

SNETTISHAM



# SNETTISHAM NEIGHBOURHOOD PLAN 2018-2033

Brought into force November 2018

# 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

## 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.

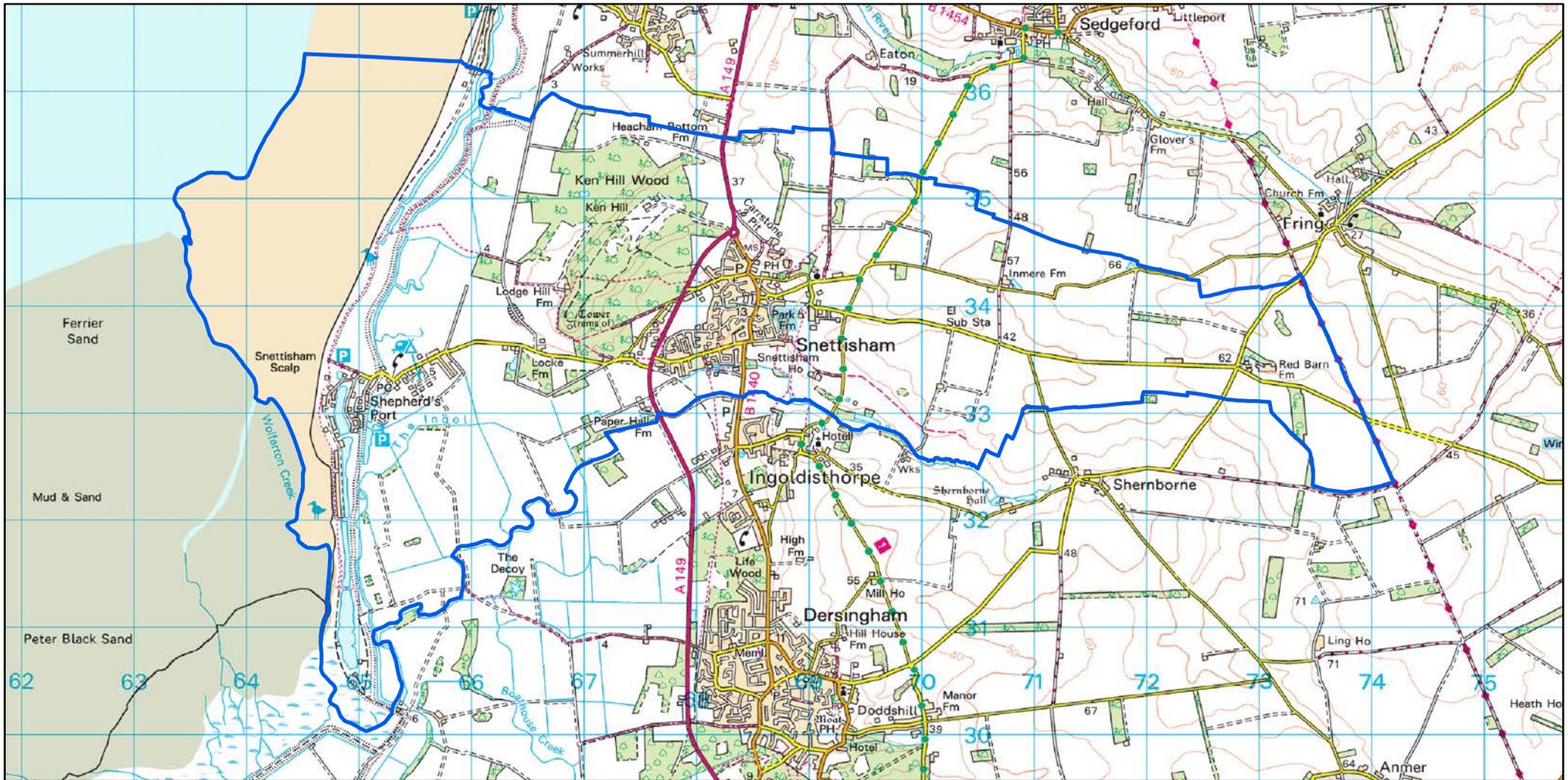
On the west of the Bypass we have the coast, beach and Common. Snettisham's popularity owes a lot to these assets. Not only do young families come to stay in Summer at the caravan and camping parks, but also many of the privately owned static caravans are used from Easter until well into the Autumn.



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.



<p>Borough Council of <b>King's Lynn &amp; West Norfolk</b></p>  <p>Tel. 01553 616200 Email: ldf@west-norfolk.gov.uk</p> <p>© Crown copyright and database rights 2018 Ordnance Survey 100024314</p>	<p>Title</p> <p><b>Snettisham Parish Boundary and Designated Neighbourhood Area</b></p>		<p>Scale</p> <p><b>1:50,000</b></p> <p>Date</p> <p><b>25/04/2018</b></p>	<p><b>Legend</b></p> <p>Snettisham Parish Boundary &amp; Designated Neighbourhood Area</p> 
	<p>Project/Details</p> <p><b>Snettisham Neighbourhood Plan</b></p>			
	<p>Drawn by / Department</p> <p><b>FB/PP</b></p>		<p>Drawing / Reference</p> <p><b>Snettisham NP Designation</b></p>	

## 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<sup>a</sup>
- 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<sup>b</sup> - 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<sup>c</sup> - 25<sup>th</sup> June to 7<sup>th</sup> 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.

---

<sup>a</sup> 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](https://www.west-norfolk.gov.uk/download/downloads/id/1564/designation_of_neighbourhood_area_-_snettisham.pdf)

<sup>b</sup> Advertised through leaflets, website and facebook with additional invitation to all parents at School

<sup>c</sup> Plan available on website; advertised on notice boards, in press and via TORC newsletter

### SECTION 3 – PURPOSE OF NEIGHBOURHOOD PLAN

The current BCKLWN<sup>d</sup> Local Development Framework (LDF) requires that Snettisham should allocate land for “at least 34” dwellings for the period to 2026. 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<sup>e</sup>” 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.

---

<sup>d</sup> The Borough Council of King’s Lynn and West Norfolk – the local Planning Authority

<sup>e</sup> Windfall in this context meaning when land becomes available beyond that allocated in the LDF.

Residents also expressed a preference for development to the west of the Bypass to be commercial, as they consider there to be little practical and available space within the main body of the Village.

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 seek to work with the relevant health authorities in respect of the provision of General Practice facilities. The Parish Council will also seek to liaise with the relevant drainage authorities with the aim of ensuring adequate provision. There is currently a lack of green space in the Village and the Neighbourhood Plan seeks to address this matter.

The Parish Council will seek to 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 is encouraged by the Parish Council. 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. 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.

## 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 – Land is allocated for the development of around 40 dwellings at Poppyfields, as shown in Figure SNP1. The development should be informed by a design-led approach, having regard to local character and residential amenity. Development of the site must provide for access to the local public rights of way network and provide clear signage to indicate access to the public rights of way network and to point out where dog walking would be acceptable within the wider area, and that Dersingham Bog is less suitable for dog walking.**

**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 additional community benefits for Snettisham.**

#### Supporting text

Feedback from consultations indicated that the need for development was understood. A design-led approach is essential, to ensure that the growth is delivered in a manner that is in keeping with the character of the village. Currently an indicative maximum number is proposed to ensure that the growth delivered is proportional to the village, and to maintain the nature of the village. Depending on a design led approach as the policy specifies, it may be possible to accommodate additional homes.

An application for a higher number of new homes would need to be supported by additional community benefits relating to the allocation - e.g. the provision of open space, above the Fields in Trust 'six-acre standard' in the vicinity of the allocation, and the provision of affordable housing to meet local need. This 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.



**Figure SNP1 - Allocated land for residential development**

## **Policy NP02 – Windfall Residential Development**

### Introduction/Reasoned Justification

If the development plan is afforded 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. The presumption in favour of sustainable development is applied, as set forth in Paragraph 14 of the National Planning Policy Framework.

#### **NP02 – Proposals for windfall development in the Neighbourhood Area should demonstrate that:**

- **The Provision of access by walking and cycling to local services and facilities in the village via a safe and secure route;**
- **That the proposal will not result in a reduction of the amount of outdoor sport or recreational space, or children’s play space;**
- **That the proposal would not result in the loss of a viable employment land.**

## **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 – More than half of the housing provided at the allocated site, Poppyfields should comprise two or three bedroomed housing, unless the provision of an alternative dwelling mix meets identified housing needs.**

### 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.

## **Policy NP04 – Permanent Homes Modified Supporting Text. Policy and associated Community Aim**

**Policy NP04 - The Parish Council will press the Borough Council and potential developers to ensure that properties are not built for the second home / holiday market in the main village. Properly designed houses, with adequate gardens will be sought, rather than house types and layouts more obviously suited to holiday use. As additional research results become available about the amount and impact of second / holiday homes the Parish Council will rely on this as a material consideration in commenting on planning applications.**

### Supporting text

The Parish Council has given consideration to the adverse effects which second homes or holiday rentals might have on the community. The issue was raised by some 74% of respondents to the draft Neighbourhood Plan. They were concerned that such properties would have an adverse effect in Snettisham, especially those new houses coming forward through infill, or as the allocated site. Among the effects could be:

- Using houses that would be more beneficially occupied by full time residents
- Eroding the sense of community from non-participation in village activities
- Properties potentially unoccupied for significant periods
- Reducing potential spend in local villages shops or services

Whilst there are potential benefits arising from investment through any property purchase locally, on balance the Parish Council would see the greatest advantage through occupancy from full time residents.

In other areas of the country restrictions on the holiday occupancy or use as second homes have been included in neighbourhood plans. The situation in Snettisham is complicated by the presence of significant amounts of holiday property at Snettisham Beach. There are clear reasons (such as for safety from flooding and other Borough planning policies, or pre-planning precedents) why this area has such a concentration. Whilst it is true that holiday / second homes do occur in the main part of Snettisham the local levels of concentrations are not so readily apparent.

The Parish Council would like to move to a formal system where restrictions are placed on occupancy, stipulating that full-time occupancy is the norm. In the meantime the Parish Council will press the Borough Council and potential developers to ensure as far as possible that new dwellings are not built for the second home / holiday market in the main village. Properly designed houses, with adequate gardens will be sought, rather than house types and layouts more obviously suited to holiday use – minimal space standards and the like.

The Parish Council intend to conduct detailed research into the level of second homes, and the locations within the main village. The results of this work when

produced will be used in comments on planning applications for new residential sites.

## **Policy NP05 – 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.

**NP05 – All development should comprise high quality design. Residential development should make use of local materials, for example carrstone. All development should reflect and respond positively to local character.**

### 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 NP06 – 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.

**NP06 – New Dwellings should have gardens, the size of which shall be at least equal to the footprint of the building, including any garages.**

Supporting text

This will maintain a sense of space within the Village and ensure the quality of life of residents.

## **Policy NP07 – 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.

**NP07 – Where feasible and practical, off-street car parking should be provided for each new dwelling based on the standards in the table below:**

<b>Number of bedrooms</b>	<b>Min. number of off-road car parking spaces</b>
One	One
Two	Two
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 NP07. 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 NP07 and any relaxation of this will need to be fully justified, such as the dwellings being aimed at older/retired residents.

## **Policy NP08 – 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".

**NP08 - 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.

## **NP09 – Natural environment**

Introduction/ Reasoned justification

Snettisham is a rural village, sitting within a general area of great natural beauty. Part of the village is located within the Norfolk Coast AONB. The presence of the sea is an important influence.

**NP09 – The enhancement of the public rights of way network, including access to it, will be supported. All development within the Norfolk Coast AONB should protect and enhance the AONB.**

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.

## **NP10 - 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.

**NP10 – The enhancement of pedestrian access to the village centre will be supported**

## 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.

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**

Community Aims are not land use planning policies, but they are reflective of the aspirations of the local community.

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 – The Parish Council will seek to encourage developers to construct dwellings to the best practicable environmental standards.**

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 may 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**

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.

**CA2 – The Parish Council will seek to encourage new development in Snettisham to make a contribution towards open and green space in line with the Fields in Trust six-acre standard.**

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 the Parish Council will seek to encourage the provision of financial contributions towards the provision of open and green space.

Larger developments might 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.

Whilst not designated in this Neighbourhood Plan, it is a future aim of the Parish Council that certain areas of Local Green Space be designated, 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.

### **Community Aim 3 – Second homes**

The Parish Council is concerned as to the uncontrolled effect of second homes on the community of Snettisham. It wishes to ensure all houses built in the village are occupied full-time. We will:

- Carry out detailed research into the number and location of second / holiday homes
- Undertake analysis of the results to establish patterns arising
- Seek to demonstrate the effects of second / holiday homes on the day to day functioning of the village
- Liaise with other communities where the issue has arisen
- Explore mechanisms to address any significant problems with the Borough Council in a proportionate way

The results will be shared with the community to define a way forward. The Parish Council will use relevant evidence and research as a material consideration when offering comment to the Borough Council on planning applications for new housing.

## NP05 – Materials and Design

Examples 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)

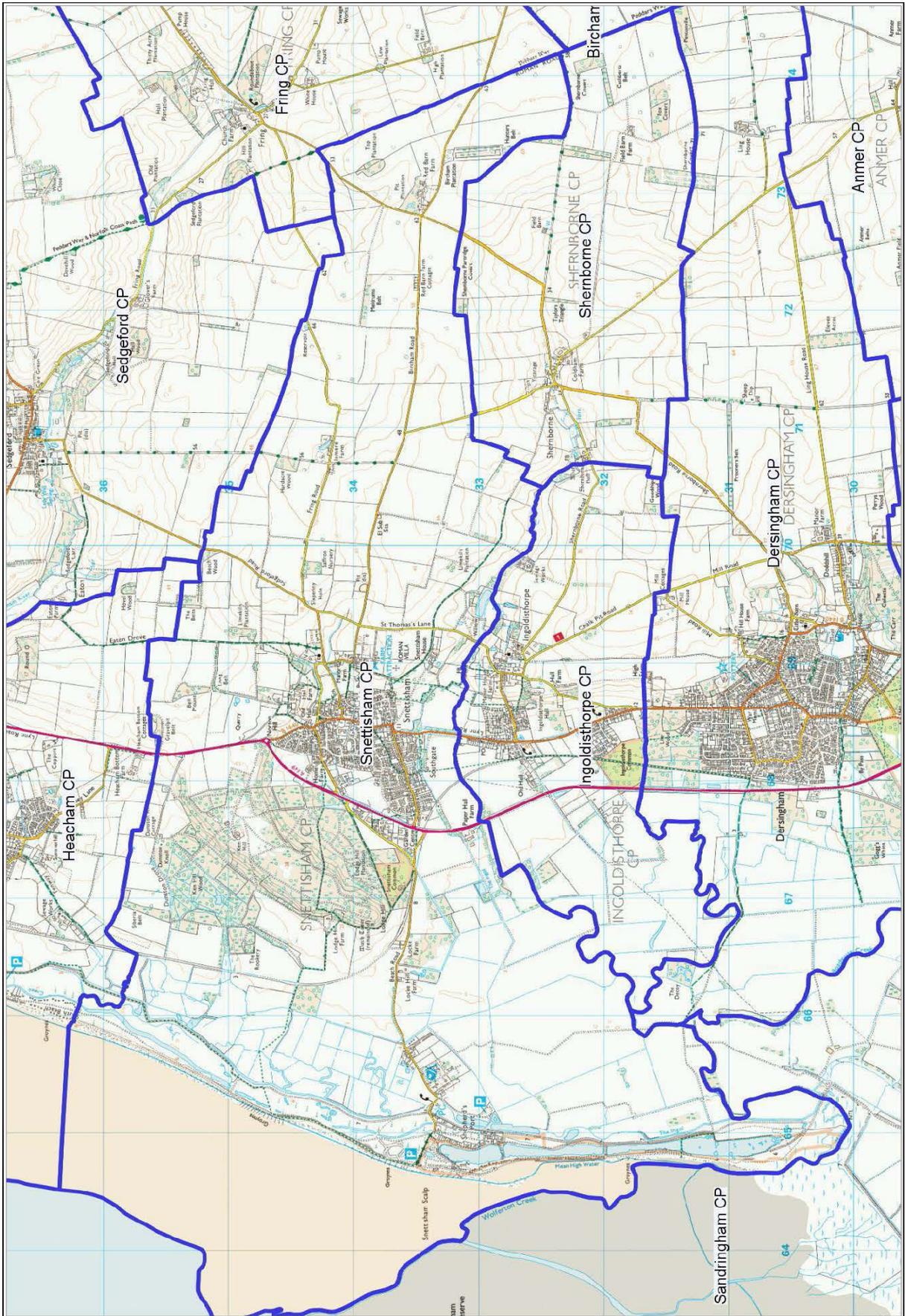
A panoramic shot from Alma Rd (pictures above) to Goose Green Rd, showing the mismatch of styles:



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:



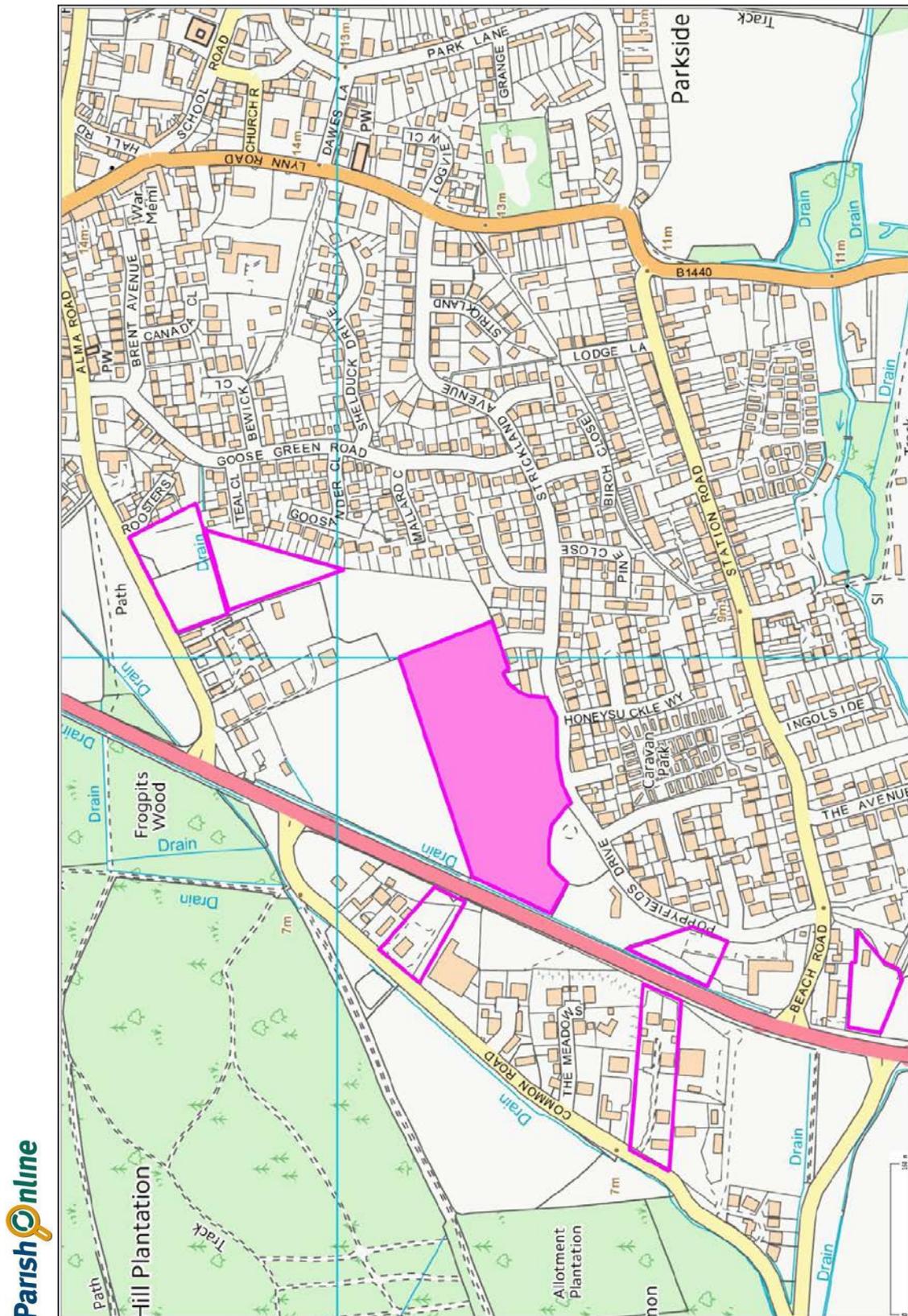
# Map of Snettisham Parish





## 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.



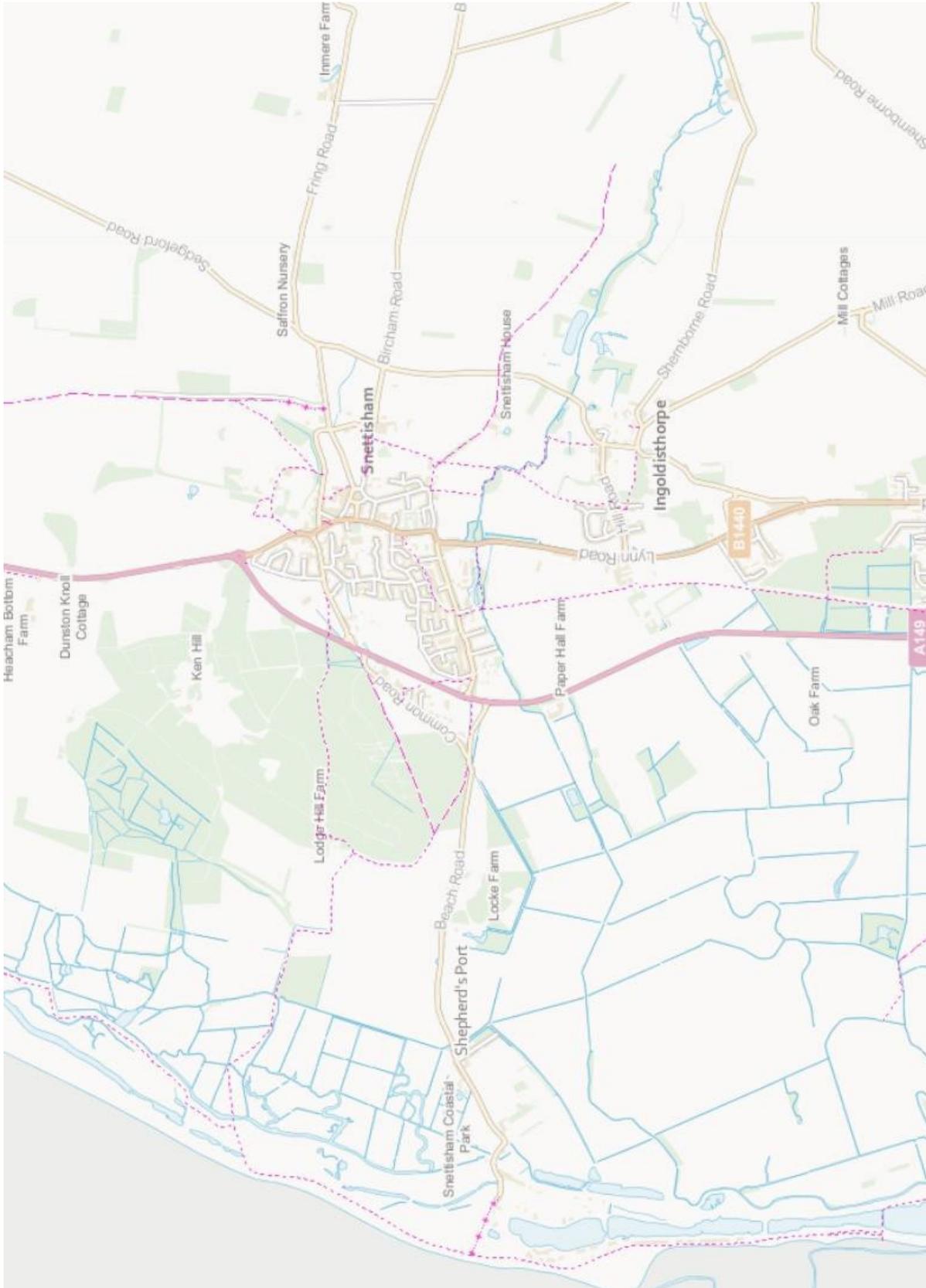
## Current Major Commercial and Retail Sites

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.



## 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.



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

None of this material may be reproduced for profit

© Snettisham Parish Council 2018