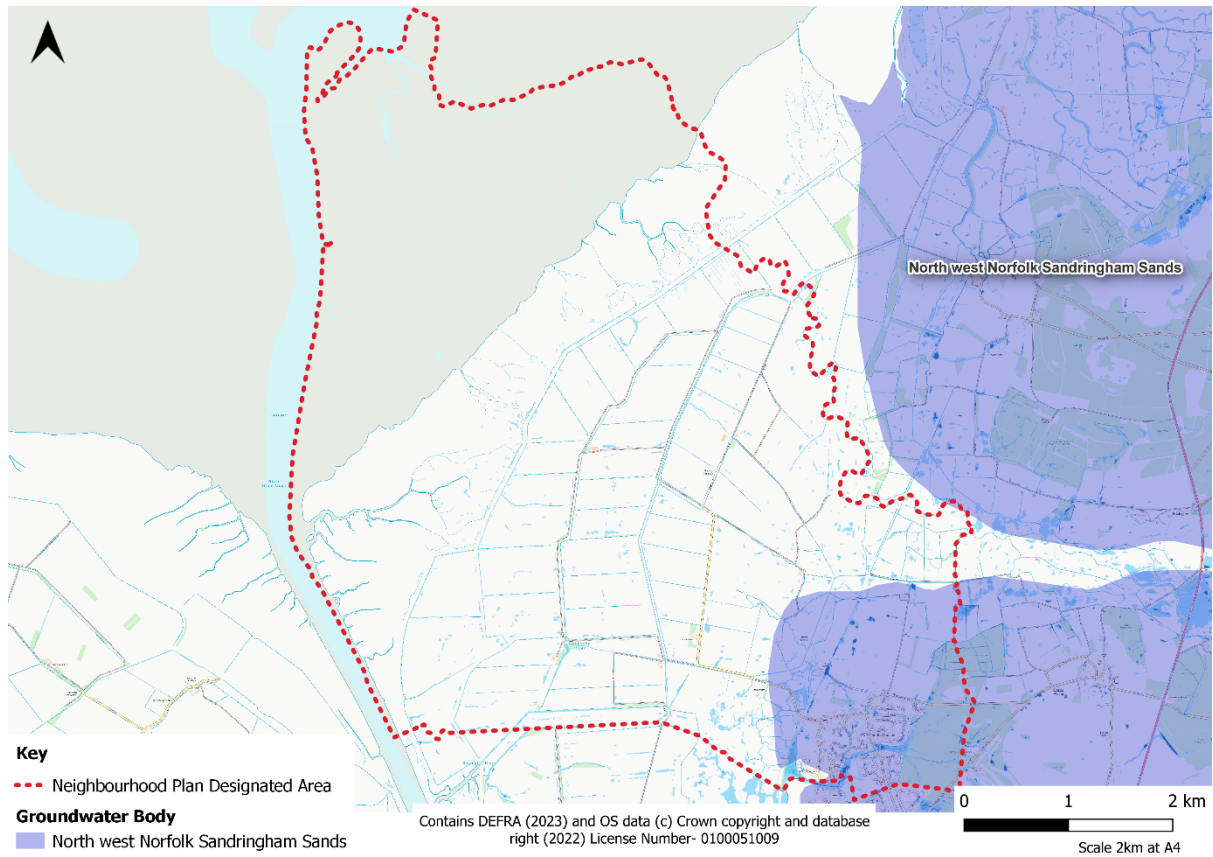
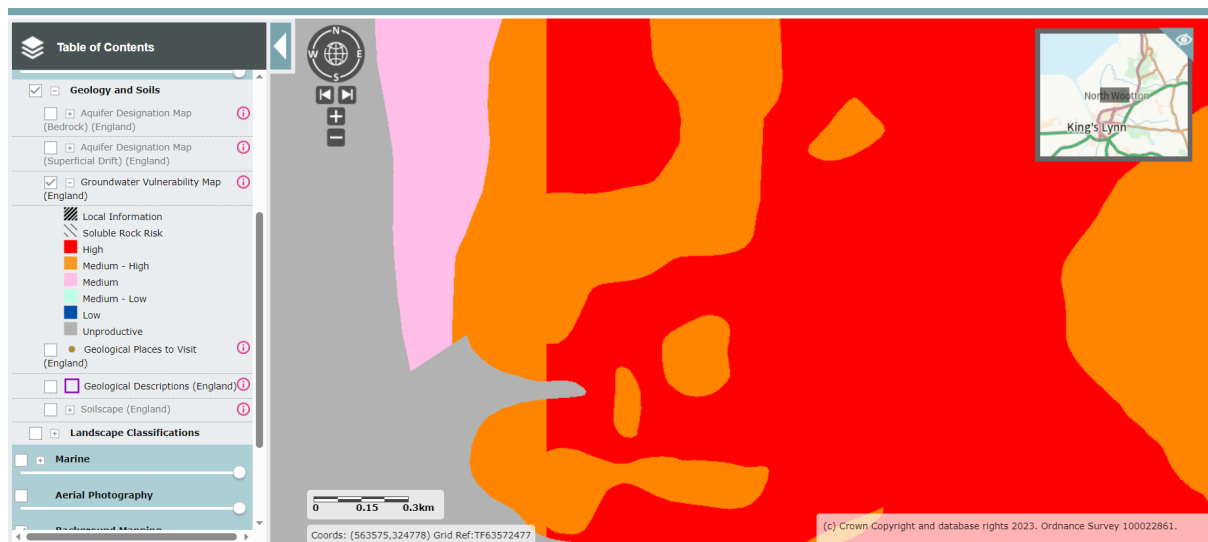


Figure 18- Groundwater vulnerability map within the built-up settlement of North Wootton (Source: DEFRA, 2023)



As stated In the Norfolk LLFA Statutory Consultee Guidance Document (2022) groundwater flooding is difficult to predict. It is most likely to occur in low lying areas underlain by permeable rocks / aquifers e.g., chalk or sandstone and localised in sands and river gravels. Groundwater flooding can also occur several weeks or months following heavy rainfall or at the same time as surface water/river flooding depending on the local conditions. As stated in the previous paragraph due to the parish falls within the Sandringham Sands waterbody type this will play a part in the fact that the parish is at a medium to high risk of groundwater flooding vulnerability. LLFA suggests that groundwater flooding can be characterised by coming up through the ground and floorboards rather than through doors and also follow routes of previously dry valleys.

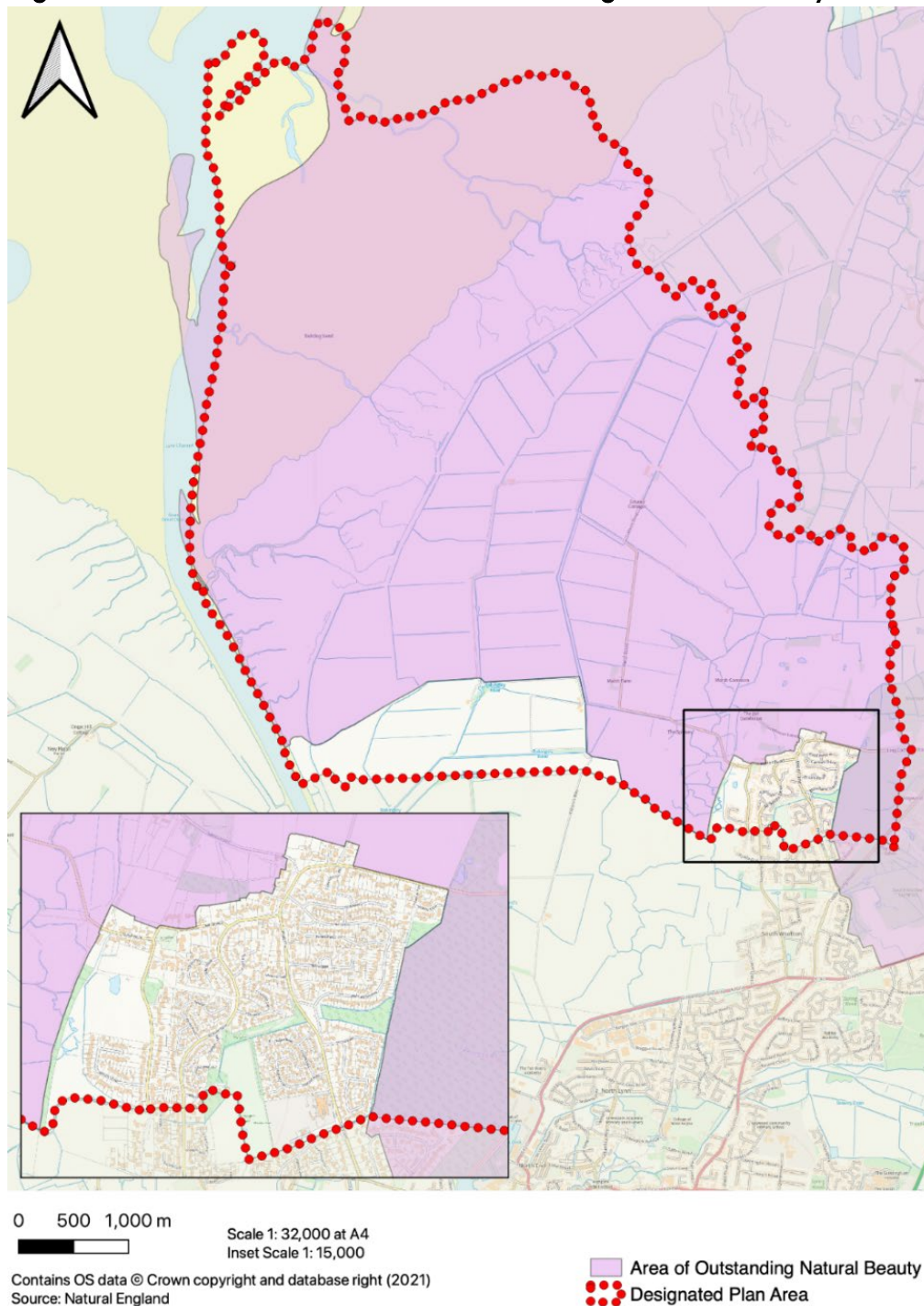
Issues:

- **Surface water flooding is an issue in parts of the parish; it will be important to ensure this is not worsened through any future new development.**
- **Risk of flooding from rivers or the sea is not an issue in the village but, the wider neighbourhood plan area beyond the built-up settlement which extends north-west to The Wash is at risk from sea and river flooding in the future according to risk models. This will constrain the settlements growth to the north-west.**

Local Landscape

Part of the neighbourhood plan area falls within the Norfolk Coast Area of Outstanding Natural Beauty (AONB) although the AONB does not cover the built-up part of the parish. The proximity does however restrict growth of the settlement of North Wootton as the AONB boundary is adjacent (see Figures 19 and 20).

Figure 19: Extent of the Area of Outstanding Natural Beauty in North Wootton



The Norfolk Coast AONB was designated in 1968 and includes the greater part of the remaining unspoiled coastal areas between the Wash and Great Yarmouth. The Norfolk Coast landscape displays a striking diversity of scenery, embracing a rich mix of coastal features and contrasting inland agricultural landscapes, of which are influenced by the proximity of the sea. Much of the character and quality of the AONB landscape can be attributed to the contrasts which arise from its diversity. The designation helps to protect the natural features, but also settlements and working environments that are distinctive characteristics of the countryside. The designation allows for sustainable development, in ways that further enhance the character of the area. The AONB Management Plan¹⁸ sets out some key objectives for new development, these are listed in **Figure 20**.

Figure 20: Norfolk Coast Area of Outstanding Natural Beauty



Objectives for New Development in the Norfolk Coast AONB

- Ensuring that any new development conserves and enhances the natural beauty of the Area and provides net environmental gain
- Ensure that changes to the built environment respect the landscape character and special qualities of the Area, and reinforce a sense of place and local distinctiveness
- Ensure that local development plans give great weight to conserving and enhancing the Area's natural beauty
- Ensure that new housing and infrastructure is only sited in locations that are 'future proof' in relation to rising sea levels and other environmental factors

¹⁸ <http://www.norfolkcoastaonb.org.uk/mediaps/pdfuploads/pd005034.pdf>

- Take opportunities to remove or mitigate existing degraded sites and unsympathetic development and infrastructure
- Refuse planning permission for 'major development' unless there are exceptional circumstances and where there is a clear demonstration that it is in the public interest
- Ensure that new construction activities and changes to existing buildings and infrastructure take appropriate opportunities to improve sustainability, for example by sensitive incorporation of measures to reduce the use of energy, water and other resources, and biodiversity enhancements
- Avoid new or upgraded infrastructure (roads, railways, aerodromes, power and communications overhead lines and masts, etc.) that harm the landscape, nature, air quality or tranquility
- Ensure that planning decisions outside of the boundary of the Area take full account of any impact on its setting
- Require a Landscape and Visual Impact Assessment that meets the latest standards of any development that may have negative impacts on the Area of its setting
- Retain dark night skies and encourage minimisation of light pollution
- Make affordable housing available to the local population where needed, using existing housing where possible and with sensitive use of exception sites where necessary
- Encourage the local community to understand, engage and contribute to the planning process
- Encourage local communities to develop and adopt neighbourhood plans, which include consideration and protection of their local natural environment
- Ensure that the Area benefits from funding linked to new built development, both within and outside it, to enable monitoring and mitigation of resultant increased recreational pressures
- Ensure that the impacts of the key external factors are understood and included in development strategies and plans

Source: Norfolk Coast AONB Management Plan 2019-24

The West Norfolk Landscape Character Assessment¹⁹ identifies that the neighbourhood area contains 3 types of landscape character. These are: 'open coastal marshes', 'drained coastal marshes' and 'wooded slopes with estate land'.

The marsh areas including open coastal marshes and drained coastal marshes are characterised as having:

¹⁹ kLWN Landscape Character Assessment, Final Report March 2007, Chris Blandford Associates

- A strong sense of remoteness and tranquillity.
- Open views across the ever-changing nature of the seascape (The Wash).
- An intricate network of inter-tidal habitats.
- A relatively strong sense of tranquillity.
- A strong sense of openness, with open, panoramic views towards the undeveloped open inland marshes.
- Predominantly isolated and rural character.

The marsh areas are described as having, towards the south of the area, a character more strongly influenced by the urban fringe of North Wootton and North Lynn. About North Wootton it states:

'here, the developed residential skyline is visible within views southwards and overall sense of tranquillity is disturbed by activity within the urban area. Several urban fringe characteristics (such as pony paddocks and domestic garden boundary fences) are also apparent.'

The landscape planning guidelines for the marsh areas include:

- Seek to conserve relatively strong sense of remoteness and tranquillity within parts of the character area.
- Seek to conserve panoramic and open views the area and beyond to adjacent Landscape Character Areas, especially toward the Open Inland Marshes.
- Seek to screen, through use of appropriate planting, edges of King's Lynn and Hunstanton.
- Seek to conserve the generally scattered and isolated settlement pattern throughout the area.

The wooded slopes with estate land are characterised by:

- Mixed woodland on common land with patchworks of arable and pastoral fields
- Extensive woodland with recreational access (including King's Lynn golf course and Stony Hangings clearing)
- Flat and low-lying landscape to the West of North Wootton
- A strong sense of tranquillity
- Views generally enclosed by trees to the east, whilst to the west, they are generally more open and extensive.

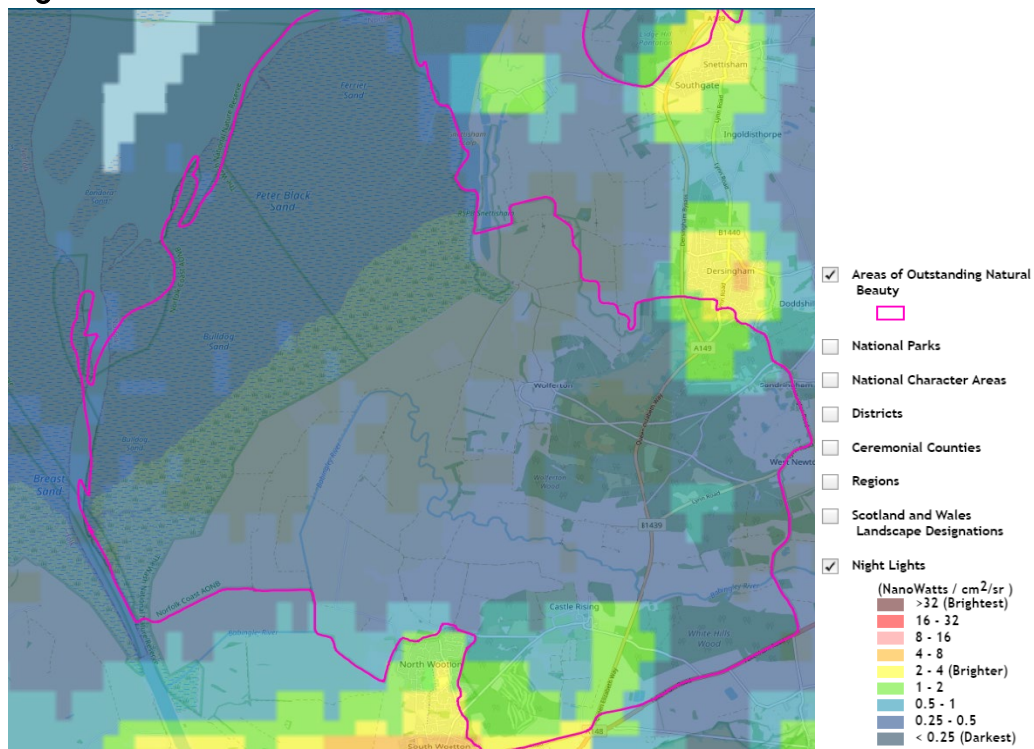
The landscape planning guidelines for the wooded slopes with estate land are:

- Seek to conserve the generally undeveloped, rural character of the area.

- Seek to conserve the landscape setting of North Wootton, South Wootton and Castle Rising.
- Seek to ensure the sensitive location of development involving tall structures (such as telecommunications masts and wind turbines for example) in relation to prominent skyline locations both within the character area and within adjacent character areas.
- Seek to conserve the open views across the area and adjacent areas.
- Seek to ensure that potential new small-scale development within the villages is consistent with existing settlement pattern, density, and traditional built form.
- Seek to promote the use of local materials, including flint, chalk clunch, pebbles and pantiles.

The CPRE Dark Skies Mapping²⁰ shows that much of the Parish, apart from the built-up village centre falls into the darkest categories. These night lights ranged between <0.25 (Darkest) to 4 (Brighter). This suggests that as a whole the Parish itself has relatively dark skies and in the surrounding countryside there is very little light pollution. However, where most built up development is the light sources are brighter between 1-2 predominantly and also 2-4 at times at the south of the parish.

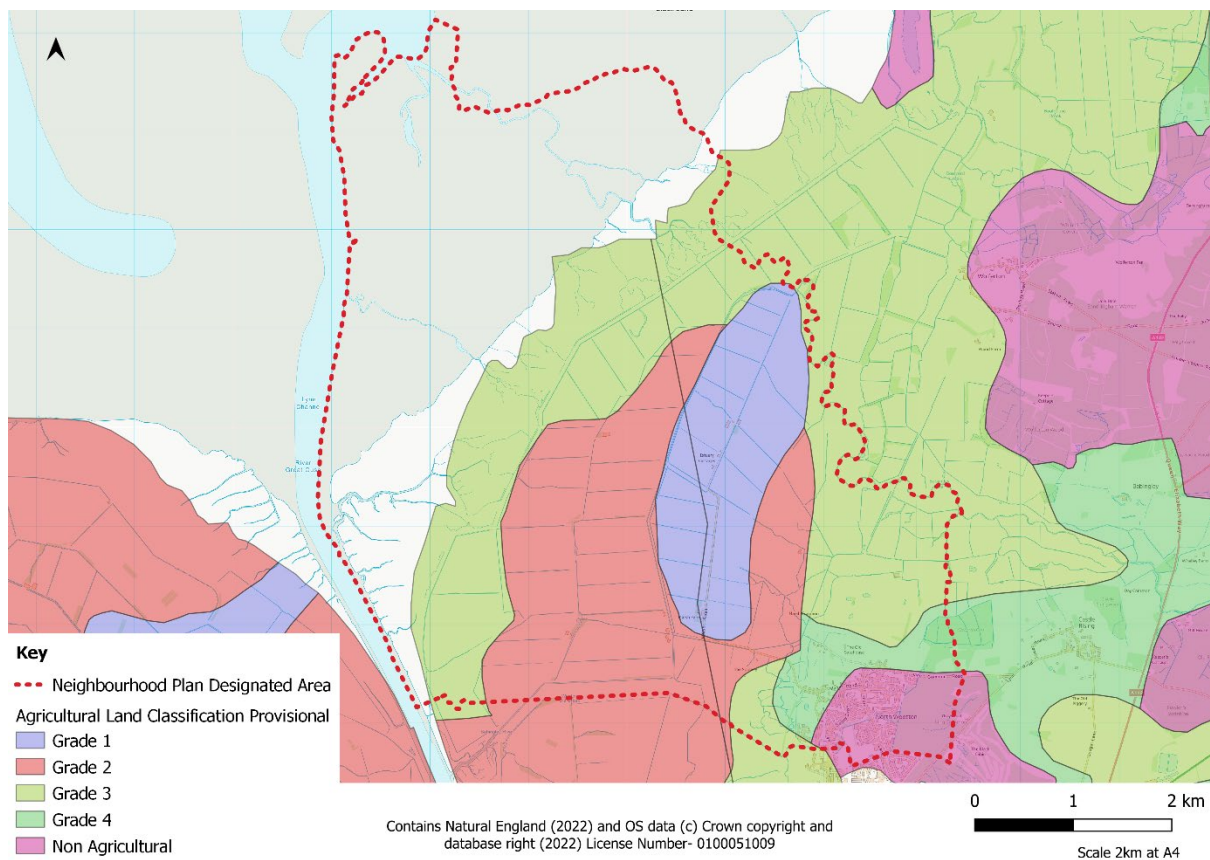
Figure 21- Dark Skies in North Wootton



²⁰ [England's Light Pollution and Dark Skies \(cpre.org.uk\)](http://cpre.org.uk)

Regarding soil, the parish contains some of the best and most versatile agricultural land in England, as identified by the Agricultural Land Classification Scale. Of the areas not covered by settlement a good proportion is identified as Grade 1 and Grade 2 towards the centre and east of the boundary, soil closer to the coastline is Grade 3 and within the built-up settlement Grade 4 and non-agricultural are present as shown on **Figure 22**. National policy is to retain high value land such as this for its economic and other benefits. Where land of this quality is in active farming use, it could constrain future growth within the parish.

Figure 22: Agricultural Land Classification (Source, Natural England (2020))



Issues

- Part of the neighbourhood area falls within the Norfolk Coast Area of Outstanding Natural Beauty, which has been designated for its outstanding landscape value. Whilst the built-up area is not within the AONB, the proximity to the boundary does restrict growth of the settlement of North Wootton.
- Development should seek to conserve the landscape’s unique characteristics and promote local materials to ensure any new development is consistent with traditional form.

Historic Environment

North Wootton's name comes from the Old English meaning 'settlement in the woods'. The parish has a long history, with the population, land ownership and productive resources being detailed in the Domesday Book of 1086.²¹ The earliest evidence of human activity in North Wootton comes in the form of Palaeolithic flint hand axes (NHER 11344 and 13024) and a Neolithic flint knife (NHER 13024). Roman finds in the area include coins, jewellery, and pottery fragments and although there is currently no evidence of Roman structures in the parish, building works near to All Saints Church uncovered evidence of a metal working site and possible furnace. Aerial photography has identified a possible Roman or Saxon field system, and fragments of Saxon pottery.

There are 3 listed buildings in North Wootton (all grade II listed) which are shown on the map in **Figure 23**:

- All Saints Church
- Church cottage
- The Priory

All Saints' Church (NHER 3294) was built in 1852 by Anthony Salvin for Mrs Mary Howard at a cost of £2,200, about half a million pounds in current money. It replaced a medieval church which had stood on the same site and fallen into disrepair. The church has an Early English style; the tower has a southwest turret capped in Scottish baronial style popular at the time. Inside is a 19th century font with stylised foliage decoration, and decorative choir stalls. The windows have later 19th century stained glass, including a rare figure of St Francis. The building is lit internally by Art Nouveau lamp standards.²²

The earliest post-medieval building to have survived in the village is The Priory. This is a two storey carstone and brick house with a date plaque of 1718, though the front of the building is late 16th or early 17th century. Church Cottage on Nursery Lane is a small carstone building from around 1600, extended in the 19th century, and restored in the late 20th century.

Although largely gone now, various post medieval sea defences, flood banks and breakwaters are marked on old maps or are visible on 1940s aerial photographs. North Wootton includes the site of a windpump, marked on an early 19th century map. The site is now occupied by a small modern pumphouse. A windmill (NHER 36897) once stood to the north of the windpump, but no trace of it remains today. The Lynn and Hunstanton Railway once ran through the parish. The line was opened in 1862 and closed in 1969

²¹ North Wootton Parish Profile on Norfolk Heritage Explorer – accessed 28/11/2021

²² North Wootton Parish Profile on Norfolk Heritage Explorer – accessed 28/11/2021

(although King's Lynn station remained open). The railway track has been removed, although many buildings survive, including stations at King's Lynn, Dersingham, Snettisham, North Wootton and Wolferton along with several signal boxes.²³

During World Two the parish was home to various military installations. East of Wootton Marsh is the possible site of a World War Two Starfish decoy (NHER 23220) placed here to protect King's Lynn. These were designed to fool enemy bombers into thinking they were bombed towns, with a variety of effects to represent both small and large fires. Other features of the time, now gone but visible on contemporary aerial photographs, include an artillery or bombing range (NHER 36921), a searchlight battery (NHER 36875) and anti-tank ditches (NHER 36873 and 36874).²⁴

The neighbourhood plan area does not contain any conservation areas.

Issues

- **There are three listed buildings in North Wootton reflecting the rich history of the area. These will be protected through existing legislation, though there may be other assets of heritage value that could usefully be identified and protected as part of the neighbourhood plan.**

²³ North Wootton Parish Profile on Norfolk Heritage Explorer – accessed 28/11/2021

²⁴ North Wootton Parish Profile on Norfolk Heritage Explorer – accessed 28/11/2021

Figure 23: Historic environment:



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Source: Historic England

Assessment of Key Views

Introduction

The West Norfolk Landscape Character Assessment²⁵ identifies that the Neighbourhood Development Plan area contains 3 types of landscape character. These are: 'open coastal marshes', 'drained coastal marshes' and 'wooded slopes with estate land'.

The marsh areas including open coastal marshes and drained coastal marshes are characterised as having:

- A strong sense of remoteness and tranquillity.
- Open views across the ever-changing nature of the seascape (The Wash).
- An intricate network of inter-tidal habitats.
- A relatively strong sense of tranquillity.
- A strong sense of openness, with open, panoramic views towards the undeveloped open inland marshes.
- Predominantly isolated and rural character.

The wooded slopes with estate land are characterised by:

- Mixed woodland on common land with patchworks of arable and pastoral fields
- Extensive woodland with recreational access (including King's Lynn golf course and Stony Hangings clearing)
- Flat and low-lying landscape to the West of North Wootton
- A strong sense of tranquillity
- Views generally enclosed by trees to the east, whilst to the west, they are generally more open and extensive.

National guidance documents on landscape character areas are also provided to help communities inform their decision making about places they live and care for. Natural England have created over 159 National Character Areas (NCA) in England which share similar landscape characteristics and follow natural lines in the landscape rather than administrative boundaries. Each profile includes a description of the natural and cultural features that shape our landscapes, how the landscape has changed over time, the current key drivers for ongoing change, and a broad analysis of each area's characteristics and ecosystem services²⁶.

For North Wootton there is one NCA relevant to the area **NCA76- North West Norfolk**²⁷.

²⁵ KLWN Landscape Character Assessment, Final Report March 2007, Chris Blandford Associates

²⁶ [Natural England Access to Evidence - National Character Areas](#)

²⁷ [NCA Profile: 76 North West Norfolk - NE520 \(naturalengland.org.uk\)](#)

The summary of NCA76- Northwest Norfolk-

North West Norfolk National Character Area (NCA) has a very open, rolling topography which contrasts with the surrounding coastal, fenland and other lowland NCAs. It extends from Downham Market on the edge of the Fens east towards Castle Acre, and skirts Fakenham before sweeping eastwards into a narrowing triangular area abutting the western edge of the Cromer Ridge. This NCA is very important for agriculture with a large-scale arable and grassland landscape comprising extensive arable cropping and some areas of mixed farming, – the dominant livestock type is pigs. The name ‘Good Sands’, often applied to the eastern half of this area, derives from the fertility of the versatile light soils which distinguish the area from the low-fertility sands of Breckland to the south. Many of the villages are centred on greens or ponds and built from local vernacular materials – carstone and chalk in the west with flint becoming characteristic further east, reflecting the underlying geology. Aquifers underlying the NCA and extending well beyond its boundaries provide water both locally and regionally.

Key sites of conservation interest include internationally important heathland areas and acidic mire systems supporting equally important populations of natterjack toad and nationally important populations of nightjars. There are important peat deposits in many of the valley systems in the south and west of the NCA. There are several biological, geological, and mixed-interest Sites of Special Scientific Interest (SSSI) in the NCA but, while The Wash and the sea off the north Norfolk coast are of international importance for wildlife, only small areas of the NCA have international designations. Several inland sites, including Dersingham Bog, are designated internationally and also nationally as National Nature Reserves and SSSI. Twenty per cent of the NCA is within the Norfolk Coast Area of Outstanding Natural Beauty

In this profile landscape opportunities mentioned included the need to protect the open landscape and extensive views, especially those to the land and sea from the western ridge that contribute to the Area of Outstanding Natural Beauty. The profile states the importance of providing a sense of place and inspiration to others including maintaining views across the rolling landscapes, preserving views across the wash, ensuring that the local historic character is protected and local building materials in developments within villages are sympathetic to their surroundings.

Part of the Neighbourhood Development Plan area falls within the Norfolk Coast Area of Outstanding Natural Beauty (AONB), see **Figure 24 and 25**. The AONB was designated in 1968 and includes the greater part of the remaining unspoiled coastal areas between the Wash and Great Yarmouth. The Norfolk Coast landscape displays a striking diversity

of scenery, embracing a rich mix of coastal features and contrasting inland agricultural landscapes, of which are influenced by the proximity of the sea. Much of the character and quality of the AONB landscape can be attributed to the contrasts which arise from its diversity. The designation helps to protect the natural features, but also settlements and working environments that are distinctive characteristics of the countryside. The designation allows for sustainable development, in ways that further enhance the character of the area. The AONB Management Plan 2019-2024²⁸ set out some key objectives for new development which include objectives which respect locally important views:

- *Ensure that changes to the built environment respect the landscape character and special qualities of the Area, and reinforce a sense of place and local distinctiveness*
- *Require a Landscape and Visual Impact Assessment that meets the latest standards of any development that may have negative impacts on the Area of its setting*
- *Encourage local communities to develop and adopt neighbourhood plans, which include consideration and protection of their local natural environment*

Whilst this has been withdrawn and is being updated currently. The 2014-2019 management plan is in use which states objectives²⁹:

- *Landscape- OL1- The integrity and diversity of the area's landscapes and seascapes will have been maintained and preferably enhanced, assessed with reference to the Integrated Landscape Guidance for the AONB*

The views presented in this assessment and within the Neighbourhood Development Plan (2022-2036) are adjacent to the Norfolk Coast AONB designation (**Figure 26**).

²⁸ <http://www.norfolkcoastaonb.org.uk/mediaps/pdfuploads/pd005034.pdf>

²⁹ [What We Do - About The Partnership - Norfolk Coast Partnership \(norfolkcoastaonb.org.uk\)](http://www.norfolkcoastaonb.org.uk/mediaps/pdfuploads/pd005034.pdf)

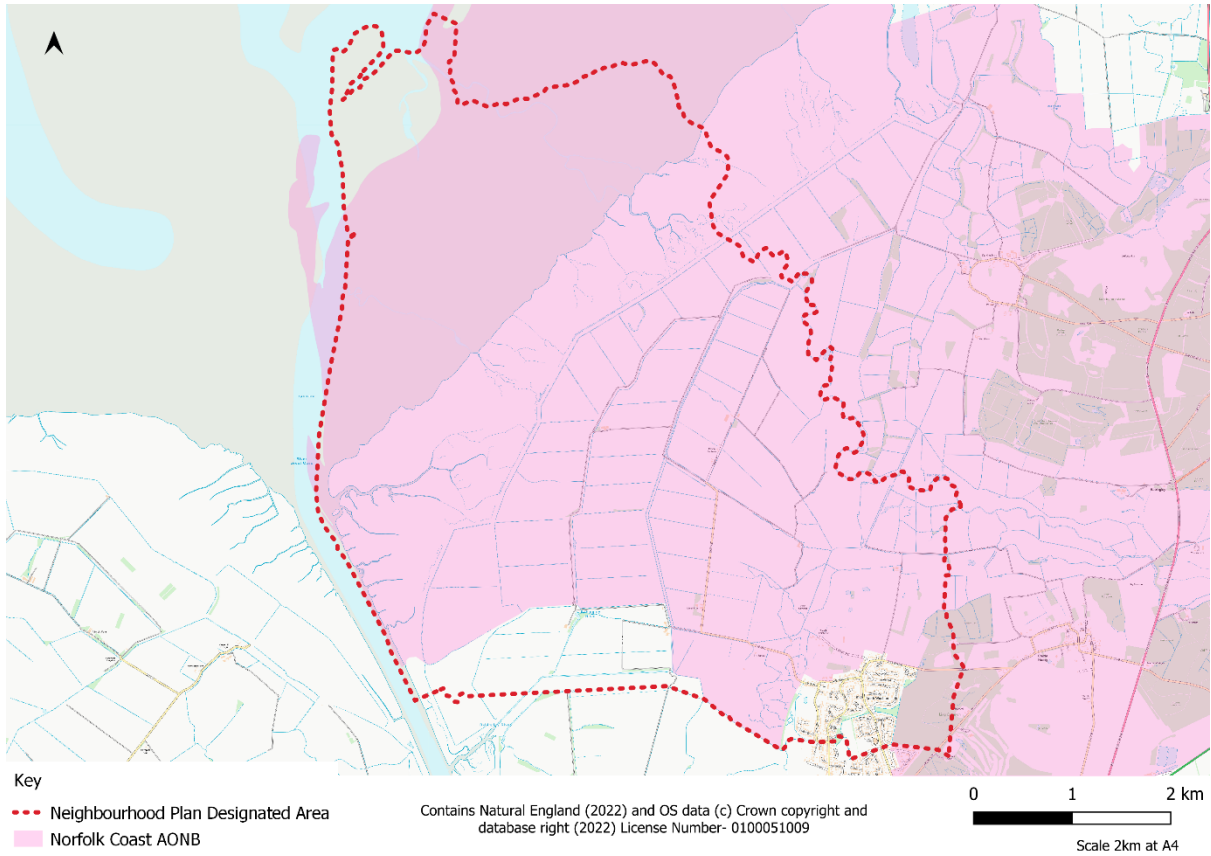


Figure 24: Norfolk Coast Area of Outstanding Natural Beauty Scale 2km

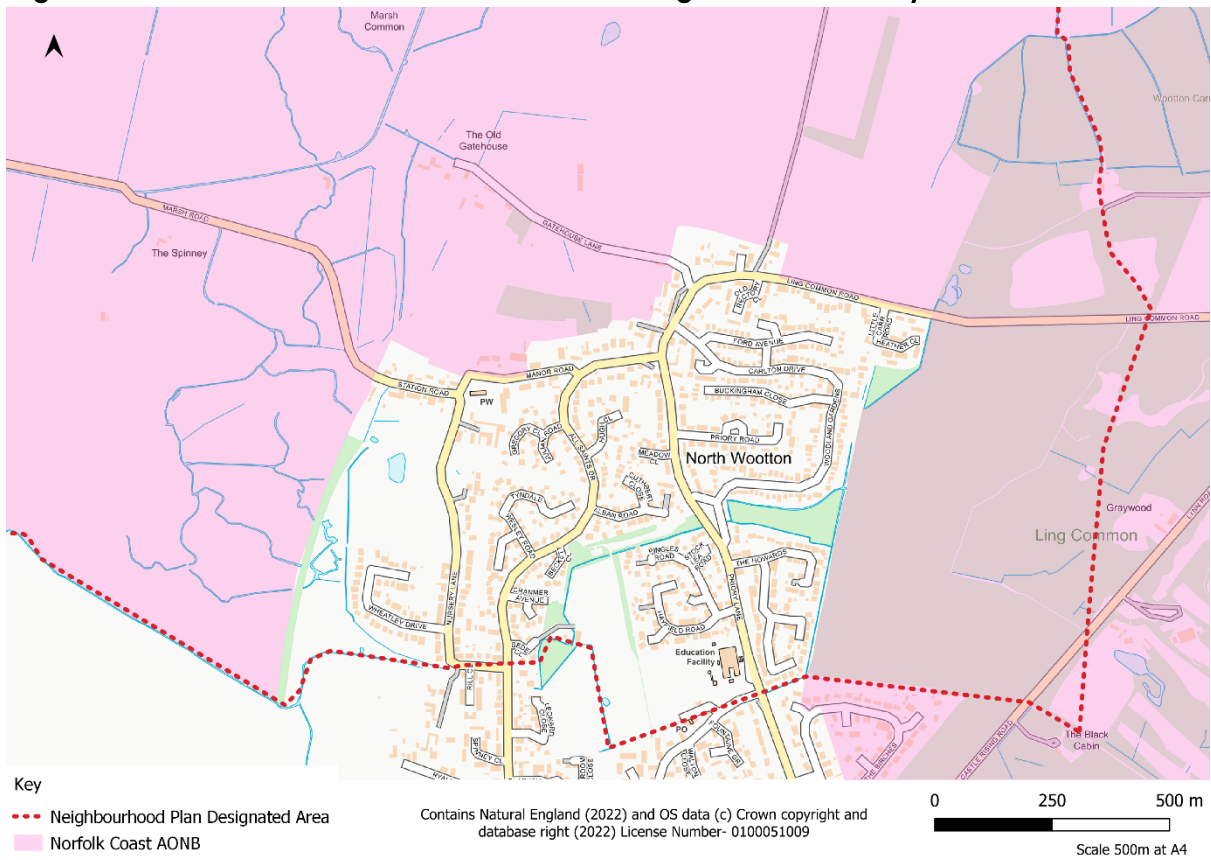


Figure 25: Norfolk Coast Area of Outstanding Natural Beauty Scale 500m

It is proposed that a number of these special views, 8 in total, are afforded protection within the Neighbourhood Development Plan. During 2022 the community identified the most important local views and the reasons why these are special. This document provides the evidence to support these views being included within the Neighbourhood Development Plan.

A set of criteria was used to identify such views:

- a) Accessible from a public space;
- b) A good reason for its inclusion within the Neighbourhood Plan which may relate to its recreational value, conservation interest, scenic quality, rarity or planning history; and
- c) Have a specific reason for being important to the community.

A map of the 8 views is below (Figure 26), followed by details in relation to each of them.

Figure 26: Key Views in North Wootton

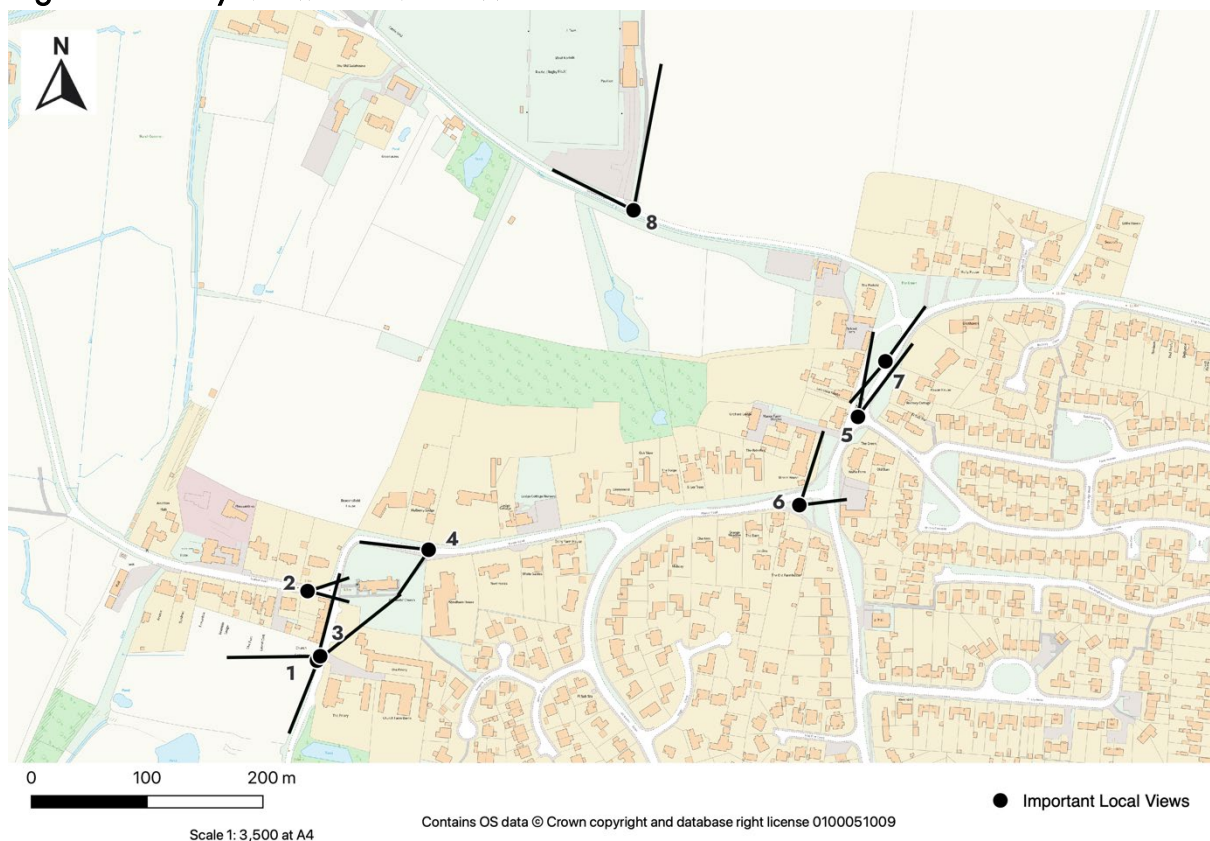
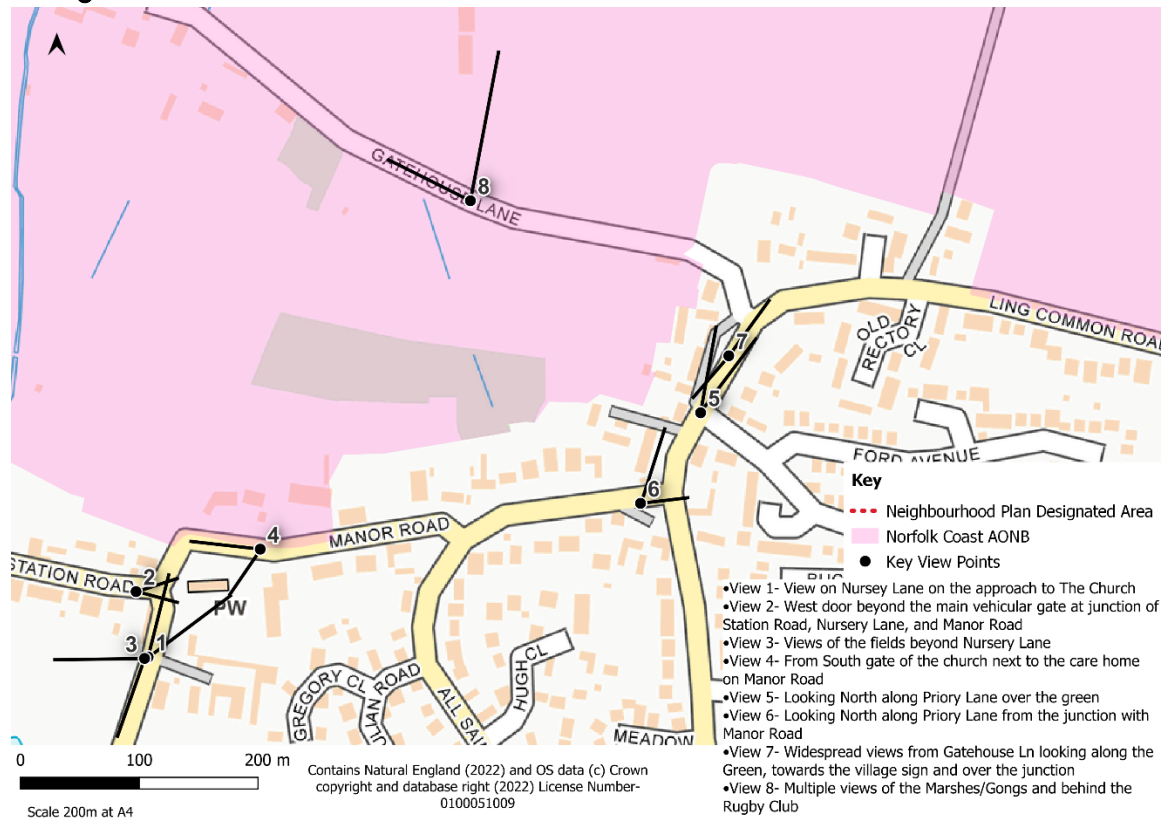
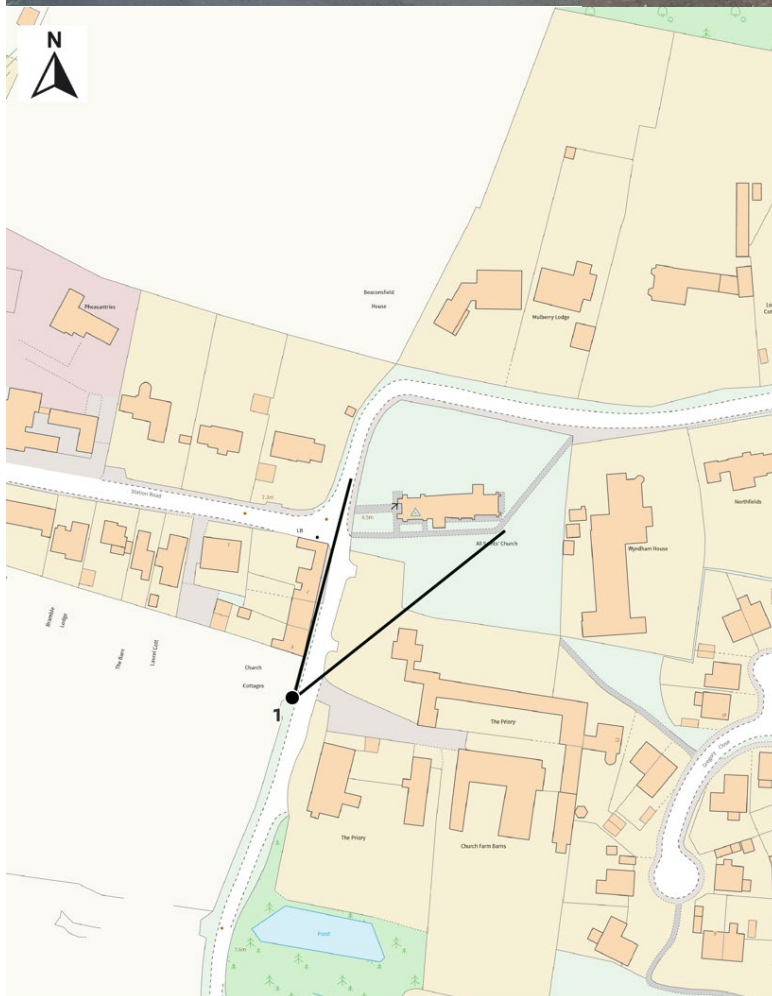


Figure 27: Key Views in North Wootton and the Norfolk Coast AONB Designation



View 1: View on Nursery Lane on the approach to the Church



0 25 50 m

Scale 1:1,250 at A4

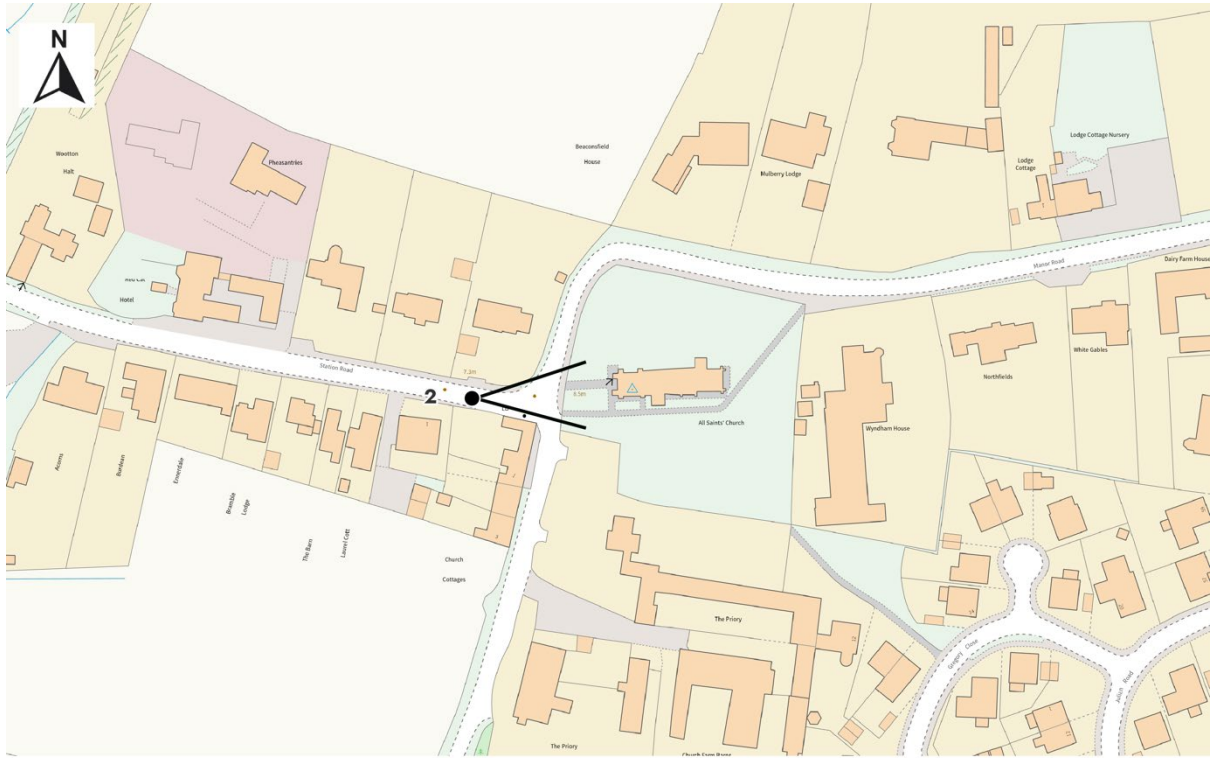
● Important Local Views

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Criterion	Description
Specific location of the viewpoint	View of the Church from Nursery Lane
Description and purpose	View on Nursey Lane on the approach to The Church including South aspect showing the tower and turret.
Direction of the view	Looking north
Is the view publicly accessible?	Yes,
Quality of the view – condition	Excellent, uninterrupted clear view of the church tower with heritage assets in the fore ground.
Planning history	None
Scenic quality of the view	Timeless. Typically, Norfolk with flint walls, mature trees and the squat church tower. The view of the church demonstrates the rise of the land on which the church stands giving a commanding view over the marshes best experienced from the top of the tower.
Does this view fall within any landscape designations e.g., AONB?	Not directly within the Norfolk Coast AONB but very close to designation.
What national and local character area type does this view fall within?	The view falls within the National Character Area NCA76- Northwest Norfolk and within the Local Landscape Character Areas- ‘open coastal marshes’, ‘drained coastal marshes’ and ‘wooded slopes with estate land’.
Conservation interest	This approach to the church from Nursery Lane gives the only uninterrupted view. The tower is Grade II listed and a 4-stage tower with embattled parapet, ashlar limestone octagonal turret with polygonal roof to southwest angle of parapet.
Recreational value	Part of the local circular walk with special appeal to those interested in local history.

Criterion	Description
	The views from the top of the tower especially in Autumn and Winter are magnificent over the Wash in excess of 3 miles across the Wash to Lincolnshire.
Rarity	Unique. The view of the tower has a southwest turret which is capped in a Scottish baronial style popular at the time and the flag pole.
What is the view representative of?	
Perception of the view?	. In the 2022 Neighbourhood Plan Survey, parishioners cited this as one of their favourite views in the village that they were passionate to preserve.
Are there any associations with the view e.g. historic?	N/A
Map reference point	View 1.

View 2: View of the West door beyond the main vehicular gate at junction of Station Road, Nursery Lane, and Manor Road



0 25 50 m

Scale 1:1,250 at A4

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Key ● Important Local Views

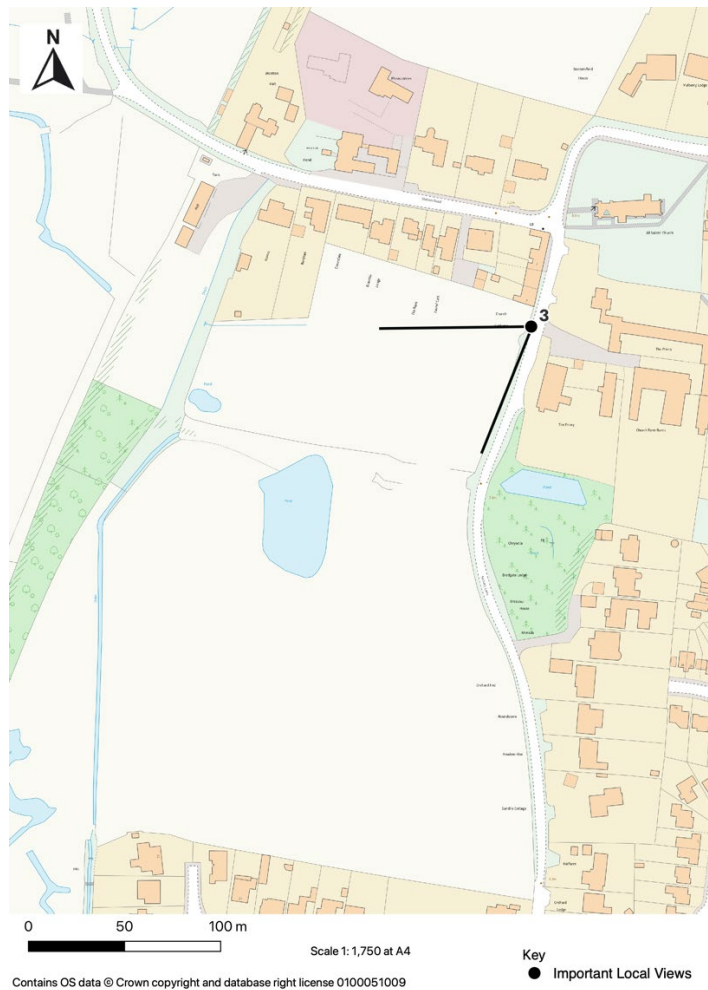
Criterion	Description
Specific location of the viewpoint	Looking east on Station Road towards All Saints Church

Criterion	Description
Description and purpose	Built in 1852 the style is Early English , with a grand west door flanked by niches replacing a medieval church ³⁰ .
Direction of the view	Looking east
Is the view publicly accessible?	Yes.
Quality of the view – condition	Excellent view.
Planning history	None
Scenic quality of the view	View of listed church building which faces Station Road this being the main access onto the marshes prime agricultural land and wildfowler areas with reclaimed elements. The railway (now disused) station was the Site of the beach in Roman times.
Does this view fall within any landscape designations e.g., AONB?	Not directly within the Norfolk Coast AONB but very close to designation.
What national and local character area type does this view fall within?	The view falls within the National Character Area NCA76- Northwest Norfolk and within the Local Landscape Character Areas- 'open coastal marshes', 'drained coastal marshes' and 'wooded slopes with estate land'.
Conservation interest	The church is a Grade II listed building.
Recreational value	Public access to the church on a daily basis. Access via public roads and common land onto the marshes for cycling and walking via Station Road.
Rarity	The church is the only one in the parish. The refurbished windows have later 19th century-stained glass, including a rare figure of St Francis.

³⁰ Early English. Source: [TNF390 - Norfolk Heritage Explorer](#)

Criterion	Description
What is the view representative of?	
Perception of the view?	. In the 2022 Neighbourhood Plan Survey, parishioners cited this as one of their favourite views in the village that they were passionate to preserve.
Are there any associations with the view e.g. historic?	N/A
Map reference point	View 2.

View 3. View of the fields beyond Nursery Lane



Criterion	Description
Specific location of the viewpoint	View of the fields beyond Nursery Lane
Description and purpose	Varying views on the north corner of Manor Road looking over the site where there has been an identified mound north of a previous Roman iron working site.
Direction of the view	Looking west and southwest from Nursery Lane at the fields.
Is the view publicly accessible?	Yes, on the public footpath.
Quality of the view – condition	Looking west and southwest at the same standpoint is a view of the area where there has been an identified saltern mounds and a possible medieval iron working site. The view also shows the marshes beyond towards The Wash (SAC; SPA; SSSI) 2.5 miles away as the crow or red kite flies.
Planning history	None
Scenic quality of the view	View of the fields and beyond which showcase the AONB landscape characteristics.
Does this view fall within any landscape designations e.g., AONB?	The standpoint of this view is not directly within the Norfolk Coast AONB but when one looks out at the views beyond Nursery Lane these would fall within the AONB designation.
What national and local character area type does this view fall within?	The view falls within the National Character Area NCA76- Northwest Norfolk and within the Local Landscape Character Areas- 'open coastal marshes', 'drained coastal marshes' and 'wooded slopes with estate land'.
Conservation interest	Historic Environment- Norfolk Heritage Explorer shows that the viewpoint will look over a number of archaeological areas which have been recorded. This includes:

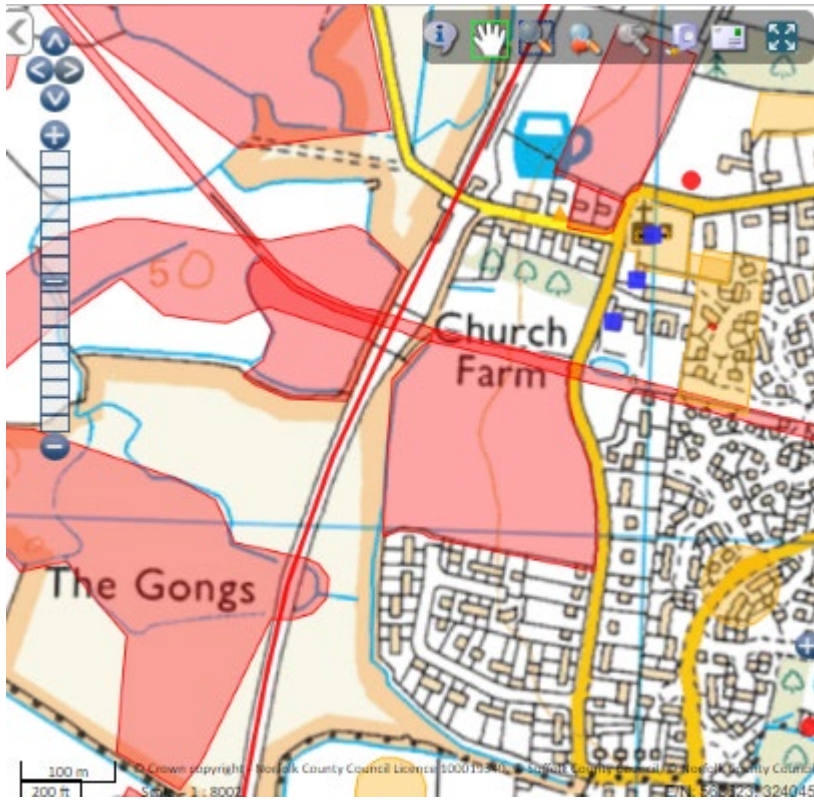
Criterion	Description
	<ul style="list-style-type: none"> - NHER Number 13351 (Monument) Possible medieval iron working site³¹ - NHER Number 27093³² and 27094³³ (Monument) Probable medieval saltern mounds - NHER Number 24222 Monument) Route of North Wootton Mineral Railway where the standpoint is³⁴. <p>Wildlife- Barn owls, Red Kites, Kestrels and Muntjac.</p>
Recreational value	<p>Ornithology from this viewpoint towards the marshes and the Wash.</p> <p>Outstanding view of the church and the newly refurbished stain glass windows.</p>
Rarity	Views of the site with historic significance and marshes.
What is the view representative of?	
Perception of the view?	In the 2022 Neighbourhood Plan Survey, parishioners cited this as one of their favourite views in the village that they were passionate to preserve.
Are there any associations with the view e.g. historic?	N/A
Map reference point	View 3.

³¹ [Possible-medieval-iron-working-site - Norfolk Heritage Explorer](#)

³² [Probable-medieval-saltern-mounds - Norfolk Heritage Explorer](#)

³³ [Probable-medieval-saltern-mounds - Norfolk Heritage Explorer](#)

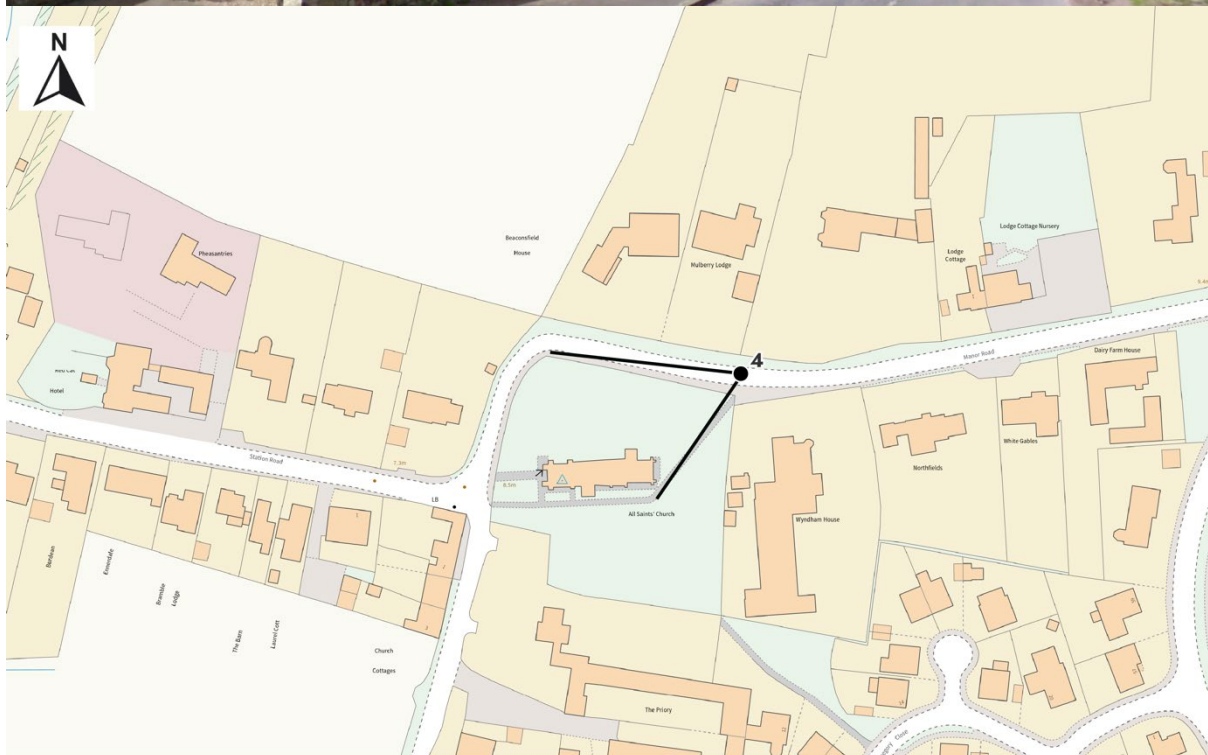
³⁴ [MNF24222 - Norfolk Heritage Explorer](#)



Location of View 3 on the Norfolk Heritage Finder Historic Assets Map³⁵

³⁵ Map search of North Wootton Source: [Map Search - Norfolk Heritage Explorer](#)

View 4: From South gate of the church next to the care home on Manor Road



0 25 50 m



Scale 1: 1,250 at A4

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Key

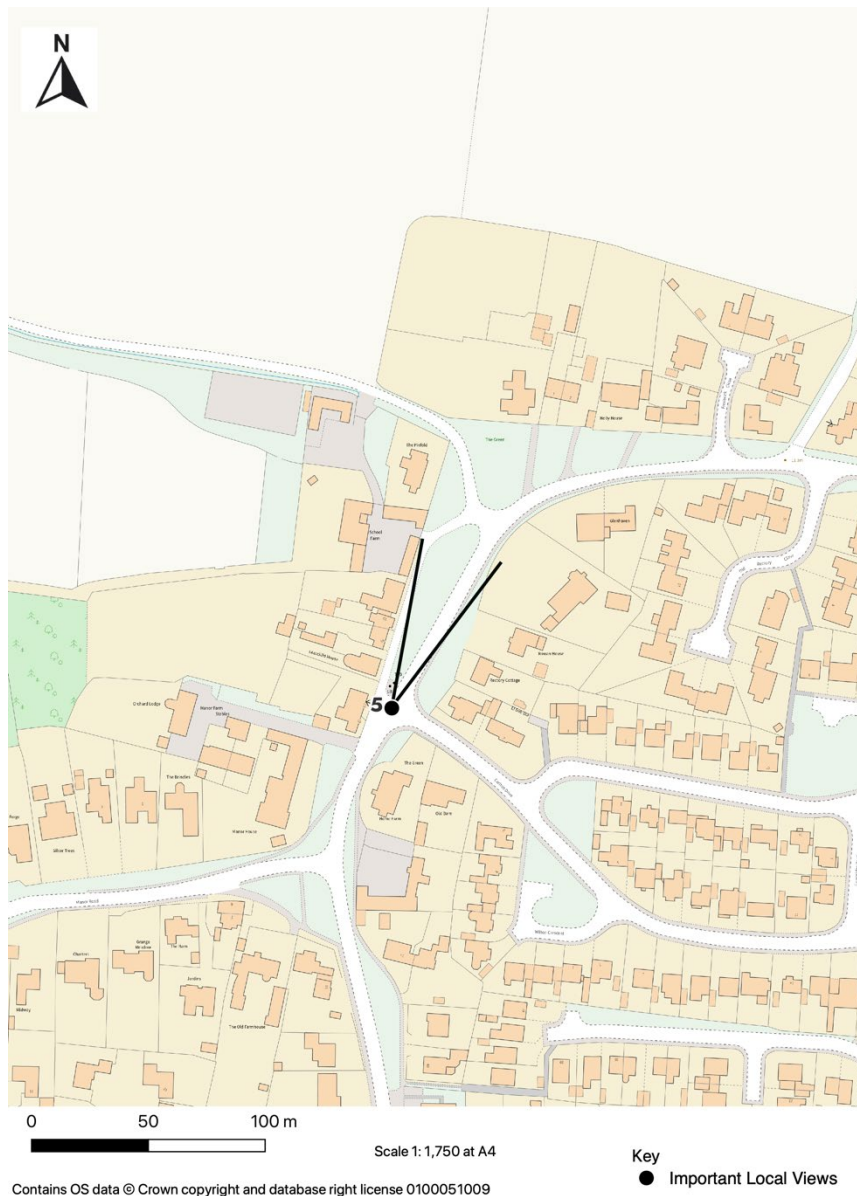
● Important Local Views

Criterion	Description
Specific location of the viewpoint	From South gate of the Church next to the care home on Manor Road
Description and purpose	View of All Saints church and graveyard from the south entrance gate
Direction of the view	Looking west and southwest on Manor Road towards the Church
Is the view publicly accessible?	Yes

Criterion	Description
Quality of the view – condition	Good wide angled view of main church yard and graveyard.
Planning history	None
Scenic quality of the view	View over the church location towards the marshes and beyond.
Does this view fall within any landscape designations e.g., AONB?	Not directly within the Norfolk Coast AONB but very close to designation.
What national and local character area type does this view fall within?	The view falls within the National Character Area NCA76- Northwest Norfolk and within the Local Landscape Character Areas- ‘open coastal marshes’, ‘drained coastal marshes’ and ‘wooded slopes with estate land’.
Conservation interest	Within the church yard are areas of outstanding flora.
Recreational value	A circular Wootton’s walk goes around the church yard as does the National cycle route 1.
Rarity	Wide view of the church and graveyard
What is the view representative of?	Historic Character- The Church
Perception of the view?	Well regarded and well maintained. In the 2022 Neighbourhood Plan Survey, parishioners cited this as one of their favourite views in the village that they were passionate to preserve.
Are there any associations with the view e.g. historic?	N/A
Map reference point	View 4.

View 5: Looking north along Priory Lane over the green



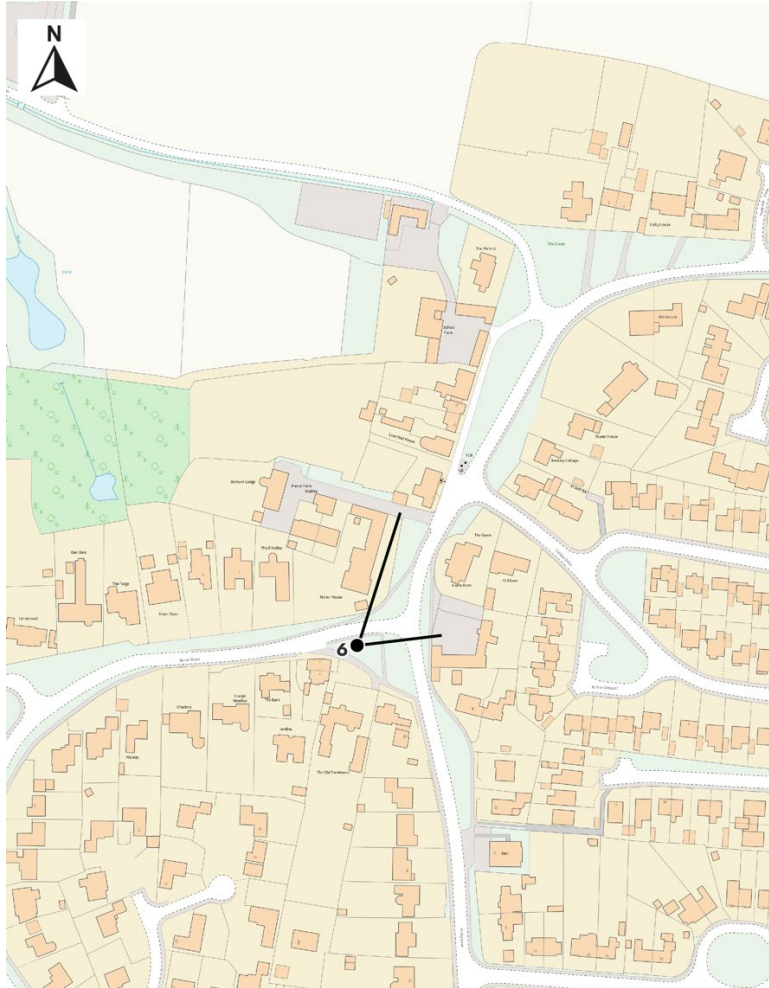


Criterion	Description
Specific location of the viewpoint	Looking North along Priory Lane over the green
Description and purpose	Our intent is to protect this view, that from certain angles remains unchanged for more than 150yrs. To preserve the beauty of this spot that resonates the character of North Wootton prior to the expansion of Kings Lynn and suburbs since the 1960's.
Direction of the view	The Green lays parallel to the northern end of Priory Lane. The space offers views from the North, South and Eastern approaches.

Criterion	Description
Is the view publicly accessible?	Yes. Both residents and those passing through get to appreciate this pleasant space. The National Cycle Route also passes alongside on the route connecting Kings Lynn and Sandringham.
Quality of the view – condition	A pleasant view afforded by the combination of natural assets such as the established trees and thoughtful development. This area is home to the village sign, classic Elizabeth II red pillar box and a defunct (but well maintained) red phone box that now serves as a community library
Planning history	Developments since have been limited and built with moderate attempts to maintain the same theme of colour schemes and building materials.
Scenic quality of the view	A pleasant view afforded by the combination of natural assets such as the established trees and thoughtful development.
Does this view fall within any landscape designations e.g., AONB?	Not directly within the Norfolk Coast AONB.
What national and local character area type does this view fall within?	The view falls within the National Character Area NCA76- Northwest Norfolk and within the Local Landscape Character Areas- 'open coastal marshes', 'drained coastal marshes' and 'wooded slopes with estate land'.
Conservation interest	Yes.
Recreational value	The classic red phone box now serves as a community library. A bench on the junction of Manor Road and Priory Lane is oriented toward the North to afford a view of The Green. The grassed area itself can offer shade from the sun for a space to sit.

Criterion	Description
Rarity	This area, with the Old School is a super example of the original character and style of the village prior to expansion and developments.
What is the view representative of?	A harmonious combination of nature and historic buildings.
Perception of the view?	Well regarded and well maintained. In the 2022 Neighbourhood Plan Survey, parishioners cited this as one of their favourite views in the village that they were passionate to preserve.
Are there any associations with the view e.g. historic?	
Map reference point	Norfolk Coast West Kings Lynn & Hunstanton Explore Map 250 GR TF 644 245 through to GR TF 645 246

View 6: Looking north along Priory Lane from the junction with Manor Road.



0 50 100 m
Scale 1:1,750 at A4
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Key
● Important Local Views

Criterion	Description
Specific location of the viewpoint	Looking North along Priory Lane from the junction with Manor Road.
Description and purpose	Our intent is to protect this view, that from certain angles remains unchanged for more than 150yrs. To preserve the beauty of this spot that resonates the character of North Wootton prior to the expansion of Kings Lynn and suburbs since the 1960's.
Direction of the view	The Green lays parallel to the northern end of Priory Lane. The space offers views from the North, South and Eastern approaches.
Is the view publicly accessible?	Yes. Both residents and those passing through get to appreciate this pleasant space. The National Cycle Route also passes alongside on the route connecting Kings Lynn and Sandringham.
Quality of the view – condition	The area is in good order. The grass is cut by the borough council throughout summer months. There are established trees on The Green, which complement the area whilst not negatively impacting either the road or houses that flank it.
Planning history	Developments since have been limited and built with moderate attempts to maintain the same theme of colour schemes and building materials.
Scenic quality of the view	A pleasant view afforded by the combination of natural assets such as the established trees and thoughtful development. classic Elizabeth II red pillar box and a defunct (but well maintained) red phone box that now serves as a community library.
Does this view fall within any landscape designations e.g., AONB?	Not directly within the Norfolk Coast AONB but close to the designation.
What national and local character area type	The view falls within the National Character Area NCA76- Northwest Norfolk and within the Local Landscape

Criterion	Description
does this view fall within?	Character Areas- 'open coastal marshes', 'drained coastal marshes' and 'wooded slopes with estate land'.
Conservation interest	Yes.
Recreational value	The classic red phone box now serves as a community library. A bench on the junction of Manor Road and Priory Lane is oriented toward the North to afford a view of The Green. The grassed area itself can offer shade from the sun for a space to sit.
Rarity	This area, with the Old School is a super example of the original character and style of the village prior to expansion and developments.
What is the view representative of?	A harmonious combination of nature and historic buildings.
Perception of the view?	Well regarded and well maintained. In the 2022 Neighbourhood Plan Survey, parishioners cited this as one of their favourite views in the village that they were passionate to preserve.
Are there any associations with the view e.g. historic?	
Map reference point	Norfolk Coast West Kings Lynn & Hunstanton Explore Map 250 GR TF 644 245 through to GR TF 645 246

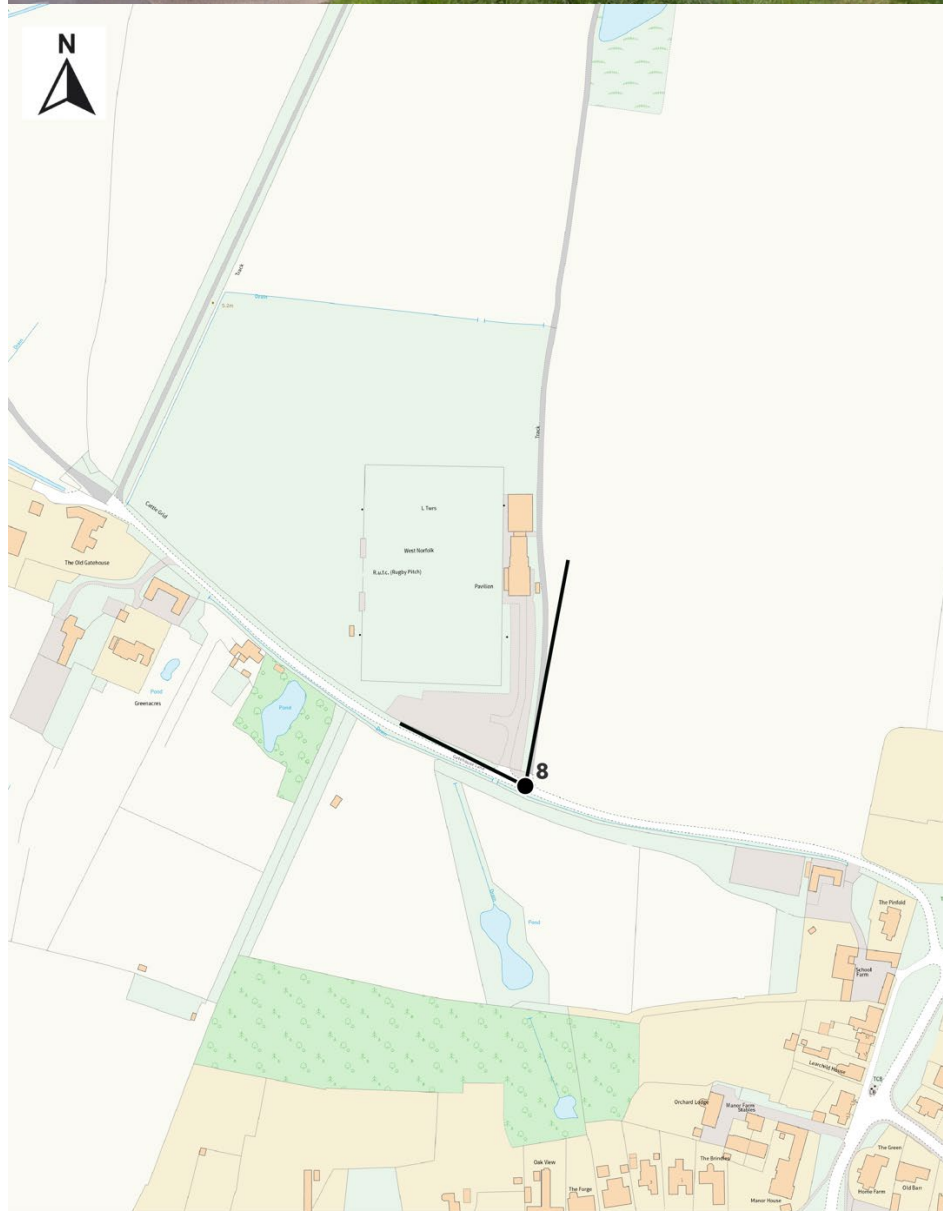
View 7- Widespread views from Gatehouse Ln looking along the Green, towards the village sign and over the junction



Criterion	Description
	Route also passes alongside on the route connecting Kings Lynn and Sandringham.
Quality of the view – condition	The area is in good order. The grass is cut by the borough council throughout summer months. There are established trees on The Green, which complement the area whilst not negatively impacting either the road or houses that flank it.
Planning history	The Old School (image 3.) was built in 1866 of carrstone. Though it ceased to be a school and was converted into private residence exactly 100yrs later in 1966, it does retain the original exterior appearance. Developments since have been limited and built with moderate attempts to maintain the same theme of colour schemes and building materials.
Scenic quality of the view	A pleasant view afforded by the combination of natural assets such as the established trees and thoughtful development. This area is home to the village sign (image 6.), classic Elizabeth II red pillar box and a defunct (but well maintained) red phone box that now serves as a community library. The oldest development along The Green is the Old School built of carrstone in 1866 (image 3.).
Does this view fall within any landscape designations e.g., AONB?	Not directly within the Norfolk Coast AONB but very close to the North Wootton marsh.
What national and local character area type does this view fall within?	The view falls within the National Character Area NCA76- Northwest Norfolk and within the Local Landscape Character Areas- ‘open coastal marshes’, ‘drained coastal marshes’ and ‘wooded slopes with estate land’.
Conservation interest	Yes.

Criterion	Description
Recreational value	A bench on the junction of Manor Road and Priory Lane is oriented toward the North to afford a view of The Green. The grassed area itself can offer shade from the sun for a space to sit.
Rarity	This area, with the Old School is a super example of the original character and style of the village prior to expansion and developments.
What is the view representative of?	A harmonious combination of nature and historic buildings.
Perception of the view?	Well regarded and well maintained. In the 2022 Neighbourhood Plan Survey, parishioners cited this as one of their favourite views in the village that they were passionate to preserve.
Are there any associations with the view e.g. historic?	The Old School (image 3.)
Map reference point	Norfolk Coast West Kings Lynn & Hunstanton Explore Map 250 GR TF 644 245 through to GR TF 645 246

View 8- Multiple views of the Marshes/Gongs and behind the Rugby Club



0 50 100 m

Scale 1: 2,500 at A4

Key
● Important Local Views

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Criterion	Description
Specific location of the viewpoint	The area known as the Rugby Field.
Description and purpose	The present ground comprising of approximately ten acres of land and a layout containing three full size pitches, was acquired in 1965. After draining and seeding the playing facility came into use in 1969 with the initial prefabricated clubhouse coming into use in 1970. The club has continued to develop and now caters for men, ladies and juniors with training and formal competitive games.
Direction of the view	North
Is the view publicly accessible?	The public can walk in the area but not for dogs off lead. The land is managed by the club and does allow spectators to games.
Quality of the view – condition	Very open view as surrounded by farmland and gatehouse lane.
Planning history	It has a history of approved planning to expand the changing rooms and club house which is managed by the club.
Scenic quality of the view	
Does this view fall within any landscape designations e.g., AONB?	Within the Norfolk Coast AONB designation.
What national and local character area type does this view fall within?	The view falls within the National Character Area NCA76- Northwest Norfolk and within the Local Landscape Character Areas- 'open coastal marshes', 'drained coastal marshes' and 'wooded slopes with estate land'.
Conservation interest	

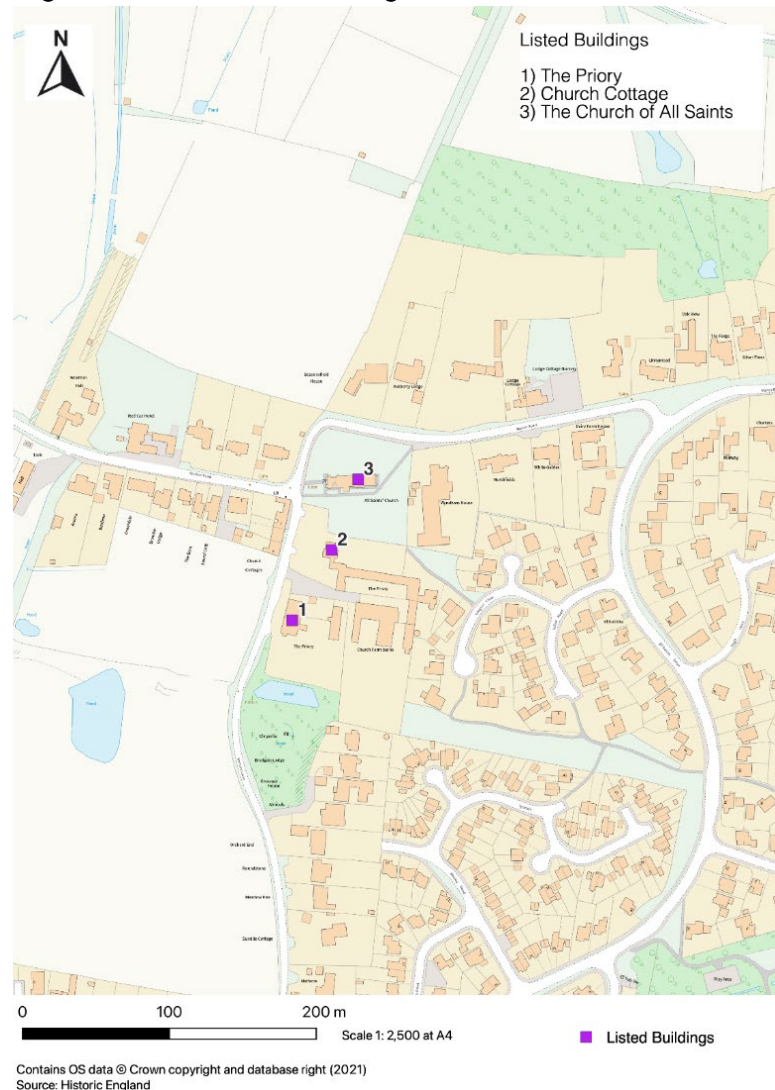
Criterion	Description
Recreational value	Excellent giving well managed fitness for sport across all age groups and sexes. Organises a range of events through the year which are again well managed with the parking off road and access management.
Rarity	
What is the view representative of?	Open green space.
Perception of the view?	Well regarded and well maintained. In the 2022 Neighbourhood Plan Survey, parishioners cited this as one of their favourite views in the village that they were passionate to preserve.
Are there any associations with the view e.g. historic?	
Map reference point	View 8.

Assessment of Non-Designated Heritage Assets

Introduction

North Wootton’s name comes from the Old English meaning ‘settlement in the woods’. The parish has a long history, with the population, land ownership and productive resources being detailed in the Domesday Book of 1086.³⁶ The earliest evidence of human activity in North Wootton comes in the form of Palaeolithic flint hand axes (NHER 11344 and 13024) and a Neolithic flint knife (NHER 13024). Roman finds in the area include coins, jewellery, and pottery fragments and although there is currently no evidence of Roman structures in the parish, building works near to All Saints Church uncovered evidence of a metal working site and possible furnace. Aerial photography has identified a possible Roman or Saxon field system, and fragments of Saxon pottery. There are three listed buildings in North Wootton see **Figure 28**. These are all Grade II listed.

Figure 28: Listed Buildings in North Wootton



³⁶ North Wootton Parish Profile on Norfolk Heritage Explorer – accessed 28/11/2021

Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions, but which are not formally designated. They are valued as distinctive elements of the local historic environment. Historic England provide guidance on the listing of local heritage assets to assist community groups, for example in preparing a Neighbourhood Plan. Local lists complement national designations and intends to highlight heritage assets which are of local interest, to ensure they are given due consideration when change is being proposed.

North Wootton Neighbourhood Plan has adopted the following process for considering assets of historical importance which could be included on a local list:

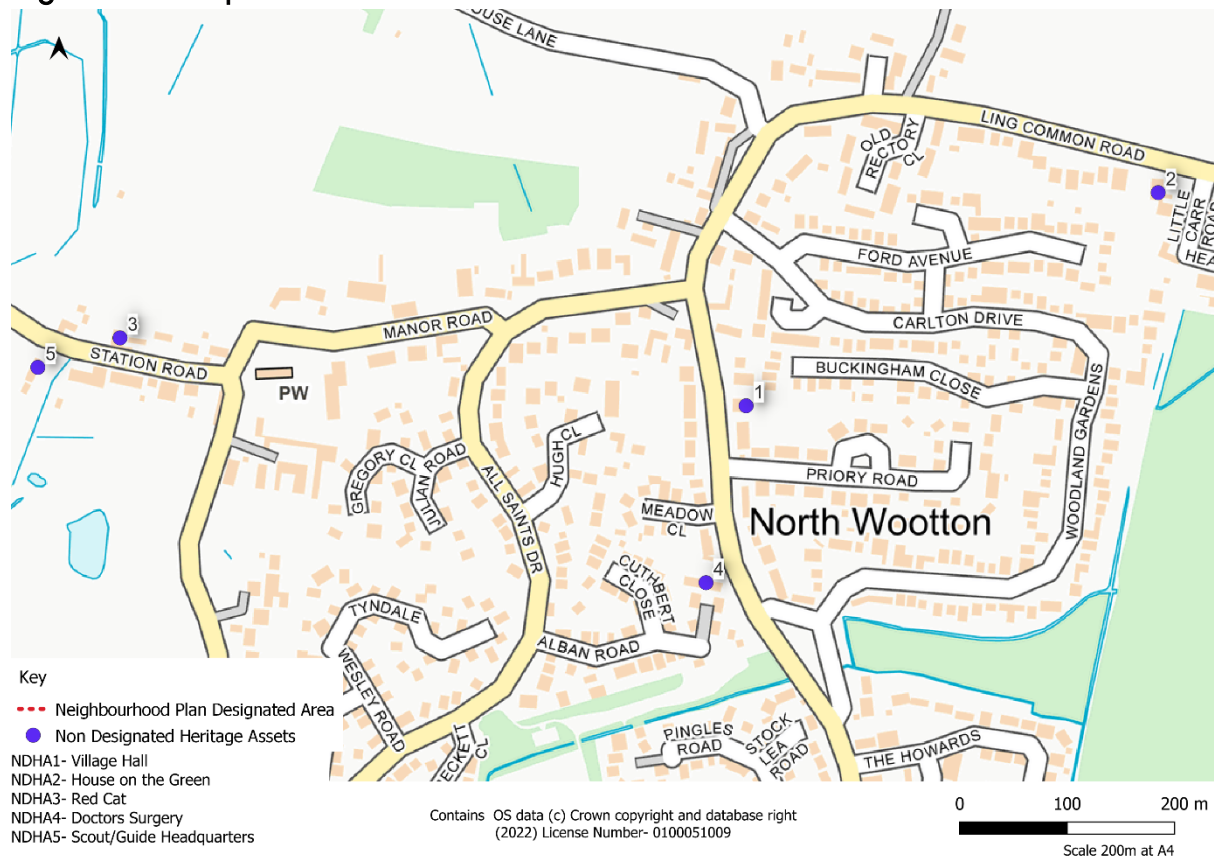
- Review of designated assets and data held on the Historic Environment Record;
- Identification of assets of local importance through consultation and data held on the Historic Environment Record;
- Assessment according to Historic England criteria³⁷, below;
- Further consultation with residents.

Criterion	Description
Asset type	Although local heritage lists have long been developed successfully for buildings, all heritage asset types, including monuments, sites, places, areas, parks, gardens and designed landscapes may be considered for inclusion.
Age	The age of an asset may be an important criterion, and the age range can be adjusted to take into account distinctive local characteristics or building traditions.
Rarity	Appropriate for all assets, as judged against local characteristics.
Architectural and Artistic Interest	The intrinsic design and aesthetic value of an asset relating to local and/or national styles, materials, construction and craft techniques, or any other distinctive characteristics.
Group Value	Groupings of assets with a clear visual design or historic relationship.
Archaeological Interest	The local heritage asset may provide evidence about past human activity in the locality, which may be in the form of buried remains, but may also be revealed in the structure of buildings or in a designed landscape, for instance. Heritage assets with archaeological interest are primary sources of evidence about the

³⁷ Taken from Local Heritage Listing: Historic England Advice Note 7: [Local Heritage Listing: Identifying and Conserving Local Heritage](https://www.historicengland.org.uk) ([historicengland.org.uk](https://www.historicengland.org.uk))

Criterion	Description
	substance and evolution of places, and of the people and cultures that made them.
Historic Interest	A significant historical association of local or national note, including links to important local figures, may enhance the significance of a heritage asset. Blue Plaque and similar schemes may be relevant. Social and communal interest may be regarded as a sub-set of historic interest but has special value in local listing. As noted in the PPG: 'Heritage assets ... can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity'. It therefore relates to places perceived as a source of local identity, distinctiveness, social interaction, and coherence, contributing to the 'collective memory' of a place.
Landmark Status	An asset with strong communal or historical associations, or because it has especially striking aesthetic value, may be singled out as a landmark within the local scene.

Figure 29: Map of NDHAs for North Wootton



Summary Assessment of all NDHAs

Assessment: Heritage Asset Type	Age	Rarity	Architectural and Artistic Interest	Group Value	Archaeological Interest	Historic Interest	Landmark status
NDHA1-Village Hall: The Village Hall has been central to village life since it opened in 1937 and remains so today.	X	X	X			X	X
NDHA2- House on the Green: The House on the Green had been a licensed premises since 1868. In 1963 the Red Cat Cottages became the House on the Green when the owners Steward & Patteson sold the previous pub building to the tenant Herbert Steward and purchased the Red Cat cottages. Currently closed.	X	X				X	
NDHA3- Red Cat: The venue was built in 1898 and offers a quaint view of a traditional English country pub, constructed in local Gingerbread Carrstone. It is regularly used by residents and visitors.	X		X			X	X
NDHA4-Doctors Surgery: The Woottons surgery has been serving residents for 23 years.	X		X			X	X
NDHA5-Scout/Guide Headquarters: The Scout and Guides have been a valued part of the village scene for decades.						X	X

NDHA1- North Wootton Village Hall



The Home Guard outside the Village Hall during the



Criteria	Meets Criteria	Why we consider this asset meets the criteria set out in the Historic England Local Advice Note?
Age	X	The Village Hall was built in 1937 on land donated to the village by Lord Howard of Rising. Although the village has grown around the hall, it still retains its original look and function.
Rarity	X	As a period building still in use in its original role, the Village Hall is quite rare. Although the Hall has been updated with the addition of extra rooms in two wings, it still retains its original character. Modern facilities have been added without disturbing the style and function of the building.

Criteria	Meets Criteria	Why we consider this asset meets the criteria set out in the Historic England Local Advice Note?
Architectural and Artistic Interest	X	The Village Hall has a distinctive architectural style, which has been retained through the extensions and modernisations that have taken place. Many original features of the building still remain.
Group Value		
Archaeological interest		
Historic Interest (including Social and Community Value)	X	The Village Hall has been central to village life since it opened in 1937 and remains so today. Dances, markets, classes, exhibitions and more have always been held at the hall and it remains in constant use. It is also used as the Polling Station for the village in all elections.
Landmark Status	X	Village celebrations have often been held in the Village Hall, from dances and social evenings in the 1940's right up to the Platinum Jubilee celebrations in 2022.



NDHA2- House on the Green



Criteria	Meets Criteria	Why we consider this asset meets the criteria set out in the Historic England Local Advice Note?
Age	X	<p>The House on the Green had been a licensed premises since 1868. In 1963 the Red Cat Cottages became the House on the Green when the owners Steward & Patteson sold the previous pub building to the tenant Herbert Steward and purchased the Red Cat cottages³⁸.</p> <p>The House on the Green was relocated to this site. This building had been the Red Cat pub until 1898 when it was relocated to Station Road. The vacated house was converted to cottages before becoming the existing House on the Green. The House on the Green obtained a full licence on 6/5/63 having previously been a beer house. In 1967 the ownership changed to Watney Mann, subsequently to Whitbread and finally in 2002 Enterprise Inns took over ownership. (See Norfolk public House information on the House on the Green).</p>
Rarity	X	Apart from the village hall there is no other suitable community meeting place.
Architectural and Artistic Interest		
Group Value		
Archaeological interest		
Historic Interest (including Social and Community Value)	X	<p>The asset consists of the building called the House on the Green, a Carrstone building previously known as Red Cat Cottages and considered to be an undesignated heritage asset, the large car park associated with the pub, its garden and play area and the previous bowling green. The condition of the building (s) is poor.</p> <p>The pub consists of a public bar and a lounge bar and both areas have been used for dining over the years. It has a kitchen which provided lunch and dinner. The garden was very popular with families as it had a play area. The Bowling green constructed when the pub was located at</p>

³⁸ [RED CAT - NORTH WOOTTON \(norfolkpubs.co.uk\)](http://RED CAT - NORTH WOOTTON (norfolkpubs.co.uk))

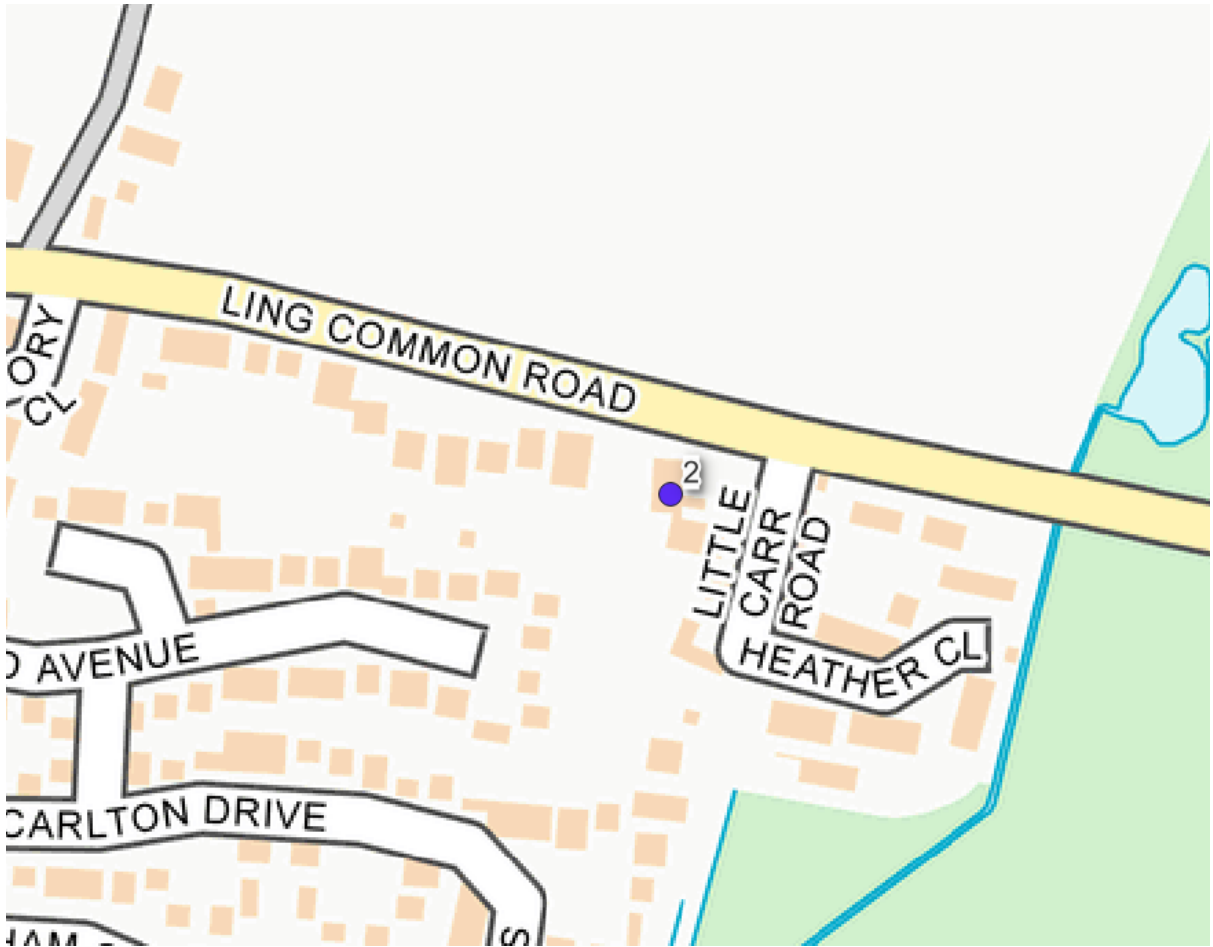
Criteria	Meets Criteria	Why we consider this asset meets the criteria set out in the Historic England Local Advice Note?
		<p>Little Carr road continued to be used by North Wootton bowls club until approx. 2011 when bowling ceased because of a disagreement with a previous tenant. The pub closed in in December 2016 and reopened briefly on 16.3.18 and occupied by new tenants.</p> <p>On 1st April 2018 Enterprise Inns sold the building and the land to WW properties East Anglia Ltd. The new tenants were asked to leave. The regulations require only that the body's activities are wholly or partly concerned with the local authority's area or a neighbouring authority's area. The 'local connection' test for an unincorporated body also requires that at least 21 of its members are 'local members' and who must be registered as a local government elector in the authority or neighbouring authority's area in order to meet this requirement. The House on the Green is located within the parish boundary.</p> <p>The House on the Green, its car park and large garden has social value because it has provided more than a place to get a drink. It is seen by many residents as a vital community asset providing a meeting place to help build a community. <i>"Nowadays pubs can be more than a place to meet. They can help guard against feelings of loneliness and isolation. Young Mothers can meet up for coffee and have a safe area for their children to play. It can bring the community together and bring business and employment."</i></p> <p>The residents survey had 289 respondents of which 91% lived in the Woottons. 281/289 (97%) were concerned about the state of the pub e.g. <i>"The building is beautiful and needs to be restored to its former glory"</i>. 264/289 (91%) wished the House on the Green to continue as a pub e.g. <i>"It's an essential community facility"</i>. <i>"The pub has been the hub of the village"</i>; <i>"The closure of the House on the Green represents a loss of local heritage and has a negative impact on community life"</i>; <i>"The pub and the bowling green were part of the fabric of the village"</i>.</p>

Criteria	Meets Criteria	Why we consider this asset meets the criteria set out in the Historic England Local Advice Note?
		The building has the potential to perform this function again with the right management
Landmark Status		

Notes:

- Name of Asset: The House on the Green Public House Address of Asset: Ling Common road, North Wootton, Kings Lynn PE303RE Occupier's Name: Unoccupied Since its purchase by the current owners on the 1/4/18 it has remained closed.
- The view is publicly accessible from Ling Common Road.





NDHA3- Red Cat Pub



Red Cat, 2022



Picture Source: October 2002 by P.Selwood



Image by P. Selwood

Criteria	Meets Criteria	Why we consider this asset meets the criteria set out in the Historic England Local Advice Note?
Age	X	The venue itself was built in 1898 and the new premises of the Red Cat Pub at this location opened October 1898 ³⁹ .
Rarity		
Architectural and Artistic Interest	X	Constructed in local Gingerbread Carrstone.
Group Value		
Archaeological interest		
Historic Interest (including Social and Community Value)	X	The building and site itself are in regular use with locals using the facilities during evenings and weekends. It focusses on serving real ales, lagers etc.
Landmark Status	X	The view offers a quaint view of a traditional English country pub, constructed in local Gingerbread Carrstone. The building is situated just minutes from King's Lynn, just off the main A-trunk roads, in North Wootton village, bordering on the Wash Marshes.

³⁹ [RED CAT - NORTH WOOTTON \(norfolkpubs.co.uk\)](http://RED-CAT-NORTH-WOOTTON.norfolkpubs.co.uk)



NDHA4- North Wootton Doctors Surgery



Criteria	Meets Criteria	Why we consider this asset meets the criteria set out in the Historic England Local Advice Note?
Age	X	Likely built in the 19th century. Initially part of a working farm was later augmented for different uses. First into two workers cottages, then a large family home, before in 1989 being extended and converted to its present use.
Rarity		
Architectural and Artistic Interest	X	Built from local carrstone, the aesthetic is in keeping with other older buildings of North Wootton and other Norfolk landmarks such as parts of the Sandringham estate.
Group Value		
Archaeological interest		
Historic Interest (including Social and Community Value)	X	Spring Cottage, now more commonly known The Woottons Surgery has been a GP Practice since 1989 when it was converted from private residence. Operated by Southgate's & The Woottons Surgeries, it serves residents of North Wootton and the wider Kings Lynn area.
Landmark Status	X	The Woottons surgery has been serving residents for 23 years. Furthermore, located adjacent to the Millennium Pyramid, between Wootton Park and The Green is also a local landmark.

Notes: The building is not actually owned by the the Surgery, but by two former GPs. The Southgate's & Wootton Surgeries are hoping to purchase the property from the landlords and if successful would hope to bid for extensions to cater for increasing patient numbers and staff. The construction of the new GP Practice is not expected to have any impact on the continuation of the Wootton Surgery.



NDHA5- North Wootton Scout and Guide Headquarters



Criteria	Meets Criteria	Why we consider this asset meets the criteria set out in the Historic England Local Advice Note?
Historic Interest (including Social and Community Value)	X	The Scout and Guide Headquarters are on the site of North Wootton Station, a site regularly travelled through by Royal trains on their way to and from Sandringham. The Headquarters were visited by HRH The Duchess of Cambridge to celebrate 100 years of the Scouting movement.
Landmark Status	X	The Scout and Guides have been a valued part of the village scene for decades. Generations of young people have taken part in activities, camps and meetings and the loss of this resource would be detrimental to the village.

Prepared by Collective Community Planning Ltd on behalf of North Wootton Parish
Council

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