

# **Shouldham**

## **Neighbourhood Plan**

### **Evidence Base Paper**



**March 2024**

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## Key Issues

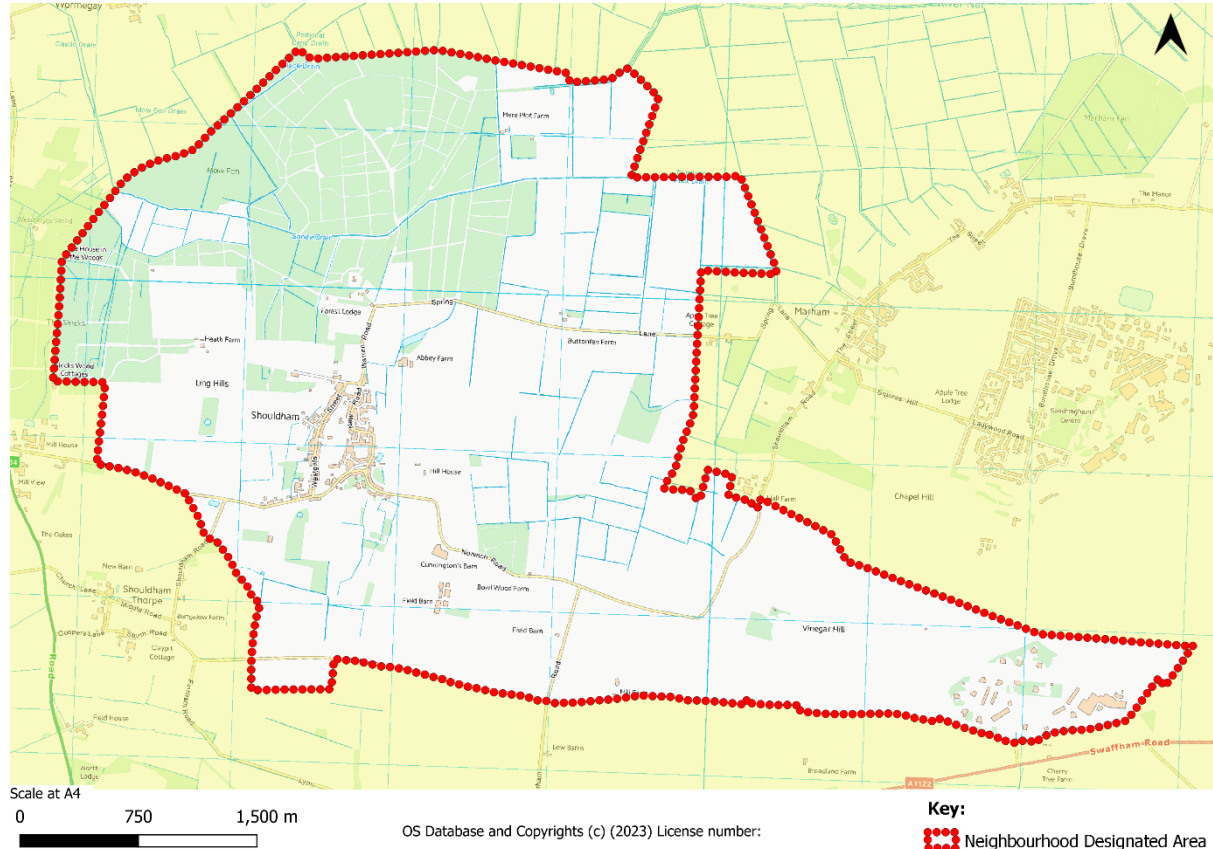
| Theme                                            | Issues                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|--------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Population Characteristics                       | <ul style="list-style-type: none"> <li>Analysis of 2011 and 2021 Census data indicates that there has been little change in the parish's population profile over the last 10 years. Over half of the parish is of working age and older age groups are on the rise meaning suitable or adaptable housing could be considered.</li> <li>Housing could cater for a mix of age groups: younger people looking for their first home, families, and older people who may be looking to downsize.</li> </ul>                                                                                                                                                                                                                                                                                                                             |
| Housing                                          | <ul style="list-style-type: none"> <li>There is one housing allocation (G81.2) being carried forward in the emerging local plan. However, this was built out in 2020. Therefore, future housing growth will likely be reliant on windfall permissions unless the Neighbourhood Plan chooses to allocate.</li> <li>The level of affordable housing (rented and ownership) is non-existent (zero) currently when compared to the rest of the district, county, and country, which may prevent individuals on lower wages such as younger adults to remain in the area due to a lack of suitable accommodation.</li> <li>There is no specialist sheltered housing for older people. This contrasts with the population characteristics which show that around a third of the population of the parish is aged 65 and over.</li> </ul> |
| Availability of local services and accessibility | <ul style="list-style-type: none"> <li>There is a small range of local services and employment opportunities available within the parish Including a primary school, post office, pub, and bus service. Public transport availability is limited especially at weekends.</li> <li>Additional new housing could support the ongoing viability of some local services or creation of new ones, such as local shops/community infrastructure.</li> <li>Most households have access to a private car/van, with the proportion of people with no access to a vehicle being very low. The number of people owning 3+ cars has increased by 8% since 2011; this could cause issues with on street parking in areas where parking is limited.</li> </ul>                                                                                   |

| Theme                | Issues                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                      | <ul style="list-style-type: none"> <li>There is access into the countryside via walking routes towards areas including Shouldham Warren for recreational purposes but there are no dedicated cycleways.</li> </ul>                                                                                                                                                                                                                                                                   |
| Carbon Emissions     | <ul style="list-style-type: none"> <li>The neighbourhood plan could support a reduction in emissions through policies that support low carbon technologies and reduce the need to travel or encourage a modal shift.</li> </ul>                                                                                                                                                                                                                                                      |
| Flood Risk           | <ul style="list-style-type: none"> <li>Parts of the parish are identified as being at high risk of surface water, ground water and tidal/river flooding, including around the built-up area. It is important to ensure that any new development does not increase flood risk.</li> </ul>                                                                                                                                                                                             |
| Natural Environment  | <ul style="list-style-type: none"> <li>Development could have an adverse effect on the county wildlife sites and priority habitats if these are not considered appropriately in plan-making and decisions and opportunities to boost habitat creation are ignored.</li> </ul>                                                                                                                                                                                                        |
| Dark Skies           | <ul style="list-style-type: none"> <li>Light pollution should be considered within the design of future development. The parish benefits from dark skies at night and preserving these could be important within the design of any future development.</li> </ul>                                                                                                                                                                                                                    |
| Landscape Character  | <ul style="list-style-type: none"> <li>Development on the edges of Shouldham could create an intrusion into the open countryside if not sensitively designed.</li> <li>Open views across the landscape are a key feature of the area and should be preserved.</li> <li>Further development could impact upon the peaceful, rural character of the area.</li> <li>Development that does not incorporate local materials may not blend well with the character of the area.</li> </ul> |
| Historic Environment | <ul style="list-style-type: none"> <li>The parish has a rich history, particularly with finds from multiple periods, as well as several listed buildings (10) two Scheduled Monuments and a Conservation Area.</li> <li>There is potential for development to impact the historic nature of the parish. The design of new development is particularly important with respect to this.</li> </ul>                                                                                     |

## Introduction

Shouldham Parish was designated as a neighbourhood area on 9<sup>th</sup> March 2023 (**Figure 1**).

*Figure 1- Neighbourhood Designated Area*



As set out in the neighbourhood designated statement, Shouldham village lies on the western escarpment of a chalk ridge that rises above the Fens to the west and which runs north/south between the coast and Breckland. The village is situated in the central western half of the parish, surrounded by farmland and several woods. To the north and west is a particularly extensive woodland area known as Shouldham Warren and The Sincks. The former is managed as a business by Forestry England which allows public access that is enjoyed extensively by local people. Several businesses and farms are to be found in the parish, one such farm lies between the village and the Warren and is known as Abbey Farm. It takes its name from a medieval priory that was formerly on this site, although there is no visual evidence today of the priory building itself other than the incorporation of its building materials into the current farmhouse. Further north still, beyond the parish boundary, is the Nar valley and its long-distance footpath. RAF Marham is in an adjoining parish to the east, although part of the base extends into the SE corner of Shouldham parish.

The medieval parish church (built in the late 13th century with 14th and 15th century additions) is detached from the village and is sited on top of a hill to the east, overlooking the village. On its western slope is a field that is used for pasture, but which holds earthworks that mark the medieval location of the village. Today, the heart of the village is its green on which is sited the community owned pub “The King’s Arms”. Spread around the green are many examples of buildings that are constructed in a mix of local Gault brick, Carrstone, clunch and flint. Some of these are recorded on Historic England’s register as Grade II protected. The green is also the centre of a conservation area that extends east/west from the (detached) church to several historic barns that have been residentially converted and are sited approximately 175m west of the green. The conservation area contains not only listed buildings but other buildings that make an important contribution to the overall quality of its visual appearance. Further listed and historic buildings are spread throughout the village.

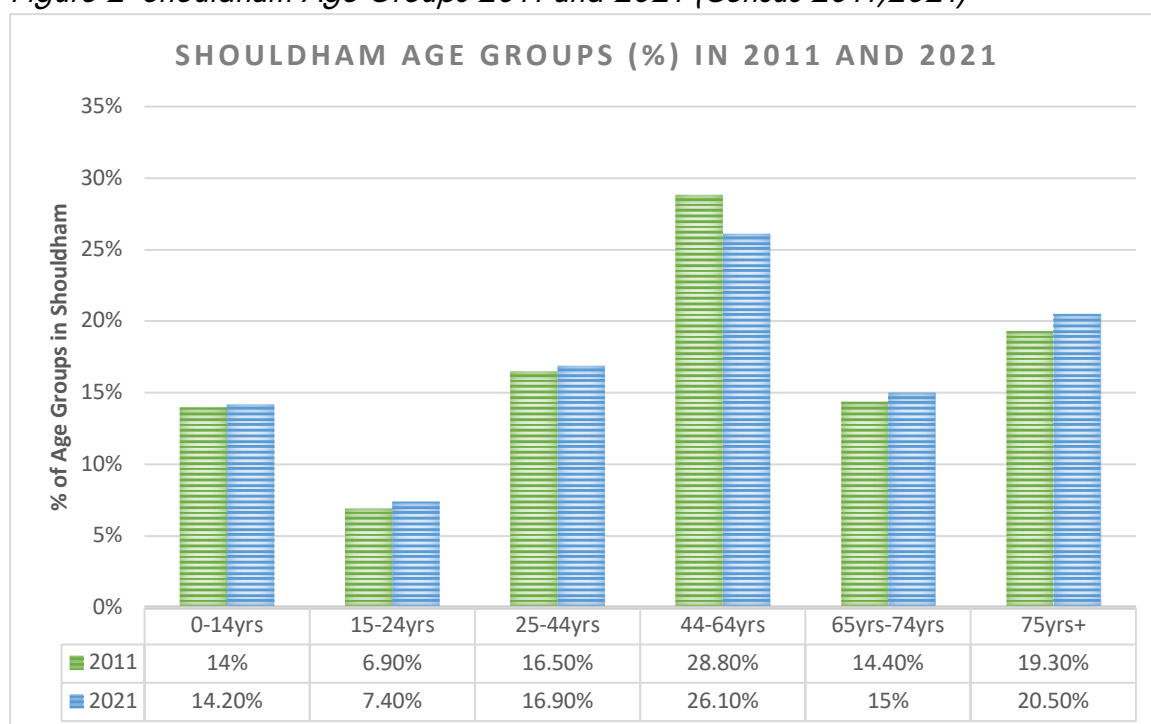
No main ‘A’ roads pass through the parish. The principal access is a ‘C’ class road that runs on an east/west axis. A second ‘C’ class road, running from an adjacent parish to the east, provides an alternative route into the village, albeit a poor one due to its narrow single carriageway. Many footpaths and byways cross the village and radiate out to the adjoining countryside.

## Population Characteristics

The total resident population of Shouldham is 650 according to the Census 2021<sup>1</sup> compared to 605 in 2011<sup>2</sup>, showing a slight increase. The parish is small in comparison to the 154,300 people residing in King's Lynn and West Norfolk and 56,490,000 in England.

In 2011, the census data shows that the ratio of females and males was nearly a 50:50 split with males making up 55.2% of the parish and females 44.8%. According to census data a high proportion of the population is of working age. In 2011, the mean age was 50.4 years old, and the median was 55 years old. As shown in **Figure 1** the age profile of the population has remained fairly static over the last ten years. There has been a decline in the 44-64yrs category and an increase in other age groups. Interestingly for a rural area the amount of younger people (0-24yrs) makes up around 21.5% of the parish according to the Census 2021 data. The data also shows there has been a slight rise in older age groups (65+yrs) and if current residents choose to stay in the parish for a further 10 years the population will age further.

*Figure 2- Shouldham Age Groups 2011 and 2021 (Census 2011;2021)*



The data shows that there is a mix of age groups in the parish so housing will need to cater for all age groups and meet the potential need for smaller housing to allow people

<sup>1</sup> Census 2021. Population. Source: [Build a custom area profile - Census 2021, ONS](#)

<sup>2</sup> Census 2011. Nomis Local Area Report for Shouldham. Source: [Local Area Report for areas in England and Wales - Nomis \(nomisweb.co.uk\)](#)

to get on the housing ladder and allow older people to downsize or move to more suitable/adaptable housing. Homes could also cater for current families or growing families.

**Issues:**

- **Analysis of 2011 and 2021 Census data indicates that there has been little change in the parish's population profile over the last 10 years. Over half of the parish is of working age and older age groups are on the rise meaning suitable or adaptable housing could be considered.**
- **Housing could cater for a mix of age groups: younger people looking for their first home, families, and older people who may be looking to downsize.**

## Housing

More detailed evidence with respect to this can be provided by the Housing Needs Assessment supplied by AECOM.

According to Census 2021 data there are 277 households in the parish which is a slight decrease from 2011 where there was 281 households<sup>3</sup>. However, out of the 281 households only 253 households were usual residents in 2011. Out of the 253 households, 213 households owned their property outright or with a mortgage (84.2%) followed by 27 households renting either privately or through other means (10.7%). The remaining percentage of the parish either lived rent free with other family members for example (2.4%) or through social rented properties (2.4%). In 2011 there was 1 household under shared ownership<sup>4</sup>. There has been slight change in the 2021 Census data, with 88.2% owning a house outright or with a mortgage, 10.8% of the parish private renting/living rent free and 1.1% socially renting. This shows that the number of households renting in the parish has fallen slightly and home ownership has increased.

The majority of household spaces (281) in 2011 were detached houses/bungalows making up 64.8% of homes, followed by semi-detached dwellings (16.4%) then terraced (11.4%) other dwellings were less common such as flat/maisonette/apartment (0.4%) and caravans (7.1%). In 2021 the census build a profile data<sup>5</sup> shows a house/bungalow makes up 92.8% of the parish, caravans/other temporary structures make up 6.5% and flats make up 0.7%. The percentage of houses/bungalows in the parish are higher than the Norfolk average (86.4%) and England (77.4%) and the percentage of flats is much lower than Norfolk (13%) and England (22.2%).

Regarding household size, the Census 2021 shows the majority of households (68.2%) are made up of 2 or more people, considered as a single family household. This could be either households made up of couples, couples and children (dependent or non-dependent). The most common was 2 people in a household (39.7%) followed by 1 person (31.8%), 4 or more people (16.6%) then 3 people (11.9%). Following on from this data shows that 3 bedroom properties are the highest in the parish (38.7%) followed by 2 bedrooms (30.8%), 4 or more bedrooms (28.7%) and 1 beds making up 1.8%. The larger properties (4+ bedrooms) make up a higher percentage than the district average (21.1%) whereas smaller properties including 1 and 2 beds fall below the district

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<sup>3</sup> [Your Data - Nomis - Official Census and Labour Market Statistics \(nomisweb.co.uk\)](https://www.nomisweb.co.uk/data/census/2011)

<sup>4</sup> Census 2011. Nomis Local Area Report. Source: [Local Area Report for areas in England and Wales - Nomis \(nomisweb.co.uk\)](https://www.nomisweb.co.uk/data/census/2011)

<sup>5</sup> Census 2021. Shouldham. Source: [Build a custom area profile - Census 2021, ONS](https://www.nomisweb.co.uk/data/census/2021)

percentages (11.6% and 27.3%). This shows that in the parish there is a real mix of household sizes so there is potentially a need for dwellings of all sizes from 1 bed to 4 bed properties.

As the parish already has a high proportion of larger properties, new build housing could focus on smaller properties, especially as a large proportion of the parish is single family households made up of one or two people. Regarding household deprivation, around 48.5% of households are considered to be not deprived. According to the Indices of Multiple Deprivation, 38.2% of households in the parish are deprived in one dimension and 13.2% are deprived in two or more dimensions. Deprivation dimensions can relate to different indicators such as access to services, education, employment, health or housing<sup>6</sup>.

Fifty-nine properties in the parish have been bought or sold in the last five years, with an average sold price of £382,667 in the last 12 months according to Zoopla<sup>7</sup>. The data search showed that 42 of these were detached dwellings, 8 semi-detached and 7 properties were terraces. A large number of properties which were sold were between 2 to 4 bedrooms.

*Figure 3- Zoopla Example of Housing Prices between 2018 and 2023 within Shouldham.  
Source: Zoopla*

| Types of properties | Lowest sold price<br>£000s          | Sold date     | Highest sold price<br>£000s  | Sold date     |
|---------------------|-------------------------------------|---------------|------------------------------|---------------|
| Detached            | £160,000 (2 bed bungalow)           | November 2020 | £700,000 (4 bed property)    | February 2023 |
| Semi-detached       | £165,000 (house beds not specified) | August 2021   | £428,000 (4 bed property)    | June 2021     |
| Terraced            | £180,000 (3 bed mid terrace)        | August 2020   | £231,475 (2 bed end terrace) | August 2021   |

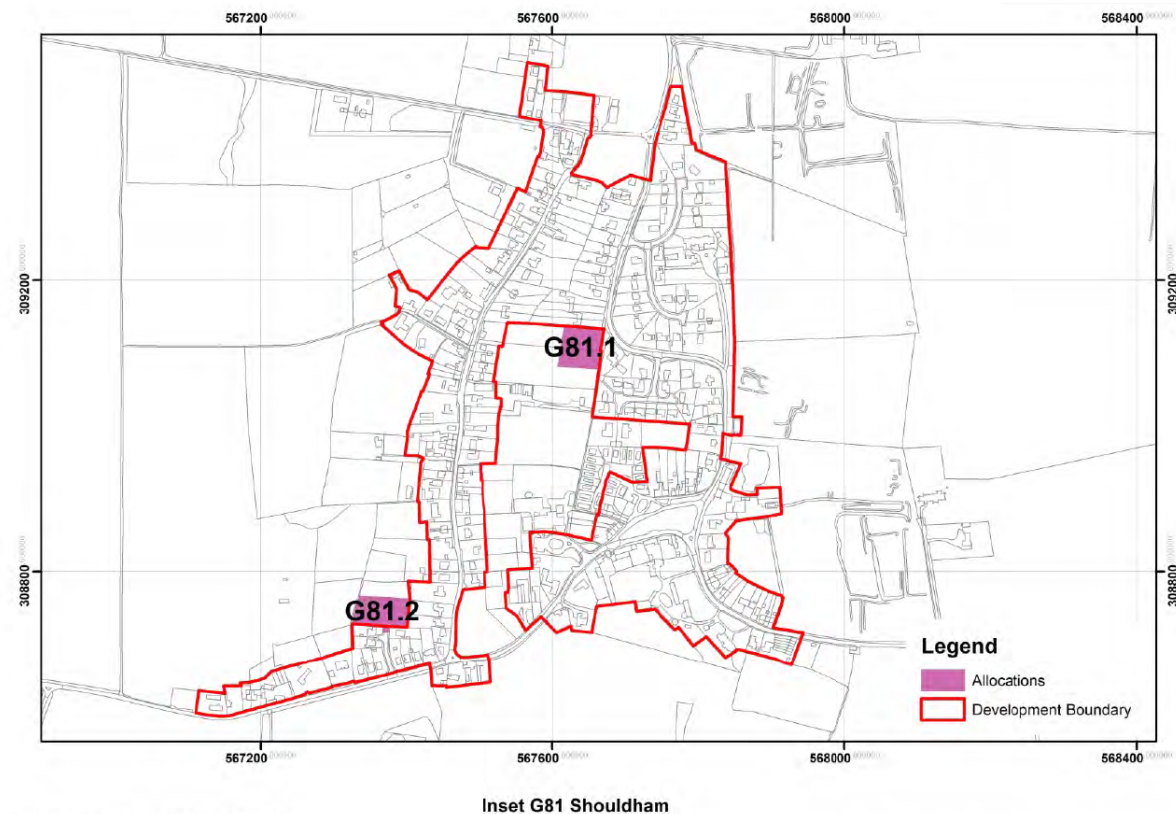
In the Sites Allocations Development Management Policies Document (SADMP, 2016) Shouldham had two allocations G81.1- Land South of no.1 New Road and G81.2- Land accessed from Rye's Close (**Figure 4**). Both the land for G81.1 and G81.2 amounted to 0.3 hectares and was allocated for residential development of at least 5 dwellings each. The Local Authority highlighted in the SADMP that the Council considers that the level of development in each Rural Village should be based on a pro-rata approach to

<sup>6</sup> [Household deprivation variable: Census 2021 - Office for National Statistics \(ons.gov.uk\)](https://ons.gov.uk/census/2021-census-data/household-deprivation)

<sup>7</sup> [House prices in Shouldham - sold prices and estimates - Zoopla](https://www.zoopla.co.uk/landmarks/shouldham/) Accessed: 30/10/2023

population and 5 additional dwellings could be sought in Shouldham. However, it is considered that the village had the capacity to accommodate 10 dwellings between two sites.

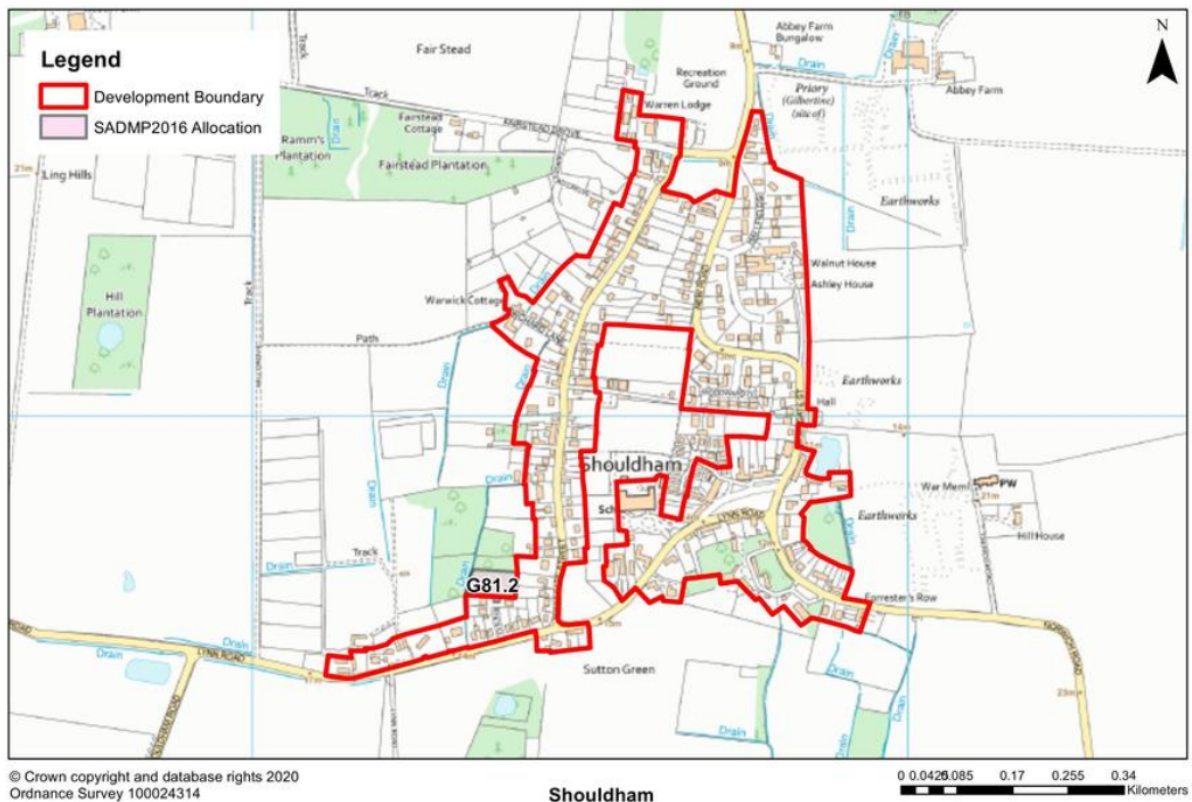
*Figure 4- Shouldham Allocated Site in the King's Lynn and West Norfolk Sites Allocation and Development Management Policies Document (2016)*



In the emerging Local Plan Review, which is at examination, only one of the two allocations has been carried forward which is G81.2- Land accessed from Rye's Close since there has been no progress with regard to G81.1- Land South of no.1 New Road (**Figure 5**)<sup>8</sup>. This site benefits from full planning permission (18/00604/F) for 5 dwellings. According to data supplied by the Borough Council of King's Lynn and West Norfolk in November 2023, G81.2 was built out in April 2020.

<sup>8</sup> [Local Plan Review Pre-Submission Stage 2021 - Keystone \(objective.co.uk\)](https://www.objective.co.uk/)

*Figure 5- Shouldham Allocated Site in the King's Lynn and West Norfolk Local Plan Review (2021)*



Outside of the G81.2 allocation there have been 15 planning permissions which have been granted, started, or completed in the last 14 years (2009-2023) according to housing data supplied by Borough Council of King's Lynn and West Norfolk in November 2023 and presented in Appendix A. The total net gain for the 15 planning permissions, considered as windfall, is 19 dwellings. Looking at the planning permissions:

- *12 of the planning permissions have completed (between March 2014 and April 2022)*
- *1 of the planning permissions have started (September 2022)*
- *2 of the planning permission have been granted (between August 2015 and July 2022)*

Most of the permissions (11) have been for the construction of new residential properties. However, 3 permissions have been for change of use from non-residential to dwelling(s) such as barns and an old mill and one variation of condition to a different planning application.

Figure 6-List of recent permissions in Shouldham (2017 to 2023)

| Planning Permission Ref                      | Description                                                                                                                                                      | Dev Types                | Net gain                  | Status                  |
|----------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|---------------------------|-------------------------|
| <b>Allocation<br/>G81.2 -<br/>18/00604/F</b> | Five detached dwellings with access from Westgate Street                                                                                                         | New residential building | 5                         | COMPLETED<br>05/04/2022 |
| <b>17/00208/F</b>                            | Proposed two bed single storey dwelling                                                                                                                          | New residential building | 1                         | COMPLETED<br>01/06/2018 |
| <b>19/01200/F</b>                            | Detached chalet bungalow with integral garage following demolition of the existing structure and landscape works ancillary to the development                    | New residential building | 0                         | COMPLETED<br>04/10/2022 |
| <b>22/00037/F</b>                            | VARIATION OF CONDITION 2 OF PLANNING PERMISSION 19/01832/F:<br>Proposed conversion of existing barn into a one residential dwelling and construction of a garage | Variation of Condition   | 1                         | STARTED<br>20/09/2022   |
| <b>21/01856/O</b>                            | Outline Application:<br>Demolition of existing disused bus depot and construction of five new dwellings.                                                         | New residential building | 6                         | GRANTED<br>13/07/2022   |
|                                              |                                                                                                                                                                  |                          | <b>Total net gain: 13</b> |                         |

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.

In Shouldham, there are currently 0 affordable rented units, 0 affordable housing for ownership including general needs, shared ownership, and sheltered housing for older people according to data supplied by the Borough Council of King's Lynn & West Norfolk Housing Team in October 2023. There are currently 3 households on housing the waiting list for Shouldham requiring general needs properties. These households are looking for 1x 1 bed, 1x 2 bed and 1x 3 bed. A Housing Needs Assessment will provide further detailed evidence with respect to affordable housing.

**Issues:**

- **There is one housing allocation (G81.2) being carried forward in the emerging local plan. However, this was built out in 2020. Therefore, future housing growth will likely be reliant on windfall permissions unless the Neighbourhood Plan chooses to allocate.**
- **The level of affordable housing (rented and ownership) is non-existent (zero) currently when compared to the rest of the district, county, and country, which may prevent individuals on lower wages such as younger adults to remain in the area due to a lack of suitable accommodation.**
- **There is no specialist sheltered housing for older people. This contrasts with the population characteristics which show that around a third of the population of the parish is aged 65 and over.**

## Availability of Local Services and Accessibility



*Kings Arms Pub Photo Source: Visit Norfolk*

Shouldham is identified as a rural village in the King's Lynn and West Norfolk Core Strategy (2011). Rural villages are designated due to having a limited but locally important role meeting the needs of the immediate village. Sustaining the existing services is a key priority in the Local Plan and facilities/services within Shouldham include:

- St Martin at Shouldham C of E VA Primary School
- Shouldham Post Office
- Shouldham playing field and play space
- Bowls green
- Shouldham Warren (park and garden)
- King's Arm pub
- Chalk & Cheese hotel
- Victoria Hall care home
- All Saints Church
- Bus services (Lynx 39 towards Marham<sup>9</sup> and Go to Town 62<sup>10</sup> towards Downham Market)
- Local employment services such as Caley Forestry & Firewood, nail salon, nutritionist, electrical supply shop and vehicle repair.

Shouldham's designation as a Rural Village means under Policy CS02 within the King's Lynn and West Norfolk Core Strategy (2011) that there may be some limited growth,

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<sup>9</sup> [39 | Lynx \(lynxbus.co.uk\)](http://lynxbus.co.uk)

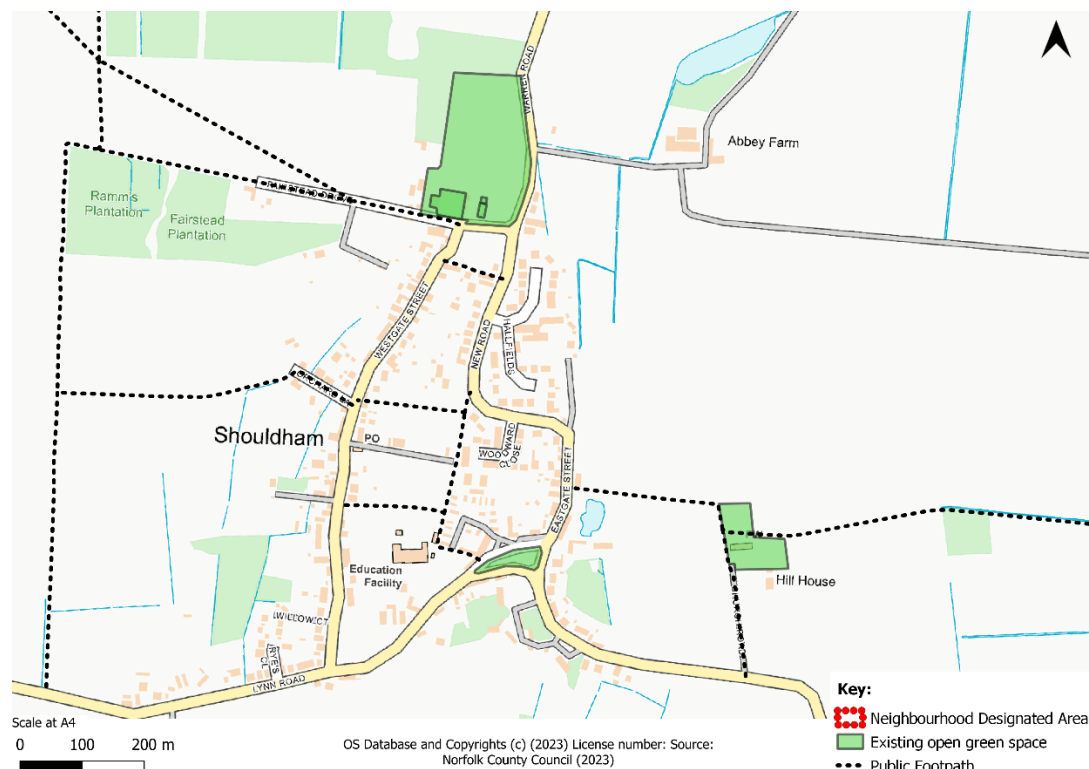
<sup>10</sup> [Home | Go To Town \(gtt-online.co.uk\)](http://gtt-online.co.uk)

which will help support surrounding rural areas. However, limited minor development will be permitted which meets the needs of settlement and helps to sustain existing services in accordance with Policy CS06 'Development in rural areas'. There are a few existing green spaces within the parish, which have been listed above as local facilities, including Shouldham playing field and play space, bowling green, the green, and All Saint's Church memorial grounds. These can be accessed via public footpaths and are shown in **Figure 7**.

*Picture: Shouldham Playing Field and Play Space (Google Maps Street View 2023)*

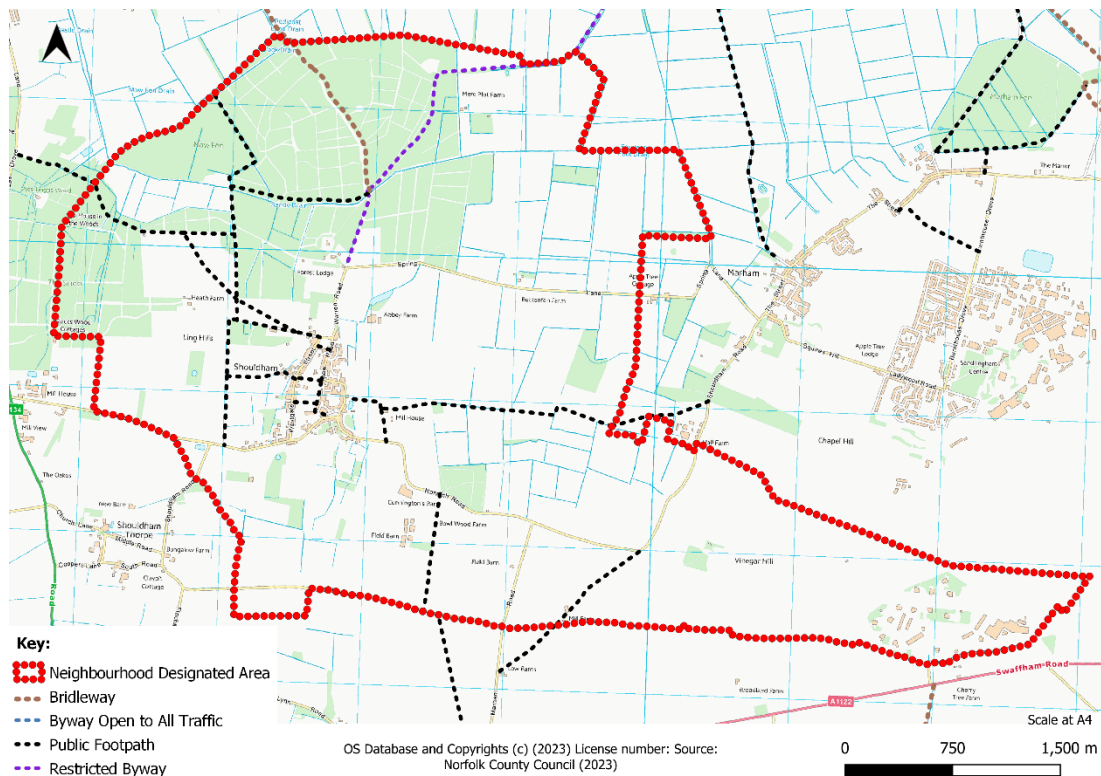


*Figure 7- Facilities and Services within Shouldham*

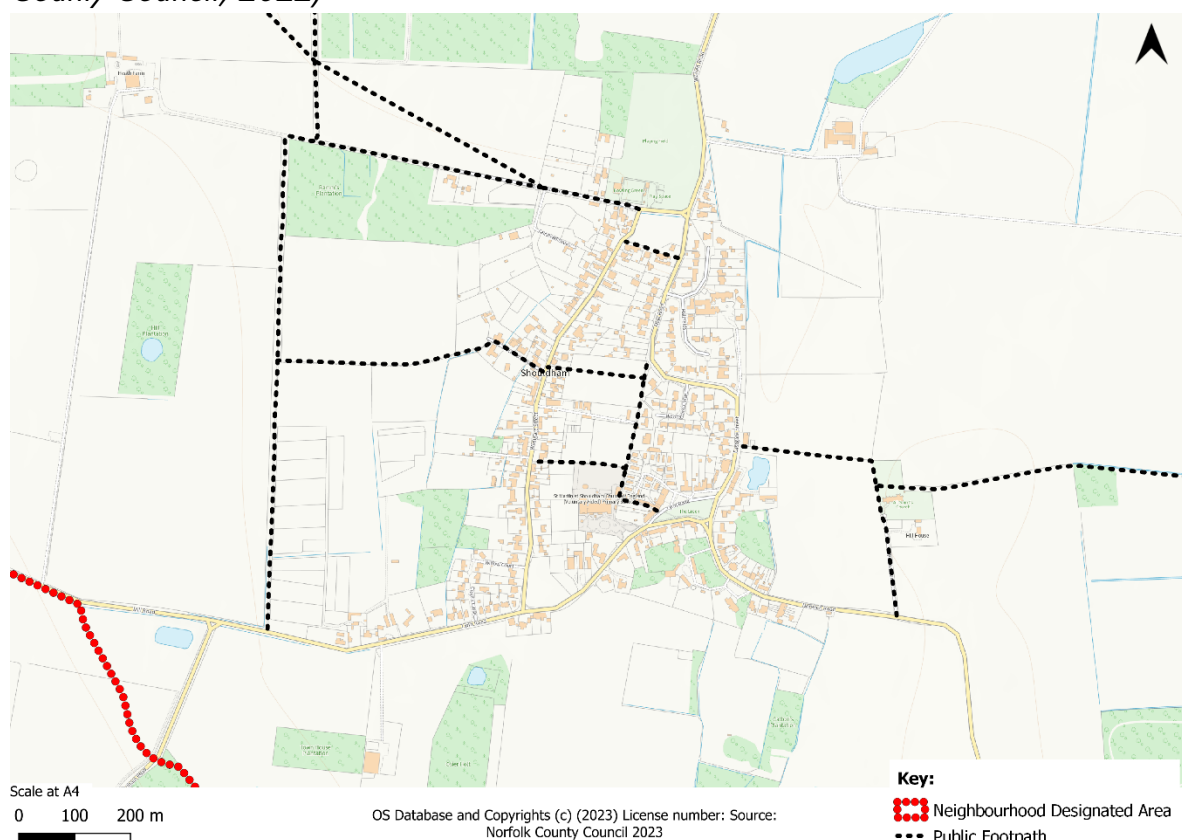


Looking at the data available via Norfolk County Council (**Figure 8 and 9**) there are a number of walking routes within the parish. These are predominantly around the north towards Shouldham Warren and around the built-up area.

*Figure 8- Public Rights of Way within Shouldham (Source: Norfolk County Council, 2022)*



*Figure 9- Public Rights of Way within the built-up area of Shouldham (Source: Norfolk County Council, 2022)*



Shouldham is situated in West Norfolk between Marham and Watlington. Shouldham is about 3 miles from Marham (6 min drive) and around 5.2 miles from Watlington (12 min drive). Kings Lynn and Downham Market are also within 5-10 miles of the parish (approximately 10-20 min drive). There are two bus services (39 and 62) which travel through Shouldham via Lynn Road.

Service 39 runs from Kings Lynn towards Marham stopping off at West Winch and Shoudham. This service runs through Shouldham Monday to Saturday and stops at the Kings Arms on Lynn Road. The service goes approximately every 2 hours between 07.30am and 17.32pm from Marham to Kings Lynn and Kings Lynn towards Marham between 09.00am and 18.01pm. This service may be suitable for some individuals needing transport for work/ school or for daytime leisure activities, however the infrequency of service will limit the number of residents who can rely on public transport for these purposes.

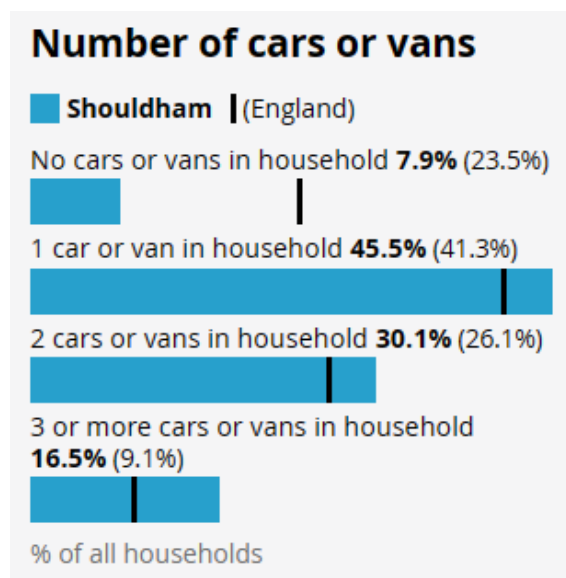
Service 62 runs between Downham Market and Fincham on a Monday, Wednesday and Friday and stops off in Shouldham at two different stops including the Westgate Street and Old School on Eastgate Street. The service only runs at approximately 10.35am and 13.32pm limiting its use for residents and visitors. Since the bus services in the village

are infrequent and do not operate on Sundays, relying on public transport is not considered a sustainable option for residents.

Within the village it is common for streets not to have kerbed footways. At times there will be streets with narrow kerbs on one side such as along part of Eastgate Street, Lynn Rd and New Road. There are also narrow roads with grass verges for pedestrians to walk on, such as on Warren Rd, which is typical for the rural character of the area. In the more built up cul-de-sacs footways are available on both sides of the road including on Hallfields and Woodland Close. Along most of the streets/roads the footpaths are located just on one side and can be narrow. In the more built up areas of the parish the speed limit is 20 mph near the school and 30mph elsewhere. There is no dedicated cycle lane or national cycle route running through the parish. Cycling should be safe in the built up areas due to the lower speed limits, however the road network along the B roads revert to 60mph limits, such as on Norwich Rd, making cycling less safe.

The total number of cars owned by households in the parish in 2011 was 370. The Census 2011 data indicates that the 45.5% of households owned 1 cars/vans (115), followed by 35.6% owning 2 cars/vans (90) and 8.3% owning 3+ cars. Only 27 out of 253 households did not own a car/van (10.7%). The Census 2021 shows a similar pattern of car ownership, with 45.5% of households owning 1 car followed by 30.1% owning 2 cars/vans and 16.5% owning 3+ cars. The percentage of people who do not own a car has reduced since 2011. The percentages for the parish are relatively similar to the district with regards to 1 car or van being a popular option (**Figure 10**). A high percentage of households owning a private vehicle is not uncommon for rural neighbourhoods as public transport cannot be relied on to access everyday services.

Figure 10: Numbers of cars or vans in Shouldham compared to King's Lynn and West Norfolk (Census 2021)



### Issues

- There is a small range of local services and employment opportunities available within the parish Including a primary school, post office, pub, and bus service. Public transport availability is limited especially at weekends.
- Additional new housing could support the ongoing viability of some local services or creation of new ones, such as local shops/community infrastructure.
- Most households have access to a private car/van, with the proportion of people with no access to a vehicle being very low. The number of people owning 3+ cars has increased by 8% since 2011; this could cause issues with on street parking in areas where parking is limited.
- There is access into the countryside via walking routes towards areas Including Shouldham Warren for recreational purposes but there are no dedicated cycleways.

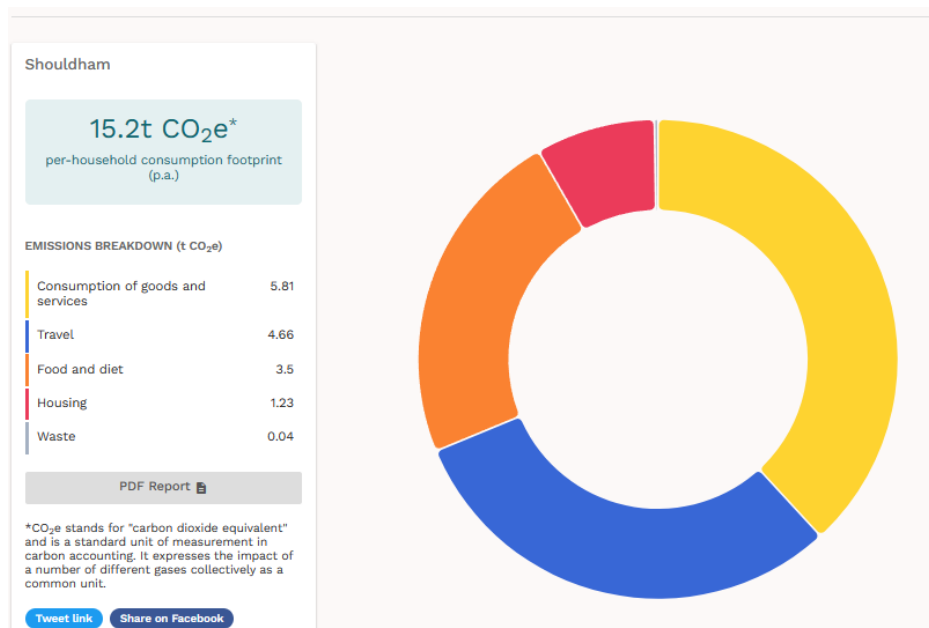
## Carbon Emissions

The University of Exeter's tool Impact provides communities with data on their carbon emissions, helping to determine the sources of carbon emissions and areas where focused action can make the biggest contribution to cutting local emissions. Impact was developed by the Centre for Sustainable Energy and the University of Exeter's Centre for Energy and the Environment. The tool must be taken as a guide and incorporates a variety of different data sets to bring together averages.

**Figure 11** provides a breakdown of the total carbon emissions per household in Shouldham for consumption; this totals 15.2t CO<sub>2</sub>e. The total consumption footprint relates to different activities that residents within the parish boundary engage in. This breaks down into a number of sectors/sub-sectors shown in the chart, including goods/services, travel, housing, food and diet, and waste. Many of the sectors average out between 20-30%. The largest emitting sector is consumption of goods and services (38%) which equates to 5.8t CO<sub>2</sub>e out of 15.2t CO<sub>2</sub>e. The next biggest emitter is travel at 31% (4.7t CO<sub>2</sub>e), followed by food and diet at 23% (3.5t CO<sub>2</sub>e), and housing at 8% (1.2t CO<sub>2</sub>e).

The housing sector is one of the lowest contributors, however this is affected by how much energy is consumed by private households. The annual carbon emissions per household in Shouldham is 1.2 compared to a 2.6 average in King's Lynn and West Norfolk and 3.5 average nationally. In an average UK home, 64% of the energy is used for space heating, 17% for heating water, 16% for lighting and other appliances and 3% for cooking. As a large proportion of a household's energy is used for heating, understanding if the heating system is low carbon, or if it retains heat through insulation, are important factors. Older buildings may have poor insulation, be draughty, have less efficient windows or lack other low carbon technologies. Carbon consumption is also heavily influenced by human behaviour and so emissions can be reduced through behavioural change such as reducing food waste and private trips by car or altering dietary and consumption patterns e.g. online shopping.

Figure 11-Total Consumption Carbon Emissions in Shouldham- Impact (Centre of Sustainable Energy, 2023<sup>11</sup> )

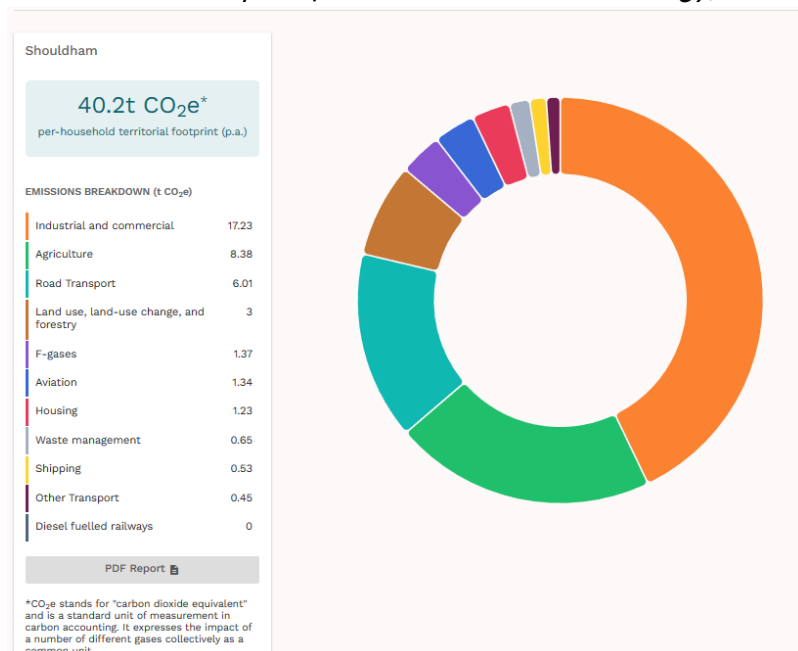


**Figure 12** provides a further breakdown of the territorial carbon footprint per household. This figure shows the annual carbon emissions (measured in tonnes) emitted as a result of activities taking place within the parish boundary. This model shows the total CO<sub>2</sub>e from the parish is 40.2t CO<sub>2</sub>e. This footprint is broken down into sectors such as road transport, housing, agriculture, aviation, industrial, commercial, and so on. The transport element calculates miles driven/ flown and not the presence of a road in the area. The highest emitter from the parish is from the industrial and commercial sector (mains gas, electricity, other fuels, and large industrial consumers) making up 17.2 tCO<sub>2</sub>e (43% of the total territorial emissions).

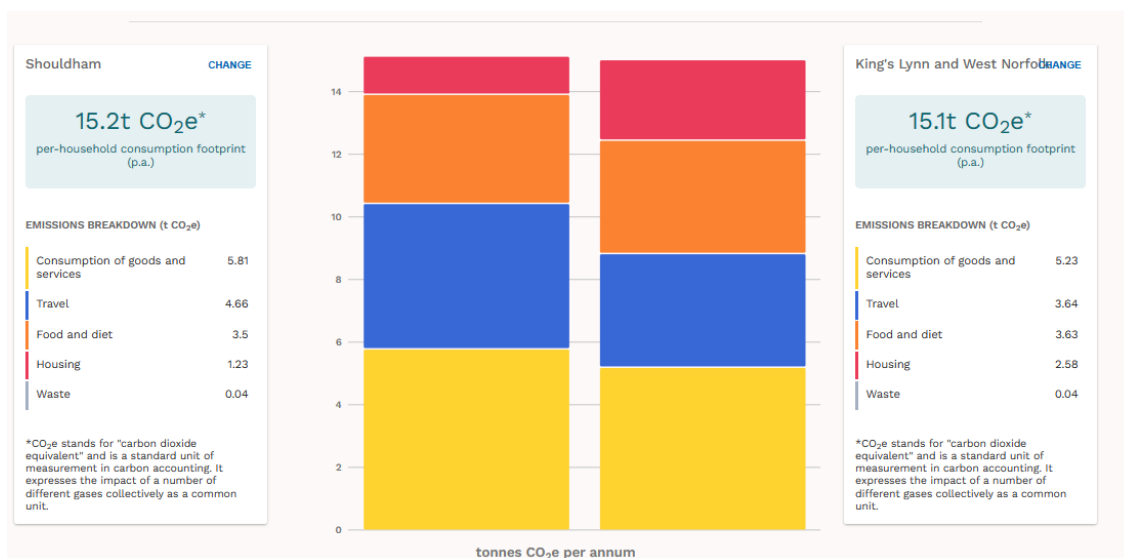
The data sets also show an area average for users to understand how the consumption footprint per household compares to the averages for King's Lynn & West Norfolk and Great Britain average. **Figure 13** shows that the emissions (t CO<sub>2</sub>e) in the parish are very similar to the District averages for all sectors.

<sup>11</sup> [Impact Report - Shouldham \(impact-tool.org.uk\)](https://impact-tool.org.uk) Accessed: 27/10/2023

*Figure 12-Territorial emissions per household in Shouldham compared to King's Lynn and West Norfolk - Impact (Centre of Sustainable Energy, 2023)*



*Figure 13-Average Consumption Footprint per household - Area Comparison of Carbon Emissions - Impact (Centre of Sustainable Energy, 2023<sup>12</sup>)*



## Issues

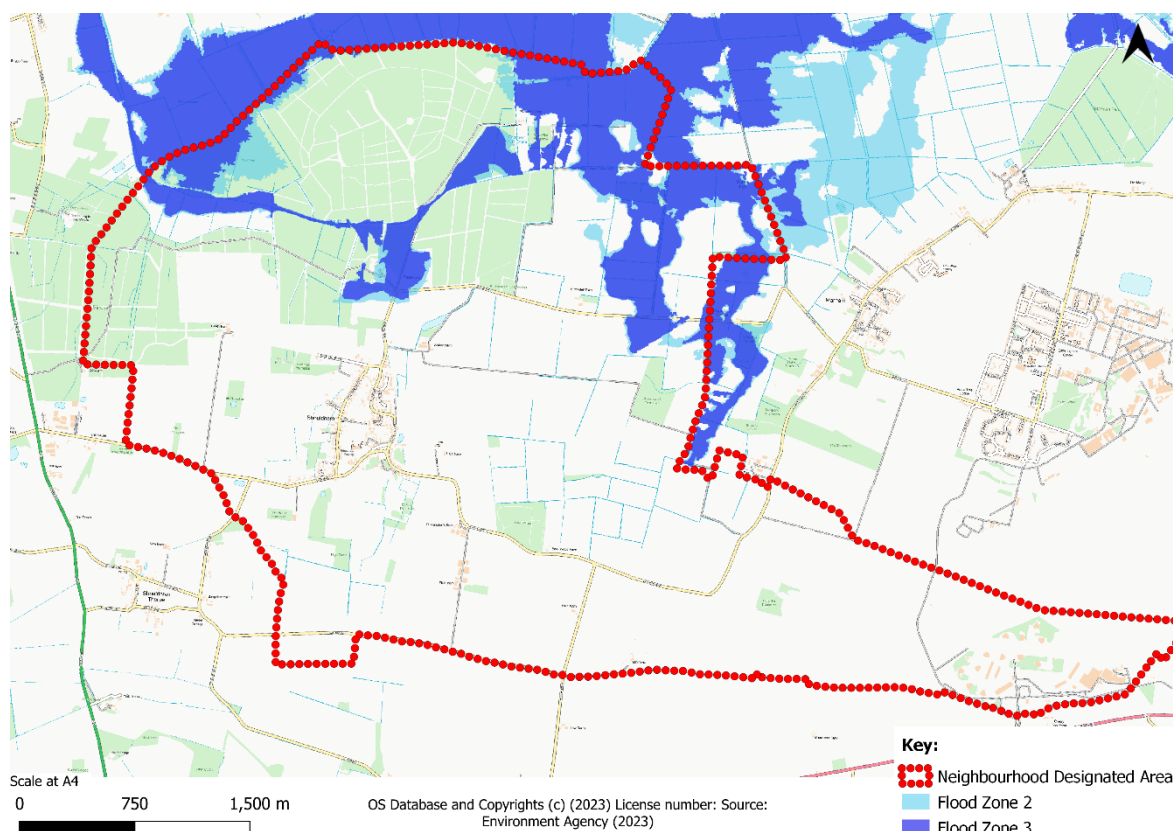
- **The neighbourhood plan could support a reduction in emissions through policies that support low carbon technologies and reduce the need to travel or encourage a modal shift.**

<sup>12</sup> [Impact | Community carbon calculator \(impact-tool.org.uk\)](https://impact-tool.org.uk/) Accessed: 27/10/2023

## Flood Risk

According to the Environment Agency most of the parish falls within Flood Zone 1, including the more built-up parts of the settlement, which means there is a low risk of flooding from rivers or the sea. National policy is to locate development in areas least likely to flood. Based on current mapping, this is unlikely to be a constraint on development in the plan area. The nearest high risk flood area (Flood Zone 2 and 3) from rivers or the sea is to the north of the parish along Warren Road, Spring Lane and Mere Plot Drive and in surrounding fields (**Figure 14**).

*Figure 14- Flood risk from rivers and sea in Shouldham (Source: Environment Agency, 2023)*

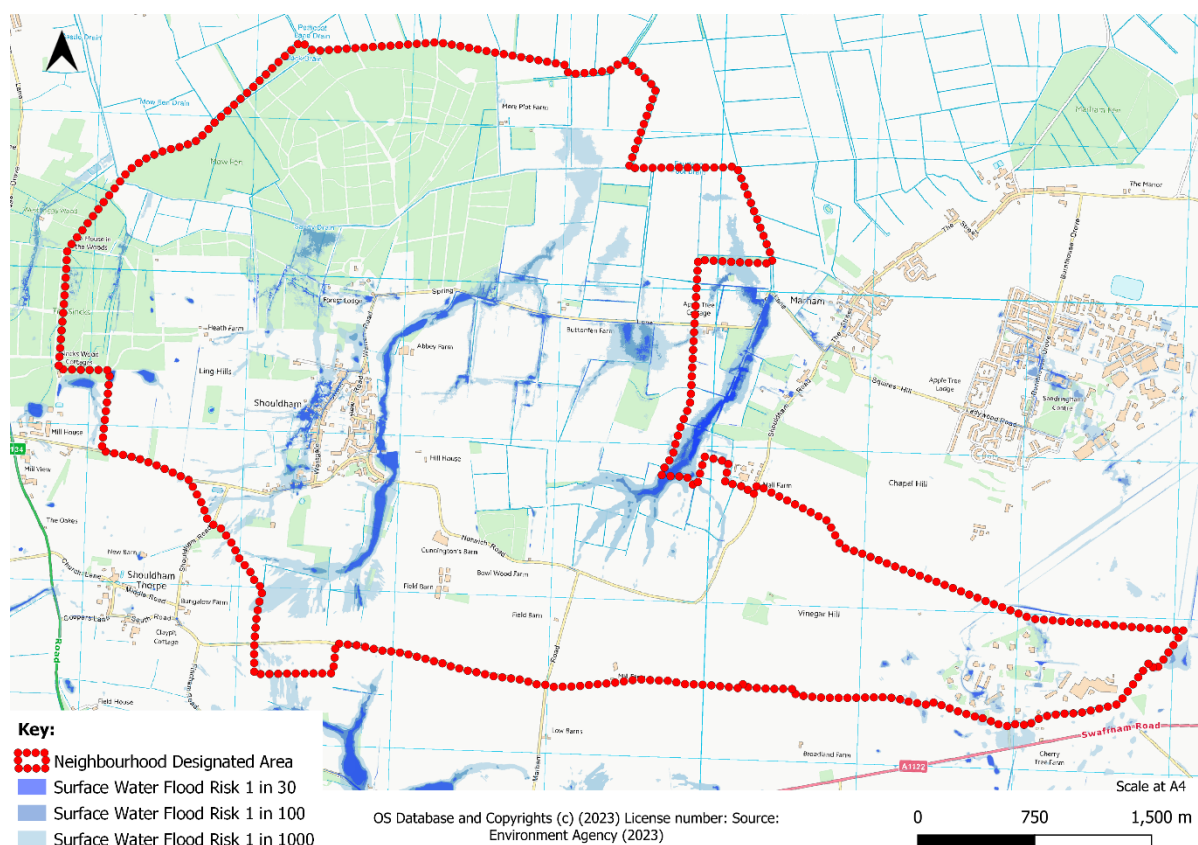


The Environment Agency future flood risk modelling shows that there is low, medium, and high risk of surface water flooding (ponding) in parts of the parish, including around existing buildings, roads, gardens, and open landscape within the built-up parts of Shouldham, see **Figures 15 to 16**. The map indicates that high flood risk mainly affects agricultural land, areas where water sources may be present such as drainage ditches, ponds or even ghost ponds and residential properties along Lynn Road, Westgate Street, Orchard Lane, Eastgate Street, New Road and Hallfields.

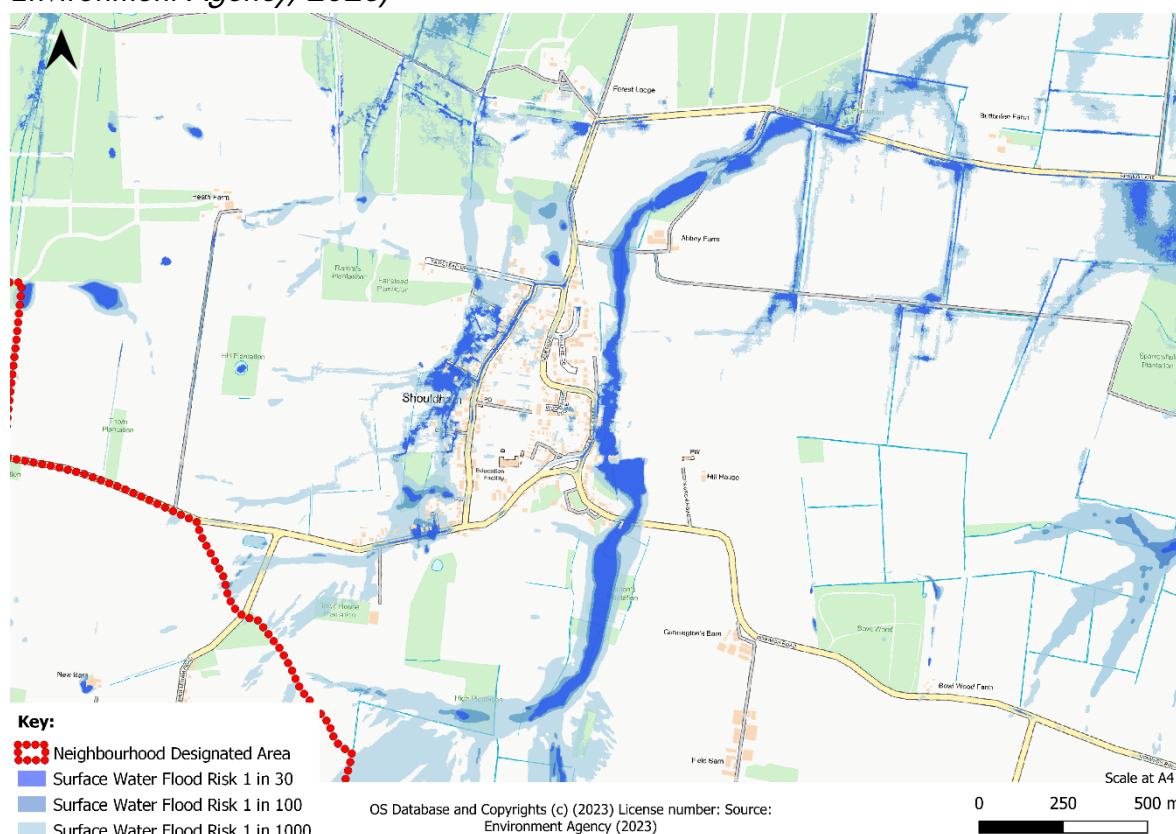
## Definitions:

- High risk: each year, the area has a chance of flooding of greater than 1 in 30 (3.3%)
- Medium risk: each year, the area has a chance of flooding of between 1 in 100 (1%) and 1 in 30 (3.3%)
- Low risk: each year, the area has a chance of flooding of between 1 in 1,000 (0.1%) and a 1 in 100 (1%)
- Very low risk: each year, the area has a chance of flooding of less than 1 in 1,000 (<0.1%)

*Figure 15- Surface Water Flood Risk within the whole parish (Source: Environment Agency, 2023)*



*Figure 16-Surface Water Flood Risk within the built-up area of Shouldham (Source: Environment Agency, 2023)*



Reviewing the King's Lynn and West Norfolk Borough Council Strategic Flood Risk Assessment (FRA) Level 1 (2018) Report<sup>13</sup>, Shouldham is identified in the King's Lynn and West Norfolk settlement Surface Water Management Plan: Stage 1 (2010) due to being an area most at risk of surface water flooding. However, Shouldham is not mentioned in the Level 2 Report (2019).

Development is required to complete a site-specific FRA if a site falls within food zones 2 or 3, is at risk of flooding from other sources including surface water, or is in flood risk zone 1 and is 1ha or more<sup>14</sup>. The Lead Local Flood Authority (LLFA) datasets show no report/investigation of flooding in the parish over recent years<sup>15</sup>.

Groundwater flooding is also a concern for parts of the parish. Ground water is where water is held below the water table (known as the top of the saturated zone<sup>16</sup>) and has

<sup>13</sup> [Flood risk assessment - Level 2 | Flood risk assessment - Level 2 | Borough Council of King's Lynn & West Norfolk \(west-norfolk.gov.uk\)](#)

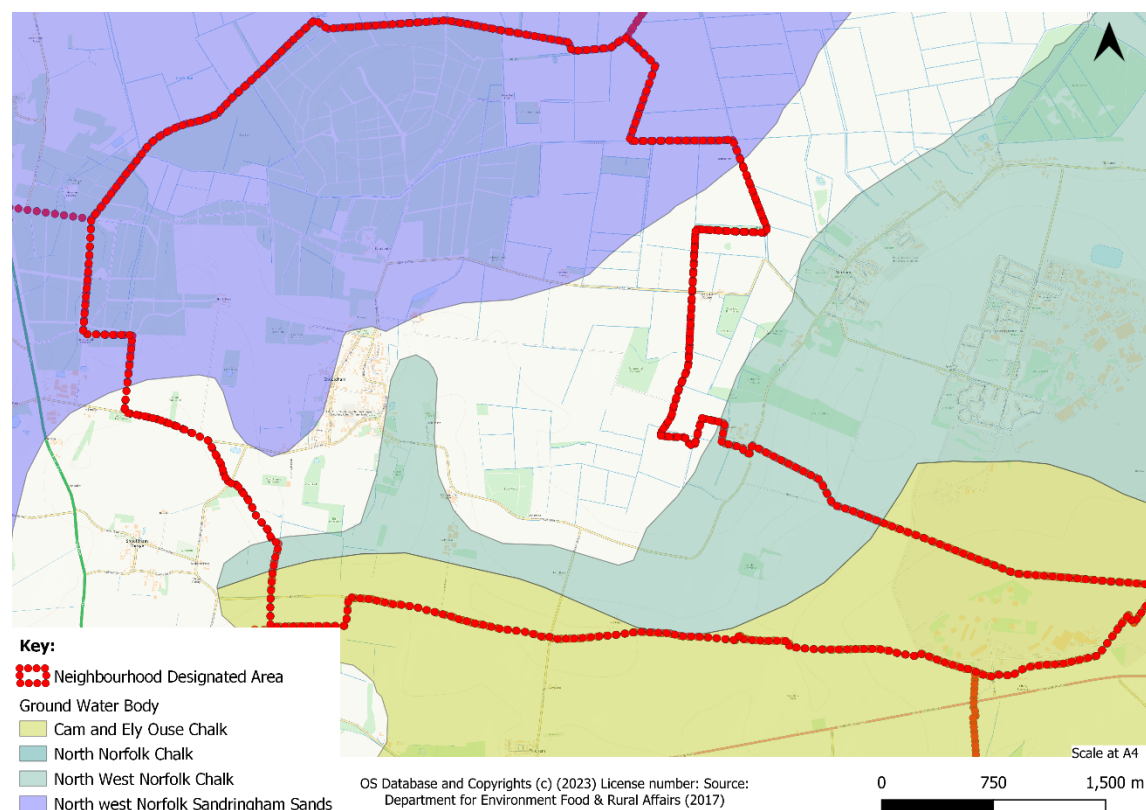
<sup>14</sup> [Flood risk assessment - Level 1 | Flood risk assessment - Level 1 | Borough Council of King's Lynn & West Norfolk \(west-norfolk.gov.uk\)](#)

<sup>15</sup> [Flood investigations - Norfolk County Council](#)

<sup>16</sup> [Groundwater \(nationalgeographic.org\)](#) and [The UK Groundwater Forum \(groundwateruk.org\)](#)

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) rises<sup>17</sup>. Looking at the Water Framework Directive (WFD) groundwater body data via DEFRA, Shouldham falls in the aquifer typology designation status 'principal' and the waterbody names that fall within the parish are North-West Norfolk Chalk, North-West Norfolk Sandringham Sands and Cam and Ely Ouse Chalk (**Figure 17**)<sup>18</sup>.

*Figure 17-Groundwater Body for Shouldham (Source: DEFRA, 2023)*



The DEFRA Magic Map (**Figure 18**) shows the groundwater vulnerability varies across the parish. Within the built-up settlement of Shouldham the vulnerability ranges from high (red) to unproductive (grey)<sup>19</sup>. 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 kilometre<sup>20</sup>.

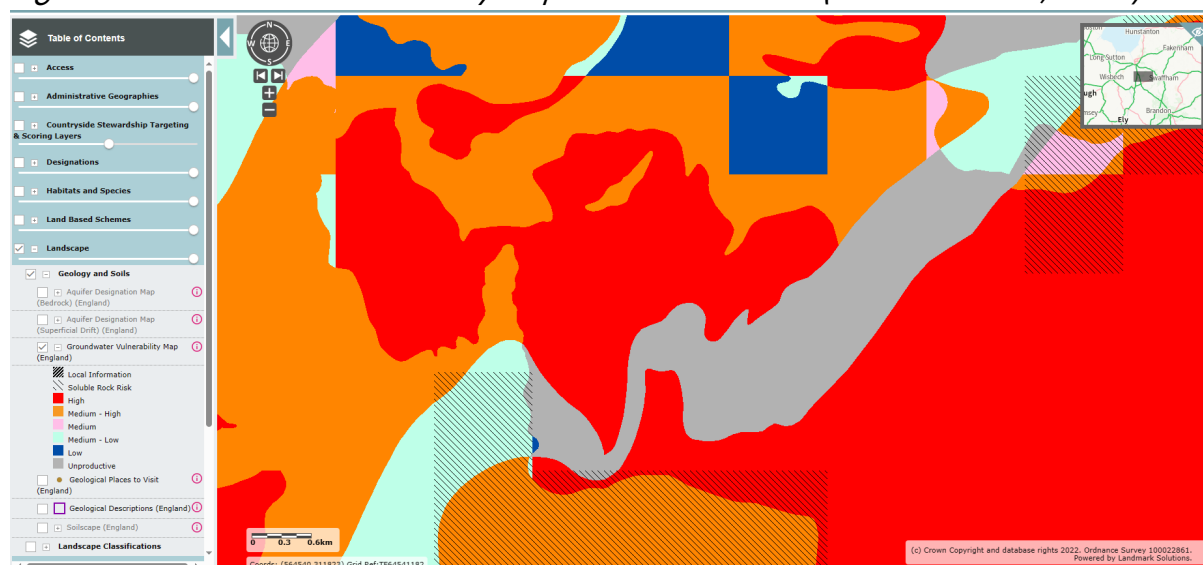
<sup>17</sup> [What is groundwater flooding? - Creating a better place \(blog.gov.uk\)](https://blog.gov.uk/what-is-groundwater-flooding/)

<sup>18</sup> Groundwater flooding. Source: [Defra Data Services Platform](https://defra.data.gov.uk/)

<sup>19</sup> DEFRA. Syderstone. Geology and Soils Layer. Source: [Magic Map Application \(defra.gov.uk\)](https://defra.data.gov.uk/magic-map-application/) Accessed: 22/09/23

<sup>20</sup> [Groundwater Vulnerability Maps \(2017\) on MAGIC - data.gov.uk](https://defra.data.gov.uk/magic-map-application/)

*Figure 18-Groundwater vulnerability map within Shouldham (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 the parish falls within the North-West Norfolk Chalk, North-West Norfolk Sandringham Sands and Cam and Ely Ouse Chalk waterbody type, the majority of the parish is at medium to high risk of groundwater flooding. The 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:**

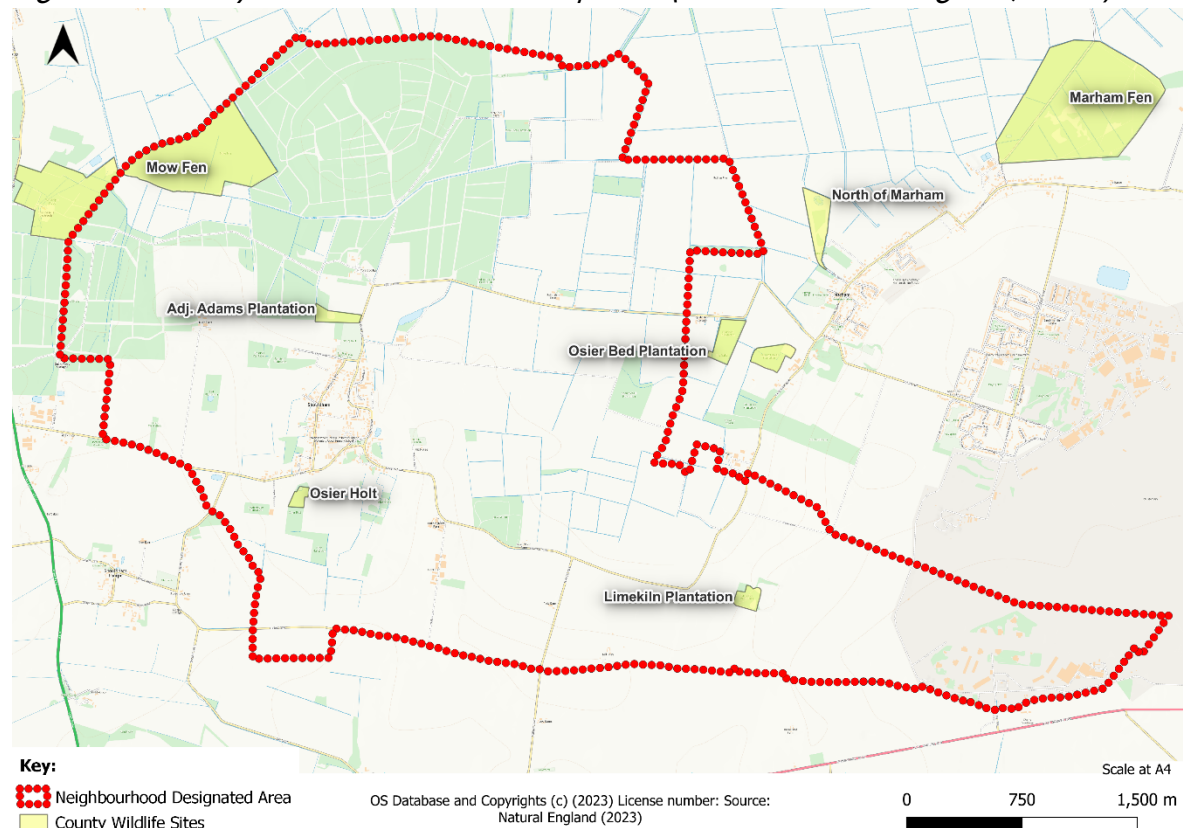
- **Parts of the parish are identified as being at high risk of surface water, ground water and tidal/river flooding, including around the built-up area. It is important to ensure that any new development does not increase flood risk.**

### **Natural Environment**

There is no Natural England statutory designated site in the neighbourhood area. There are four County Wildlife Sites that falls within the neighbourhood area as shown in **Figure 19**. These include Mow Fen (CWS425), Adjacent Adam's Plantation (CWS373), Osier Holt (CWS372), and Limekiln Plantation (CWS487). As well as this there are three County Wildlife Sites adjacent or in close proximity to the parish including Osier Bed Plantation (CWS488), North of Marham (CWS528), Westbrigg's Wood (CWS424). These wildlife sites are not designated on a statutory basis, though they do receive a

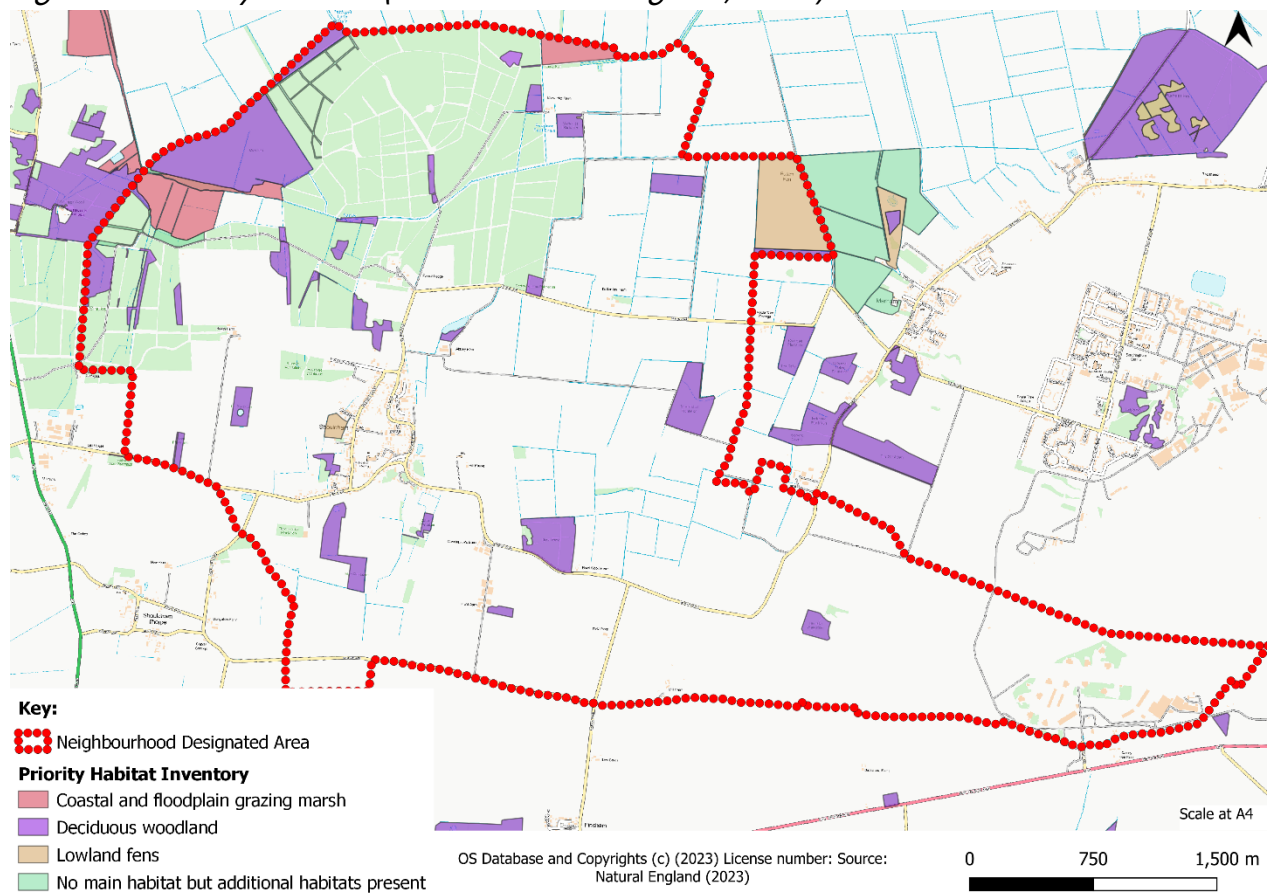
degree of protection through the planning process and are often recognised in district local plans. In this context, site protection relies on the commitment of local authorities and public bodies.

*Figure 19- County Wildlife Site within the parish (Source: Natural England, 2023)*



The neighbourhood area contains priority habitat also known as Habitats of Principle Importance for biodiversity conservation. These are habitats which are most threatened, in greatest decline, or where the UK holds a significant proportion of the world's total population. There are three main types of priority habitat in the parish (see **Figure 20**) coastal and floodplain grazing marsh; deciduous woodland and lowland fens. There are also a few sites which are identified as 'no main habitat but additional habitats present'. Not all of these will be protected under national designation, although they can be sensitive to development and should be considered when growth is being planned to avoid negative impacts.

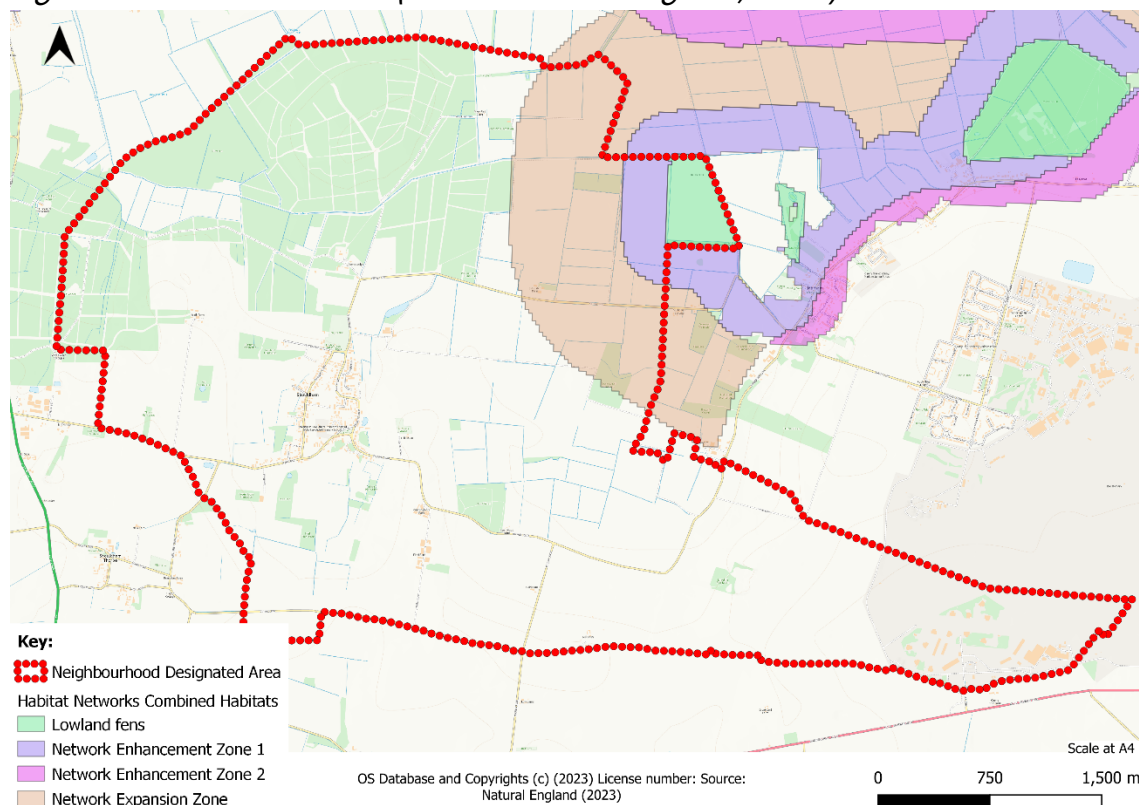
Figure 20- Priority Habitats (Source: Natural England, 2023)



As shown in **Figures 21**, the north-east part of the parish contains network expansion zones. These habitat networks are within relatively close proximity of areas that are suitable for habitat creation. These areas could be used to connect and link up networks across the landscape<sup>21</sup>. Local authorities have a duty to consider the conservation of these habitats, and development that would adversely affect these would not normally be acceptable.

<sup>21</sup> [Habitat Networks \(England\) - data.gov.uk](https://data.gov.uk/dataset/habitat-networks-england)

Figure 21- Habitat Networks (Source: Natural England, 2023)

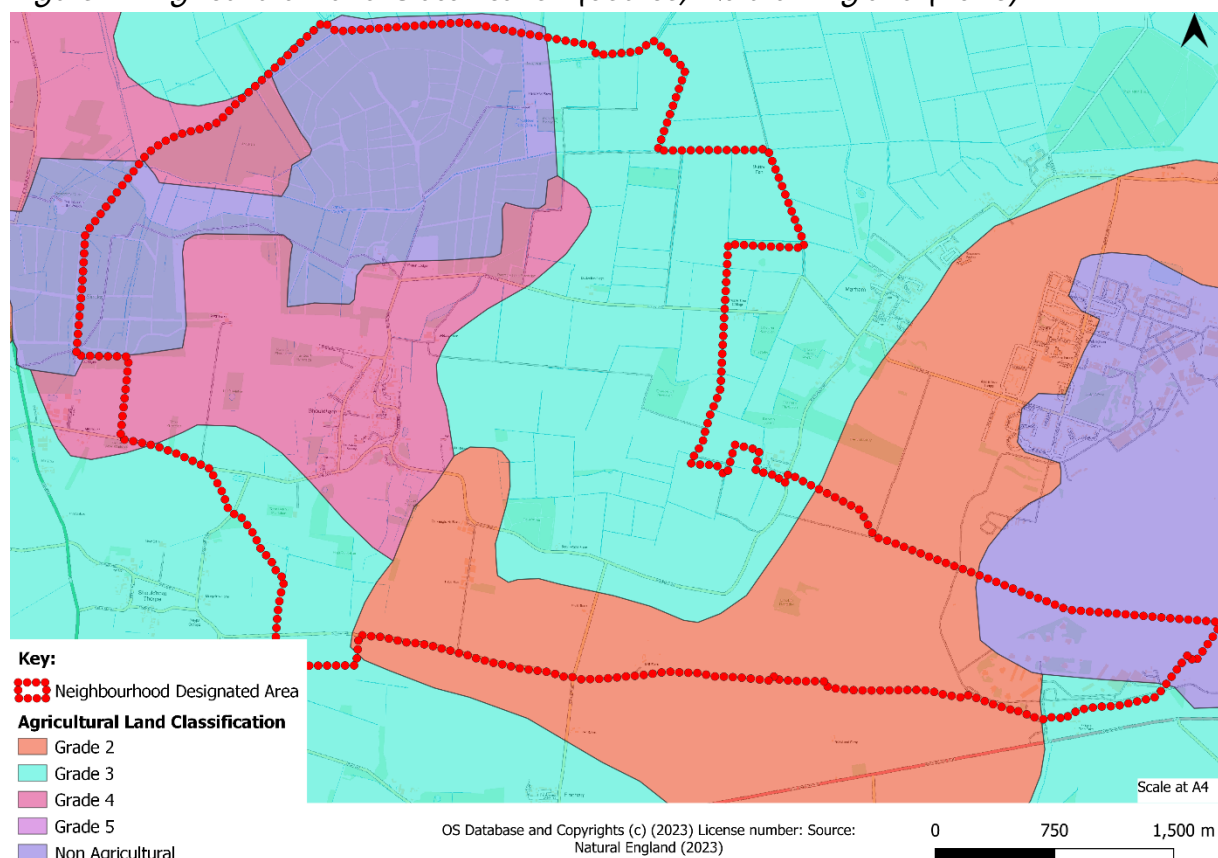


Regarding soil, the parish contains predominantly Grade 2 and 3 agricultural land and non-agricultural land, as identified by the Agricultural Land Classification Scale (**Figure 22**). There is no Grade 1 classification. However, there is Grade 2 agricultural land in the parish which is considered to be of very good to excellent quality. Grade 3 is considered to be good to moderate land capable of producing yields of crops. There could be moderate limitations which affect the choice of crop. Around the built-up area the soil classification is Grade 4 and to the north-west of the parish non-agricultural.

National policy sets out that planning policies and decisions should contribute to and enhance the best and most versatile agricultural land such as Grade 1, 2 or 3a for its economic and other benefits<sup>22</sup>. Where land of this quality is in active farming use, it could constrain future growth within the parish.

<sup>22</sup>NPPF, 2023 Update. Source: [National Planning Policy Framework \(publishing.service.gov.uk\)](https://www.gov.uk/government/publications/national-planning-policy-framework) Accessed 18/10/23

Figure 22-Agricultural Land Classification (Source, Natural England (2023))



## Issues

- **Development could have an adverse effect on the county wildlife sites and priority habitats if these are not considered appropriately in plan-making and decisions and opportunities to boost habitat creation are ignored.**

## Dark Skies

The CPRE Dark Skies Mapping<sup>23</sup> shows that much of the Parish, falls into the darkest to dark categories ( $0.5 < 0.25$  NanoWatts/cm<sup>2</sup>/sr) suggesting that most of the parish is made up of a dark landscape with limited light pollution. However, the areas with the brighter night lights are around the built-up area. Development which can help limit light pollution rather than add to the issue in the parish would be beneficial.

*Figure 23-Dark Skies in Shouldham*



## Issues

- **Light pollution should be considered within the design of future development. The parish benefits from dark skies at night and preserving these could be important within the design of any future development.**

<sup>23</sup> [England's Light Pollution and Dark Skies \(cpre.org.uk\)](http://cpre.org.uk)

## **Landscape Character**

The West Norfolk Landscape Character Assessment<sup>24</sup> identifies that the neighbourhood area falls within the 'Settled Farmland with Plantations' landscape character type. This landscape forms the transition between the low-lying flat landscape of The Fens – Open Inland Marshes and the more elevated, variable landform of: The Brecks – Heathland with Plantations.

The Settled Farmland with Plantations character area key features are listed below which can be considered relevant to Shouldham:

- Medium to large field units interspersed by area of woodland and belts that offer some degree of enclosure and impart a medium scale to the landscape.
- Topography gradually ascends inland and appears for the most part very flat but with localised areas of gently sloping land dropping away towards the Rivers Great Ouse and Nar.
- Arable crop production is the predominant land use and is defined by a variety of field margins.
- There are some small areas of pasture, but these are limited.
- Areas of mixed woodland bring textural qualities and offer semi-enclosure in the landscape. Away from the wooded areas however, the landscape is open with distant views.
- Field margins range from ditches and dykes, hawthorn hedges, scrubby margins, and lines of poplar to areas where there are no visible boundary divisions.
- Although fields are geometric in form, due to the inconsistent nature of the field margins and the irregular location and shape of the wooded areas, the regularity of the land cover pattern is diffused.
- Scattered farm dwellings and small-scale settlements of low density are dispersed throughout this landscape, connected by rural roads.
- Characteristic building materials are buff coloured brick and clay roof tiles.
- The skyline is variable – appearing inconsistent in areas of mixed woodland and scrub, regular where views can be gained of the block plantations within the adjacent landscape and feeling uncomplicated and open across the Fens.
- With the exception of views across and into the Fens, wooded horizons define much of the skyline.
- Landmark features include churches, located on higher ground. There are however significant areas where there are no obvious landmarks or points of focus.
- Due to the predominantly flat landform, vertical elements from a strong contrast to the horizontal plane.

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<sup>24</sup> kLWN Landscape Character Assessment, Final Report March 2007, Chris Blandford Associates

- A number of main routes cross through the landscape, bringing a constant source of movement but away from these main routes the landscape is, for the most part, still and peaceful.

### **Management Strategy and Objectives:**

The overall strategy for the Settled Farmland Plantations, should be to conserve the relatively regular landscape pattern of arable farmland, interspersed with plantations, scattered farm dwellings and small-scale settlements, and enhance field margins and field boundaries. Specific management objectives are to:

- Seek to conserve and manage large areas of plantations as striking landscape features and wildlife areas.
- Seek to enhance the management, presentation, interpretation, and accessibility of the area for its historic value.
- Seek to restore hedgerows, where gappy, to enhance existing landscape pattern and improve their function as wildlife corridors throughout the type.
- Seek to establish arable field margins as potential nest sites for ground nesting birds and habitats for small mammals.
- Seek to conserve and enhance chalk river corridors as wildlife corridors and landscape features.
- Seek opportunities for the creation of floodplain grazing marsh along river corridors throughout the type.
- Seek to conserve the setting of historic houses (mature parkland) where they occur throughout the Landscape Character Type.
- Seek to conserve, enhance, and link patches of wet woodland throughout the type.
- Seek to conserve and enhance rows of poplars (at field boundaries) as striking landscape features which contribute to over landscape pattern and function as wildlife corridors.

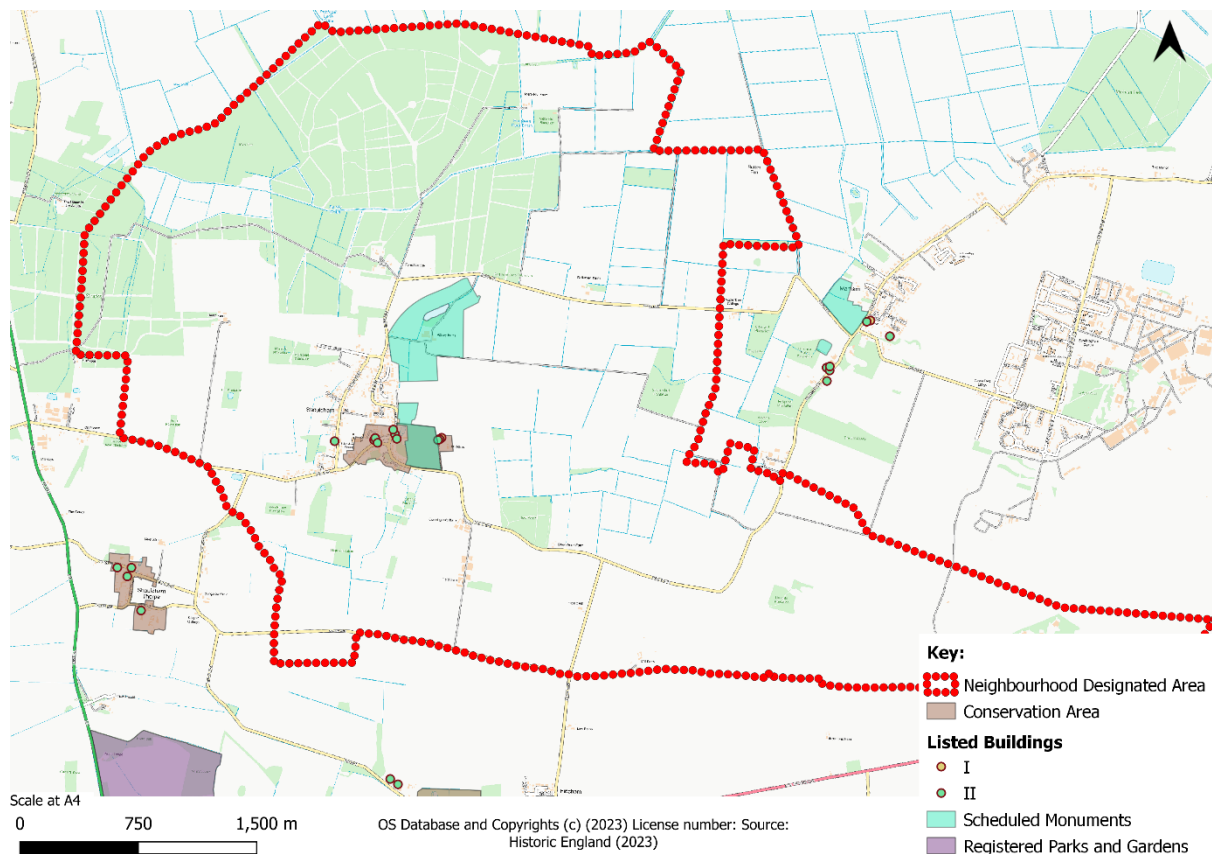
### **Issues**

- **Development on the edges of Shouldham could create an intrusion into the open countryside if not sensitively designed.**
- **Open views across the landscape are a key feature of the area and should be preserved.**
- **Further development could impact upon the peaceful, rural character of the area.**
- **Development that does not incorporate local materials may not blend well with the character of the area.**

## Historic Environment

Shouldham has a wealth of historical assets and designations within the parish. There are ten listed buildings within the parish as identified in **Figures 24**<sup>25</sup>. The majority of listed buildings are Grade II and many of these are situated in the built-up area around Eastgate Street, Westgate Street and Church Road. There is one Grade I building which is Church of All Saints.

*Figure 24- Historic Assets within Shouldham (Source: Historic England, 2023)*



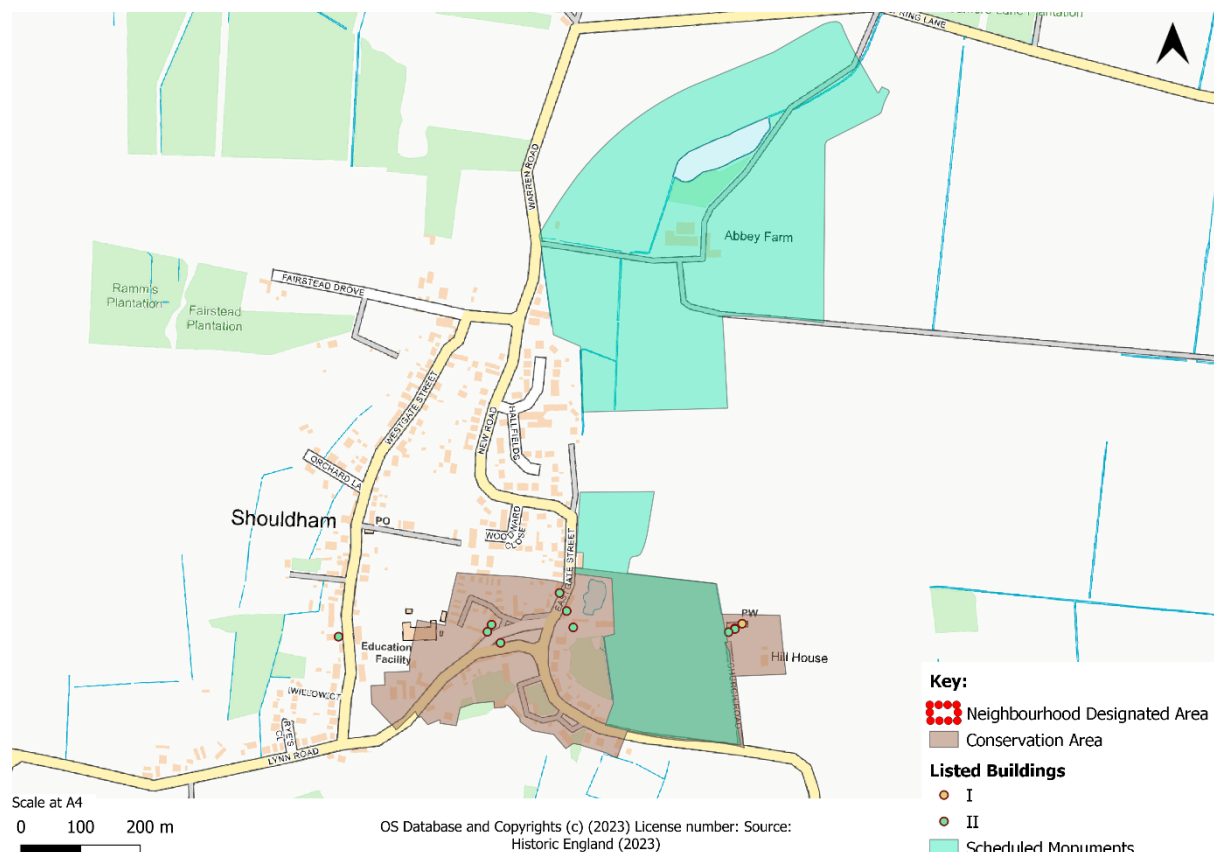
There are two Scheduled Monument designations within the parish; one being the medieval settlement remains immediately west of All Saints Church and Shouldham Priory with associated water management features, a section of Roman road and a Bronze Age urnfield which is east of Warren Road surrounding Abbey Farm (**Figure 25**).

The Norfolk Heritage Explorer states that the Priory was built in about 1190 to house a community of monks and nuns and the ruins were removed in around 1840. The

<sup>25</sup> [National Heritage List for England \(NHLE\) \(arcgis.com\)](https://nationalheritagelistforengland.org/)

Borough Council of King's Lynn & West Norfolk Conservation Statement (2009<sup>26</sup>) explains that during the *Middle Ages Shouldham was in the hands of the Gilbertine Priory, founded in the early thirteenth century on the site of the present Abbey Farm, to the north of the village. Its estate would have dominated village affairs. The position of All Saints and the evidence of "house platforms" in the field between the Church and the village suggests the possibility of the settlement having moved westwards during the course of the Middle Ages. The Priory was dissolved in 1539, when its estate was granted by the King to Thomas Mildmay, but barely a century later it became part of a much larger estate, when in 1632 the Priory manor, together with the lesser manors of Colts and Trusbutts, were bought by Sir John Hare of Stow Bardolph, to become part of one of the great estates of Norfolk. The size and wealth of the Hare Estate may be gauged from the fact that by the middle of the seventeenth century, its receipts from rents alone, amounted to some five thousand pounds a year, equalling those of many of the great estates of the nobility.*

Figure 25- Historic Assets within the built-up settlement (Source: Historic England, 2023)



<sup>26</sup>The Borough Council of King's Lynn & West Norfolk Conservation Statement (2009). Source: [Conservation areas | Conservation areas | Borough Council of King's Lynn & West Norfolk \(west-norfolk.gov.uk\)](#)

There is one Conservation Area that was designated in 1979 within the built-up settlement of Shouldham covering parts of Lynn Road, Church Road, and Eastgate Street. In the 17th Century the village was comprised of two parallel roads, Westgate and Eastgate, linked by the Green which is still an existing open space in the parish. The Green was the Marketplace and the nucleus to the market village.

Shouldham Conservation Area boundary is drawn closely round The Green and its immediate vicinity but extends to include the church and the intervening open space: historically and visually inseparable from the village. It excludes Shouldham Hall to the north, now surrounded by a modern residential estate, and Westgate Street to the west. Part of the historic settlement now contains modern infill development and does not have the same visual character as the conservation area, from which it is separated by open fields. The conservation area may be divided into four parts, each with its own distinct character: The Green, the Church and the open space separating it from the present village, Norwich Road, and Lynn Road<sup>27</sup>.

There are no battlefields, registered parks and gardens, world heritage sites, or other historic designations within the neighbourhood area.

According to Norfolk Heritage Explorer<sup>28</sup> there are 141 records of historic artefacts, structures, buildings, and marking in the landscape such as crop marks and ditches within the neighbourhood area. These include assets from multiple time periods including the Bronze Age, Neolithic, Middle and Late Saxon, Roman, Medieval, and post-medieval, 14th to 20th century such as World War One and World War Two. Finds have included but are not limited to axe heads, brooches and buttons, coins, flint flakes, copper and metal objects, possible Roman roads/trackways and sites of historic buildings including Priory, St Margarets Church, All Saints Church, Colt's Hall, The Spar, **(Figure 26)**.

As stated in the Norfolk Heritage Explorer parish summary for Shouldham<sup>29</sup>, Shouldham derives from the Old English meaning 'homestead that paid rent'. The parish has a long history and was certainly well established by the time of the Norman Conquest, its population, land ownership and productive resources being extensively detailed in the Domesday Book of 1086. This document reveals that before 1066 the lands were under

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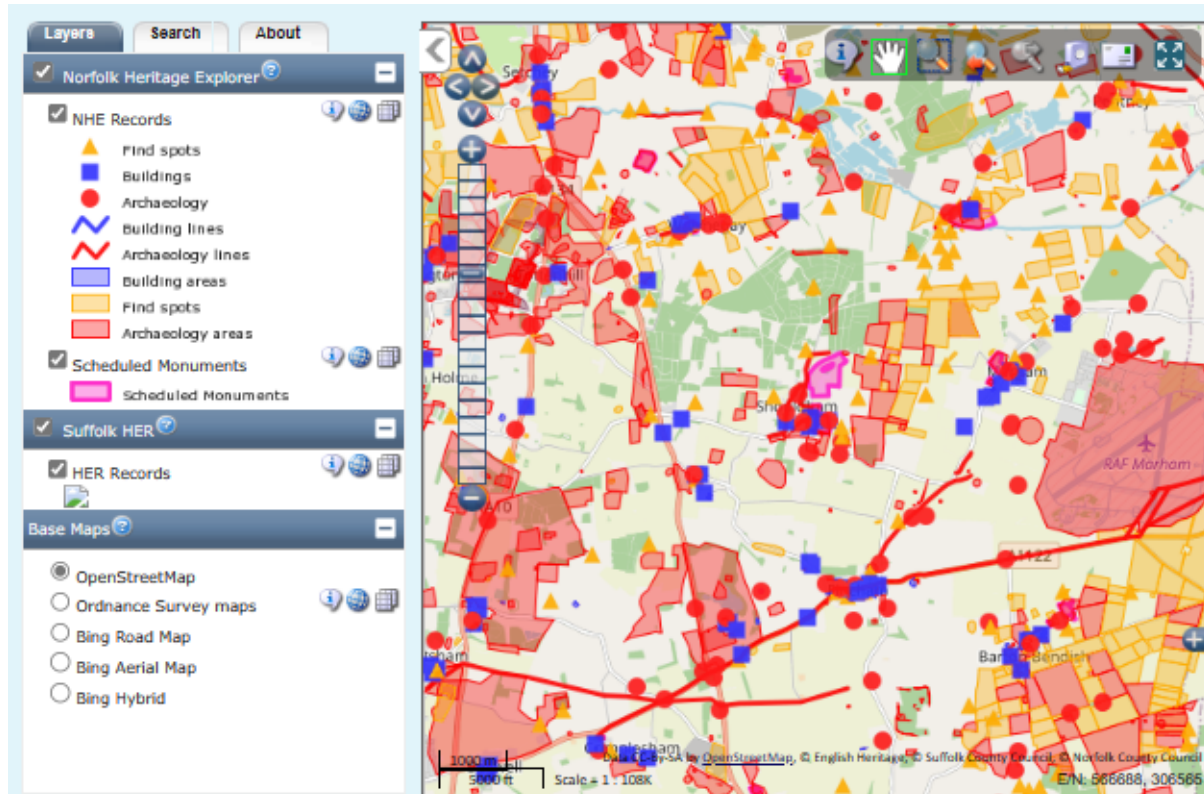
<sup>27</sup> The Borough Council of King's Lynn & West Norfolk Conservation Statement (2009). Source: [Conservation areas | Conservation areas | Borough Council of King's Lynn & West Norfolk \(west-norfolk.gov.uk\)](#)

<sup>28</sup> [Your Search Results - Norfolk Heritage Explorer](#)

<sup>29</sup> [Parish-Summary-Shouldham-\(Parish-Summary\) - Norfolk Heritage Explorer](#)

the jurisdiction of Thorkell and that after the conquest Ralph Baynard held the lands here. The parish had plentiful agricultural resources including numerous sheep as well as beehives, a mill, and a fishery. Shouldham's two churches were also mentioned in this document.

*Figure 26- Historic Finds within Shouldham (Source: Norfolk Heritage Explorer, 2023)*



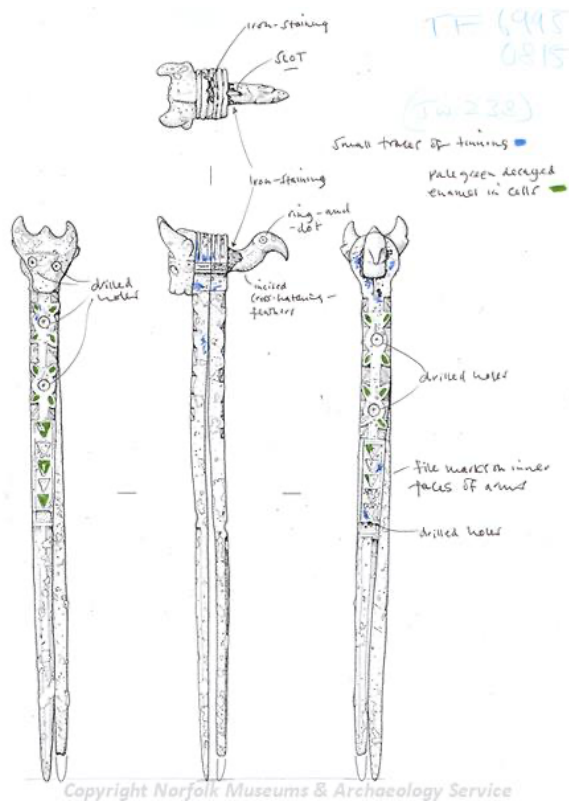
The fenland resources of Shouldham mean that the parish was occupied from as early as the Mesolithic period of prehistory. Virtually every field on the southern slopes on the valley has produced worked Mesolithic (NHER [36175](#)) and Neolithic flints as well as pot boilers scatters (e.g. NHER [23282](#) and [24081](#)). Five of these flint tools take the form of axeheads (NHER [15810](#) and [15811](#)) but other tools like scrapers have also been found.

Figure 27-The anthropoid handle of an Iron Age sword. (© NCC)



The most important Iron Age find from Shouldham was discovered in 1944. Digging for gravel in a field uncovered an inhumation burial with an anthropoid sword (NHER [4256](#)). This sort of sword is particularly rare and the sword from Shouldham has been recognised as one of international importance. Additionally, cropmarks visible on aerial photographs taken over fields to the northeast of Shouldham village show two potential Iron Age roundhouses (NHER [24083](#)).

Figure 28-A remarkable pair of Roman dividers. (© NCC)



Shouldham appears to have been a centre of some importance during the Roman period. A large settlement (NHER [28645](#)) existed during this time and a huge array of finds relating to domestic life, manufacturing, religion, and ornamentation have been recovered from the occupation area. Over 700 coins have been found here and their distribution may suggest some sort of ritual centre, a notion supported by the discovery of a votive staff on site and a votive palstave (NHER [39658](#)) elsewhere in the parish.

Two Early Saxon inhumation cemeteries have been recorded in Shouldham. The fact that one of them overlies the Roman settlement site (NHER [28645](#)) strongly suggests that it was in an important ceremonial position. The other cemetery (NHER [35988](#)) was identified by the number of brooches, pendants and dress fittings that were found. These items are good indicators of Saxon burials as individuals were often buried in their finest clothes and jewellery. A third much later cemetery (NHER [14177](#)), dating to the Late Saxon/early medieval period, has been identified in Shouldham. This particular site was situated within a large pottery scatter, which may suggest that a settlement was located here during the end of the Saxon period.

### **Issues**

- **The parish has a rich history, particularly with finds from multiple periods, as well as several listed buildings (10) two Scheduled Monuments and a Conservation Area.**
- **There is potential for development to impact the historic nature of the parish. The design of new development is particularly important with respect to this.**

## Appendix A- Shouldham Housing Data 2012-2023 (King's Lynn & West Norfolk Borough Council, November 2023)

| Permission Reference | Address                                                                                  | Description                                                                       | Units | Units Lost | Gain Not Super | Granted Date | Initially Started Date | Completed Date |
|----------------------|------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-------|------------|----------------|--------------|------------------------|----------------|
| 15/00288/F           | Between 45 And 49 Westgate Street Shouldham King's Lynn Norfolk PE33 0BN, Shouldham      | Construction of one dwelling                                                      | 1     | 0          | 1              | 21/04/2015   | 11/08/2015             | 01/07/2017     |
| 09/00400/F           | Teapot Cottage, 99, Westgate Street, Shouldham, King's Lynn, PE33 0BL                    | Construction of one dwelling                                                      | 1     | 0          | 1              | 15/06/2009   | 19/04/2012             | 31/03/2014     |
| 15/00444/RM          | Black Horse Cottage 60 Westgate Street Shouldham King's Lynn Norfolk PE33 0BH, Shouldham | Reserved Matters Application: Construction of dwelling and detached double garage | 1     | 0          | 1              | 26/06/2015   | 25/02/2016             | 03/04/2017     |
| 15/00967/F           | Mathews Coaches 50 Westgate Street Shouldham King's Lynn Norfolk PE33 0BH, Shouldham     | Construction of new dwelling and garage                                           | 1     | 0          | 1              | 13/08/2015   |                        |                |
| 13/01155/F           | Cottages At Orchard Caravan Park The Green Shouldham Norfolk PE33 0BZ                    | Demolition and rebuilding of two semi-detached cottages                           | 2     | 1          | 1              | 07/10/2013   | 31/03/2014             | 31/03/2015     |
| 11/01066/F           | Land Adjacent to Melrose Hall Farm Norwich Road                                          | Conversion of barn into a two-storey dwelling and                                 | 1     | 0          | 1              | 06/10/2011   | 19/04/2012             | 31/03/2014     |

| Permission Reference  | Address                                                                                                                                  | Description                                                                       | Units | Units Lost | Gain Not Super | Granted Date | Initially Started Date | Completed Date |
|-----------------------|------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-------|------------|----------------|--------------|------------------------|----------------|
|                       | Shouldham<br>King's Lynn<br>Norfolk PE33<br>ODA                                                                                          | conversion of pig unit into garage (part demolition)                              |       |            |                |              |                        |                |
| 13/01117/F            | Mill Farm<br>Marham Road<br>Fincham<br>King's Lynn<br>Norfolk PE33<br>9EX, Fincham                                                       | Conversion and extension to the remaining section of an old mill into residential | 1     | 0          | 1              | 06/05/2014   | 31/03/2015             | 31/03/2015     |
| 14/00827/F            | Oakes's Barn<br>Westgate<br>Street<br>Shouldham<br>Norfolk,<br>Shouldham                                                                 | Change of use and conversion of barn to dwelling                                  | 1     | 0          | 1              | 17/09/2014   | 01/09/2016             | 31/03/2017     |
| G81.2 -<br>18/00604/F | Land N of<br>Ryes Close<br>and W of<br>9Westgate<br>Street<br>Shouldham<br>Norfolk,<br>Shouldham                                         | Five detached dwellings with access from Westgate Street                          | 5     | 0          | 5              | 01/06/2018   | 02/08/2018             | 05/04/2022     |
| 15/02124/F            | Site To the<br>North of Black<br>Horse Cottage<br>60 Westgate<br>Street<br>Shouldham<br>King's Lynn<br>Norfolk PE33<br>OBH,<br>Shouldham | Proposed construction of detached dwelling house with detached garage building    | 1     | 0          | 1              | 25/04/2016   | 01/11/2016             | 31/03/2017     |
| 16/00678/F            | Field Barn<br>Marham Road<br>Shouldham<br>Norfolk PE33<br>9FA,<br>Shouldham                                                              | Conversion of barn to residential dwelling                                        | 1     | 0          | 1              | 24/05/2016   | 01/05/2017             | 31/10/2017     |
| 16/01552/F            | Land Adj<br>Lawlor<br>Cottage88<br>Westgate<br>Street<br>Shouldham<br>King's Lynn                                                        | Proposed dwelling and garage                                                      | 1     | 0          | 1              | 21/11/2016   | 01/02/2017             | 31/07/2017     |

| Permission Reference | Address                                                                                                     | Description                                                                                                                                                   | Units | Units Lost | Gain Not Super | Granted Date | Initially Started Date | Completed Date |
|----------------------|-------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|------------|----------------|--------------|------------------------|----------------|
|                      | Norfolk PE33 OBH, Shouldham                                                                                 |                                                                                                                                                               |       |            |                |              |                        |                |
| 17/00208/F           | Land South of Loke Cottage<br>86 Westgate Street<br>Shouldham<br>King's Lynn<br>Norfolk PE33 OBH, Shouldham | Proposed two bed single storey dwelling                                                                                                                       | 1     | 0          | 1              | 28/04/2017   | 01/06/2018             | 01/06/2018     |
| 19/01200/F           | 61 Westgate Street<br>Shouldham<br>King's Lynn<br>Norfolk PE33 OBL                                          | Detached chalet bungalow with integral garage following demolition of the existing structure and landscape works ancillary to the development                 | 1     | 1          | 0              | 04/09/2019   | 28/01/2021             | 04/10/2022     |
| 22/00037/F           | Barn15 New Road<br>Shouldham<br>KINGS LYNN<br>Norfolk PE33 ODF, Shouldham                                   | VARIATION OF CONDITION 2 OF PLANNING PERMISSION 19/01832/F: Proposed conversion of existing barn into a one residential dwelling and construction of a garage | 1     | 0          | 1              | 27/04/2022   | 20/09/2022             |                |
| 21/01856/O           | Mathews Coaches50 Westgate Street<br>Shouldham<br>King's Lynn<br>Norfolk PE33                               | Outline Application: Demolition of existing disused bus depot and construction                                                                                | 6     | 0          | 6              | 13/07/2022   |                        |                |

| Permission Reference | Address           | Description            | Units | Units Lost | Gain Not Super | Granted Date | Initially Started Date | Completed Date |
|----------------------|-------------------|------------------------|-------|------------|----------------|--------------|------------------------|----------------|
|                      | OBH,<br>Shouldham | of five new dwellings. |       |            |                |              |                        |                |
|                      | 26                | 26                     | 26    | 2          | 24             |              |                        |                |