



SNETTISHAM

NEIGHBOURHOOD

PLAN 2018-2033

SNETTISHAM NEIGHBOURHOOD PLAN

- 1 Introduction to Snettisham and its environs
- 2 Stages in producing Neighbourhood Plan
- 3 Purpose of Neighbourhood Plan
- 4 General considerations
- 5 Initial Public Engagement and Response
- 6 Other Matters
- 7 Policies, Proposals Map and Supporting Evidence
- 8 Appendices

SECTION 1 – INTRODUCTION

The discoveries made on Ken Hill Estate land in 1948 were the first indications of the existence of an ancient village or settlement on the present site.

The field where these discoveries were made lies on the west side of the main road to Hunstanton. In the Autumn of 1948 the field was being deep-ploughed for the first time, when what was at first thought to be a brass bedstead turned out to be a large quantity of gold and silver objects, including the large golden torc which has become an integral part of Snettisham's identity. The excavations and fieldwork done after the discoveries of this hoard revealed evidence of human occupation of the site from as long ago as 3,000 BCE.

Today Snettisham is one of the most popular villages in West Norfolk. It is divided by the A149 Bypass. The main settlement is on the east side, with Common land, coast and beach on the west.



In the main body of the Village Snettisham has one of the finest mediaeval churches in Norfolk. The steeple is practically the first thing you see when approaching the Village in any direction. 175 feet high, it is a local landmark, and has been a mariner's seamark for centuries. Built on the

site of a Norman church mentioned in the Domesday Book, the present church is remarkably well-preserved and is over 650 years old.

Another of Snettisham's features is the use of carrstone on many of the buildings, giving the properties the look of "gingerbread" houses. This attractive feature has also been used in many of the new builds in the Village.

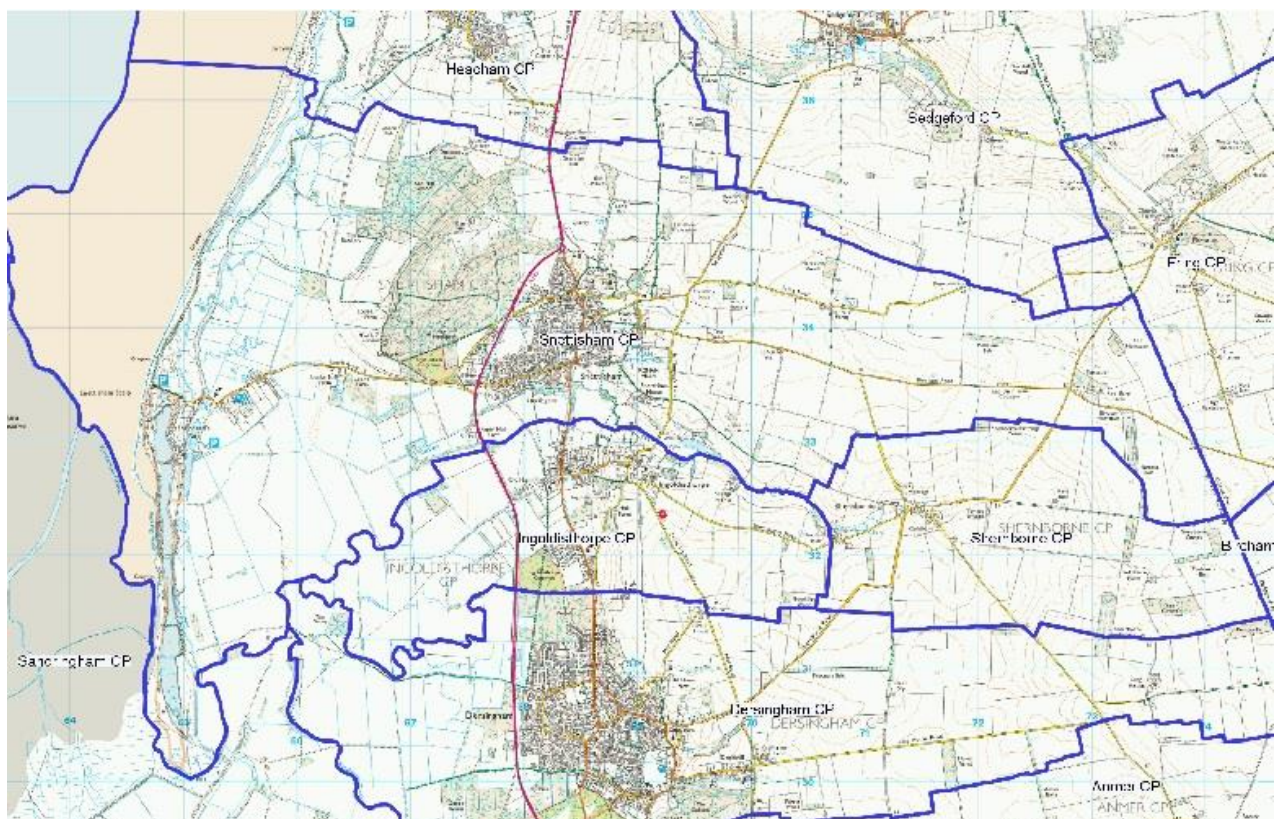
On the west of the Bypass we have the coast, beach and Common. Snettisham's popularity owes a lot to these assets. Not only do young families come to stay in Summer at the caravan and camping parks, but also many of the privately owned static caravans are used from Easter until well into the Autumn.



Snettisham is also a magnet for walkers – there are more than 85 walking routes around the Village. Birders also come to visit the world-renowned Bird Sanctuary. These amenities, not forgetting Snettisham Sailing Club, allow Snettisham to enjoy an almost year-round visitor season.

Owing to these assets, Snettisham, even with the amount of expansion it has already had, has been able to retain much of its original identity as a village. This is something we believe, with careful planning, we can take into the future.

The current population of Snettisham – Census 2011 – is 2,570 (1,196 male and 1,374 female). The TORC magazine currently delivers to c1550 dwellings, though there are additional ones on the Beach which are not occupied all year round.



Map showing extent of the Parish

SECTION 2 – STAGES IN PRODUCING THE PLAN

- Initiation of process:
 - Council Group set up to consider feasibility – Sept 2015
 - Statement of intent, and Designation of geographical extent of Plan – April 2016^a
- Evidence gathering and engagement:
 - Formal Group set up with non-Council members – May 2016
 - Open Days and Fete – April to July 2016
- Questionnaire – July 2016
- Submission of draft to, and meetings with, BCKLWN for informal advice on the Plan and the need for Strategic Environmental Assessment – Nov to Dec 2016
- Meeting with landowners to share information – Dec 2016
- Pre-submission publicity & consultation:
 - Public Meetings arranged by Snettisham PC^b - Jan 2017
 - Incorporate suggestions/amendments - Feb 2017
- Informed of the need for SEA and HRA due to allocation of development land – Feb 2017
- SEA scoping report produced – sent by BCKLWN to relevant consultees – April 2017
 - Clarifications, expansions and other revisions – May/June 2017
- HRA completed – May 2017
- Formal consultation period by SPC^c - 25th June to 7th August 2017
- Review consultation response – Aug/Sept 2017
- Health Check by independent consultant – Oct 2017
- Revisions based on the Health Check – Oct 2017 onwards (see Consultation Statement)
- Second pre-submission consultation – Dec 2017-Feb 2018
- Submission of finalised Plan to BCKLWN – April 2018

Stages after SPC submission of Plan

- BCKLWN advertises and seeks representations – statutory consultation period
- Respond to representations
- Plan sent for examination by Inspector
- Referendum
- Plan comes into force and is incorporated into local planning regulations
- Monitoring and auditing – ongoing through the lifetime of the Plan. This to inform any future plans and/or amendments.

^a This was confirmed on 14/6/16 – document available:

https://www.west-norfolk.gov.uk/download/downloads/id/1564/designation_of_neighbourhood_area_-_snettisham.pdf

^b Advertised through leaflets, website and facebook with additional invitation to all parents at School

^c Plan available on website; advertised on notice boards, in press and via TORC newsletter

SECTION 3 – PURPOSE OF NEIGHBOURHOOD PLAN

The current BCKLWN^d Local Development Framework (LDF) allocation of new dwellings for the period to 2026 is “at least 34”^e. In April 2016 there were 88 dwellings in the process from planning to occupation. Given that this was a snapshot of one small period during the lifetime of the LDF (a two-to-three year timescale from planning application to completion being usual), it was clear that the total by 2026 would be far in excess of the LDF figure.

There was considerable frustration, even anger, among residents at this disproportionate increase, particularly with commonly-expressed concerns over infrastructure not keeping up with development (drainage and doctors being the two most commonly mentioned). This was exacerbated with the approval of many of these dwellings as “windfall”^f when there was a five-year land supply issue which temporarily reduced the weighting of LDF housing policies.

It was accepted that any Neighbourhood Plan would have to allow that national policies, beyond parish or borough influence, may come into play; plans may also be subject to reduced weight through no fault of the Parish. However, it was felt that a statement of intent, democratically approved by residents, in such a Plan would have considerable weight with planning authorities in any event. Given that the windfall figure was not one or two extra houses, but involved an increase of over 150% above the LDF allocation, and that housing density was therefore ever increasing, residents felt that all housing development should now be restricted to an allocated area.

Because the large amount of development referred to above was subject only to Section 106 requirements, the Village itself got no direct financial benefit; the adoption of the Community Infrastructure Levy, and its more generous benefits to areas with Neighbourhood Plans, was another incentive.

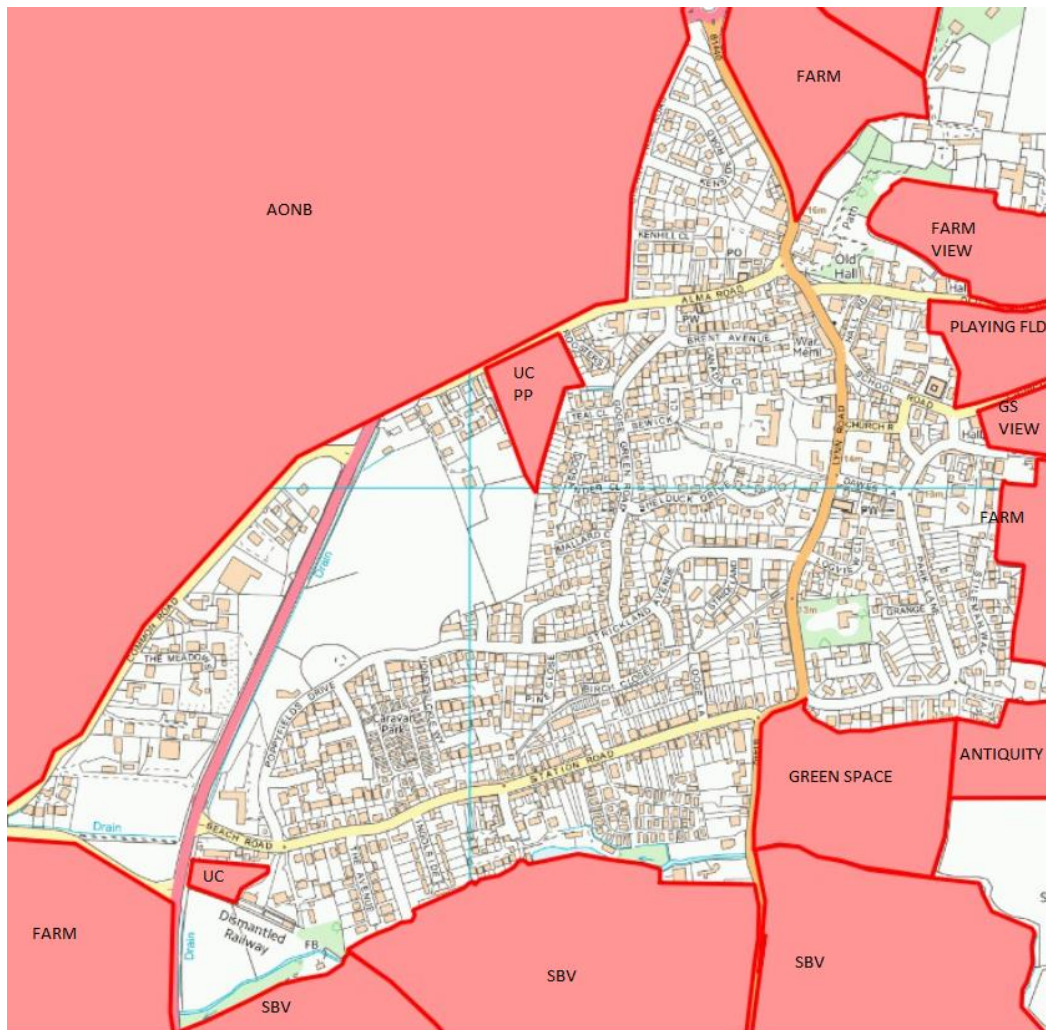
While most residents understood that some development has to occur, the view was commonly expressed that such development should be gradual and coherent. Steady, planned change allows rural communities to maintain their character. This should involve preventing some areas being developed, e.g. to preserve green space, maintain the prominence of the Church and the integrity of the Village as a separate entity.

This map shows where such restrictions might apply:

^d The Borough Council of King’s Lynn and West Norfolk – the local Planning Authority

^e The “at least” was added very late in the process – against the strong objection of the Parish Council, who felt it technically allowed unlimited development.

^f Windfall in this context meaning when land becomes available beyond that allocated in the LDF.



AONB – Area of Outstanding Natural Beauty

ANTIQUITY – there is a Roman site in this field

FARM – currently used as farmland

GREEN SPACE/GS – specific areas which residents have suggested should not be developed to avoid loss of green space within the Village

PLAYING FIELD – protected space, with same comments as “view” below

PP – planning permission already granted at the time Plan was started

SBV – “separation between villages” – a very strong view was expressed that there should be a space between Snettisham and Ingoldisthorpe to maintain the individual character of both

UC – property already under construction at the time Plan was started

VIEW – these areas have direct view of the Church, a Grade I listed building and iconic feature, not only of Snettisham, but Norfolk generally

In addition, there would be a preference for development on the West of the Bypass to be commercial. There is thus little space within the main body of the Village which is both practical and available.

It was recognised that this analysis, based, as it was, on the wishes of the residents, was not readily quantifiable. Consequently, the areas were again looked at in

relation to specific criteria, producing the matrix in section 7c (NP10), from which were derived recommendations for development area policies.

The urgent need for a plan devised by the Community was agreed by the Parish Council, and by residents at Council Open Meetings, Village Fete etc. It was felt that the Plan should cover the whole Parish of Snettisham as a single unit, and noted that it could not contradict issues already covered by legislation, national planning policies and guidance, and Borough Local Plans.

There was discussion of how involved the Plan should be. It was agreed to focus on the issues which were most frequently mentioned in order to expedite the process. That said, as well as these specific issues, there is the opportunity to express a general view on the future framework for Village development to guide those making the Planning decisions.

SECTION 4 – GENERAL CONSIDERATIONS

As has been indicated previously, the major purpose of the Neighbourhood Plan was to show where new development should (and should not) take place within the Parish boundary, what type that development should be, and the number of new dwellings that would be involved.

In order to have both residential and business development over the lifetime of the plan it is vital to improve the infrastructure of the Parish. The Parish Council will need to consult the relevant health authorities to ensure that additional General Practice facilities are provided. Discussions between the Parish Council and the relevant drainage authorities are essential. Such contacts need to take place prior to any new developments to ensure there is adequate provision. There is currently a considerable lack of greenspace in the Village, and this must be addressed cumulatively rather than in a piecemeal fashion – see Appendix 1.

The Parish Council should work in conjunction with BCKLWN to encourage new businesses to set up in Snettisham, particularly where these provide employment within the Village. There is a considerable amount of farming in the Parish, and diversification should be encouraged. The recent successful objection to silica sand extraction near the Village showed huge resistance to large-scale industrial development. That said, the lack of objection to the installation of a local solar farm very close to the Village demonstrates that Villagers are supportive of “green” development.

Due to the extensive flood risk zones – see Appendix 4.2 - additional housing development in the area of the Village near the Beach was not considered.

Finally, it is worth drawing attention to the general comments made on question 14 of the Questionnaire (see Consultation Statement, Appendix 4), which give a flavour of what villagers consider important.

SECTION 5 – INITIAL PUBLIC ENGAGEMENT & RESPONSE

The aims of the questionnaire were:

- to seek definitive figures for known principal areas of concern - previously expressed through responses to individual planning applications, comments to the Parish Council etc.;
- to remove anecdotal bias;
- to establish general consensus, rather than allowing individuals or small groups to influence the direction of the Plan;
- to encourage respondents to add their own priorities and comments about the future of the Village.

It was agreed to restrict the questionnaire to a single, easy to answer, double-sided sheet, and a prize draw was agreed; both of these were done to encourage the largest possible response. The questionnaire was sent out with the TORC magazine to all homes. It was also advertised through the Council's web and facebook pages to ensure maximum reach.

102 questionnaires were completed. The responses are summarised below. [The detailed breakdown of responses is given in the Consultation Statement, Appendices 3 & 4.]

- A preference to avoid encroaching on new areas in the Village
- A preference for use of the land opposite the current Poppyfields estate
- A desire to avoid losing current green space, to protect views and separate villages
- A preference for family homes of two and three bedrooms
- A preference for houses and bungalows
- A desire to restrict any increase in second homes
- A preference for slightly more affordable/social housing than current local rates
- A concern over the social and material infrastructure, particularly doctors and drainage
- A desire for development sympathetic to the built and natural environments
- A desire to encourage small and medium commercial enterprise, on sites according to type
- A strong desire to preserve the characteristics which make the Village distinctive

Other engagement: The Parish Council holds Annual Open Meetings to engage with the Public. There were presentations at these, and at the Village Fete, in addition to regular reports at Council meetings and in the Clerk's reports in the Newsletter and on social media. In each case, input and volunteers were sought. As the process started, there was a proposal for mineral extraction in the Parish to be included in County plans – local objection was very strong; during meetings relating to this with several hundred attendees, the Plan was discussed giving it extra visibility and relevance.

SECTION 6 – OTHER MATTERS

The current BCKLWN local plan will run until 2026, with the next plan, when adopted, running to 2036. It was felt that allowing the Snettisham Neighbourhood Plan to run for fifteen years ending between these dates would allow any future Neighbourhood Plan to take account of how the LDF process was affecting the Village – Council should monitor this. It could then be developed independently of Borough timescales.

Snettisham's Neighbourhood Plan is a considered codification of what the Villagers have expressed as being important to the future of their Village. Should there be any confusion over its interpretation in the future, it is to be hoped that those charged with making the final decision on any planning applications give due weight to the intention of the Plan, as well as the stated policies. This should also apply in the event that Local Plan policies are given reduced weighting in decision-making for technical reasons^g at any point.

^g e.g. issues with land supply across the Borough, which are beyond the Parish Council's control.

SECTION 7a – POLICIES

Policy NP01 – Residential Allocation

Introduction/ Reasoned justification

National planning policy is to increase significantly the supply of housing. Snettisham is designated as a Key Rural Service Centre in the King's Lynn and West Norfolk Core Strategy (2011). According to the Core Strategy, Key Rural Service Centres help to sustain the wider rural community. They provide a range of services that can meet basic day-to-day needs, and a level of public transport that can enable access to and from the settlement. Therefore, local scale development, including housing, will be concentrated in identified Key Rural Service Centres such as Snettisham.

Evidence suggests that the population of Snettisham increased between 2001 and 2011 by around 5%. Furthermore, there is some evidence to suggest that household sizes are falling as there are fewer people per dwelling. The confluence of these factors suggests an on-going need to provide new housing.

The Local Plan figure for the period ending 2026 was 34 new dwellings for Snettisham, and so it is important that this neighbourhood plan proposes a housing target that is in keeping with that general level. This would allow for steady and sustainable development.

Policy NP01 - New residential development should take place on currently available land near to Poppyfields, as shown in Figure SNP1, below, to a maximum number of 40 dwellings. A number greater than 40 will only be supported if there is both convincing evidence that this is necessary to make the development viable, and that the greater number will deliver significant community benefits for Snettisham.

Supporting text

Feedback from consultations indicated that the need for development was understood. A maximum number is proposed to ensure that the growth delivered is proportional to the village, and to maintain the nature of the Village. It allows potential developers to propose viable overall plans of their choosing. It should also be noted that this is in addition to the housing already approved under the local plan to 2026, therefore it is not in conflict with it.

The allocation chosen (see **Figure SNP1**) is not currently used for agriculture and has been vacant for a lengthy period, and so there has been an expectation that this would eventually be developed. The site was identified as by far the most popular in the questionnaire, and much of the required infrastructure is already in place – e.g. drainage, access. Access to both the Village Centre and the A149 is straightforward, supporting Village facilities whilst not impacting negatively on levels of traffic within

the Village. Landowners have been consulted and are in agreement with the site being used. This land was identified as the only substantial space where development could occur without significant deleterious effects in the immediate environs of the main Village. See Section 7c (NP10) for matrix.



Figure SNP1 - Allocated land for residential development

Planning applications for residential development on the allocation in **Figure SNP1** will in principle be supported, conditional on the proposal being consistent with other relevant policies and the Neighbourhood Plan as a whole. It will be especially important that any application for part of the allocated site does not limit the deliverability of the remainder.

The policy does not require that the entire area allocated be used for the stated number of dwellings; viability and local demand for any developer are clearly issues given the preferred number in NP01 and type of dwellings and requirements in other policies.

Development should be within this area, shown on **Figure SNP1**, which is approximately 3.3 ha in total. This allows for an overall density of 12 dwellings per ha. Although low, the density will in effect be higher given the need to provide landscaping and open space on site.

Policy NP02 – Windfall Residential Development

Introduction/Reasoned Justification

If any Parish or Borough Plan is given reduced weighting under national rules, normal circumstances do not prevail, and national guidelines take precedence. This particularly applies to times when the Borough may fall short of a five-year housing supply^h. The presumption in favour of sustainable development is applied, as set forth in Paragraph 14 of the National Planning Policy Framework.

Given the very large number of additional dwellings already approved above the current LDF – in excess of 150% more – it is necessary to rebalance this large excess in the longer-term. Even with a maximum of 40 new dwellings, as set out in NP01 and no additional windfall development, this would still leave the windfall total from 2013-2032 in excess of 70% above the combined current LDF and proposed Neighbourhood Plan totals.

NP02 – Windfall sites will only be permitted where all of the following criteria are met:

- **The site and proposal provide access by walking and cycling to local services and facilities in the village via a safe and secure route;**
- **The site is within 800m of a bus stop with an hourly (or better) service to Hunstanton or King's Lynn;**
- **Any impacts on any protected or designated wildlife or heritage assets can be adequately mitigated and/or compensated for;**
- **The proposal will not lead to the loss of any of the best and most versatile agricultural land (Grade 1, 2 and 3a);**
- **The proposal will not lead to the loss of any existing outdoor sport or recreational area, or children's play space;**
- **The proposal will not lead to the loss of any outdoor residential amenity space that would bring the existing houses below the requirements of policy NP08; and**
- **The proposal does not lead to the loss of any jobs or employment land.**

^h Three years if the Plan is under two years old and an allocation is made. [12/12/16 – House of Commons Statement, Gavin Barwell.]

Supporting Text

This policy will apply to any windfall sites within the entire Neighbourhood Plan area, i.e. the whole Parish. It also provides scope and criteria as to how Paragraph 14 of the NPPF should be applied in Snettisham, at times when the Borough is unable to demonstrate a five-year supply of housing landⁱ.

In either event, the above criteria, if met, should be treated as benefits. Non-compliance with the above criteria should be treated as adverse impacts in assessing the planning balance or the presumption in favour of sustainable development.

Safe and secure walking routes include the use of Public Rights of Way.

Proposals affecting protected or designated wildlife sites or heritage assets should be accompanied by objective assessments outlining the impacts of the proposal, as well as any mitigation measures. Mitigation measures and/or compensation will be secured by planning condition(s).

For development on land classified as Grade 3, development proposals should be accompanied by a detailed survey identifying the sub-grade. Where this is not provided, land will be assumed to be 3a, and therefore best and most versatile agricultural land.

It is possible that an application may be made for individual additional dwellings outside the allocated area in NP01 which are not against the spirit of the Neighbourhood Plan – e.g. a business expanding and moving to any business development site, leaving an existing building able to be converted. These cases should be judged on their individual merits, though with preference for retaining current use where possible.

Any new dwellings built on sites outside the allocation in NP01 will be subject to the same criteria in other policies below, unless they can be proved not viable.

ⁱ Or three years as in footnote h

Policy NP03 – Housing Mix

Introduction/ Reasoned justification

There is evidence to suggest that household sizes are getting smaller. There is also evidence that there is an increasing number and proportion of older residents (those aged 75 and over) in the Parish. In addition, there is the issue of affordability for younger people and first time buyers. All of this indicates a greater need for smaller homes. However, the evidence suggests that the proportion of smaller homes remained unchanged between 2001 and 2011, with detached homes comprising just over 50% of the housing stock. In addition, Snettisham has a lower proportion of 2/3 bedroomed dwellings compared to the Borough as a whole. Therefore, a policy intervention is needed to encourage the development of smaller dwellings. Providing homes for family occupation allows for a sustainable future for the Village. The policy approach should allow for people down-sizing, while remaining in the same community.

The ageing population will need suitable accommodation. Given that ageing often goes hand in and with mobility problems, an increasing number of single storey dwellings will be needed.

NP03 - New dwellings should consist predominantly of semi-detached houses and bungalows, with two or three bedrooms. On the allocated site in NP01, this should prevail even if the site is developed in phases, with each phase needing to comply with this. An alternative dwelling mix could be supported where this meets changed or prevailing local housing needs during the lifetime of the Plan. If apartments are proposed and justified, they should have the outward appearance of houses.

Supporting text

Any proposals that promote the alternative dwelling mix as described in the policy will need to provide strong evidence to show that needs have changed during the plan period.

There was resistance noted to flats/apartments in the community consultations, but it is understood that these might be necessary to match affordable housing or down-sizing needs. In this event, they should be designed to look like houses, and not constructed as blocks, to avoid them standing out as different from surrounding properties.

Policy NP04 – Permanent Homes

Introduction/ Reasoned justification

Evidence suggests that the proportion of dwellings not fully occupied by usual residents is around one third. This is much higher than in the Borough as a whole. These are typically second or holiday homes. The level of holiday homes throughout the Borough is high, rising to 53% in some parishes^j. Apocryphal evidence suggests this is much higher within areas of certain parishes, but even at 53% it has serious effects on community cohesion. This tendency is moving westwards along the Coast towards Snettisham. The sustainability of local services, schools etc. are dependent to a degree on a year-round occupancy of homes in the parish, and by a mixed demographic.

It is felt that such a high proportion of holiday homes is a threat to this. Indeed, national studies have shown that the effects are generally negative. The acceptance by Villagers of permanent new housing is to cater for housing need, not holiday homes.

NP04 - Newly built dwellings, excluding replacement dwellings, should be fully occupied and not used as second/holiday homes.

Supporting text

In order to meet the housing needs of local people, bring greater balance and mixture to the local housing market and create new opportunities for people to live and work here, to strengthen our community and the local economy, the Neighbourhood Plan supports the provision of full time principal residence housing. This is new housing which has to be used as the principal residence of the household living in it, but does not have the price controls that affordable housing does.

Due to the impact of the high proportion of dwellings used for holiday accommodation (as second or holiday homes) new open market housing will only be supported where there is a restriction to ensure its occupancy as a Principal Residence. Principal Residences are defined as those occupied as the residents' sole or main residence, where the residents spend the majority of their time when not working away from home.

Sufficient guarantee must be provided of such occupancy restriction through the imposition of a planning condition or legal agreement^k. The condition or obligation

^j Figure from BCKLWN Housing Dept

^k Refer to decision on St Ives, Cornwall

on the new open market homes will require that they are occupied only as the primary (principal) residence of those persons entitled to occupy them.

Occupiers of homes with a Principal Residence condition will be required to keep proof that they are meeting the obligation or condition, and be obliged to provide this proof if/when the Council requests this information. Proof of Principal Residence is via verifiable evidence which could include, for example (but not limited to) residents being registered on the local electoral register and being registered for and attending local services (such as healthcare, schools etc.).

Policy NP05 – Affordable Housing

Introduction/ Reasoned justification

There is a need to encourage young people and families both to remain in, and to move into, the Village. A mixed demographic is important to maintaining the sense of Community within the Village. The large increase in house prices, partly due to the second or holiday home issue referred to in NP04, is causing problems for local people wishing to stay in the area.

NP05 - 30% of new dwellings should be in the affordable/shared equity/starter home categories.

Supporting text

Section 106 agreements have been used in the past to provide such homes. However, these agreements only apply to larger developments, not small windfall or infill developments. The 88 additional dwellings referred to throughout the Plan have only generated 10 such homes, rather than the 17 they might have, had the usual 20% provision applied. This policy is intended to address some of this shortfall over the lifetime of the Plan. Hence the Plan calls for a higher proportion than the current BCKLWN policy. This should apply on developments with more than five properties¹.

¹in line with advice from the Ministry of Housing, Communities and Local Government: "Where this lower threshold is applied [i.e. five rather than ten], local planning authorities should only seek affordable housing contributions from developments of between 6 to 10-units as financial contributions and not affordable housing units on site (for 10 units or more you can require actual affordable dwellings to be provided on site). Any payments made (whether as an affordable housing contribution or contribution to a pooled funding pot for general infrastructure provision) should also be commuted until after completion of units within the development." – March 2018)

This will give more flexibility to potential residents at a time of increasing difficulty in acquiring housing.

Policy NP06 – Materials and Design

Introduction/ Reasoned justification

Snettisham has a distinctive local feel; this should be maintained where practical, even if outside the official conservation area. This will provide coherence throughout the Village.

Use of local materials enhances new buildings, as well as preserving the character of the Village.

NP06 – New Dwellings should include local materials, e.g. carrstone, and be in keeping with the rest of the Village, not just the immediate area.

Supporting text

The inclusion of carrstone - of which the Parish is the major source - is a particular feature of the Village. Sympathetic design uses this extensively, whether in a more modern context or not. There are areas where this continuity has not been stressed, and these have been criticised.

The Village includes a variety of types of property, from grander houses to terraces along the road to the old Railway Station. Some are more spread out, as one leaves the Market Square in the centre of the Village.

In the Site Allocation Management and Development Policies Plan, DM15 refers only to “adjacent streets” – the immediate area of the allocation in NP01 is, for example, very much anonymous rather than reflecting the context of the whole Village. Design which include the local vernacular will prevent new areas of the Village feeling like isolated estates.

As the Village has grown, the most successful properties architecturally are those which have combined the prevailing styles at the time of construction with a nod to the heritage of the older areas, through design and proportion. There is no contradiction between being modern and yet reflecting local character. The least successful have been anonymous dwellings which one might find in any part of the country.

Policy NP07 – Housing Density

Introduction/ Reasoned justification

Currently housing density in the core of the village/built up area is approximately 15 dwellings per hectare, which is quite low. This is part of the rural character of Snettisham. It is recognised, however, that land needs to be used efficiently and this suggests a higher density of new development. Nevertheless, and in accordance with the Local Plan's Core Strategy (2011), it is necessary that new development should "*respond to the context and character of places by ensuring that... density... will enhance the quality of the Environment.*"

Much recent development has taken place by infilling of garden space. This has resulted in an increasing density of development inappropriate in a semi-rural setting.

NP07 – New Dwellings should have gardens, the size of which shall be at least equal to the footprint of the building, including any garages/cart lodges.

Supporting text

This will maintain a sense of space within the Village and ensure the quality of life of residents. Beyond this minimum requirement, the developer is free to allocate garden space in any viable way.

In the case of flats, NP07 should require equality with the ground floor area of the building, not the floor area of the individual flats.

Policy NP08 – Residential Car Parking

Introduction/ Reasoned justification

Within the Village parking is becoming a major issue, with increased car ownership. Parking on the road can detract from visual aspects of the Village, and affect sight-lines for the safety of pedestrians and vehicles; access for emergency and larger vehicles can be impeded. Consultations suggest that people are concerned about parking, including on new developments.

Given the rural nature of Snettisham, many people will feel that they need to own a car to access services; indeed the use of cars/vans to get to work is relatively high and access to services, with the exception of around the core of the village, is

relatively poor. There is little in the way of serious, chronic congestion in the village that would indicate a need and justification to constrain car ownership, and therefore the prevailing levels of car ownership need to be accommodated.

NP08 – Where feasible and practical, off-street car parking should be provided for each new dwelling based on the standards in the table below:

Number of bedrooms	Min. number of off-road car parking spaces
One	One
Two	One
Three	Two
More than three	Three

Additionally, and in recognition that on-street parking will be inevitable in many circumstances, streets should be designed safely to accommodate unallocated on-street parking. The level of provision should be such that indiscriminate parking and the obstruction of footways and carriageways is avoided.

Supporting text

As part of good design, car parking provision needs careful consideration, incorporated into the overall design of the local environment. Streets can be made to incorporate a certain level of unallocated on-street parking in the form of, for example, angled parking bays. These should especially be incorporated if the level of proposed off-street car parking satisfies just the minimum shown in NP08. However, this should not cause the obstruction of footway and carriageways and should leave room for larger and emergency vehicles.

It will be expected, however, that new dwellings will be able to accommodate off-street a level of car parking that would reasonably be expected for the size and type of dwelling. This is reflected in NP08 and any relaxation of this will need to be fully justified, such as the dwellings being aimed at older/retired residents.

Policy NP09 – Commercial Development – Smaller Scale

Introduction/ reasoned justification

In the village itself, businesses tend to be small and appropriate to the location. This is part of the character of the village and it is felt that this should be retained.

NP09 – Within the area outlined in Figure SNP2 only small scale retail and other business development will be welcomed. In this area there will therefore be a presumption against larger development unless the demonstrable impacts, such as traffic, can be shown to be no worse than might be expected from a small scale development. [Note that the allocation in Figure SNP1 is within this area, and is restricted to residential development only, as in NP01]

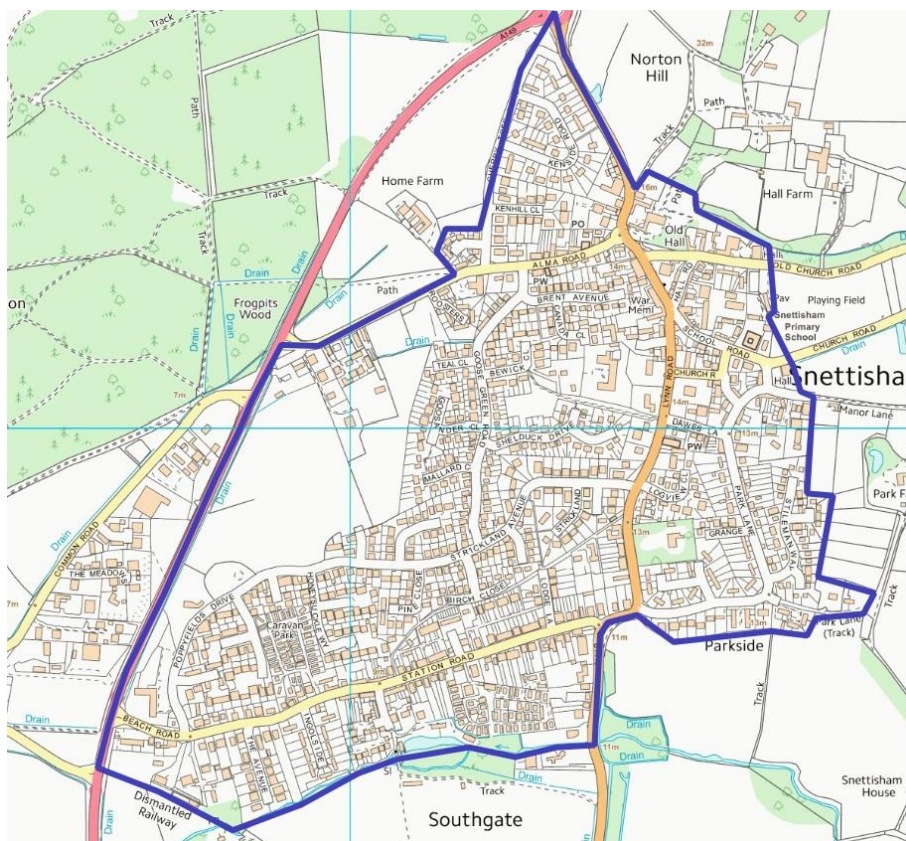


Figure SNP2 – Body of Village, east of A149 By-pass

Supporting text

For the purposes of this section, “small scale retail” should be regarded as that which would be allowed to trade beyond six hours under current Sunday Trading laws. For other businesses the same floor area criterion as in that legislation should apply.

This policy will help to maintain the character of the Village and it is accepted that slightly increased provision of small scale commercial development will be sustainable and proportionate to the size of the village. The presence of large commercial enterprises could change the character of the village and could cause increased traffic/parking issues.

Policy NP10 – Commercial Development – Larger Scale

Introduction/ Reasoned justification

The SNP has no intention of making a specific allocation for larger commercial development, though a preferred site did emerge, from both consultation and the analysis of possible sites. Developers or landowners should therefore note that they must undertake their own environmental or other assessments as required.

Access for larger commercial vehicles is more appropriate direct from the Bypass rather than through the Village, with its effect on traffic problems.

NP10 - Larger scale commercial development should only take place west of the A149, and in close proximity to it.

NP10.a – The preferred site is at the junction of the A149 and Beach Rd, as indicated in Figure SNP3.

NP10.b – Unless specifically required by NCC Highways, no further access points directly onto the A149 should be allowed as a result of such development.

Supporting text

Larger enterprises may serve a wider area beyond Snettisham, drawing in customers. This will prevent an increase in car traffic through the Village.

The preferred site that was identified as suitable for development is shown in Figure SNP3. On sustainability grounds it is more appropriate for commercial than

residential use – in particular, distance from the Village Centre, School etc., with crossing of the by-pass, lack of retail and other facilities, all suggesting greater car use.

As long as the A149 is a high-speed route, further junctions could pose considerable safety issues with sightlines, footpaths etc. It must be a requirement of Highways, rather than the preference of the developer, if additional junctions are to be inserted.

Note: In 2016, Norfolk County Council's Mineral Site Specific Allocations Plan proposed inclusion of an area for silica sand extraction south of Beach Rd. The opposition to this was intense (several thousand petitioners etc.), the principal thrust of which was objection to industrial scale development in a rural area, hence the need for proximity to the A149 in NP10. NCC eventually withdrew this area from consideration, on grounds of environmental sensitivity.

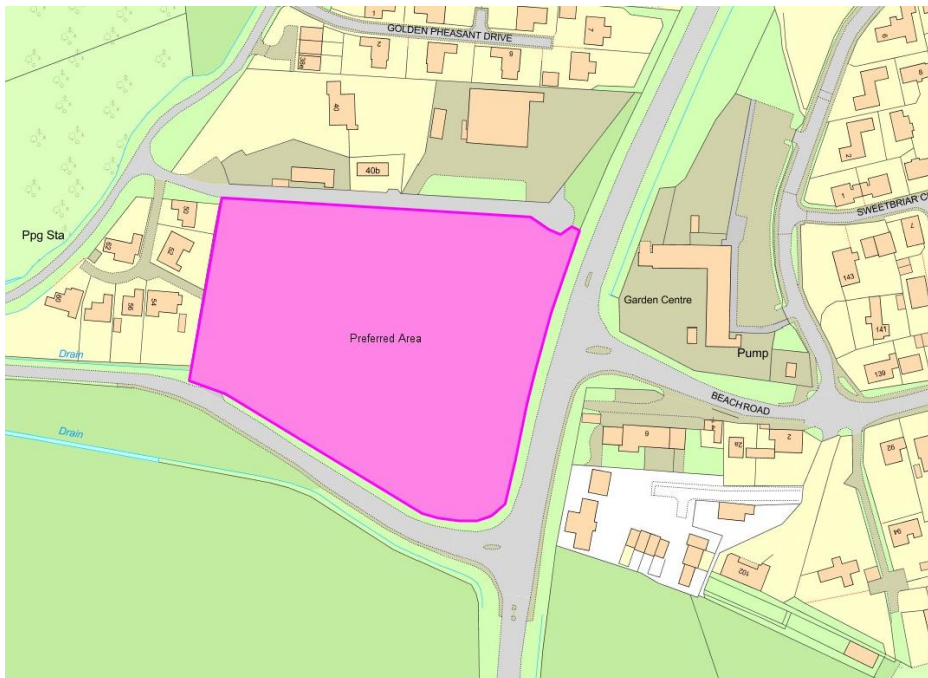


Figure SNP3 – Preferred area for larger commercial development

Policy NP11 – Development - General

Introduction/Reasoned Justification

Policy NP11 seeks to maintain separation between settlements, preserve green space within the Parish (whether formally designated or simply undeveloped land) and protect sites of scientific, archaeological or architectural sensitivity, while preserving current farmland.

Without these restrictions, much of what makes the Village distinctive and special may be lost.

NP11 – Outside of the areas identified in Policies NP09 and NP10, development will only be permitted:

- **For small scale commercial enterprise relating to tourism or wildlife; or**
- **Where the special circumstances set forth in Paragraph 55 of the NPPF are met.**

Supporting text

The definition of small-scale in this policy is the same as in the supporting text in NP09.

This above policy is broadly in line with the Development Boundary proposed by BCKLWN in 2013.

This Policy does, however, allow for growth in business at the Beach catering for visitors, and diversification in farming areas, when such development is not so large as to have a negative impact above that already in place.

It also allows for the special circumstances as identified by Paragraph 55 of the NPPF to be considered, which includes:

- Housing for rural workers who need to live near their place of work;
- Securing the optimum viable use of a heritage asset;
- The re-use of redundant or disused buildings which lead to an enhancement to the immediate setting; or
- Housing representing exceptional quality or innovative design of the dwelling (further criteria apply, as set forth within Paragraph 55 of the NPPF).

Development should be resisted in the open land between Snettisham and Ingoldisthorpe, unless it would not erode, or otherwise undermine, this openness, and cannot be located elsewhere. Although we share services and facilities, it is important that Snettisham and Ingoldisthorpe retain their separate identities

spatially, and that further development is not permitted between the settlements which would lead to coalescence.

Policy NP12 – Heritage

Introduction/Reasoned Justification

Snettisham lies within an ancient landscape which has been inhabited since at least the Iron Age. Discoveries made in 1948 were the first indications of the existence of an ancient village or settlement on the present site. They included the large torc which has become an integral part of Snettisham's identity. There is evidence of human occupation of the site from as long ago as 3,000 BCE.

Accordingly, the Parish is also home to a number of archaeological areas and find-spots. Snettisham is also home to two Scheduled Ancient Monuments - a Romano-British Villa at Park Farm and the remains of a tower at Lodge Hill. The latter is deemed to be "at risk" of collapse by Historic England.

Snettisham is host to a number of cultural heritage designations. The Parish also has a Conservation Area in the village itself. Within Snettisham, there are 33 buildings of special historic interest that have been listed and none of these have been classified as "at risk".

NP 12 - Applications that may affect designated heritage assets should be accompanied by a Heritage Statement or Desk-Based Assessment. Proposals that may affect non-designated heritage assets must be accompanied by an assessment of the significance of the asset, as well as the impact of the proposal, including the scale of any harm or loss, on that asset.

Supporting text

Heritage Statements and significance assessments should outline the significance of any heritage assets affected and any adverse impacts that the development may have on heritage assets. It shall also include any proposed mitigation measures, as well as how the proposed development will contribute to the character and setting of the relevant Conservation Area, Listed Buildings and other heritage assets(s).

An assessment of the significance and impacts should be provided for any application on a site which has a non-designated heritage asset within it, or which has the ability to affect the setting of a nearby non-designated heritage asset.

NP13 – Natural environment

Introduction/ Reasoned justification

Snettisham is a rural village, sitting within a general area of great natural beauty, as well as the official AONB. The presence of the sea is an important influence.

NP13 - To encourage a healthy lifestyle, and preserve the status as a rural village within the Area of Outstanding Natural Beauty (AONB), any development within the Parish should take into account the natural environment and access to it, as well as the connection to the footpath network.

Supporting text

Living in a village is about more than simply having a house there. Access to the countryside, and an appreciation of the natural environment, are important contributors to general well-being across all age groups, shared interests and a sense of community.

Additionally, with the length of coast in the Parish there is a huge range of recreational activities available, notably sailing and the observation of wildlife. Given the proximity of these assets, encouragement should be given to their enjoyment as part of a healthy lifestyle. It is expected that the TROD footway to the Beach will be completed in 2019, and the Coastal Path should be designated in the foreseeable future.

NP14 - Transport

Introduction/ reasoned justification

The use of active travel modes, such as walking and cycling, are relatively low in Snettisham. The avoidance of car use for small journeys to the Village shops and facilities is healthier and prevents the worsening of the parking situation. There is clearly a need to encourage more walking and cycling as modes of choice.

There are concerns that unrestricted development will lead to an unacceptable increase in traffic on certain existing roads.

NP14 - Any development should encourage both pedestrian access to the Centre of the village and traffic movements via current junctions with the bypass rather than through the village.

Supporting text

It will be expected that new developments will promote walking in particular, but also cycling, by means of the proposed layout, orientation, access points etc. Applications will need to set out clearly how the needs of pedestrians have been assessed and taken into account.

The encouragement of low-density housing does not have a measurable impact on sustainability in Snettisham given that the distances involved are so modest. Indeed, the NP01 allocation involves distances to the Village Centre that are less than that of much of the current housing stock. The use of local services will still be considerably easier than driving elsewhere.

Traffic entering and leaving the Village directly via the appropriate junction on the Bypass, if acceptable to Norfolk County Council's Highways Department, should help to avoid increasing traffic levels to unacceptable levels on Station Road, Alma Road/Common Road and Strickland Avenue.

Community Aim 1 – Environmental standards

Introduction/ Reasoned justification

One of the most commonly expressed views during consultations was that new development should be “eco-friendly”. Surprise was expressed at Government guidelines, in the NPPF and Building Regulations, being very limited in this area. It is clear that residents expect Snettisham to exceed those standards.

CA1 – Developers are encouraged to construct dwellings to the best practicable environmental standards.

Supporting text

Housing built now will last for many generations. Design needs to take account of this fact and err toward the highest, rather than the lowest, environmental standards. This should include solar panels, suitable glazing, water protection measures etc. where not in conflict with other policies, e.g. Conservation Area. It should, perhaps, be noted that a solar farm has been sited in the Parish, with fewer than a handful of objections, demonstrating local support for environmental issues.

Community Aim 2 – Open space

Introduction/Reasoned Justification

There is a significant deficiency of green and open space in the Parish. This deficiency will only increase as the population grows unless provision is made.

Decisions on planning must be made to enable this deficiency to be reduced over time, by not allowing all potential areas to be built over, and preserving such space within the main body of the Village.

CA2 - All new developments in Snettisham will be required to make a contribution towards open and green space in line with the Fields in Trust six-acre standard.

Supporting text

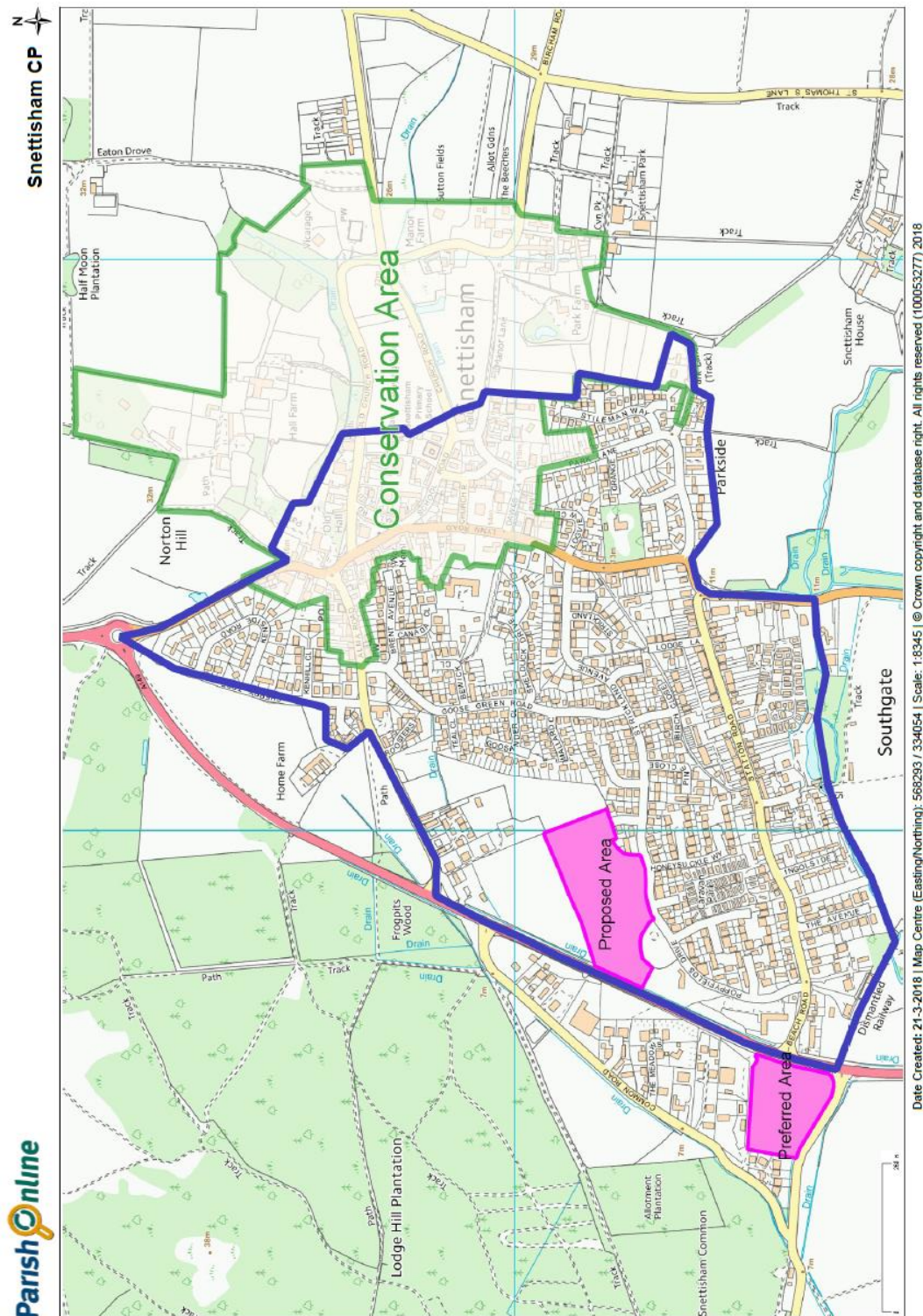
CA2 aims to ensure that all new development contributes towards the provision of open and green space, so that the existing deficiency does not continue to grow.

For sites of fewer than 20 dwellings, financial contributions towards the off-site provision of open and green space will be sought and secured through a Section 106 agreement. Larger developments should include open areas at the periphery of such developments allowing agglomeration of open space over time in possible future neighbourhood plans - it is preferable that any new provision of open space become part of a larger swathe, suitable for the intentions of the Fields in Trust standard, rather than another small "amenity" space.

Over time, and certainly before any future Neighbourhood Plan, it should be the aim of the Village to designate certain areas as "Green Space" where possible. This will allow for the retention of some undeveloped areas in the Village, should it expand in the long term. These would allow retention of some rural feel, and "breathing space" within an increasingly urban environment.

Additional detailed supporting evidence and a proposals map follow immediately below, and these should be read in conjunction with the policies and aims above.

SECTION 7b – PROPOSALS MAP



This shows the proposed area for residential development (ref: NP01), the boundary (in blue) excluding large scale commercial development (ref: NP09), the preferred area for larger scale commercial development (ref: NP10) and is overlaid (in green) with the Conservation Area (designated 1978, amended 2003)

SECTION 7c – ADDITIONAL INFORMATION SUPPORTING POLICIES (to be used in conjunction with maps in Appendix 4)

NP01 – Residential Allocation

The Core Strategy identified Snettisham as a Key Rural Service Centre (KRSCs), and as a whole KRSCs were expected to accommodate 660 new dwellings on allocations over the plan period to 2026, which was 15 years from the adoption of the core strategy in 2011. The Site Allocations were adopted in 2016 to be delivered by 2026 – a 10 year period. Snettisham was expected to accommodate 5% of this total (i.e. 34) as it had 5% of the population of the KRSCs.

This suggests that allocations in Snettisham would be expected to deliver an average of just over two new dwellings per annum (over 15 years) or just over three new dwellings (over 10 years).

Any allocation in the Neighbourhood Plan which extends the plan period from 2026 to 2032 (a six-year extension) will, therefore, need to provide for a minimum of 12 to 18 additional new dwellings to 2032.

The population of the Snettisham Ward in 2001 was 3847^m. By 2011 this had risen to 4032, a 5% increase in 10 years. At the same time, household size has been decreasing, so there is a clear need for new dwellings.

Average household size (persons)

2001	2011	% change
2.20	2.10	5%

NP03 – Housing Mix

Dwelling type	2001	2011
Detached	50%	51%
Semi-detached	31%	31%
Terraced	16%	15%
Flat, maisonette or apartment - in a purpose-built block of flats or tenement	2.5%	3%

There has been little change in the proportion of dwellings that are likely to be smaller, which are needed to help first time buyers and the trend towards smaller households and

^m Borough Council Ward, not Parish

the ageing population. Furthermore, the average number of rooms has increased between 2001 and 2011, from 5.57 to 5.8, suggesting a trend towards larger houses.

Therefore, this will need policy intervention to promote smaller houses. This is especially needed to accommodate the parish's relatively older population.

	Snettisham (No.)	Borough (No.)
Average household size	2.0	2.3
Average number of bedrooms per household	2.6	2.8

The above table shows that the average household size in the parish is lower than the Borough as a whole, perhaps because of the older population. This also suggests a need for smaller units.

Age	2001	
	No.	%
All usual residents	3,847	100.0
Age 0 to 4	153	4.0
Age 5 to 7	107	2.8
Age 8 to 9	87	2.3
Age 10 to 14	178	4.6
Age 15	39	1.0
Age 16 to 17	75	1.9
Age 18 to 19	62	1.6
Age 20 to 24	158	4.1
Age 25 to 29	155	4.0
Age 30 to 44	647	16.8
Age 45 to 59	866	22.5
Age 60 to 64	279	7.3
Age 65 to 74	536	13.9
Age 75 to 84	373	9.7
Age 85 to 89	82	2.1
Age 90 and over	50	1.3

Age	2011	
	No.	%
All usual residents	4,032	100.0
Age 0 to 4	162	4.0
Age 5 to 7	85	2.1
Age 8 to 9	55	1.4
Age 10 to 14	190	4.7
Age 15	34	0.8
Age 16 to 17	57	1.4
Age 18 to 19	68	1.7
Age 20 to 24	124	3.1
Age 25 to 29	130	3.2
Age 30 to 44	548	13.6
Age 45 to 59	808	20.0
Age 60 to 64	455	11.3
Age 65 to 74	717	17.8
Age 75 to 84	454	11.3
Age 85 to 89	99	2.5
Age 90 and over	46	1.1

The above shows that there is an increasing proportion of the population who are 75 years of age and over. This suggests a need for housing types that will meet their increasing housing needs.

The table below shows that Snettishamⁿ has a relatively older population.

ⁿ Parish, rather than Ward, fuigres

Age	Snettisham		Borough	
	No.	%	No.	%
All usual residents	2,570	100.0	147,451	100.0
Age 0 to 4	107	4.2	7,970	5.4
Age 5 to 7	51	2.0	4,372	3.0
Age 8 to 9	33	1.3	2,889	2.0
Age 10 to 14	117	4.6	7,888	5.3
Age 15	19	0.7	1,693	1.1
Age 16 to 17	45	1.8	3,523	2.4
Age 18 to 19	46	1.8	2,981	2.0
Age 20 to 24	74	2.9	8,069	5.5
Age 25 to 29	83	3.2	8,285	5.6
Age 30 to 44	333	13.0	25,570	17.3
Age 45 to 59	482	18.8	29,117	19.7
Age 60 to 64	295	11.5	11,253	7.6
Age 65 to 74	478	18.6	17,793	12.1
Age 75 to 84	305	11.9	11,584	7.9
Age 85 to 89	73	2.8	3,016	2.0
Age 90 and over	29	1.1	1,448	1.0
Mean Age	50.6	-	43.5	-

NP04 – Permanent Homes

This considers second home ownership/holiday homes. This table compares proportion of such homes in the Snettisham Ward with the borough as a whole:

Household Spaces	Snettisham	King`s Lynn and West Norfolk
All categories: Household spaces	2,935	74,016
Household spaces with at least one usual resident	1,928	62,977
Household spaces with no usual residents	1,007	11,039

This shows that 34% of homes in Snettisham have no usual resident (typically second homes or holiday homes), whilst the figure for the borough as a whole is 15%. The proportion is therefore more than double for Snettisham.

NP05 – Mixed Ownership

Housing Tenure (Census 2011)

Tenure	2011	%
All households	1,253	
Owned	926	74%
Owned: Owned outright	669	
Owned: Owned with a mortgage or loan	257	
Shared ownership (part owned and part rented)	5	
Social rented	133	11%
Social rented: Rented from council (Local Authority)	27	
Social rented: Other	106	
Private rented	156	12%
Private rented: Private landlord or letting agency	143	
Private rented: Other	13	
Living rent free	33	3%

Housing Tenure by age (Census 2011)

Tenure	Age 24 and under	Age 25 to 49	Age 50 to 64	Age 65 and over
Owned or shared ownership: Total	8%	58%	77%	83%
Rented or living rent free: Total	92%	42%	23%	17%

Current Affordable Housing Stock in Snettisham (BCKLWN)

Bedroom	0	1	2	3	4	Total
Bungalow	0	1	32	1	0	34
Flat	0	14	0	0	0	14
House	0	0	13	44	8	65
Sheltered flat	1	30	1	0	0	32
Total	1	45	46	45	8	145

Number of Applicants on the Housing Register currently resident in Snettisham (BCKLWN)

Bedroom need	1	2	3	4	Total
General Needs	2	3	1	2	8
Ground floor	5	1			6
Ground floor with LA shower	4				4
Total	11	4	1	2	18

Number of Applicants on the Housing Register who have expressed an interest in Snettisham (BCKLWN)

Bedroom need	1	2	3	4	Grand Total
General Needs	15	6	5	2	28
Ground floor	11	1	0	0	12
Ground floor with LA shower	7	0	0	0	7
Grand Total	33	7	5	2	47

NP06 – Materials and Design

Current views of housing in Snettisham

Traditional Victorian style Snettisham properties:



(Station Rd)

An otherwise blank large wall on a new commercial property, using carrstone to reduce visual intrusion (Coop, 2016):



(Old Church Rd)

Modern residential properties make good use, in the same way:



(Old Church Rd)

An older terrace; variety coming through additions over time:



(Manor Lane)

And a more modern version, with variety included by different roof lines, arch etc.:



(School Rd)

A more individual terrace of linked cottages:



(Alma Rd)

With a sympathetic modern row, albeit different, directly opposite:



And the view of both together – note the lack of incongruity:



A less successful juxtaposition – again, these are directly opposite each other:



(Cherry Tree Rd junction)

The houses, more recent properties, attempt to reflect the local style.

Bland modern bungalows, with no sense of local coherence, could be anywhere:



(Goose Green Rd)

View to the left of the above location shows no sympathy to the view of the iconic Church, or the older building in the middle distance:



(Brent Ave)

A panoramic shot from Alma Rd (pictures above) to Goose Green Rd, showing the mismatch of styles:



Finally, two views of the proposed allocation in NP01, showing the semi-rural nature of the site, and more bungalows of no real local character:



NP07 – Housing Density

Currently housing density in the core of the village/built up area is approximately 15 dwellings per hectare, which is quite a low density, but part of the local character.

NP08 – Car Ownership

Cars	Snettisham	King`s Lynn and West Norfolk
All categories: Car or van availability	100.0	100.0
No cars or vans in household	17.1	16.4
1 car or van in household	49.9	44.6
2 cars or vans in household	25.1	29.0
3 cars or vans in household	5.3	7.1
4 or more cars or vans in household	2.6	3.0

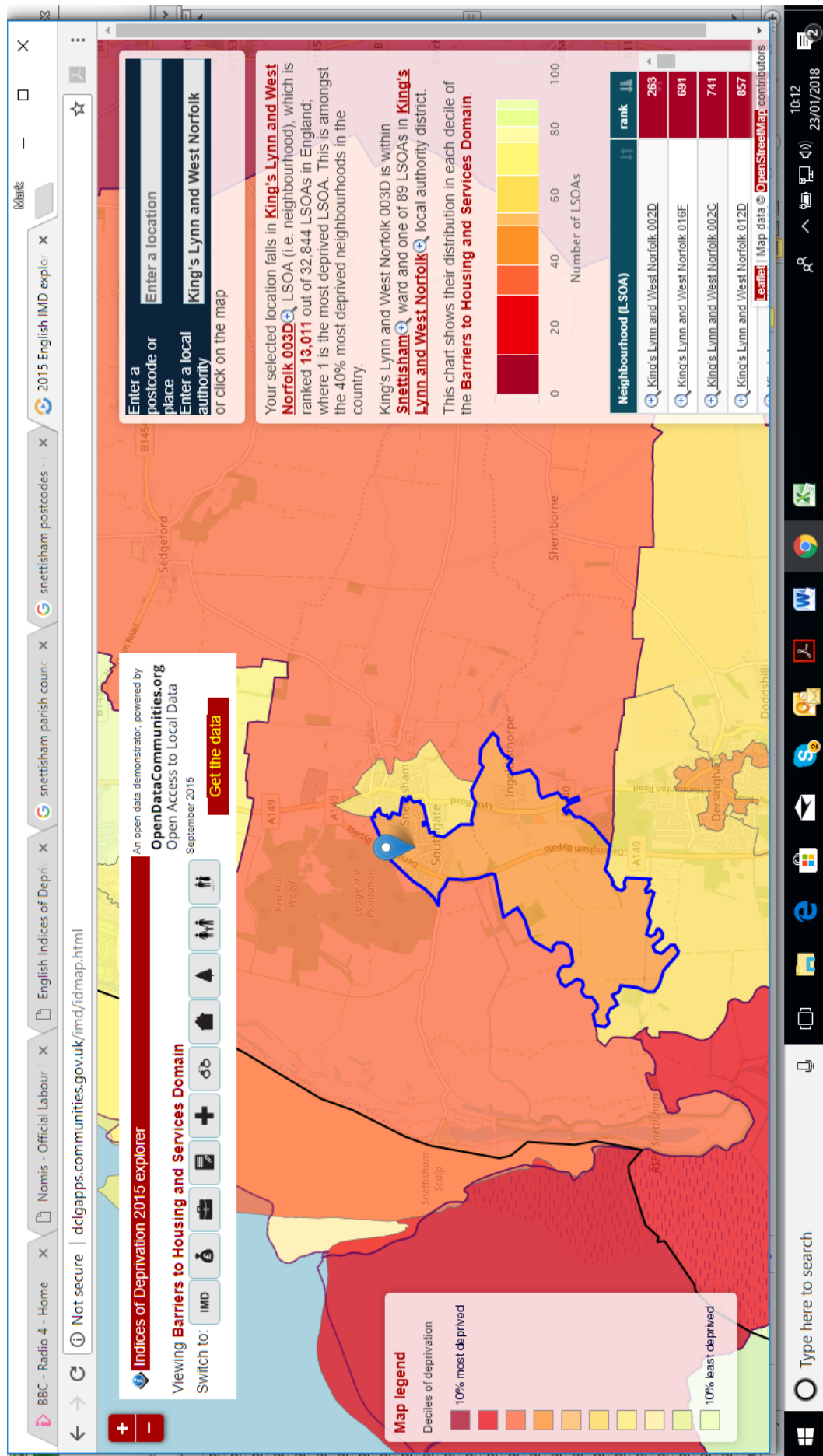
The above suggests that Snettisham does not have especially high levels of car ownership, and that levels of car ownership of multiple vehicles are relatively low. Half of households have only one car. This means that around two thirds of households have no car or just the one car. Nevertheless, around 8% of households have 3 cars or more, and this remains a significant number.

Method of Travel to Work	Snettisham – No.	Snettisham - %	King`s Lynn and West Norfolk - No.	King`s Lynn and West Norfolk - %
In work	970	100%	67,268	100%
Work mainly at or from home	67	7%	4,000	6%
Underground, metro, light rail, tram	3		114	
Train	7		1,038	
Bus, minibus or coach	24	2.5%	1,517	2.5%
Taxi	2		174	
Motorcycle, scooter or moped	6		496	
Driving a car or van	706	73%	45,671	68%
Passenger in a car or van	48	5%	4,110	6%
Bicycle	28	3%	3,248	5%
On foot	72	7.5%	6,442	10%
Other method of travel to work	7		458	
Not in employment	866		39,323	

This shows that residents of Snettisham are more likely to get to work in a car/ van than the borough as a whole, and less likely to use walking and cycling as methods. This suggests a greater degree of car dependency. Despite this, car ownership levels are not higher, and this could be because of the higher number of older/ retired residents in Snettisham as shown below.

Age	Snettisham		Borough	
	No.	%	No.	%
All usual residents	2,570	100.0	147,451	100.0
Age 0 to 4	107	4.2	7,970	5.4
Age 5 to 7	51	2.0	4,372	3.0
Age 8 to 9	33	1.3	2,889	2.0
Age 10 to 14	117	4.6	7,888	5.3
Age 15	19	0.7	1,693	1.1
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Age 18 to 19	46	1.8	2,981	2.0
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Age 65 to 74	478	18.6	17,793	12.1
Age 75 to 84	305	11.9	11,584	7.9
Age 85 to 89	73	2.8	3,016	2.0
Age 90 and over	29	1.1	1,448	1.0
Mean Age	50.6	-	43.5	-

The screenshot below is from the Indices of Deprivation, using the Barriers to Housing and Services index. This is a good indicator of how good access to services is and implies something about car dependency. It can be seen that Snettisham is generally below average for access to services, with the exception of the core of the village around the shops etc. The allocation in NP01 falls in an area that is amongst the 40% most deprived neighbourhoods in the country for access to services.



NP10 – Commercial Development – Larger Scale

Comparison of available sites for development

The need for any development to be sustainable implied proximity to the Village Centre, and use of areas which were large enough to take the bulk – preferably all – of development to the end of the Plan period. Note that these include all areas in the Parish submitted in the call for sites for the next LDF. Ruling out obvious areas such as the Playing Field and currently wooded areas left 14 sites within or adjacent to the Village. See map below.

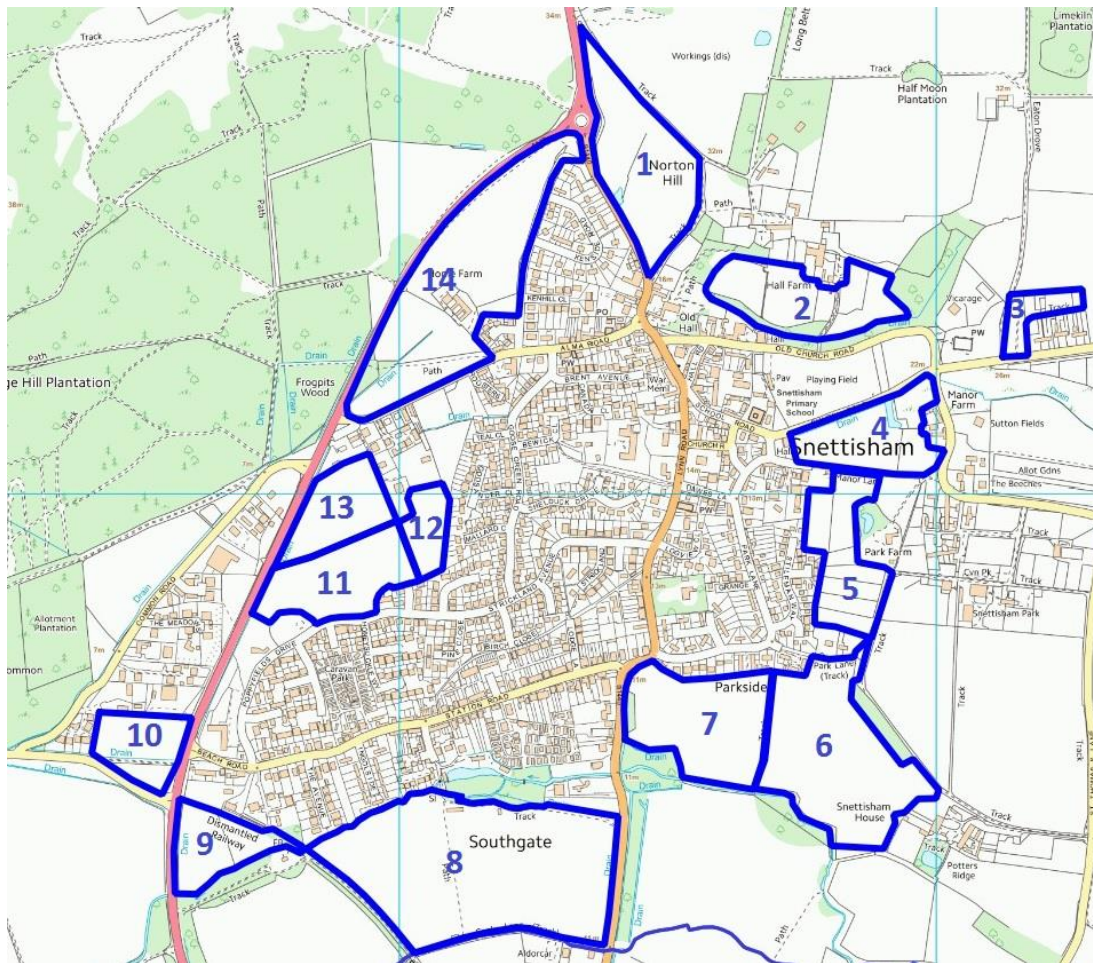
Assessing these areas against several criteria resulted in the following matrix:

Area – see map	Location	Farmland	View/aspect	Historic	Corridor/Separation	Preservation of green space	Access	Availability - Call for sites	Size	Drainage	Current facilities
1	East of A149 rdbt										
2	nr Norton Hill Farm										
3	Rear of Church										
4	Adjacent to Playing Field										
5	Rear of Park Lane										
6	nr Snettisham House										
7	Lynn Rd/Parkside										
8	Southgate										
9	South of Railway Sidings										
10	West of By-pass										
11	Poppyfields South										
12	Poppyfields East										
13	Poppyfields North										
14	A149/Common Rd										

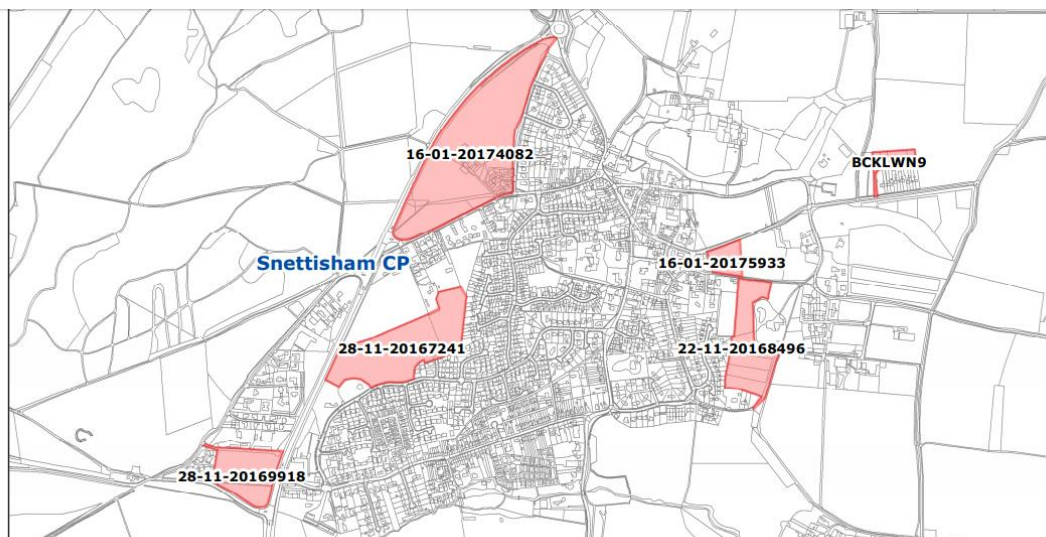
■ severe adverse effect or infrastructure issues
■ milder adverse effect or infrastructure issues
■ neutral effect or no issues

This matrix strongly supports the suggested areas where restrictions might apply, as detailed in the map in Section 3 of the Plan. It also indicates possible preferred areas, based on the preponderance of green indicator squares. Both of these tallied with questionnaire responses, which, after all, came from people who know the Village.

Map showing areas considered for development

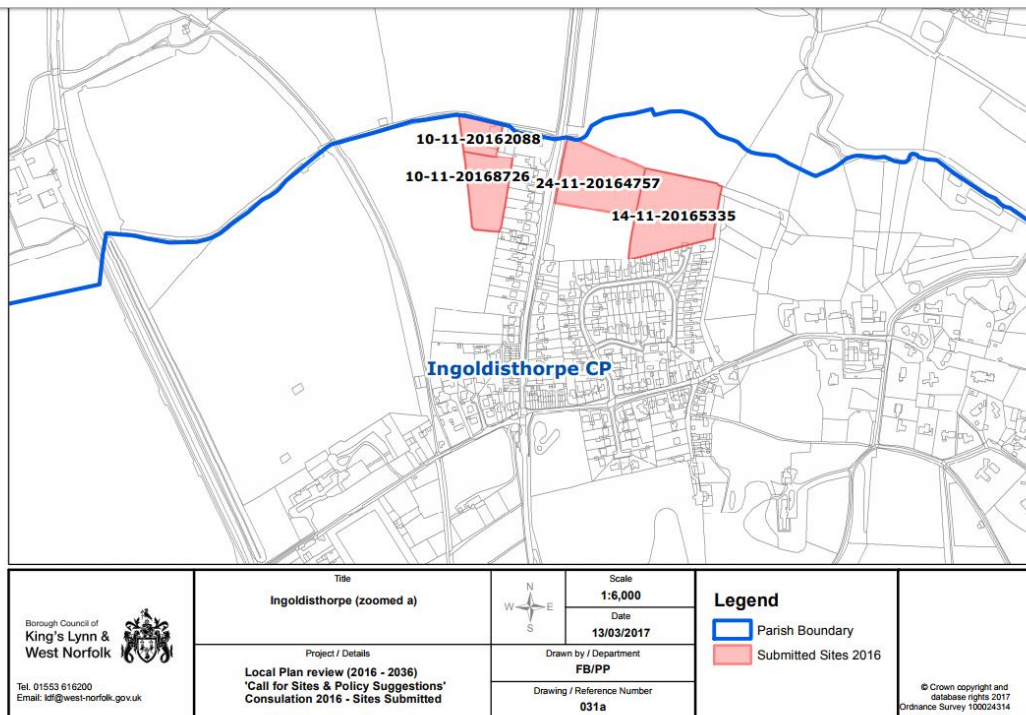


Sites put forward for allocation in the BCKLWN Local Plan Review (2016-2036) – Snettisham

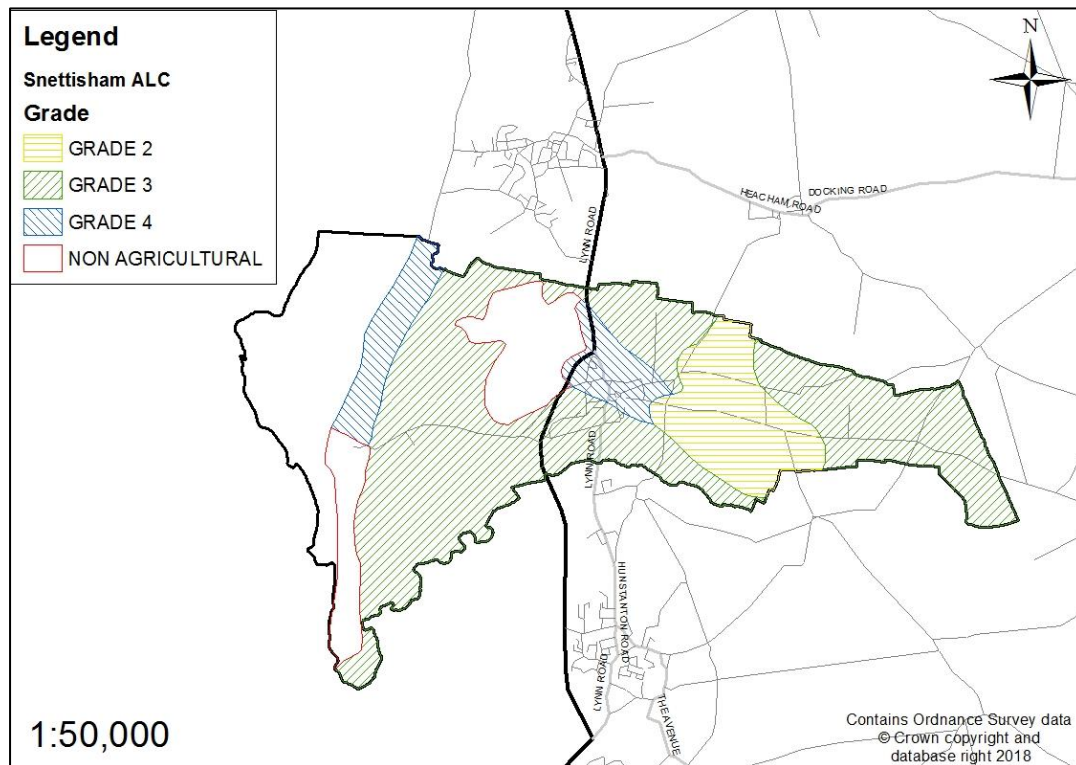


Borough Council of King's Lynn & West Norfolk Tel: 01553 616200 Email: ldf@west-norfolk.gov.uk	Title Snettisham (zoomed) Project / Details Local Plan review (2016 - 2036) 'Call for Sites & Policy Suggestions' Consultation 2016 - Sites Submitted	Scale 1:10,000 Date 10/03/2017 Drawn by / Department FB/PP Drawing / Reference Number 050a	Legend Parish Boundary Submitted Sites 2016	© Crown copyright and database rights 2017 Ordnance Survey 100024314
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Sites put forward for allocation in the BCKLWN Local Plan Review (2016-2036) – Ingoldisthorpe



Agricultural Land Classifications:



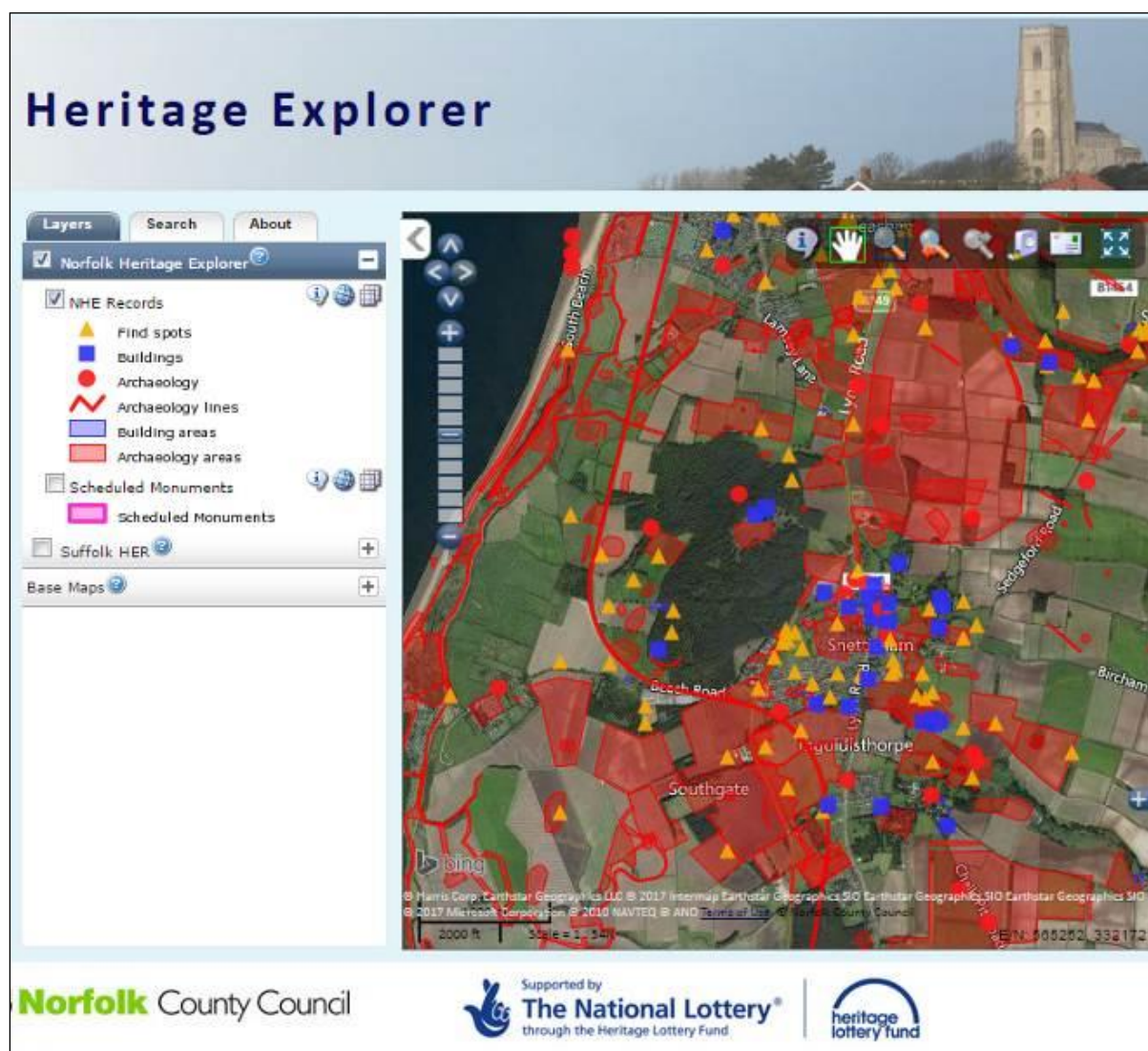
Source:DEFRA

NP12 – Archaeology, Planning Applications and Agricultural Land Classification

Archaeological remains are a crucial link with our past and those of national importance are often designated as Scheduled Monuments. All of these are fragile: once lost, they can never be replaced. 'Scheduling' is shorthand for the process through which nationally important sites and monuments are given legal protection by being placed on a list or 'schedule' to protect these sites from the modern pressures of road building, urban development or agricultural techniques. A schedule has been kept since 1882 of monuments whose preservation is given priority over other land uses. Snettisham is home to two Scheduled Ancient Monuments - a Romano-British Villa at Park Farm and the remains of a tower at Lodge Hill. The latter is deemed to be "at risk" of collapse by Historic England.

The Parish is also home to a number of archaeological areas and find spots, as shown in the map below.

Archaeological Areas and Find Spots



Source: Norfolk Heritage Explore

NP14 - Transport

Method of Travel to Work	Snettisham - number	Snettisham - %	King`s Lynn and West Norfolk - number	King`s Lynn and West Norfolk - %
In work	970	100%	67,268	100%
Work mainly at or from home	67	7%	4,000	6%
Underground, metro, light rail, tram	3		114	
Train	7		1,038	
Bus, minibus or coach	24	2.5%	1,517	2.5%
Taxi	2		174	
Motorcycle, scooter or moped	6		496	
Driving a car or van	706	73%	45,671	68%
Passenger in a car or van	48	5%	4,110	6%
Bicycle	28	3%	3,248	5%
On foot	72	7.5%	6,442	10%
Other method of travel to work	7		458	
Not in employment	866		39,323	

This shows that residents of Snettisham are more likely to get to work in a car/van than the Borough as a whole, and less likely to walk and cycle to work.

CA2 – Open Space

Under the “six-acre standard”, open and green space should be provided at a rate of 6 acres (2.4) per 1,000 people, of which 4 acres (1.6 ha) should be for outdoor sport and recreation space (including parks and other green spaces) and 2 acres (0.81 ha) for children's play, with some of this being equipped playgrounds. The current population of Snettisham is 2,570, which equates to a need for 10 acres of playing fields and 5 acres of play areas. However, currently, recreational space only amounts to approximately 5 acres with 1.75 acres of children’s play areas.

SECTION 8 – APPENDICES – relevant information and maps

APPENDIX 1

Note from Clerk to Council re: Green Space in Snettisham – Sept 2016

APPENDIX 2

Population breakdown of the Village by age and domestic status etc. – source ACRE

APPENDIX 3

Neighbourhood Plan Process – typical order of events

APPENDIX 4 – MAPS

- 1 *Parish Map*
- 2 *Flood Zone Map – showing high and medium risk*
- 3 *Current¹⁵ residential building development showing preferred Poppyfields site*
- 4 *Current major commercial sites*
- 5 *Footpaths*

APPENDIX 5

Other information

Please note that all consultation responses are in the Consultation Statement

¹⁵ “Current” – i.e. at time of initial development of Plan

APPENDIX 1 – Letter from Clerk to Council – September 2016

GREEN SPACE IN SNETTISHAM

Councillors may recall I have mentioned this several times now. We are listed as being deficient in parks/gardens and amenity green space, and do not meet the “six acres standard” for recreational space either.

Having contacted the Borough I can give more information.

From Wikipedia “The [six acre] standard suggests that for each 1000 residents there should be 4.0 acres for outdoor sport and recreation space (including parks) and 2.0 acres for children's play, with some of this being equipped playgrounds”

For 2,500* therefore we should have 10 acres of playing field and 5 acres of play areas.

The Memorial Field is c5.2 acres, and the three play areas, Lodge Walk (0.85 – the main square area), Poppyfields (0.75) and Memorial Field (0.15) total 1.75 acres.

On current population* therefore we have around half the playing field and play area space we should have, and there is never any additional space created when new builds occur. To make things easier to visualise, every 75 new individuals should produce a play area the size of the one on the Memorial Field. Every 250 people should give us another acre of playing field space (20% of the Memorial Field).

In essence by the time the Village population reaches 3,000 we would require an area almost the size of Poppyfields in its entirety simply to meet this standard. I believe this might be something that Council begins to consider.

*Population figures:

2001 census: 2374

2011 census: 2570

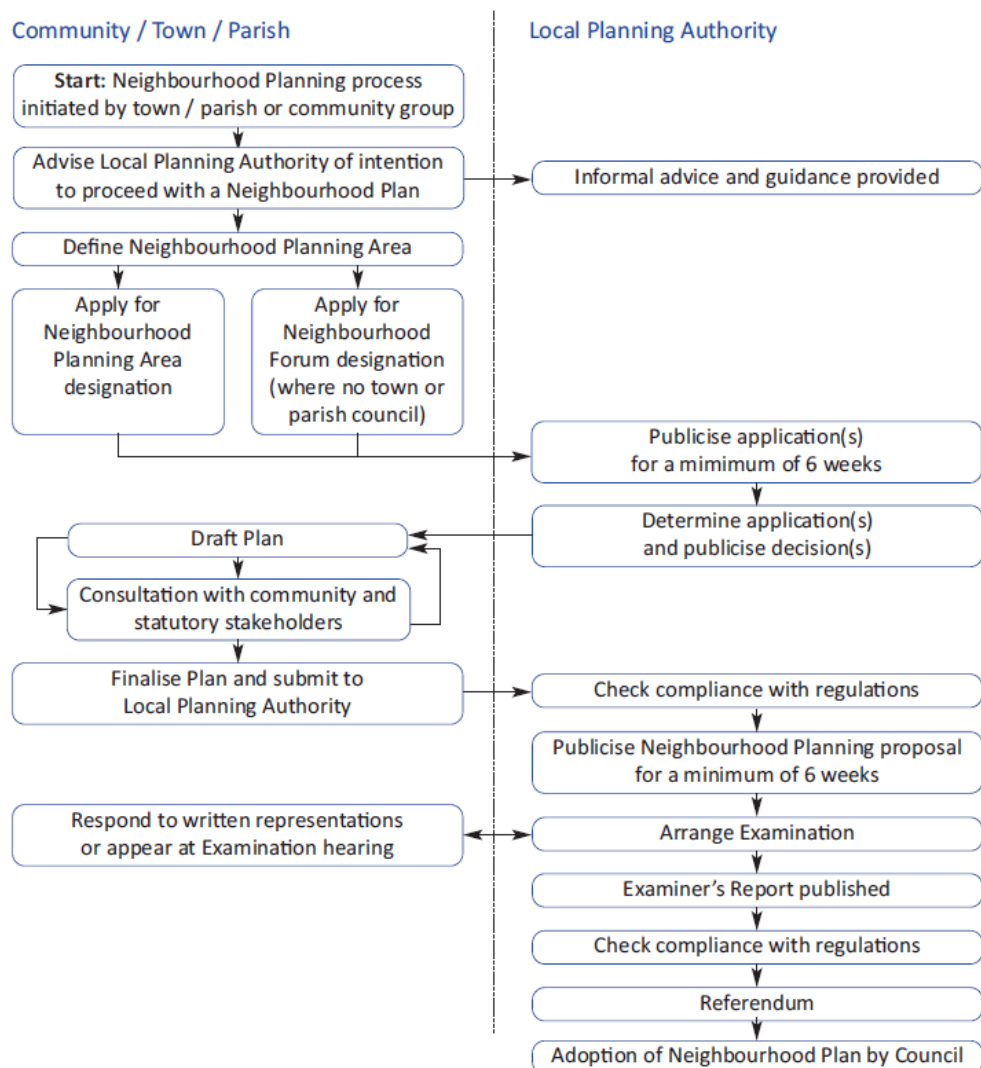
APPENDIX 2a - Population Breakdown by Age

Indicator	Snettisham		BCKLWN	England
	Number	Rate	Rate	Rate
All People (2011)	2570			
Males (2011)	1195	46.5	48.9	49.2
Females (2011)	1375	53.5	51.1	50.8
Aged 0-15 (2011)	330	12.8	16.8	18.9
Working age (2011)	1355	52.7	60.3	64.7
Aged 65+ (2011)	885	34.4	23.0	16.3
Dependency Ratio (2011)		0.9	0.7	0.6
Female, aged 0-4 (2011)	65	4.9	5.2	6.0
Female, aged 5-9 (2011)	40	2.8	4.6	5.4
Female, aged 10-14 (2011)	60	4.3	5.1	5.6
Female, aged 15-19 (2011)	50	3.5	5.3	6.1
Female, aged 20-24 (2011)	35	2.7	5.1	6.6
Female, aged 25-29 (2011)	45	3.1	5.4	6.8
Female, aged 30-34 (2011)	55	4.1	4.8	6.5
Female, aged 35-39 (2011)	60	4.4	5.6	6.6
Female, aged 40-44 (2011)	65	4.7	6.7	7.3
Female, aged 45-49 (2011)	85	6.3	7.0	7.3
Female, aged 50-54 (2011)	85	6.2	6.4	6.4
Female, aged 55-59 (2011)	105	7.5	6.5	5.6
Female, aged 60-64 (2011)	150	10.8	7.8	6.0
Female, aged 65-69 (2011)	160	11.6	6.6	4.8
Female, aged 70-74 (2011)	95	7.1	5.5	4.0
Female, aged 75-79 (2011)	90	6.5	4.7	3.4
Female, aged 80-84 (2011)	75	5.3	3.8	2.7
Female, aged 85-89 (2011)	40	2.8	2.5	1.9
Female, aged 90+ (2011)	25	1.7	1.3	1.1
Male, aged 0-4 (2011)	40	3.3	5.6	6.5
Male, aged 5-9 (2011)	45	3.8	5.3	5.8
Male, aged 10-14 (2011)	60	4.8	5.6	6.1
Male, aged 15-19 (2011)	60	5.2	5.8	6.6
Male, aged 20-24 (2011)	35	3.1	5.9	6.9
Male, aged 25-29 (2011)	40	3.3	5.9	7.0
Male, aged 30-34 (2011)	40	3.5	5.2	6.7
Male, aged 35-39 (2011)	55	4.8	5.6	6.8
Male, aged 40-44 (2011)	55	4.5	6.7	7.4
Male, aged 45-49 (2011)	70	5.9	7.2	7.4
Male, aged 50-54 (2011)	65	5.5	6.4	6.5
Male, aged 55-59 (2011)	70	5.9	6.0	5.7
Male, aged 60-64 (2011)	145	12.3	7.4	6.0
Male, aged 65-69 (2011)	120	10.2	6.6	4.7
Male, aged 70-74 (2011)	100	8.4	5.4	3.7
Male, aged 75-79 (2011)	90	7.7	4.3	2.9
Male, aged 80-84 (2011)	50	4.3	2.9	2.0
Male, aged 85-89 (2011)	35	2.8	1.6	1.1
Male, aged 90+ (2011)	5	0.5	0.6	0.4

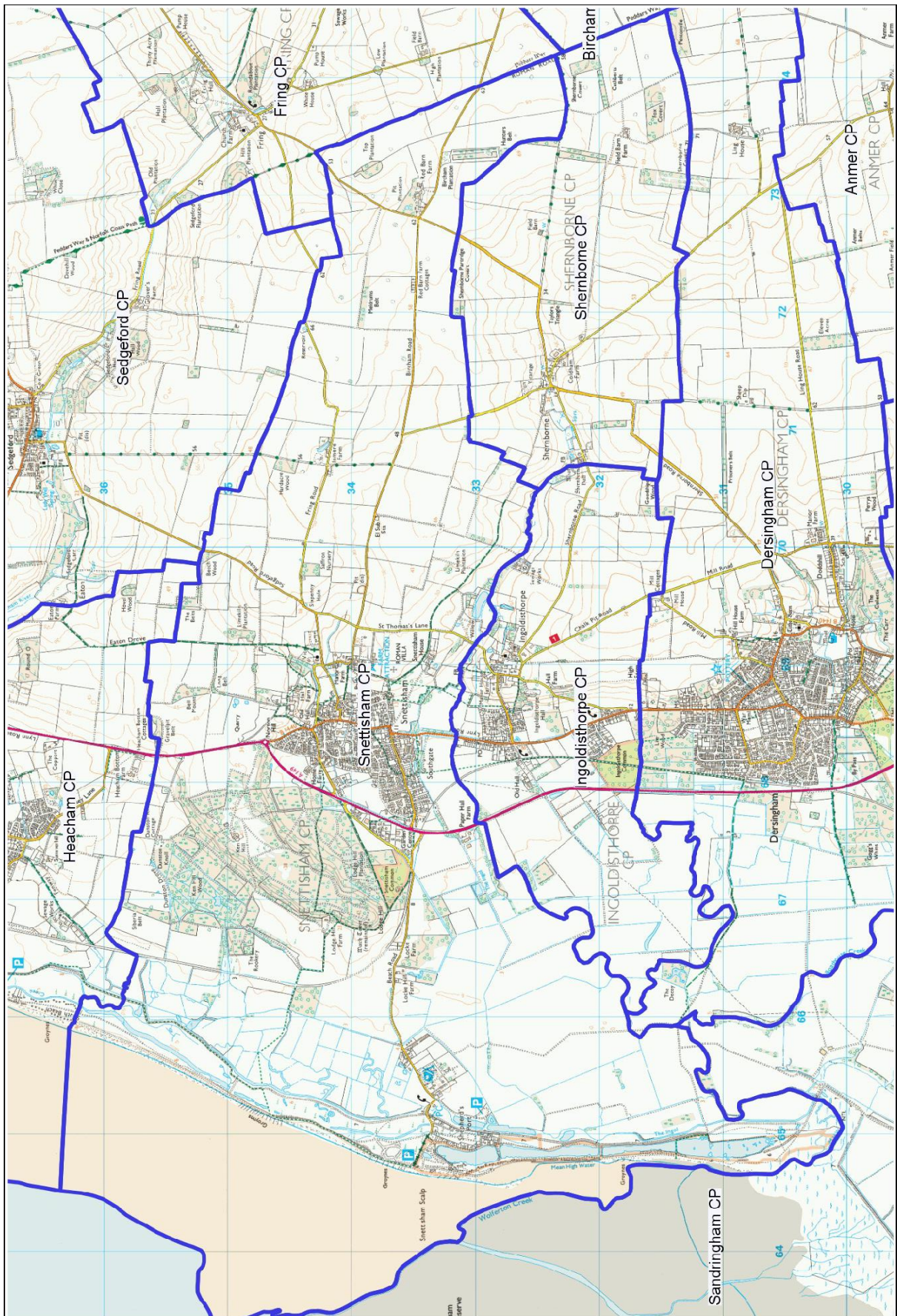
APPENDIX 2b - Population Breakdown by Domestic Status

Indicator <i>(2011 unless stated)</i>	Snettisham		BCKLWN	England
	Number	Rate	Rate	Rate
All households	1,255			
Pensioner households	490	39.0	27.9	20.7
Lone Pensioner households	260	14.4	14.4	0.0
Student households	0	0.0	0.0	0.0
One person households	170	13.5	12.8	0.0
Married households	385	30.6	35.3	0.0
Cohabiting households	80	6.2	10.6	0.0
Other households	75	6.1	8.5	0.0
Households of one pensioner (% of all pension households)	260	20.8	14.4	12.4
Lone-parent households (% of households with dependent children)	55	4.5	4.9	7.1
Households of one pensioner (% of all households)		53.3	51.6	59.6
Households of one lone-parent family (% of all households)		25.9	19.3	24.5
White British	2,495	97.0	92.2	79.8
White (Non-British)	40	1.6	5.1	5.7
Non-white	35	1.4	2.7	14.6
Mixed	10	0.5	0.9	2.3
Asian	25	0.9	1.3	7.8
Black	0	0.0	0.4	3.5
Arab	0	0.0	0.1	0.4
Other ethnic group	0	0.0	0.1	0.6
People born In England	2,415	94.0	90.0	83.5
People born in Scotland	30	1.1	1.3	1.3
People born in Wales	10	0.4	0.7	1.0
People born in Northern Ireland	10	0.4	0.3	0.4
People born in Republic of Ireland	15	0.5	0.4	0.8
People born in other EU countries	25	1.1	1.3	1.7
People born in other EU Accession countries	5	0.3	2.6	2.1
People born elsewhere	60	2.3	3.4	9.4
People who have moved address in the last year (2001)	220	9.3	11.5	12.2
Population turnover rate, total inflow (‰ pop) (2009/10)		62.0	69.0	79.0
Inflow: people aged 1-14 (‰ pop aged 1-14) (2009/10)		83.0	83.0	88.0
Inflow: people aged 15-24 (‰ pop aged 15-24) (2009/10)		109.0	120.0	119.0
Inflow: people aged 25-44 (‰ pop aged 25-44) (2009/10)		99.0	101.0	112.0
Inflow: people aged 45-64 (‰ pop aged 45-64) (2009/10)		60.0	50.0	44.0
Inflow: people aged 65+ (‰ pop aged 65+) (2009/10)		30.0	28.0	29.0
Population turnover rate, total outflow (‰ pop) (2009/10)		48.0	68.0	79.0
Outflow: people aged 1-14 (‰ pop aged 1-14) (2009/10)		56.0	81.0	88.0
Outflow: people aged 15-24 (‰ pop aged 15-24) (2009/10)		118.0	138.0	125.0
Outflow: people aged 25-44 (‰ pop aged 25-44) (2009/10)		72.0	97.0	111.0
Outflow: people aged 45-64 (‰ pop aged 45-64) (2009/10)		38.0	42.0	45.0
Outflow: people aged 65+ (‰ pop aged 65+) (2009/10)		27.0	29.0	31.0
NI Number registrations of overseas nationals (2011/12)		0.0	1.4	1.6

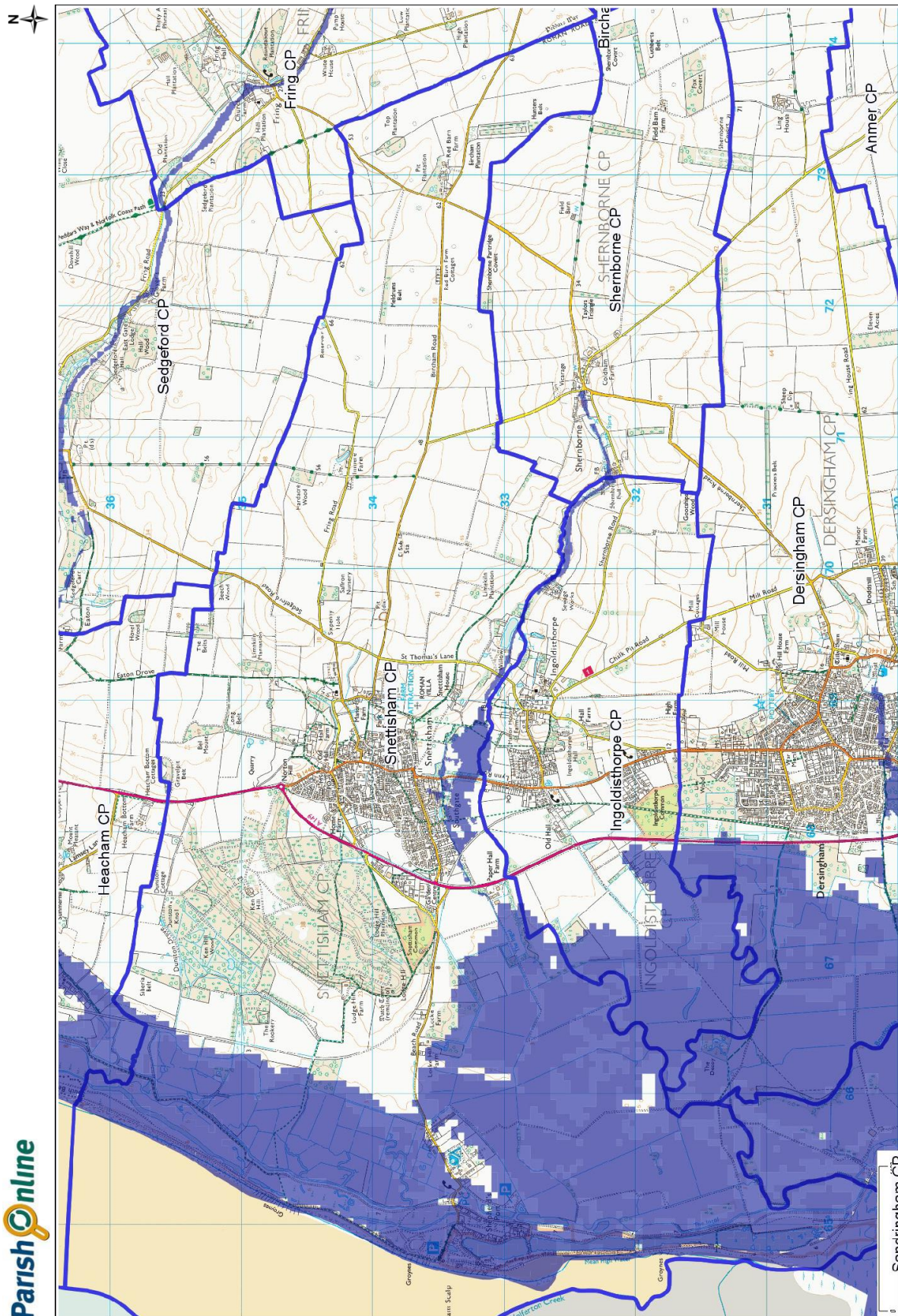
APPENDIX 3 – Neighbourhood Plan Process



APPENDIX 4.1 – Map of Snettisham Parish

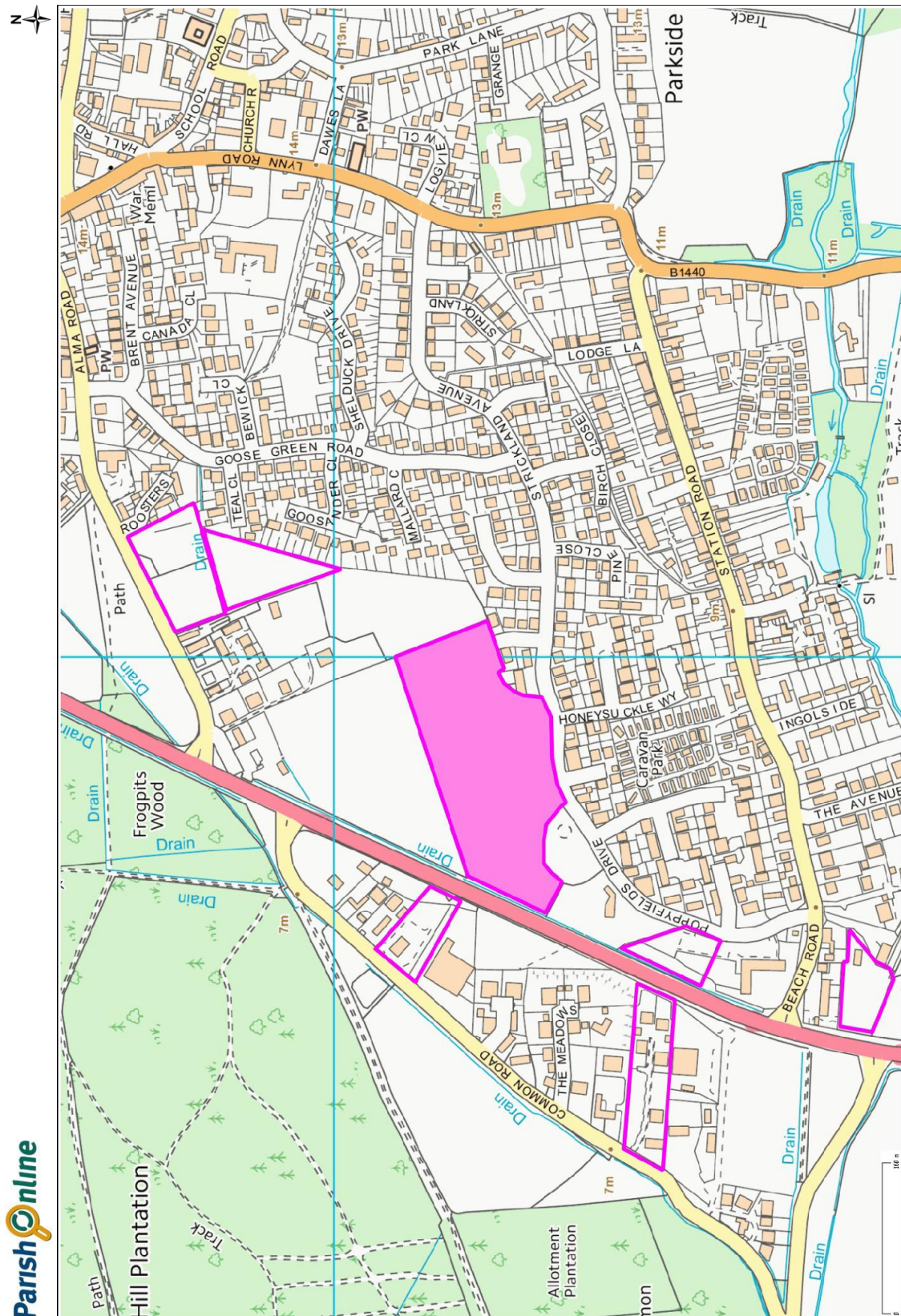


APPENDIX 4.2 – Map of Flood Zones



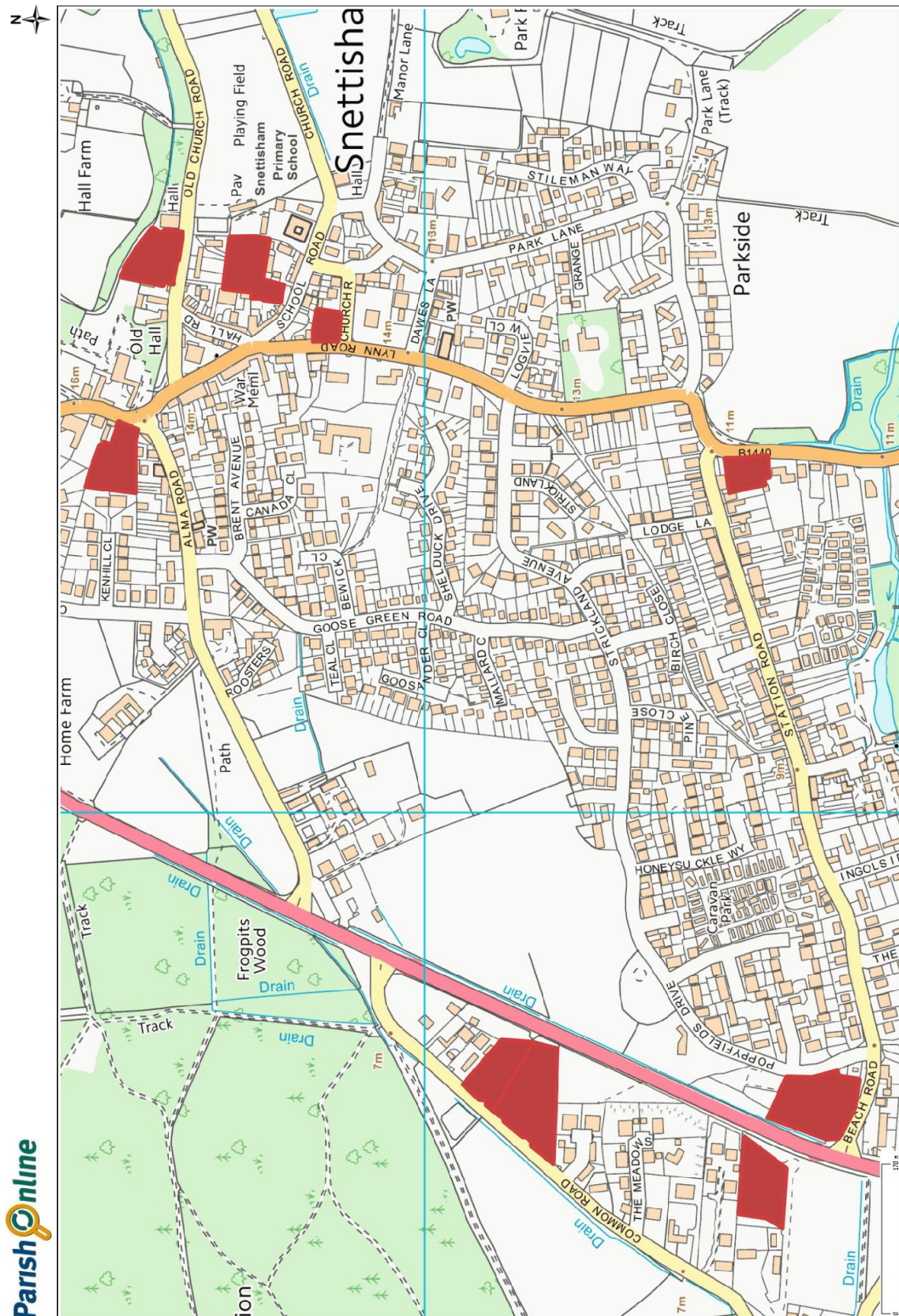
APPENDIX 4.3 – Map of Present Development with Proposed Residential Site

Areas outlined in pink are developments of multiple houses between planning and completion at the time the Plan was started. The solid pink area is the Poppyfields site proposed by the Plan.



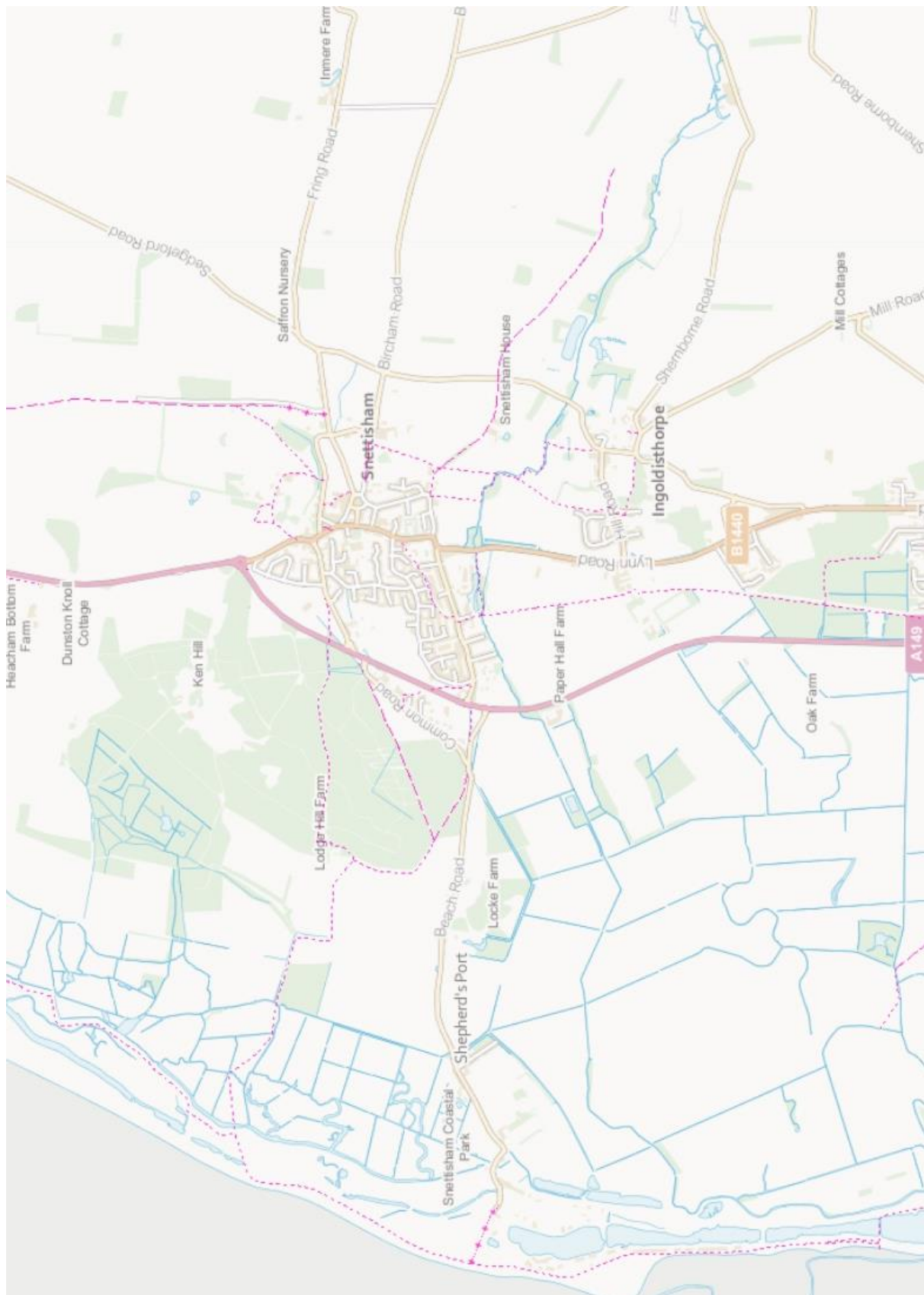
APPENDIX 4.4 – Current Major Commercial and Retail Sites

This map shows current major retail – Co-op, Garden Centre and Discount Warehouse – Pubs, Auction Rooms, Car Servicing and Building Supply outlet. There are additional smaller shops, cafes etc.



APPENDIX 4.5 – Footpaths within the designated Area

These are only the official Public Rights of Way; there exist numerous other pathways, some permissive, the remainder traditional or within open land.



APPENDIX 5 – Other Information

Additional documents

Habitat Regulations Assessment
Strategic Environmental Assessment – Scoping Report
Strategic Environmental Assessment – Final Report
Basic Conditions Statement, with:
 BCKLWN document on need for SEA and HRA
Consultation Statement

Neighbourhood Plan Team

Cllr Mel Billington – Chair
Cllr Pat Morton – Vice-Chair
Cllr Stuart Dark
Cllr Sandra Pipe
Cllr David Snelgrove
Julie Godfrey
Janet Lane
Lesley Marriage
Simon Bower – Parish Clerk

The late Cllr Ann Lamplugh was on the Team prior to her untimely death.

The Team is grateful for the support and interest of those members of the public who filled in the questionnaire and attended drop-in sessions, and the officers of the Borough Council who provided information and advice. Thanks also to Wild Frontier for the HRA, and Small Fish for the SEA and, in particular, extensive work in the later stages of the development of the Plan.

Credits

Unless otherwise stated:
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Maps prepared using Parish Online software, under PSMA licence, or from NCC website
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