SNETTISHAM
NEIGHBOURHOOD PLAN
2017
SNETTISHAM NEIGHBOURHOOD PLAN

1 Introduction to Snettisham and its environs
2 Purpose of Neighbourhood Plan
3 Stages in producing Neighbourhood Plan
4 Neighbourhood Plan project and rationale behind questions
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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 left 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 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.

On the Village side 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 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.

**SECTION 2 – PURPOSE OF NEIGHBOURHOOD PLAN**

The current BCKLWN Local Development Framework (LDF) allocation of new dwellings for the period to 2026 is 34. As of 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, it was clear that the total would be far in excess of the LDF figure. There was considerable frustration, even anger, among residents at the disproportionate increase, particularly with commonly-expressed concerns over infrastructure (drainage and doctors being the two most commonly mentioned). This was exacerbated with the approval of many of these dwellings as "windfall" when there was a five-year land supply issue which temporarily invalidated the LDF. Also, because this development was subject only to Section 106 requirements, the Village itself got no direct financial benefit; the possible advent of the Community Infrastructure Levy, and its more generous allocations to areas with Neighbourhood Plans, was another incentive.

While most residents understand 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.

The urgent need for a local plan was agreed.

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 3 – STAGES IN PRODUCING THE PLAN

- Evidence gathering and engagement:
  - Working Group set up – Sept 2015
  - Open Days and Questionnaire – April to July 2016
- Prepare the pre-submission NP:
  - Working Group meetings - ongoing
- Submission of draft for advice on the Plan and the need for Strategic Environmental Assessment – Nov 2016
- Meeting with BCKLWN to discuss first draft – Dec 2016
- Meeting with landowners to share information – Dec 2016
- Pre-submission publicity & consultation:
  - Public Meetings arranged by Snettisham PC - ?Jan 2017
  - Incorporate suggestions/amendments - ?Feb 2017
- Send to BCKLWN - ?Feb 2017
- BCKLWN advertise and seek representations – statutory consultation period
- Plan sent for examination by Inspector
- Referendum - ?Spring 2017
- Plan comes into force and is incorporated into local planning regulations
- Monitoring and auditing – ongoing

SECTION 4 – RATIONALE BEHIND QUESTIONNAIRE

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.

SECTION 5 – RESPONSES FROM QUESTIONNAIRE

102 questionnaires were completed.

The detailed breakdown of responses is given in the Appendix.
SECTION 6 – 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 Appendices 7 and 9.

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 10.2 - additional 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 Appendices), which give a flavour of what villagers consider important.
SECTION 7 – POLICIES

1. **New residential development should take place on currently available land near to Poppyfields – see Appendix 10.3**
   
   *This is land with no current agricultural use, which has much infrastructure (e.g. drainage) in place, and where expectations of development are long-standing, and the landowners are in general agreement*

2. **The number of new dwellings should be 20-40**
   
   *This is in line with previous plans, and ensures steady and sustainable development*

3. **New dwellings should consist predominantly of semi-detached houses and bungalows with two or three bedrooms**
   
   *This will encourage family occupation, while catering for retirement occupancy and down-sizing*

4. **New dwellings should be fully occupied and not used as second/holiday homes – this to be enforced through a covenant**
   
   *This to prevent the proportion of holiday homes rising to the level seen elsewhere in the Borough, with its deleterious effects on the Community*

5. **There should be between 20-30% affordable units**
   
   *This should encourage families both to remain in and move into the Village to keep a demographic balance*

6. **Affordable units should be available with a mix of rent & purchase options**
   
   *This to encourage local purchase and a balanced social mix*

7. **Dwellings should include local materials, e.g. carrstone, and be in keeping with the rest of the Village**
   
   *This to maintain and enhance the physical character of the Village*

8. **Dwellings should be constructed to the best practicable environmental standards**
   
   *This to reflect the sense that Government guidelines should be regarded as a minimum standard which Snettisham aims to exceed*

9. **Dwellings should have gardens**
   
   *This to maintain a sense of space within the Village*

10. **All dwellings should have off-road parking, appropriate to their size**
    
    *This to avoid further parking issues, and enhance visual aspects*

11. **Within the Village envelope only small scale retail business should be allowed**
    
    *This to maintain Village character and avoid increased traffic/parking issues*

12. **Larger scale commercial development should only take place west of the A149**
    
    *This to avoid heavier traffic using the Village, and make use of easier access*
13. **No development should take place on, or beyond, those areas marked on map in Appendix 9**
   
   *This to maintain separation between settlements, protecting green space within the Village and sites of scientific or architectural sensitivity*

14. **The six-acre standard for open space should be a long-term planning goal for Snettisham**
   
   *This to ensure that the deficiency in such space is gradually reduced*

15. **All planning decisions relating to the Village should take account of the natural environment and access to it**
   
   *This to encourage a healthy lifestyle and facilitate the use by residents of all the natural resources of the area. This would, for example, require connection of any development site directly to the footpath network and provide safe pedestrian access elsewhere*

16. **Any development should encourage pedestrian access to the Centre of the Village and prioritise traffic movements via the Bypass**
   
   *This to avoid exacerbating current traffic and parking issues*

17. **This Plan should remain in force until the end of 2032**
   
   *This give a fifteen year lifetime to the Plan from the Referendum*
SECTION 8 – APPENDICES – relevant information and maps

APPENDIX 1
TORC Magazine, March 2016 – copy sent to all households

APPENDIX 2
Population breakdown of the Village by age and domestic status etc – source ACRE

APPENDIX 3
Questionnaire – sent with TORC magazine July 2016, and also distributed at Village Fete etc.

APPENDIX 4
Detailed breakdown of Questionnaire responses – numerical

APPENDIX 5
Comments from Questionnaire forms

APPENDIX 6
Interpretation of responses in Appendices 4 & 5

APPENDIX 7
Note from Clerk to Council re Green Space in Snettisham – Sept 2016

APPENDIX 8
Responses to consultation after first draft released – to be included later

APPENDIX 9
Areas where development is undesirable or impractical with reasons

APPENDIX 10 – MAPS
1  Parish Map
2  Flood Zone Map – showing high and medium risk
3  Current building development showing preferred Poppyfields site
4  Current major commercial sites
5  Footpaths overlaid on Parish Boundary

APPENDIX 11
Other information
APPENDIX 1 – INCLUDED IN TORC MAGAZINE – MARCH 2016

The Future of the Village

Everyone has an opinion on where they live. How do you see the Village in five years, or in ten years, or beyond? It can be all too easy to be fatalistic about this and say that one has no chance to influence things: decisions are taken far from the Village; local views are not taken into account; money talks; the rules are always changing to allow more and more development etc. etc.

We do however have a chance to control these things locally through a Neighbourhood Plan. This does not stop change, but allows you to have an influence over what that change should be like. The plan would be a guide to all such decisions in the Village over the coming decade, and would be binding on the Borough Council which decides on planning matters.

Legally this has to be driven by the Parish Council, but in consultation at every stage with the public, eventually being put to the Village in a referendum – you may recall reading of these at Brancaster and South Wootton.

To explain why Council considers this important, please see the alternatives with and without a plan in place:

<table>
<thead>
<tr>
<th>With a Plan</th>
<th>Without a Plan</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Village has control over many aspects of its future.</td>
<td>All major decisions are taken elsewhere. While local views are sought, they can be ignored.</td>
</tr>
<tr>
<td>Required infrastructure can be included from the planning stage.</td>
<td>Infrastructure improvements only come after development, if at all.</td>
</tr>
<tr>
<td>Money from developers has to be given to the Village. How it is spent is decided here.</td>
<td>Such spending is decided at Borough and County level, and not necessarily on local priorities.</td>
</tr>
<tr>
<td>Planning matters – types and mix of homes etc. are decided in advance by the Village, and future development has to fit with that.</td>
<td>Each planning application is considered in isolation rather than as part of an overall plan. Such matters are decided in King’s Lynn.</td>
</tr>
<tr>
<td>We have a chance to develop a coherent view of the future of Snettisham, and involve everyone in this process.</td>
<td>All changes are piecemeal and there is no forward planning. Development is driven by short term considerations.</td>
</tr>
<tr>
<td>The views of residents are paramount, and legally enforceable.</td>
<td>The future of the Village is in the hands of people who may not live here.</td>
</tr>
<tr>
<td>The Plan looks at the whole Village.</td>
<td>Areas of the Village may get left behind.</td>
</tr>
<tr>
<td>We have an opportunity to include other matters – parking, commercial needs, open spaces etc.</td>
<td>These matters are only considered after pressure from interested parties. Even then there may not be the power to act locally.</td>
</tr>
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</table>

There is time pressure on this; it can take over a year to get a Plan through the whole process, and at the moment they expire in 2026, so we need to get the process started sooner rather than later. In addition the pressure on development is happening now, and we wish to avoid being too late.

We need to have a few more volunteers who are interested to be on the Plan Group – a total of around ten split roughly 50/50 between councillors and other residents. It is not a short or simple process, and would require a real commitment. However, the rewards for everyone in Snettisham could be considerable.

There will be a detailed presentation at the Open Days (see over) and an opportunity to ask questions and express an interest. In the meantime, as ever, please contact me for further info if you wish.
## APPENDIX 2a - Population Breakdown by Age

<table>
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<th>Indicator</th>
<th>Snettisham</th>
<th>BCKLWN</th>
<th>England</th>
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<tbody>
<tr>
<td></td>
<td>Number</td>
<td>Rate</td>
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<td>Working age (2011)</td>
<td>1355</td>
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<td>Aged 65+ (2011)</td>
<td>885</td>
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<td>Dependency Ratio (2011)</td>
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<td>Female, aged 0-4 (2011)</td>
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<td>Female, aged 5-9 (2011)</td>
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<td>2.8</td>
<td>4.6</td>
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<tr>
<td>Female, aged 10-14 (2011)</td>
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<td>4.3</td>
<td>5.1</td>
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<td>Female, aged 15-19 (2011)</td>
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<td>3.5</td>
<td>5.3</td>
</tr>
<tr>
<td>Female, aged 20-24 (2011)</td>
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<tr>
<td>Female, aged 25-29 (2011)</td>
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<tr>
<td>Female, aged 30-34 (2011)</td>
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<td>Female, aged 35-39 (2011)</td>
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<td>Female, aged 40-44 (2011)</td>
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<td>Female, aged 70-74 (2011)</td>
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<tr>
<td>Male, aged 90+ (2011)</td>
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## APPENDIX 2b - Population Breakdown by Domestic Status

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<th>England</th>
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<tbody>
<tr>
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<td>Rate</td>
<td>Rate</td>
</tr>
<tr>
<td>All households</td>
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<tr>
<td>Pensioner households</td>
<td>490</td>
<td>39.0</td>
<td>27.9</td>
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<tr>
<td>Lone Pensioner households</td>
<td>260</td>
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<td>14.4</td>
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<td>Student households</td>
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<tr>
<td>One person households</td>
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<tr>
<td>Married households</td>
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<tr>
<td>Cohabiting households</td>
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<td>Other households</td>
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<td>Households of one pensioner (% of all pension households)</td>
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<td>20.8</td>
<td>14.4</td>
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<tr>
<td>Lone-parent households (% of households with dependent children)</td>
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<td>4.9</td>
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<td>Households of one pensioner (% of all households)</td>
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<td>Households of one lone-parent family (% of all households)</td>
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<td>Other ethnic group</td>
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<td>0.1</td>
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<tr>
<td>People born In England</td>
<td>2,415</td>
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<td>90.0</td>
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<tr>
<td>People born in Scotland</td>
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<td>People born in Wales</td>
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<td>0.7</td>
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<td>People born in Northern Ireland</td>
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<td>People born in Republic of Ireland</td>
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<td>2.6</td>
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<tr>
<td>People born elsewhere</td>
<td>60</td>
<td>2.3</td>
<td>3.4</td>
</tr>
<tr>
<td>People who have moved address in the last year (2001)</td>
<td>220</td>
<td>9.3</td>
<td>11.5</td>
</tr>
<tr>
<td>Population turnover rate, total inflow (% pop) (2009/10)</td>
<td>62.0</td>
<td>69.0</td>
<td>79.0</td>
</tr>
<tr>
<td>Inflow: people aged 1-14 (% pop aged 1-14) (2009/10)</td>
<td>83.0</td>
<td>83.0</td>
<td>88.0</td>
</tr>
<tr>
<td>Inflow: people aged 15-24 (% pop aged 15-24) (2009/10)</td>
<td>109.0</td>
<td>120.0</td>
<td>119.0</td>
</tr>
<tr>
<td>Inflow: people aged 25-44 (% pop aged 25-44) (2009/10)</td>
<td>99.0</td>
<td>101.0</td>
<td>112.0</td>
</tr>
<tr>
<td>Inflow: people aged 45-64 (% pop aged 45-64) (2009/10)</td>
<td>60.0</td>
<td>50.0</td>
<td>44.0</td>
</tr>
<tr>
<td>Inflow: people aged 65+ (% pop aged 65+) (2009/10)</td>
<td>30.0</td>
<td>28.0</td>
<td>29.0</td>
</tr>
<tr>
<td>Population turnover rate, total outflow (% pop) (2009/10)</td>
<td>48.0</td>
<td>68.0</td>
<td>79.0</td>
</tr>
<tr>
<td>Outflow: people aged 1-14 (% pop aged 1-14) (2009/10)</td>
<td>56.0</td>
<td>81.0</td>
<td>88.0</td>
</tr>
<tr>
<td>Outflow: people aged 15-24 (% pop aged 15-24) (2009/10)</td>
<td>118.0</td>
<td>138.0</td>
<td>125.0</td>
</tr>
<tr>
<td>Outflow: people aged 25-44 (% pop aged 25-44) (2009/10)</td>
<td>72.0</td>
<td>97.0</td>
<td>111.0</td>
</tr>
<tr>
<td>Outflow: people aged 45-64 (% pop aged 45-64) (2009/10)</td>
<td>38.0</td>
<td>42.0</td>
<td>45.0</td>
</tr>
<tr>
<td>Outflow: people aged 65+ (% pop aged 65+) (2009/10)</td>
<td>27.0</td>
<td>29.0</td>
<td>31.0</td>
</tr>
<tr>
<td>NI Number registrations of overseas nationals (2011/12)</td>
<td>0.0</td>
<td>1.4</td>
<td>1.6</td>
</tr>
</tbody>
</table>
APPENDIX 3 – JULY 2016

SNETTISHAM NEIGHBOURHOOD PLAN QUESTIONNAIRE

Please fill in this questionnaire and return to the Parish Office by 22nd July, 2016. Neighbourhood Plans cannot prevent development, but are about ensuring better local control. Please bear this in mind when answering. All answers are confidential.

**Question 1 - New Dwellings**

If new dwellings are to be built, what type would you prefer?

- A single large development
- A number of small developments
- Individual plots
- In-fill only

*Answer 1 for highest preference; 2 for next and 3 for next - three answers only*

**Question 2 - Location**

Where should housing development take place?

List two places within the Parish boundary where you think it could:

1. 
2. 

List two places where you think it should not:

1. 
2. 

**Question 3 - Numbers**

What do you think should be the maximum number of new dwellings to be built in Snettisham in the next ten years?

- 10 to 19
- 20 to 29
- 30 to 39
- 40 to 49
- 50 to 99
- 100 plus

*Answer 1 for highest preference; 2 for next and 3 for next - three answers only*

**Question 4 - Property size**

What type of properties would you like to see built?

- One Bedroom
- Two Bedroom
- Three Bedroom
- Four Bedroom
- More than four Bedrooms

*Answer 1 for highest preference; 2 for next and 3 for next - three answers only*
**Question 5 - Property type**
What type of properties should any new housing be?
- Terraced
- Semi-detached
- Detached
- Bungalows
- Flats
- Fully Occupied - i.e. all-year round
- Second/Holiday homes
- Sheltered Accommodation
- Affordable Housing

*Answer 1 for highest preference; 2 for next and 3 for next - three answers only*

**Question 6 - Occupancy**
At whom should properties be aimed?
- Families
- Retired People
- Single People

*Answer 1 for highest preference; 2 for next and 3 for next*

**Question 7 - Affordable Housing**
Of any new dwellings, what percentage do you believe should be affordable/social housing?
- 20%
- 30%
- 40%
- 50%
- 60%

*Tick one*

**Question 8 - Affordable Housing**
How do you think affordable Housing should be paid for by the occupier?
- Purchased outright
- Mix of rent and purchase
- Rent only

*Answer 1 for highest preference; 2 for next and 3 for next*

**Question 9 - Infrastructure**
If development occurs, where would infrastructure improvement most be needed?
- Doctor
- Dentist
- School
- Other - eg roads.

*Please specify:*

*Answer 1 for highest preference; 2 for next and 3 for next - three answers only*
Question 9 - Housing - General:
Please add any comments about things you would like new housing to feature.
This could include: materials, environmental design, drainage (connected to mains or not), gardens etc.

Question 10 - Business & Enterprise
Do you think additional small businesses/commercial enterprises should be encouraged to set up in Snettisham?
Yes ☐ No ☐ Tick one

Question 11 - Business & Enterprise
What types should such businesses be?

Question 12 - Business & Enterprise
Where should such businesses be situated, within the Parish boundary?

Question 13 - Second Homes
Some villages have voted to prevent newly built houses becoming holiday/second homes.
If this is legally allowed, would you agree with such a policy in Snettisham?
Yes ☐ No ☐ Tick one

Question 14 - Your comments
Please add any things important to you regarding Snettisham:

About you
Please put your home post-code

Do you live in Snettisham all year round?
Yes ☐ No ☐ Tick one

Your age
under 20 ☐ 20-35 ☐ 36-50 ☐ 51-65 ☐ over 65 ☐ Tick one

Thank you for completing this form.
To be entered into the prize draw please add your phone number.
APPENDIX 4 - Breakdown of Numerical Questionnaire Responses

<table>
<thead>
<tr>
<th>Question 1 - New Dwellings</th>
<th>Pref 1</th>
<th>Pref 2</th>
<th>Pref 3</th>
</tr>
</thead>
<tbody>
<tr>
<td>A single large development</td>
<td>13</td>
<td>1</td>
<td>8</td>
</tr>
<tr>
<td>A number of small developments</td>
<td>14</td>
<td>23</td>
<td>44</td>
</tr>
<tr>
<td>Individual plots</td>
<td>16</td>
<td>51</td>
<td>9</td>
</tr>
<tr>
<td>In-fill only</td>
<td>45</td>
<td>8</td>
<td>19</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Question 3 - Numbers</th>
<th>10 to 19</th>
<th>20 to 29</th>
<th>30 to 39</th>
<th>40 to 49</th>
<th>50 to 99</th>
<th>100 plus</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>35</td>
<td>9</td>
<td>10</td>
<td>8</td>
<td>14</td>
<td>5</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Question 4 - Property size</th>
<th>One Bedroom</th>
<th>Two Bedroom</th>
<th>Three Bedroom</th>
<th>Four Bedroom</th>
<th>More than four Bedrooms</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>17</td>
<td>27</td>
<td>37</td>
<td>3</td>
<td>3</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Question 5 - Property type</th>
<th>Terraced</th>
<th>Semi-detached</th>
<th>Detached</th>
<th>Bungalows</th>
<th>Flats</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>10</td>
<td>8</td>
<td>6</td>
<td>13</td>
<td>2</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Question 6 - Occupancy</th>
<th>Families</th>
<th>Retired People</th>
<th>Single People</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>69</td>
<td>12</td>
<td>10</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Question 7 - Affordable Housing</th>
<th>20%</th>
<th>30%</th>
<th>40%</th>
<th>50%</th>
<th>60%</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>41</td>
<td>19</td>
<td>7</td>
<td>15</td>
<td>10</td>
</tr>
</tbody>
</table>
Question 8 - Affordable Housing

<table>
<thead>
<tr>
<th>Type</th>
<th>Yes</th>
<th>No</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Purchased outright</td>
<td>23</td>
<td>18</td>
<td>38</td>
</tr>
<tr>
<td>Mix of rent and purchase</td>
<td>47</td>
<td>35</td>
<td>2</td>
</tr>
<tr>
<td>Rent only</td>
<td>15</td>
<td>27</td>
<td>35</td>
</tr>
</tbody>
</table>

Question 9 - Infrastructure

<table>
<thead>
<tr>
<th>Service</th>
<th>Yes</th>
<th>No</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Doctor</td>
<td>55</td>
<td>25</td>
<td>80</td>
</tr>
<tr>
<td>Dentist</td>
<td>6</td>
<td>23</td>
<td>29</td>
</tr>
<tr>
<td>School</td>
<td>12</td>
<td>26</td>
<td>38</td>
</tr>
<tr>
<td>Other - eg roads.</td>
<td>19</td>
<td>13</td>
<td>32</td>
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</table>

Question 10 - Business & Enterprise

<table>
<thead>
<tr>
<th>Option</th>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agree to encourage small business</td>
<td>76</td>
<td>21</td>
</tr>
</tbody>
</table>

Question 13 - Second Homes

<table>
<thead>
<tr>
<th>Option</th>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>For new-build no second home policy</td>
<td>76</td>
<td>24</td>
</tr>
</tbody>
</table>

About you

<table>
<thead>
<tr>
<th>Category</th>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Live in Snettisham all year round</td>
<td>88</td>
<td>12</td>
</tr>
<tr>
<td>Do not</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Aged under 20</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>Aged 20-35</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>Aged 36-50</td>
<td>3</td>
<td></td>
</tr>
<tr>
<td>Aged 51-65</td>
<td>30</td>
<td></td>
</tr>
<tr>
<td>Aged over 65</td>
<td>65</td>
<td></td>
</tr>
</tbody>
</table>
APPENDIX 5 – Questionnaire Summary – responses to open questions

**Question 2 – Location**
Where should housing development take place?
List 2 places within the Parish boundary where you think it could.

1. Not sure as new to the parish
2. Off A149
3. Cherry Tree
4. Woods on SN bypass (end). Which were burnt 2 years ago.
5. Between Station Road & Common Road
6. East of Common Road south of bypass
7. Outskirts
8. Far side of bypass
9. Some extra homes on Poppyfields
10. Past the church
11. Off Poppyfields Drive
12. Common Road West
13. Poppyfields
14. Cherry Tree Road
15. Within Present built up boundary
16. Really don’t mind where in the village development takes place
17. Allotments – Saffron side (back of council houses
18. Cherry Tree Road
19. Common Road
20. Brown land
21. Poppyfields (near garden centre)
22. Park Farm
23. Opposite allotments
24. Land off bypass
25. Poppyfields extension
26. West side of bypass – to the exclusion of Common Road South
27. NOWHERE
28. On brown fields sites which are not in use
29. Poppyfields
30. Poppyfields
31. Is there a useful plan to see?
32. Beach Road
33. A149, Bypass
34. Undecided
35. Fields opp Poppyfields estate
36. Poppyfields
37. Field behind allotments – facing the houses
38. Beach Road
39. Kenhill Wood
40. Near the auction House
41. Near the garden centre at the end of Station Road
42. Undeveloped land at Poppyfields
43. Open land next to Poppyfields
44. Open land top of Beach Road
45. Land next to Kim Cairns (Beach Road)
46. Land opposite Doctors/Vets Common Road East
47. Opposite Playing Field next to British Legion Hut
48. Land left at Poppyfields by Wagga Jex
49. Near the common
50. Old Church Road
51. Beach Road/Bypass
52. Road towards Ingoldisthorpe
53. Snettisham Hall? opp Factory Shop
54. Large field opposite Poppyfields
55. Land west of bypass
56. Opposite Poppyfields
57. West of bypass
58. Poppyfields Drive
59. Extension of Poppyfields
60. Lynn Road on entering Snettisham
61. Past the church towards Sedgeford
62. Where they propose Silica Sand to be
63. Brownfield sites around Common Lane
64. Possible Beach Road too.
65. We have enough houses and I could not say we need any more at the moment
66. Church Road
67. Beach Road
68. NONE
69. Opposite playing/sports field – Saffron side
70. Field Poppyfields Drive
71. Only fill in
72. King's Lynn Road
73. Next to Poppyfields Garden Centre
74. Common Road past auction Rooms
75. Site 190/550
76. Site 191/551
77. Poppyfields
78. On A149 Paper Hall Farm area
79. On A149 south of Norton Hill Roundabout
80. Paper Hall Farm, on bypass
81. Quarry, N of Roundabout
82. Opposite the Poppyfields estate
83. NOWHERE (x 2)
84. Poppyfields near play area
85. Opposite Saffron Side – near allotments
86. Poppyfields
87. Beach side bypass
88. Village already over quota for next 5 years, no new development needed.
89. None
90. Beach Road
91. End of Poppyfields
92. Next to British Legion Hall
93. Poppyfields
94. Poppyfields
95. Beach Road/Main Road corner
96. Current new build sites on Lynn Road
97. Unsure as I haven't visited the compete area
98. Empty field on Poppyfield Drive
99. Poppyfield
100. Ken Hill
101. ?
102. Sedgeford Road – opposite playing field
103. In fill
104. ?
105. Land north of Poppyfields Drive
106. Land north of Poppyfields Drive
107. Land opposite Deer Farm
108. Vacant land on Poppyfield Estate
109. Nowhere
110. Lynn Road
111. Poppyfields
112. On the western side of bypass

Snettisham Neighbourhood Plan 2017; Revision Date: 16/1/2017
113. On field opposite Poppyfields that is empty bar rabbits
114. On other side of main road
115. In fill only
116. In or along the empty field by the play park adjacent to Poppyfields
117. Nowhere comes to mind but should be environmentally friendly

**Question 2 – Location**

List 2 places where you think development should not take place

1. In the village itself
2. Near historic buildings
3. Over past the Mill Fields
4. In centre of village
5. Places of natural beauty
6. Field on Lynn Road heading towards Dersingham
7. North of Common Road East
8. Between Snettisham and Ingoldisthorpe
9. Poppyfields adjacent to park
10. No more west of bypass (A149)
11. Centre of village
12. Outside present built up boundary
13. I really don't mind where in the village development takes place
14. Land opposite Factory Shop
15. Poppyfields
16. Between village and Kenhill Wood
17. Near Church
18. The park opposite the Factory Shop
19. A149 Road frontage between The Bamboo Centre and Ingoldisthorpe
20. NOWHERE
21. On existing green fields
22. Not at all
23. Centre of village
24. Station Road
25. Common Road
26. Is there a useful plan to see?
27. Station Road
28. Lynn Road
29. Within village itself
30. Bircham Road
31. Undecided
32. Playing fields near church
33. Green near The Paddocks (off Shelduck Drive)
34. Field opp. Playing field – near British Legion
35. Field behind Fishers end up to roundabout
36. Playing field
37. Station Road
38. Near the church
39. Near the British Legion Hut/playing field
40. Between Snettisham and Ingoldisthorpe
41. Within the village
42. Land between Common Road West and Kennhill Woods/Common
43. Land between church and playing field
44. Station Road
45. In village centre
46. Near to roundabout on road towards Heacham
47. Common Road East or West – Goose Green areas
48. AonB
49. In front of church
50. AonB

Snettisham Neighbourhood Plan 2017; Revision Date: 16/1/2017
51. In front of church
52. Cherry Tree Road (AonB)
53. Not past Park Farm
54. No more down Common Road
55. No more down Station Road
56. Centre of village
57. Poppyfields Drive
58. Snettisham Common
59. East side of village
60. Poppyfields Drive
61. Centre of village
62. NONE
63. Beach side of A149
64. Common Road West
65. Land off Poppyfields Drive
66. Poppyfields Drive
67. Council Houses Sedgeford Road
68. Manor Lane allotments
69. Site 1205
70. Site 193/553
71. Common Road West
72. Commercial Land
73. Park Farm & Snettisham House
74. Within half mile of Snettisham Church
75. Snettisham House
76. Within half mile of St. Mary’s Church
77. Existing public green areas
78. Fields, green spaces
79. Close to main roads
80. On beach side of A149 – too dangerous to cross
81. Cherry Tree Road
82. Between British Legion Hall & Bircham Road
83. Alma Road
84. Station Road
85. Village already over quota for next 5 years, no new development needed
86. All
87. Opposite Factory Shop
88. Common Road
89. Recreational Spaces
90. Any large area i.e. Opp Poppyfields
91. Land opposite bungalows on Poppyfields Drive
92. West of A149
93. Common Road East
94. Common Road West
95. ?
96. Not on arable lands
97. Poppyfields Drive
98. Poppyfield Drive
99. ?
100. Land south of Station Road/Lynn Road junction
101. North of village i.e. NE of Lynn Rd Junction & NW of Cherry Tree Road
102. Land SE of Station Road/Lynn Road Junction
103. North of village – NE of Lynn Road and NW of Cherry Tree Road
104. Cherry Tree Road
105. Common Road
106. Nowhere
107. Station Road
108. Common Road
109. Not on eastern side of bypass
110. On fields between Snettisham and Ingoldisthorpe
111. On field opposite factory shop
112. Field in front of church
113. Field north side of Poppyfields Rd
114. Any open spaces which keep Snettisham the lovely place it is

Question 9 – Housing – General
Please add any comments about things you would like new housing to feature. This could include; materials, environmental design, drainage (connect to mains or not) gardens etc.

1. Local stone and some modern
2. Good drainage with mains connected. With gardens.
3. The developers know what buyers want. Houses should retain the character of the village, a mix of brick carrstone and tiles
4. Sandstone material to keep within the area. Environmental design to enhance area. More gardens
5. Drainage and water supply – already a problem. Property should blend in
6. Materials should be in keeping with current buildings. Gardens and green ‘open’ spaces are important
7. Drainage (connect to mains) was underlined
8. In keeping with Norfolk local design, sewerage connected to mains, small gardens, parking space for more than one vehicle
9. Carrstone only (as frontage)
10. Houses need parking spaces as there is too much on road parking in the village
11. All housing should be residential only and mainly for families and local people. On main drainage and with gardens where possible
12. I think it is important to have a garden and should be built to fit into the village
13. To match what is in the village
14. Traditional looking houses using materials fitting in with the area. With gardens and connected to the mains. No 3 storey houses
15. Gas supply, connected to mains, in keeping with traditional properties i.e. use of carrstone
16. Merge consideration for car parking within the community with central shopping
17. Think about car parking and drainage
18. Should be kept with environmental design
19. Carrstone
20. Car parking (off road)
21. Solar panels, carrstone traditional build, off road parking for three or more vehicles per property. Rubbish bin stores located at front of properties. Rain water storage tanks for gardens & toilets
22. Adequate drainage. Planning to deal with threat of floods
23. Gardens/environmental/drainage
24. Local materials where feasible; in keeping with locality. Mains connected where possible, otherwise Klargestester type
25. Carrstone facings. Small gardens. Parking out of sight at back. Plant some trees to soften the brick/concrete view
26. Off road parking, buildings to be similar in style to rest of area
27. Better drainage – flooding a constant problem. Carrstone to be used in all new buildings
28. Each dwelling good plot for a garden
29. Gardens, local building materials i.e. carrstone
30. Connected to main drains. Off road parking
31. Drainage/connected to main drains. Gardens with natural permeable surfaces
32. Houses should be sympathetic to surrounding buildings and connected to all main services especially sewers
33. In keeping with surrounding properties, small gardens
34. Gardens, carrstone/flint
35. Full impact on drainage system in village taking into account the additional housing now being built or planned
36. All should in keeping with the existing
37. Mains drainage
38. Mains drainage
39. In keeping with village properties ground of outsource heating/pu panels, permeable hard surfaces, small tree and hedge planting on boundaries, open amenity areas, sewage treatment, soakaways, ample parking provision, street lighting to match new existing
40. Must be connected to all main services, well drained, some garden, must have a garage on parking area
41. Carrstone, gardens, mains drainage, wider roads, more parking areas
42. Adequate parking/garages i.e. stop putting the maximum density of houses on the smallest plot
43. Can our sewage system cope with many new housing developments in our village?
44. NONE
45. Brick and/or carrstone to fit in with village. Drainage – main if improved sufficiently. Solar panels incorporated – parking off road
46. Carrstone, connected to mains, garages, gardens – small
47. Classic Norfolk design. Drainage to mains and definitely roads good lighting and gardens
48. Good drainage to compensate for any future flooding issues gardens, traditional build and materials
49. Improved sewerage/drainage system. Building design and materials in keeping with existing traditional built houses in village e.g. carrstone
50. Eco friendly, in keeping with the environment (carrstone) good sewage system and road access
51. Eco houses, solar energy, not connected to drainage, large gardens, more open spaces, to use locally sourced materials, recycle rain water
52. In keeping with local historical style with locally sourced material e.g. carrstone & brick style. Mains drainage with infrastructure improvement to support – all mains & phone supplies underground – two stories max
53. Style in keeping with W. Norfolk i.e. carrstone & brick; mains drainage; power and phone lines buried; height of building no higher than village
55. Gardens (most new developments are concrete jungles!) Houses not so close together. Houses not right close to the main road. Parking spaces for each house. Local carrstone used.
56. Reasonable gardens. Carrstone in keeping architecture
57. Gardens. Connected to mains. Traditional materials
58. Mains drainage, garden & off road parking, suitable material for area, max 2 storey if flats
59. Off road parking – (congestion is bad)
60. Built local stone, improve drainage
61. Where chosen sites may be agreed all my about answers should be considered
62. Gardens. Connected to mains. Traditional materials
63. With gardens. Sympathetic to village style. Brick/carrstone
64. Gardens/carrstone mix/mains drainage problem
65. Mainly Doctors et. And roads, when I first came here it took two years to get a dentist
66. Gardens, environmentally friendly, traditional materials, connected to mains
67. Should be sensitive to the environment but in keeping with surrounding properties. All should have gardens so as to attract wildlife
68. Gardens a priority for homes but could be shared if in a complex. Sympathetic design to fit existing buildings v. important
69. Mains sewage, street lights, chalet type houses/bungalows
70. New builds should be in keeping with local styles
71. Same as existing properties no modern architecture, more older type beams?
72. Traditional village ‘gingerbread’ stone, as eco friendly as possible
73. Should be sympathetic to existing houses e.g. carrstone, eco friendly design
74. Drainage is paramount
75. Use sandstone, similar to local housing. Adequate drainage is a must. All must have designated parking to prevent road parking
76. Main drains. Off road parking. Gardens
77. 1. Local stone/brick 2. Main drains 3. Gardens and all new buildings should have solar panels as standard
78. Carrstone to fit in with style of village. Ban gravelled/slabbed front gardens unless absolutely necessary
79. Small development in keeping with the rest of the village or park home sites
80. Housing should match other properties in design, style & materials. Parking & gardens must be fitted in plans
81. Swift nest-boxes Breeam standard
82. Eco design, water management systems, communal areas
83. Good quality homes to meet local needs and demand
84. Good quality homes to meet local needs and demand
85. Environmentally friendly & connected to mains
86. Should be built of materials to blend with existing building. Should have parking provision and improved drainage. Should all be no more than two stories and have gardens
87. Should be built with solar panels on, eco buildings, if an old part of the village carrstone must be used. All buildings sympathetic with the village. Should have gardens
88. Carrstone
89. The houses should be in keeping with the area e.g. carrstone, more traditional design
90. Sympathetic design & materials to compliment the area

**Question 11-Business & Enterprise**
What types should such businesses be?

1. TEC
2. Only entrepreneurs risking their own money can decide
3. Shops, retail (bakers, butchers etc)
4. Cake shop (speciality)
5. N/A
6. With Co-op + chemist + post office, shops not presently necessary
7. Any that encourages local employment
8. Hi-tech/Artisan
9. Food shops, cafes
10. All welcome
11. Anything help village local employment
12. Shops (bakery, butcher) & local crafts selling Norfolk produce
13. Restaurant, clothing, gift shop
14. Butcher!!
15. N/A
16. Light
17. Retail
18. Small business i.e. I.T, design, office, shops
19. Once Co-op opens essentials covered, maybe a butchers
20. Start-ups or smaller developing firms
21. A. shops & offices B. Light engineering + manufacturing for jobs
22. Bank/Building Society
23. Any that could make it work
24. Businesses that contribute to the community
25. Shops & offices
26. Selection of different shops
27. Businesses that employ staff
28. Ones likely to survive in this small village
29. When we get the co-op we will have all we need for our village
30. Locally sourced produce shop. Bakery/Delicatessen
31. Small/Low Personnel Requirements
32. Retail
33. Those offering maximum jobs but fit into rural location
34. Those that offer employment & are suitable for residential area
35. Vehicle maint. Light engineering. Graphic/computer design
36. Greengrocer
37. Bakery, wet fish, shoe shop, green grocer
38. We need to develop the existing ones
39. Any
40. Green Grocer, Bakery
41. NONE
42. Varied Butcher?
43. Workshops, offices
44. Offices & shops
45. None
46. Small industrial
47. Crafts, local farm produce, Bakery
48. Country clothing/Crafts/Restaurant-Wine Bar
49. Shops, garages
50. Serving the local community – village shops, groceries
51. Trades serving local area
52. Those that can create employment
53. Shops, banks, bakery, petrol garage
54. Shops (plus something unreadable)
55. Commercial Enterprise
56. Shops, offices
57. Any
58. We have most but take into account of new ideas
59. Any
60. None required
61. Greengrocer
62. Small businesses to improve local employment
63. Tourist attractions + small units to rent
64. Design Consultants/Architects/Professionals
65. Useful Co-op covers food, drink etc. Perhaps DIY
66. Tourist type shops to help draw holidaymakers – anything but more hairdressers
67. Small to medium businesses creating employment for locals
68. A mix
69. Computer based/Local produce Improved mobile communications
70. Shops i.e. food, bakery, local fruit & veg farm shop
71. We should keep garage on common road, we need it
72. The garage is already being faced out of business
73. Any – interesting shops (antiques)
74. I.T. including maintenance & repair, Bespoke Furniture, food made from local produce, 3D printing
75. To meet local demand
76. Top meet local demand
77. Craft enterprises
78. Any practical type
79. Florist, proper shops, butchers, bakers, grocery shop
80. Retail, professional
81. Shops and small business units
82. Retail – food preferably
83. Shops to make Snettisham more attractive

**Question 12 – Business & Enterprise**
Where should businesses be situated, within the Parish boundary?

1. In the digital age many will operate from home. If units are needed – N of the bypass with existing sheds
2. Away from centre, outskirts, village centre is pretty as it is
3. In heart of village
4. Off A149 & Beach Road, adjacent to Kim Cairns
5. Nr. Car Sales
6. No preference
7. Common Road & Village centre where possible
8. Common Road
9. Lynn Road where shops were originally
10. On land by the village sign
11. West side of common Road South
12. Out side P Boundary
13. N/A
14. Main village square or close to
15. Central
16. Map/plan needed
17. Centre/Market Square only
18. Beach Road, Off A149 By-Pass
19. A. In the centre. B. Outskirts
20. Centrally if possible
21. Other side of bypass towards Common Road + Park Farm
22. In the village centre
23. Shop needed opposite Poppyfields
24. Any open land
<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
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<tbody>
<tr>
<td>25.</td>
<td>Yes</td>
</tr>
<tr>
<td>26.</td>
<td>Within easy reach of the centre of the village</td>
</tr>
<tr>
<td>27.</td>
<td>Near pubs and other shops</td>
</tr>
<tr>
<td>28.</td>
<td>Centre of village and west of bypass</td>
</tr>
<tr>
<td>29.</td>
<td>Centre of village; west of bypass</td>
</tr>
<tr>
<td>30.</td>
<td>Common Road West or Office based in empty village shop? Or Poppyfields</td>
</tr>
<tr>
<td>31.</td>
<td>As central as possible</td>
</tr>
<tr>
<td>32.</td>
<td>Anywhere, Pref. Market area</td>
</tr>
<tr>
<td>33.</td>
<td>On the main road through the village to encourage (something) traffic</td>
</tr>
<tr>
<td>34.</td>
<td>Yes</td>
</tr>
<tr>
<td>35.</td>
<td>Market</td>
</tr>
<tr>
<td>36.</td>
<td>NONE</td>
</tr>
<tr>
<td>37.</td>
<td>As central as possible</td>
</tr>
<tr>
<td>38.</td>
<td>Land side of Kim Cairns Garage, Auction House</td>
</tr>
<tr>
<td>39.</td>
<td>Centre of village</td>
</tr>
<tr>
<td>40.</td>
<td>None</td>
</tr>
<tr>
<td>41.</td>
<td>In centre of village, Poppyfields area</td>
</tr>
<tr>
<td>42.</td>
<td>As close to the centre of the village as possible and/or Poppyfields</td>
</tr>
<tr>
<td>43.</td>
<td>Commercial land</td>
</tr>
<tr>
<td>44.</td>
<td>Using existing housing stock within the village or on A149</td>
</tr>
<tr>
<td>45.</td>
<td>Within Snettisham Village</td>
</tr>
<tr>
<td>46.</td>
<td>Not known</td>
</tr>
<tr>
<td>47.</td>
<td>Close to the centre of the village</td>
</tr>
<tr>
<td>48.</td>
<td>Central village</td>
</tr>
<tr>
<td>49.</td>
<td>Near allotments opposite Saffronside</td>
</tr>
<tr>
<td>50.</td>
<td>Market Square Beach side of bypass</td>
</tr>
<tr>
<td>51.</td>
<td>Along bypass as agree many years ago</td>
</tr>
<tr>
<td>52.</td>
<td>Anywhere preferably centre of the village</td>
</tr>
<tr>
<td>53.</td>
<td>Not within boundary</td>
</tr>
<tr>
<td>54.</td>
<td>Lynn Road/Market Square</td>
</tr>
<tr>
<td>55.</td>
<td>High Street</td>
</tr>
<tr>
<td>56.</td>
<td>Encourage businesses to use previous shops etc. within centre of village</td>
</tr>
<tr>
<td>57.</td>
<td>Common Road West/Beach Road or east of village</td>
</tr>
<tr>
<td>58.</td>
<td>Some on Poppyfields</td>
</tr>
<tr>
<td>59.</td>
<td>Maybe market stalls twice weekly</td>
</tr>
<tr>
<td>60.</td>
<td>West of A149</td>
</tr>
<tr>
<td>61.</td>
<td>Common Road West</td>
</tr>
<tr>
<td>62.</td>
<td>Not sure</td>
</tr>
<tr>
<td>63.</td>
<td>Don't know</td>
</tr>
<tr>
<td>64.</td>
<td>Anywhere</td>
</tr>
<tr>
<td>65.</td>
<td>Land north of Beach Road/West of the A149</td>
</tr>
<tr>
<td>66.</td>
<td>Land North of Beach Road/West of the A149</td>
</tr>
<tr>
<td>67.</td>
<td>In the area near The Deer Farm</td>
</tr>
<tr>
<td>68.</td>
<td>West of Bypass</td>
</tr>
<tr>
<td>69.</td>
<td>In the village or other side of main road</td>
</tr>
<tr>
<td>70.</td>
<td>Yes</td>
</tr>
<tr>
<td>71.</td>
<td>Shops in or near the village centre</td>
</tr>
<tr>
<td>72.</td>
<td>Village centre</td>
</tr>
<tr>
<td>73.</td>
<td>Within the high Street</td>
</tr>
</tbody>
</table>
APPENDIX 6 - Interpretation/Discussion of Questionnaire Responses

Not all respondents answered all questions, and not all answers were in the requested format (e.g. writing y/n rather than numbering preferences, or marking more than the requested number). It was agreed to use the highest preference responses in general, unless the figures were so close as to demand further consideration. Where any lack of clarity occurred due to this, any interpretation has been explained below.

*NB: two question 9s were included by error; to avoid confusion these have been kept as originally printed.

Question 1 – If new dwellings are to be built, what type would you prefer?

There were 88 highest preference responses, 83 middle and 80 lowest. Of the highest preference responses, 51% favoured infill only, 18% individual plots, 16% a number of small developments and 15% a single large development. Thus there is a marked preference for infill only, though it is interesting to note that 15% favoured a single large development.

As there is a marked preference for infill only, this would be the Neighbourhood Plan preference. However, it should be noted that a number of respondents have expressed the view that they consider “infill” to be available land, of whatever size, between other large scale developments within the Village. We are aware that this is not the meaning within strict planning terms but it has to be taken into account. Furthermore, it may not be possible to accommodate the preferred number of homes suggest by the responses using the strict definition. It is interesting to note that 15% favoured a single large development probably on the basis that this would lead in general terms to the least disruption to the Village.

Question 2 – Where should housing development take place? List two places within the Parish boundary where you think it could.

There were 117 responses to this very important question, out of a possible total of 204, so it can be seen that not everyone expressed an opinion. As might be expected there was much variation in the responses. Nevertheless, two specific areas showed by far the largest support: land near Poppyfields (21%) and land on the west side of the Bypass (18%). All other responses were comparatively insignificant.

The most suitable area for development would appear to be the land adjacent to Poppyfields. This has good access and is near the existing Village Centre - land to the west of the A149 Bypass is separated from the main built-up area of Snettisham. Additionally, there could be access problems to the A149, and development here could have an adverse effect on the AONB. It is possible that some of the areas could be subject to flooding problems. For the above reasons it is recommended that development should take place on land adjacent to Poppyfields – see map App 8/3.
Question 2 – Where should housing development take place? List two places where you think it should not.

There were 114 responses here. On a negative question such as this, a larger variety of responses may be expected depending on the location of the resident. The areas with the highest responses were: Common Rd/Station Rd – 16%, Poppyfields 10%, in front of St Mary’s Church 9%, opposite the Factory Shop 9% and the Village Centre 8%. There were a few responses that indicated that development between Snettisham and Ingoldisthorpe would not be a good idea.

As Poppyfields was the preferred location for development above, and the fact that there was only a 10% negative response to it, there seems no reason why this area should not be put forward for necessary development. All of the other major areas listed above did not have a particularly high negative rate.

Question 3 – What do you think should be the maximum number of new dwellings to be built in Snettisham in the next ten years?

There were 81 highest preference responses, 76 middle and 73 lowest. Of the highest, 43% favoured fewer than 20 new homes with 11% favouring 20 to 29. There is a marked preference for the lower figures, with 66% overall favouring fewer than 40.

Taking into account the current LDF, which recommends 34 new dwellings in Snettisham, it would seem sensible that the Neighbourhood Plan should recommend 20-40 over the lifetime of the Plan.

Question 4 – What type of properties would you like to see built?

There were 88 highest preference responses, 86 middle and 83 lowest. Of the highest, 42% favoured three bed-roomed with 31% for two bedrooms. Only 8% preferred four or more bedrooms.

Recommend that any new developments should consist predominantly of two and three bedroomed dwellings.
Question 5 – What type of properties should any new housing be?

NB This question could have been clearer, and it was agreed to view the two issues (property type and occupation) separately.

Property type: There were 39 highest, 51 middle and 46 lowest preference responses. Of the highest, 33% preferred bungalows, 26% terraced, 21% semi-detached, 15% detached and 5% flats.

Considering the middle preference responses, as unusually these were quite high. Then 37% preferred semi-detached, 28% bungalows, 20% terraced and flats and 16% detached.

Occupancy: There were 54 highest preference responses, 38 middle and 42 lowest. Of the highest, 74% preferred full occupancy – an overwhelming majority. There was 19% support for affordable homes, with the remainder a small fraction.

Recommend that any new dwellings should consist predominantly of semi-detached houses and/or bungalows, which are fully-occupied, and not used as second/holiday homes.

Question 6 – At whom should properties be aimed?

There were 91 highest preference responses, 89 middle and 87 lowest. Of the highest, 76% preferred family homes, with 13% and 11% respectively for retired and single people. There was clearly a large majority for family housing.

Recommend that any new housing should consist mainly of family houses, which should be predominantly three-bedroomed (see responses to question 4)

Question 7 – Of any new dwellings, what percentage do you believe should be affordable/social housing?

There were 92 responses of which 45% preferred to have 20% of social/affordable housing, with 21% opting for 30%. There is a preference for 20% of social/affordable housing therefore, but it is worth noting that 66% of responses were in the 20-30% range.

Recommend that any new housing developments should contain between 20-30% of affordable/social housing.

Question 8 – How do you think affordable Housing should be paid for by the occupier?

There were 85 highest preference responses, 80 middle and 75 lowest. Of the highest, 55% favoured a mix of rent and purchase, with 27% favouring purchase outright, and 18% rental only. There is preference for a mix.

Recommend a mix of rented and purchased affordable housing should be pursued.
Question 9* – If development occurs, where would infrastructure improvement most be needed?

There were 92 highest preference responses, 87 middle and 81 lowest. Of the highest, 60% chose the GP option, with 21% offering their own suggestions – dentist and school were significantly lower. There is thus an overwhelming desire for improvement in the GP provision. Of the “other” category, drainage (30%), road improvements (16%), speeding/parking and traffic (16%) and open spaces/footpaths (13%) were the issues most raised.

*If further development is to take place, there is an obvious need to improve the level of GP healthcare. There are currently a dentist and a vet in the Village. Any new developments must have adequate drainage as this is, and has been for some time, a major issue. There must be adequate discussion with the responsible authorities prior to any development. A strategic drainage plan must be part of planning apps.*

Question 9* – Please add any comments about things you would like new housing to feature.

There were 90 responses, with each one expressing multiple views. There was a significant majority indicating that natural and sympathetic building materials should be used, particularly carrstone (52 responses). Drainage was a very important factor and was mentioned by 42 people. 31 responses indicated that, in new developments, the provision of gardens was important, with 21 referring to adequate parking. Another general theme was that new developments should be environmentally-friendly.

*Recommend that new developments are constructed from local materials (including carrstone) and are in keeping with the Village. Adequate mains drainage, parking and gardens should be provided. All new developments to be as “green” as is practicable.*

Question 10 – Do you think additional small businesses/commercial enterprises should be encouraged to set up in Snettisham?

Of the 97 responses, 78 were in favour of businesses being encouraged to set up in Snettisham.

*Determine the best approach to encourage such new businesses to set up in the Village. Ideally the Parish and Borough Councils should be involved in this process.*

Question 11 – What types should such businesses be?

There were 83 responses. The predominant one was in favour of more shops; financial/IT businesses were listed, along with tourist related enterprises and a garage/car repair facility. [On shops, it is worth noting that several people commented that the new Co-op would fulfil some of the need, especially if it were to have a butchery department.] There were comments that creating employment should be the over-riding consideration.

*Encourage small businesses of the above types which create employment to set up in the Village.*

Question 12 – Where should such businesses be situated, within the Parish boundary?

There were 73 responses. These fell into two main locations with similar preferences for each, namely the Centre of the Village or on land West of the Bypass.
If new business can be encouraged to set up in the Village, then they should be encouraged to do so in the locations above. However, finding space for additional businesses within the Village Centre may be difficult with present parking/access problems. Some commercial enterprises (probably not shops) could well be situated on land west of the Bypass, where access should not be a problem.

Question 13 – Some villages have voted to prevent newly built houses becoming holiday/second homes. If this is legally allowed, would you agree with such a policy in Snettisham?

There were 100 responses, with a three-to-one (76%) majority in favour of a policy to prevent newly built homes becoming holiday/second homes.

Recommend that any newly built developments should have a covenant inserted to require them to be occupied full-time, if this option is legally available.

Question 14 – Please add any things important to you regarding Snettisham.

As may have been expected, the responses to this open-ended question generally represented a summary of the response to the previous questions. There were very few responses which added any significant new facts, but some people were against the silica sand extraction (at the time a major Village issue) and heavy traffic through the Village. There were positive comments about the usefulness of the bus service. Several comments also mentioned that footpaths needed to be kept clear.

In summary, the predominant comments were along the lines of:
- preserve Snettisham as a sustainable, stand-alone, Village, not a town, with its own character and community
- do not merge it with nearby villages/towns
- do not allow it to become a dormitory satellite to King’s Lynn
- encourage more families into the Village
- ensure that development is environmentally-friendly
- do not allow the Village to be turned into “one huge housing estate”
- all-year round occupancy should be favoured
- ensure Snettisham remains a vibrant village through all seasons.
Very many comments mentioned an aversion to additional second/holiday homes.
Information regarding respondents: “About you”

100 replied - 88% of those responding indicated that they lived in the Village. The remaining 12% gave mainly local postcodes (from Lynn to Hunstanton, including Snettisham – possibly implying second home ownership - with 2% not specifying). It is perhaps worth noting that their responses (albeit on a very small sample) were in line with the others, with the possible exception of a preference for slightly larger properties, and less concern over GP provision.

On age profile, again, 100 replied. Initial concern over an apparent bias towards older residents was slightly reduced when comparing actual demographic figures from census records – similar varying response rates can be observed in most elections/consultations.

<table>
<thead>
<tr>
<th>Age range</th>
<th>Replies %</th>
<th>Census (2011) %</th>
</tr>
</thead>
<tbody>
<tr>
<td>20-35</td>
<td>2</td>
<td>10</td>
</tr>
<tr>
<td>36-50</td>
<td>3</td>
<td>15</td>
</tr>
<tr>
<td>51-65</td>
<td>30</td>
<td>22</td>
</tr>
<tr>
<td>Over 65</td>
<td>65</td>
<td>35</td>
</tr>
</tbody>
</table>

39% of the 1255 households were listed as pensioner ones, and census figures show an aging population. That said, it was agreed to look at ways to gather information more widely at future consultations.
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 8 – Responses to Public Consultation by SPC

Meeting to be arranged for January 2017.

Comments and suggestions to be included here.
APPENDIX 9 – RESTRICTIONS ON DEVELOPMENT WITH REASONS

In the immediate environs of the main body of the Village there are many areas on which development would be inappropriate or not preferred. Please see the key.

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 envelope
PLAYING FIELD – protected space, with same comments as “view” below
PP – planning permission already granted
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
VIEW – these areas have direct view of the Church, a 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.
APPENDIX 10.1 – Map of Snettisham Parish
APPENDIX 10.2 – Map of Flood Zones
APPENDIX 10.3 – Map of Present Development with Proposed Site

Areas outlined in pink are developments of multiple houses currently between planning and completion. The solid pink area is the Poppyfields site proposed by the Plan.
APPENDIX 10.4 – 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 10.5 – Footpaths within the Area, overlaid on Parish Map

Parish Boundary in Blue, footpaths in pink. These are only the official Public Rights of Way; there exist numerous other pathways, some permissive, the remainder traditional or within open land.
APPENDIX 11 – Other Information

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.

Credits

Statistical information from Action with Communities in Rural England (ACRE)
Maps prepared using Parish Online software, under PSMA licence
Photographs © Snettisham Parish Council, Simon Bower

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