



Snettisham Neighbourhood Planning Referendum 29 November 2018

Information Pack

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Snettisham Neighbourhood Planning Referendum Information Statement

The Borough Council of King's Lynn and West Norfolk hereby gives notice that a Referendum relating to the Snettisham Neighbourhood Plan will be held.

The Referendum will be held on 29 November 2018 to decide on the question below:

Do you want the Borough Council of King's Lynn and West Norfolk to use the neighbourhood plan for Snettisham to help it decide planning applications in the neighbourhood area?

The Referendum area is identical to the area that has been designated as the Snettisham Neighbourhood Plan area which covers the Parish of Snettisham, as shown on the following map.



A person is entitled to vote in the Referendum if, on 29 November 2018:

- (a) he/she is entitled to vote in an election of any Councillor of the Snettisham Parish Council whose area is in the Referendum area and
- (b) his/her qualifying address for the election is in the Referendum area. A person's qualifying address is, in relation to a person registered in the register of electors, the address in respect of which he or she is entitled to be so registered.

The Referendum expenses limit that will apply in relation to the Referendum is £2,362; plus the number of persons entitled to vote in the Referendum by reference to which that limit has been calculated (number of entries in the register x 5.9p).

The Referendum will be conducted in accordance with procedures which are similar to those used at local government elections.

A number of specified documents may be inspected at:

The Borough Council of King's Lynn and West Norfolk, King's Court, Chapel Street, KING'S LYNN, PE30 1EX Opening times: 9am-5pm Monday – Thursday and 9 am-4.45 pm on a Friday. Tel: (01553) 616200 or email contact@west-norfolk.gov.uk

The specified documents are:

- (i) the draft neighbourhood plan or neighbourhood development order;
- (ii) the report made by the independent examiner under paragraph 10 of Schedule 4B to the 1990 (in the case of a neighbourhood plan, as applied by section 38A(3) of the 2004 Act);
- (iii) a summary of any representations submitted to the independent examiner pursuant to paragraph 9 of Schedule 4B to the 1990 Act;
- (iv) a statement –
 - (bb) in the case of a draft neighbourhood plan, that the local planning authority are satisfied that the draft plan meets those basic conditions and complies with the provision made by, or under, sections 38A and 38B of the 2004 Act;
- (v) a statement that sets out general information as to town and country planning (including neighbourhood planning) and the referendum, which is prepared having regard to any guidance issued by the Secretary of State.

For further information about the Snettisham Neighbourhood Plan, including all background documents, please see our Neighbourhood Planning webpages:

- Introduction to Neighbourhood Plans:
https://www.west-norfolk.gov.uk/info/20127/neighbourhood_plans/43/neighbourhood_planning
- Neighbourhood Plans in Progress in West Norfolk: https://www.west-norfolk.gov.uk/info/20127/neighbourhood_plans/116/plans_being_prepared



Snettisham Neighbourhood Planning Referendum

Information for Voters

About this document

On 29 November 2018 there will be a Referendum on a Neighbourhood Plan for your area. This document explains the Referendum that is going to take place and how you can take part in it. It explains:-

- Why there are neighbourhood plans and other development plans
- The Referendum and how you can take part

Referendum on the Neighbourhood Plan

A Referendum asks you to vote yes or no to a question.

For this Referendum you will receive a ballot paper with this question:

Do you want the Borough Council of King's Lynn and West Norfolk to use the Neighbourhood Plan for Snettisham to help it decide planning applications in the neighbourhood area?

What does my vote mean?

You show your choice by putting a cross (X) in the 'Yes' or 'No' box on your ballot paper.

Put a cross in only **one** box or your vote will not be counted.

If more people vote 'yes' than 'no' in this Referendum, then the Borough Council of King's Lynn and West Norfolk will use the Neighbourhood Plan to help it decide planning applications in the Parish of Snettisham.

The Neighbourhood Plan will then become part of the Development Plan. This is a set of documents which sets out planning policies to guide development in King's Lynn and West Norfolk.

If more people vote 'no' than 'yes', then planning applications will be decided without using the Neighbourhood Plan as part of the Development Plan for the local area.

Neighbourhood Plans

What is a Neighbourhood Plan?

A local community can prepare a neighbourhood plan to help shape future development in its area.

If it successfully passes all the stages (including being supported by a majority of votes in a referendum) the neighbourhood plan will become part of the official 'development plan' for the area, alongside the Borough Council's local plan. It then must be taken into account when the Borough Council, or a planning inspector, is deciding planning applications in the area.

Who can prepare a Neighbourhood Plan?

A neighbourhood plan is prepared by the relevant parish/town council, except in unparished areas (e.g. King's Lynn town centre). In this case a local group must first apply to be designated as a 'neighbourhood forum' before it can prepare a neighbourhood plan.

What can be in a Neighbourhood Plan?

Neighbourhood plans are about 'development' (broadly speaking building construction and changes in the use of land). A neighbourhood plan can shape the future development in an area, but it cannot stop all development, or plan for less than that included in the Borough's Local Plan.

A neighbourhood plan must:

- support sustainable development
- generally conform to the strategic policies in the local plan
- have regard to national planning policies, and
- comply with relevant legislation; e.g. ensure environmental matters are taken into account, protect certain species and habitats, human rights, etc.
- specify the period it will cover.

While a neighbourhood plan must in general conform to the local plan strategic policies for the area (e.g. the overall role of the area, the general scale and type of development planned), it can vary in detail from the local plan. This can involve additional or different allocations of land for development, different development boundaries, different design and other criteria to be applied in the area, etc. Where there is a contradiction between a neighbourhood plan and the local plan, it is the most recent one that counts.

Neighbourhood plans often contain policies to reinforce the local character of the area, to protect local green spaces and other features of particular local importance, plus measures to address particular local problems or shortages.

There is no set format for a neighbourhood plan. It could be very brief and focused (perhaps just one policy) or very long and complex. Much will depend on what are the agreed local priorities, and what resources, interests and skills are available in the local community who prepare it.

How is a Neighbourhood Plan prepared?

Because neighbourhood plans will affect what may, or may not, receive planning permission they must go through stages of formal consultation to make sure everyone has an opportunity to comment on them, and that they meet tests laid down in legislation. These procedures include examination by an independent expert, to decide whether the plan meets the legal tests mentioned above, and a referendum to gauge the level of local support for the plan.

The Borough Council (as local planning authority) has to administer key parts of this process. The decisions it has to make in this process are not whether the Borough Council agrees with or supports the content of the neighbourhood plan, but whether the plan complies with nationally laid down rules and policies.

It is the local community's plan, and it is they who will have to do most of the work (or commission consultants to do this for them) and make the decisions on what they want in their plan, although the Borough Council will provide advice and assistance.

For further information on neighbourhood plans see:

Borough Council Information:

- Introduction to Neighbourhood Plans: https://www.west-norfolk.gov.uk/info/20127/neighbourhood_plans/43/neighbourhood_planning
- Neighbourhood Plans in Progress in West Norfolk: https://www.west-norfolk.gov.uk/info/20127/neighbourhood_plans/116/plans_being_prepared

Planning Aid <http://www.ourneighbourhoodplanning.org.uk/resources/documents/29>

Locality <http://locality.org.uk/projects/building-community/>

Town and Country Planning

Background

The town and country planning system exists to protect and promote the public interest in the way land is used and developed. All advanced economies have formal planning systems, though the details of how they operate vary, while simpler societies usually have less formal controls on new building.

The current British planning system was established in 1947, and grew out of concern that uncoordinated development in the 19th and early 20th century had resulted in severe adverse impacts on health, economic efficiency, quality of life and the environment. Owners of property in Britain do not have a right to build or change the use of land as they please, but must obtain planning permission to do so. (Some development, typically minor changes, is 'permitted development'; thus benefits from an automatic permission).

The planning system endeavours to -

- Coordinate the activities of different developers and agencies,

- Protect features and qualities of acknowledged public interest,
- Provide a degree of certainty for investors, landowners, residents and other stakeholders, and
- Coordinate the provision of infrastructure and other facilities.

More broadly the system aims to balance the needs and aspirations of the immediate site or locality with those for the wider area and country within which it sits, and to balance current concerns against longer term interests.

Inevitably these different aims and considerations are often in tension, and so there are difficult and controversial decisions to be made in balancing them when considering whether to grant planning permission or include something in a plan. (Planning decisions often seem easy if only one consideration is taken into account).

Local Planning Decisions

The responsibility for making most of these difficult decisions is given by Parliament to the local planning authority which, in this area, is the Borough Council of King's Lynn and West Norfolk.

Planning authorities cannot, however, make a decision any way they may please. Prior public consultation is required in most cases. Decisions on applications must be made in accordance with the adopted development plan, unless there are proper planning considerations suggesting otherwise.

One of the important considerations which must be taken into account is national (government) planning policy, including the National Planning Policy Framework. This tells local planning authorities which issues they should consider most important, how decisions should be reached, how plans should be prepared and what they should contain, etc.

Decisions are made by elected councillors, advised by specialist planning officers, though routine decisions (e.g. planning applications clearly in accordance with, or contrary to, adopted plans) will usually be delegated by councillors to senior officers; because of the volume of work and pressures of time.

There is provision for the planning decisions of the local planning authority to be challenged and reviewed by an independent planning inspector (or, if the issue is the legality of the decision or the way it was reached, the courts).

Local Plans

The local planning authority has to produce local plans for the future development of the area. Local plans (previously known as local development frameworks) may consist of one or more separate plans or documents. These would commonly include (as is the case in West Norfolk) a core strategy document setting out the overall scale and broad location of development, and a site allocations document identifying the specific sites and the type and amount of development sought on each area.

Local plans usually look forward at least 15 years, and must provide for enough housing and employment development to meet the anticipated growth in the area over

that period, and have to be in general accordance with national planning policy. Ideas for how this might be done are refined and reconsidered through successive rounds of consultation and discussion, often over a period of several years, but rarely is consensus reached; so the local planning authority must make difficult choices between competing views and proposals. Once the local planning authority has decided the plan it wishes to adopt it is tested against legal requirements and national policy by an independent planning inspector; who will consider the views of those who oppose or support the plan, and decide whether it can be adopted and brought into force.

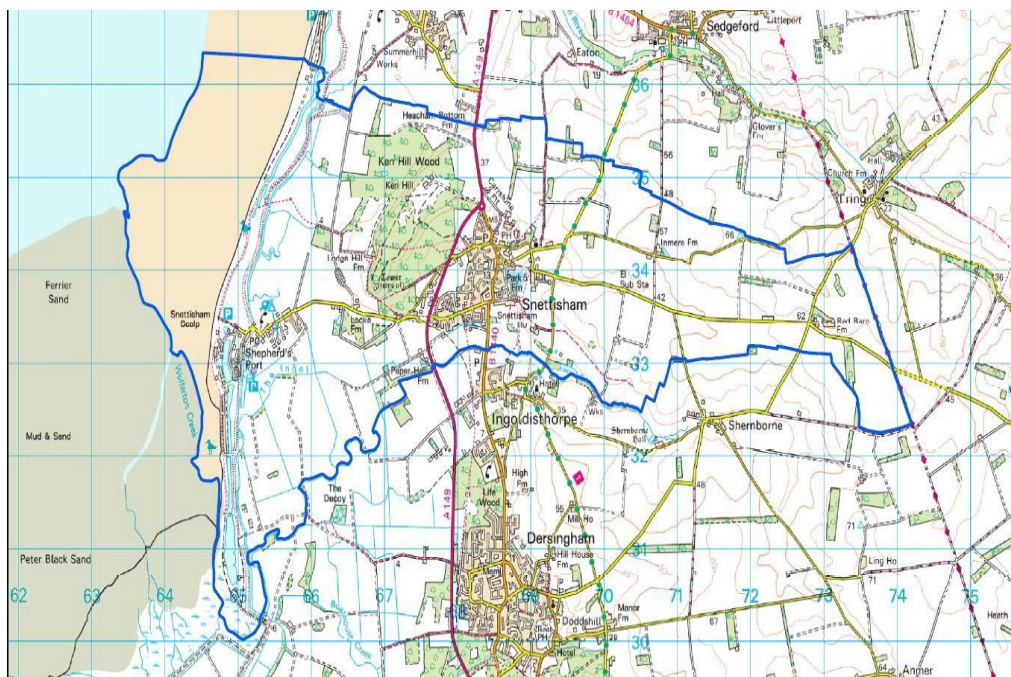
Under current national policy if local plans are not successfully brought up-to-date and adopted, or less housing development than needed actually takes place, it will be difficult for the local planning authority to refuse a planning application for housing development unless it seriously contravenes national policy, even if it contravenes the local or neighbourhood plan.

Neighbourhood Planning

Parish and town councils are statutory consultees for planning applications and local plans. This means they are consulted about these and are able to put forward any views they may have on these.

The 2011 Localism Act gave them (and communities in unparished areas that had successfully applied for designation as a neighbourhood forum) additional new planning powers to produce neighbourhood development plans, or to grant planning permission for specified developments or types of development (neighbourhood development orders and community right to build orders). Of these, neighbourhood plans have been by far the most popular. (For further information on neighbourhood plans, see section above).

The Referendum area is identified on the map below. This is the same as the area of Snettisham Parish, and the Snettisham Neighbourhood Plan area.



Voting in the Referendum

The Referendum area

The Referendum area is identified on the map shown on Page 7 as the parish area of Snettisham and is identical to the area which has been designated as the Snettisham Neighbourhood Plan area.

Referendum Expenses

The Referendum expenses limit that will apply in relation to the Referendum is £2,362, plus the number of persons entitled to vote in the Referendum by reference to which that limit has been calculated; i.e. number of entries in the current register x 5.9p.

Specified Documents

A copy of the specified documents, that is the documents listed below, may be inspected at the following:-

- Borough Council of King's Lynn and West Norfolk, King's Court, Chapel Street, KING'S LYNN, PE30 1EX between the hours of 9.00 am to 5.00 pm Monday to Thursday and 9.00 am to 4.45 pm on a Friday.
Tel: (01553) 616200 or email register.electors@west-norfolk.gov.uk.
- The Snettisham Parish Council Office, 73 Lynn Road, Snettisham, King's Lynn, PE31 7QA. Opening times 10.00 am to 12.00 pm Monday and Thursday. Tel: (01485) 543721 or email snettishparish@btconnect.com

The specified documents are:-

- The draft Snettisham Neighbourhood Plan
- Report of the Independent Examiner
- Summary of the representations submitted to the Independent Examiner
- Statement by the Local Planning Authority that the Draft Plan meets the basic conditions
- A statement that sets out general information as to town and country planning including neighbourhood, the Referendum
- The Decision Statement

All of the above documents can be viewed on the Council's website.

Can I Vote?

You can vote in the Referendum if you live in the Parish of Snettisham and:-

- You are registered to vote in Local Government Elections, and
- You are 18 years of age or over on 29 November 2018

You have to be registered to vote by 13 November 2018 to vote in the Referendum. You can check if you are registered to vote by calling (01553) 616773 or 616200.

The Referendum will be conducted in accordance with the procedures which are similar to those used at Local Government Elections.

Ways of Voting

There are three ways of voting:-

In person on 29 November 2018

- Most people vote in person at their local polling station. It is easy and the staff on duty will always help if you are not sure what to do.
- In Snettisham the polling station is:
 - Memorial Hall, 10 Old Church Road, Snettisham, KING'S LYNN PE31 7NW
- You will receive a poll card telling you that this is your polling station.
- If you do not receive your poll card you can contact Electoral Services on (01553) 616773 to ensure you are registered.
- The polling station will be open from 7am to 10pm.
- If you are not in the queue for a ballot paper by 10pm you will not be able to vote; so make sure you arrive in plenty of time.

By post

- To vote by post you need to complete an application form and send it to Electoral Services, Borough Council of King's Lynn and West Norfolk, King's Court, Chapel Street, KING'S LYNN. PE30 1EX to arrive by 5pm on Wednesday 14 November 2018.
- Ballot papers can be sent overseas, but you need to think about whether you will have time to receive and return your ballot papers by 10pm on 29 November 2018.
- You should receive your Postal Vote about a week before polling day. If it does not arrive in time, you can get a replacement up to 5pm on Thursday 29 November.

By Proxy

- If you cannot go to the polling station, and do not wish to vote by post, you may be able to vote by proxy. This means allowing somebody you trust to vote on your behalf.
- To vote by proxy, you need to complete an application form and send it to Electoral Services, Borough Council of King's Lynn and West Norfolk, King's Court, Chapel Street, KING'S LYNN. PE30 1EX to arrive by 5pm on Wednesday 21 November 2018.
This is for a new Proxy only. Changes to existing arrangements need to be made by 5pm on Wednesday 14 November 2018.
- When you apply for a proxy vote you must say why you cannot vote in person.
- Anyone can be your proxy as long as they are eligible to vote and are willing to vote on your behalf. You will have to tell them how you want to vote.

Postal and proxy vote application forms are available from Electoral Services on (01553) 616773 or by downloading from the Council's website at www.west-norfolk.gov.uk.

Am I Registered to Vote?

- If you are not registered you will not be able to vote.
- If you are not on the Electoral Register, you will need to complete an Invitation to Register form and send it to Electoral Services, Borough Council of King's Lynn and West Norfolk, King's Court, Chapel Street, KING'S LYNN. PE30 1EX to arrive no later than Tuesday, 13 November 2018 or go online.

Registration forms are available from Electoral Services on (01553) 616773 or alternatively you can register yourself at www.gov.uk/register tovote.

How to find out more

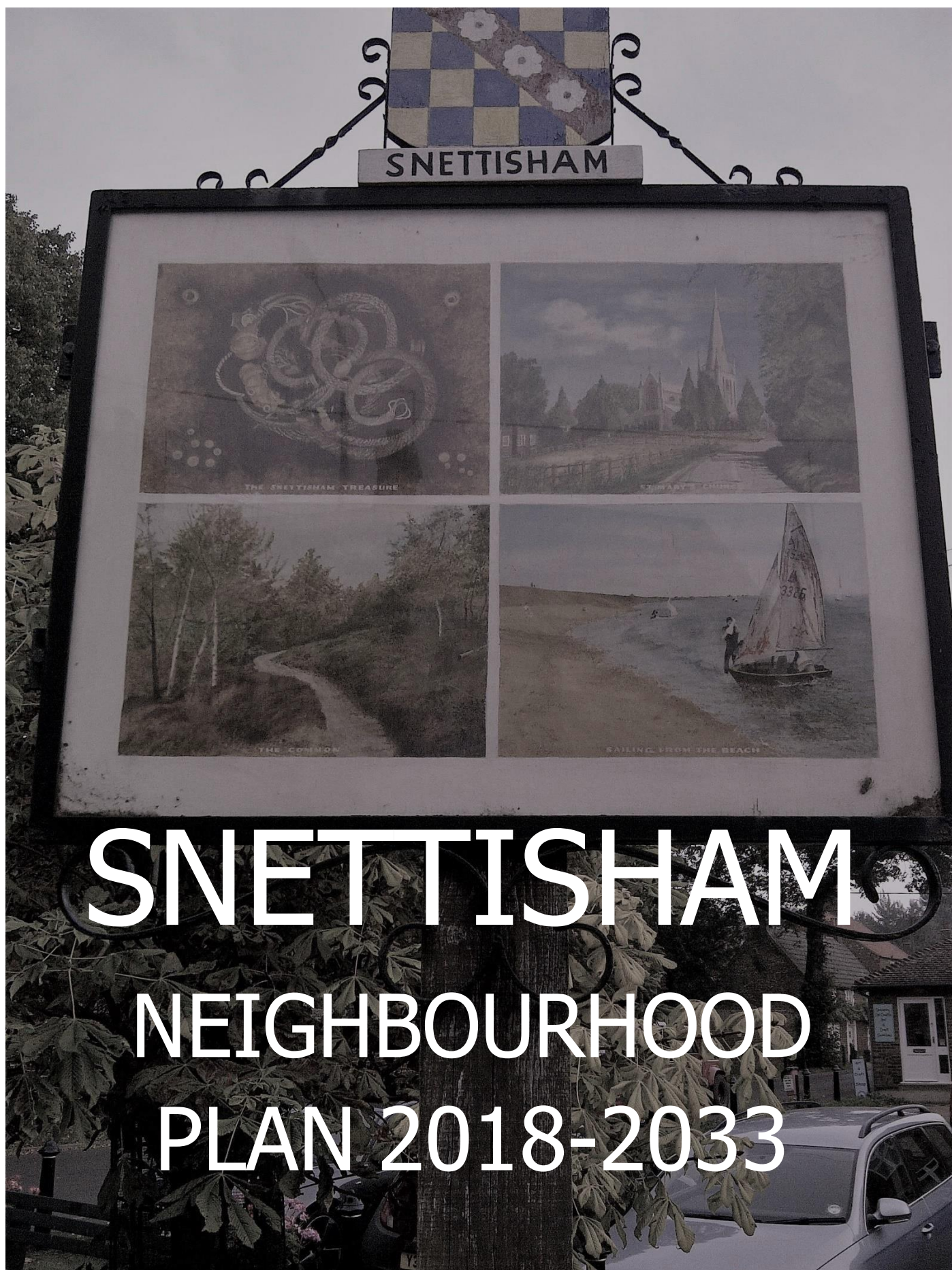
- Further general information on neighbourhood planning is available on the following websites <https://www.gov.uk/government/get-involved/take-part/make-a-neighbourhood-plan> and https://www.west-norfolk.gov.uk/info/20127/neighbourhood_plans
- For queries about planning issues, please contact the Borough Council of King's Lynn and West Norfolk, Planning Policy on (01553) 616200. For queries about the Referendum and voting please contact Borough Council of King's Lynn and West Norfolk, Electoral Services on (01553) 616773 or email: register.electors@west-norfolk.gov.uk

SNETTISHAM NEIGHBOURHOOD PLAN

PLAN PERIOD 2018-2033

**DRAFT NEIGHBOURHOOD PLAN
POST EXAMINATION VERSION**

REGULATION 18 – JUNE 2017



SNETTISHAM

NEIGHBOURHOOD

PLAN 2018-2033

SNETTISHAM NEIGHBOURHOOD PLAN

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

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.

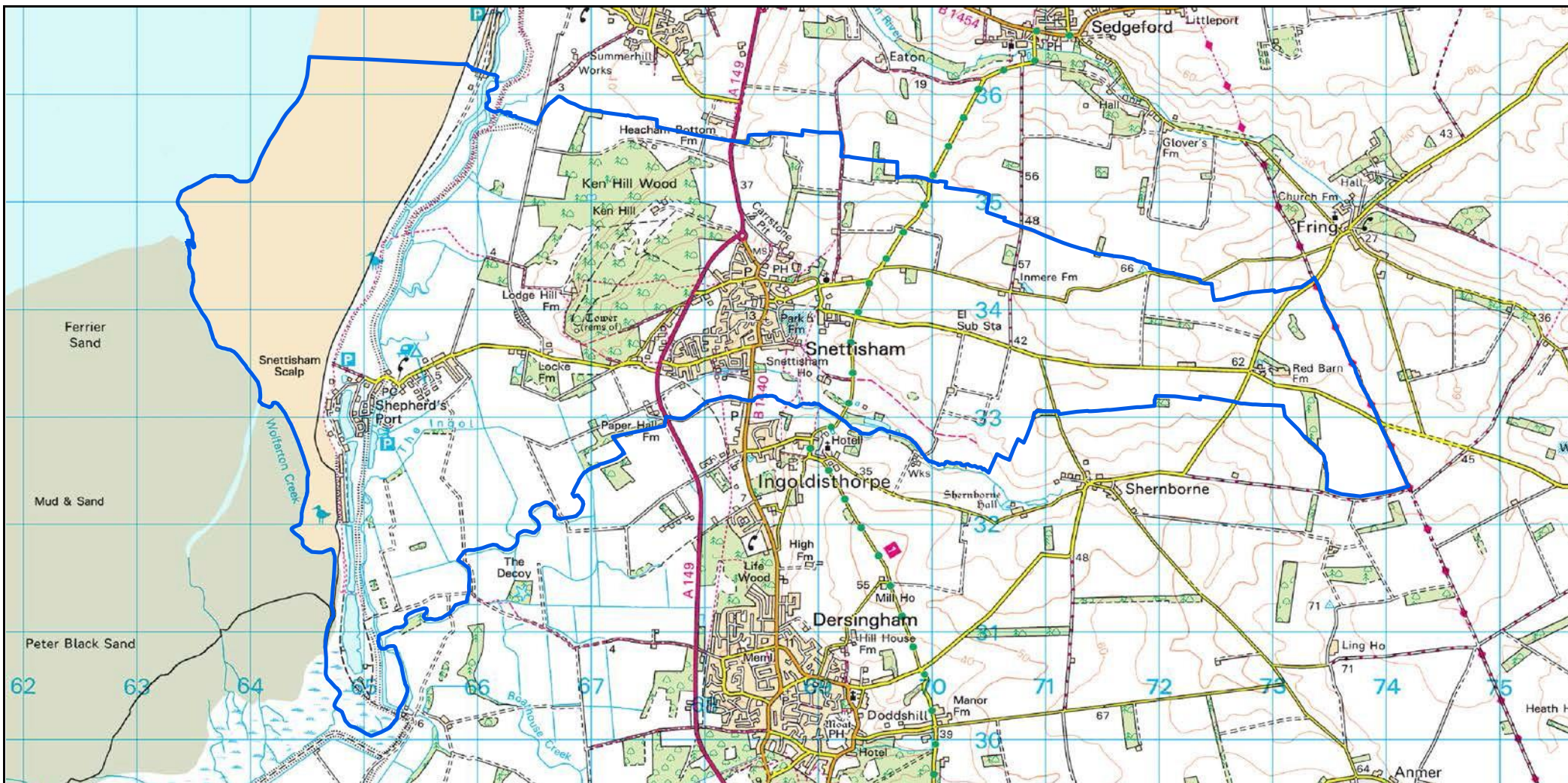
On the west of the Bypass we have the coast, beach and Common. Snettisham's popularity owes a lot to these assets. Not only do young families come to stay in Summer at the caravan and camping parks, but also many of the privately owned static caravans are used from Easter until well into the Autumn.






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.



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

SECTION 2 – STAGES IN PRODUCING THE PLAN

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

Stages after SPC submission of Plan

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

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

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

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

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

SECTION 3 – PURPOSE OF NEIGHBOURHOOD PLAN

The current BCKLWN^d Local Development Framework (LDF) 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^e” 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.

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

^e 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:		
	Number of bedrooms	Min. number of off-road car parking spaces
	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)

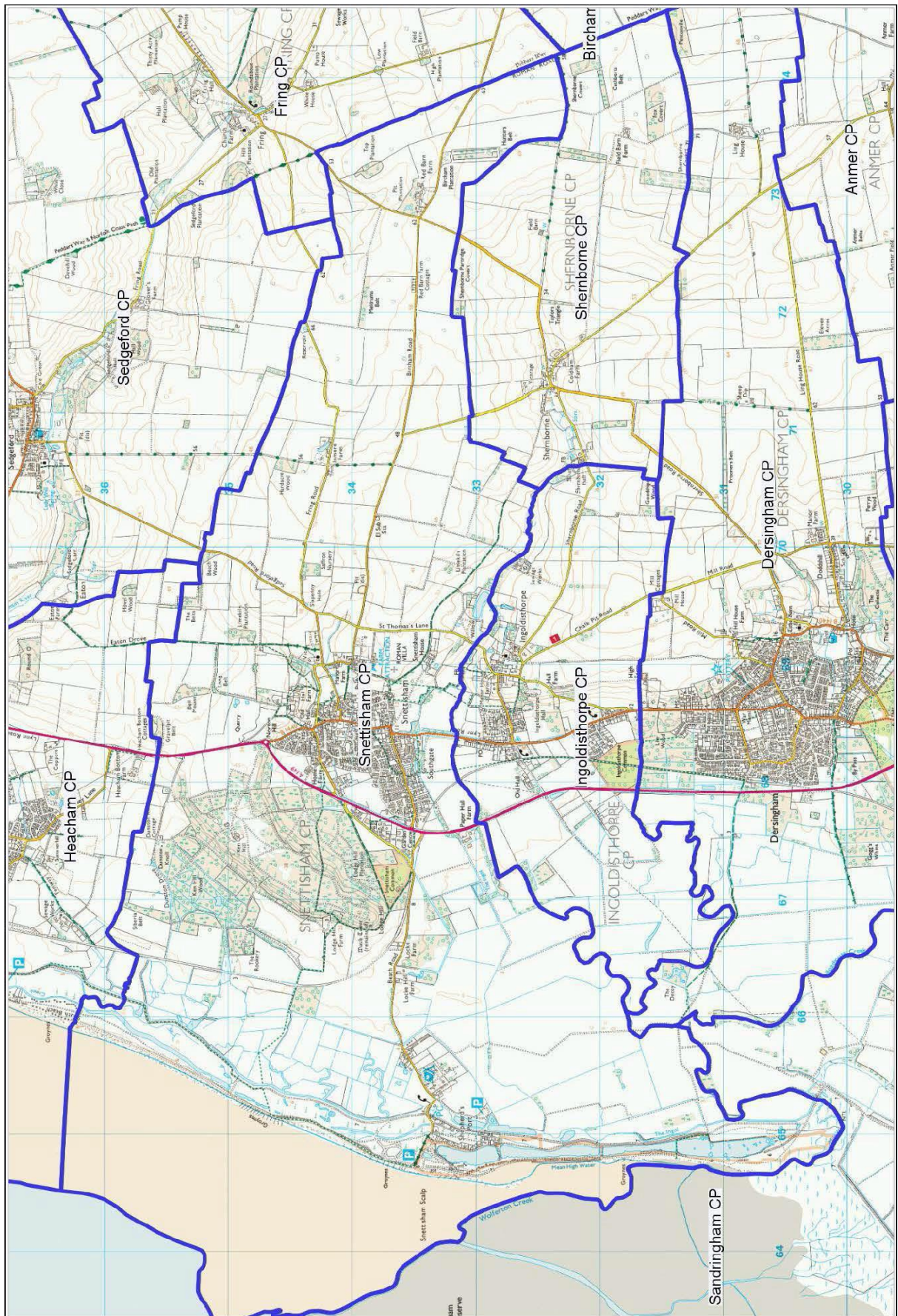
A panoramic shot from Alma Rd (pictures above) to Goose Green Rd, showing the mismatch of styles:



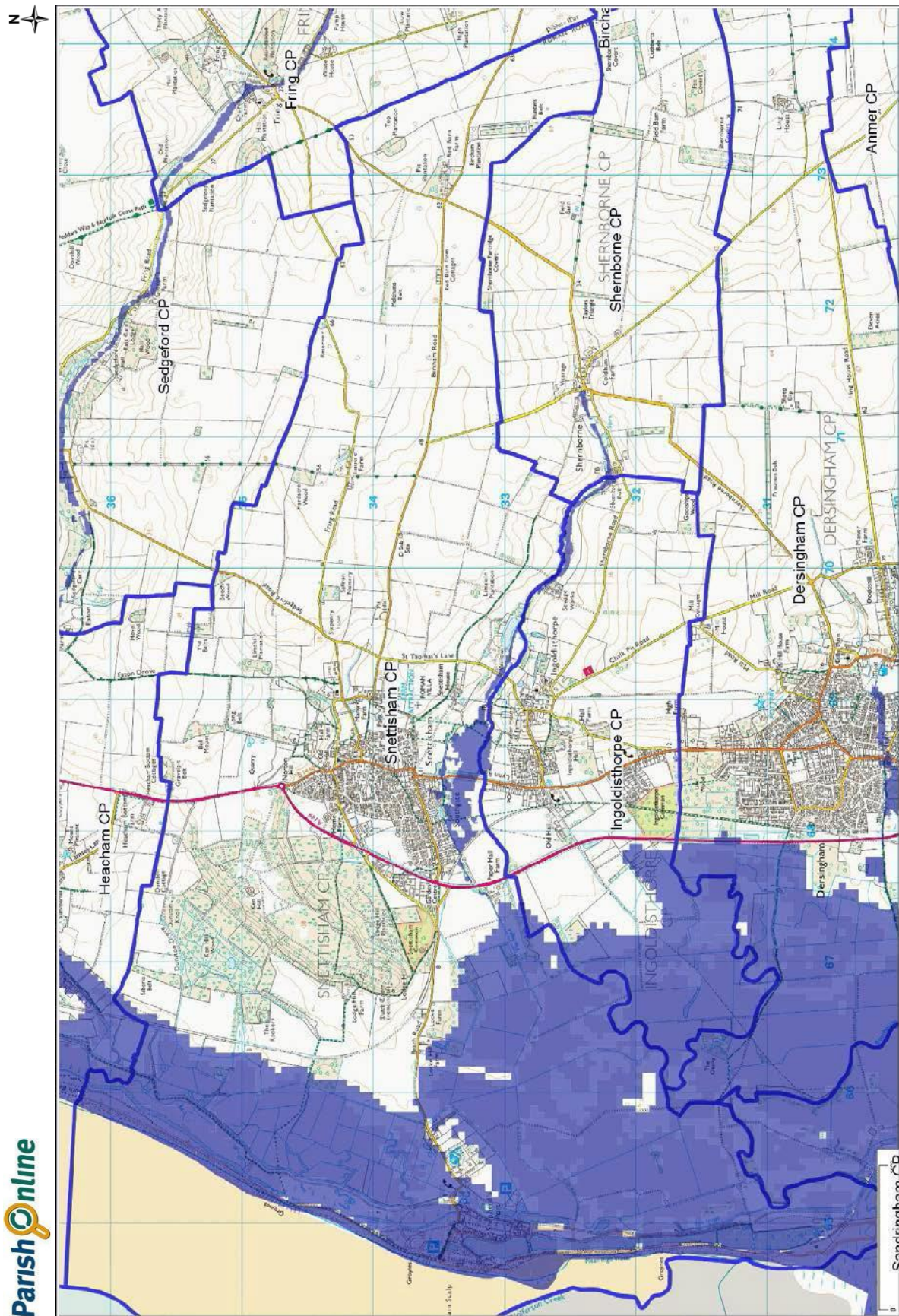
Finally, two views of the proposed allocation in NP01, showing the semi-rural nature of the site, and more bungalows of no real local character:



Map of Snettisham Parish

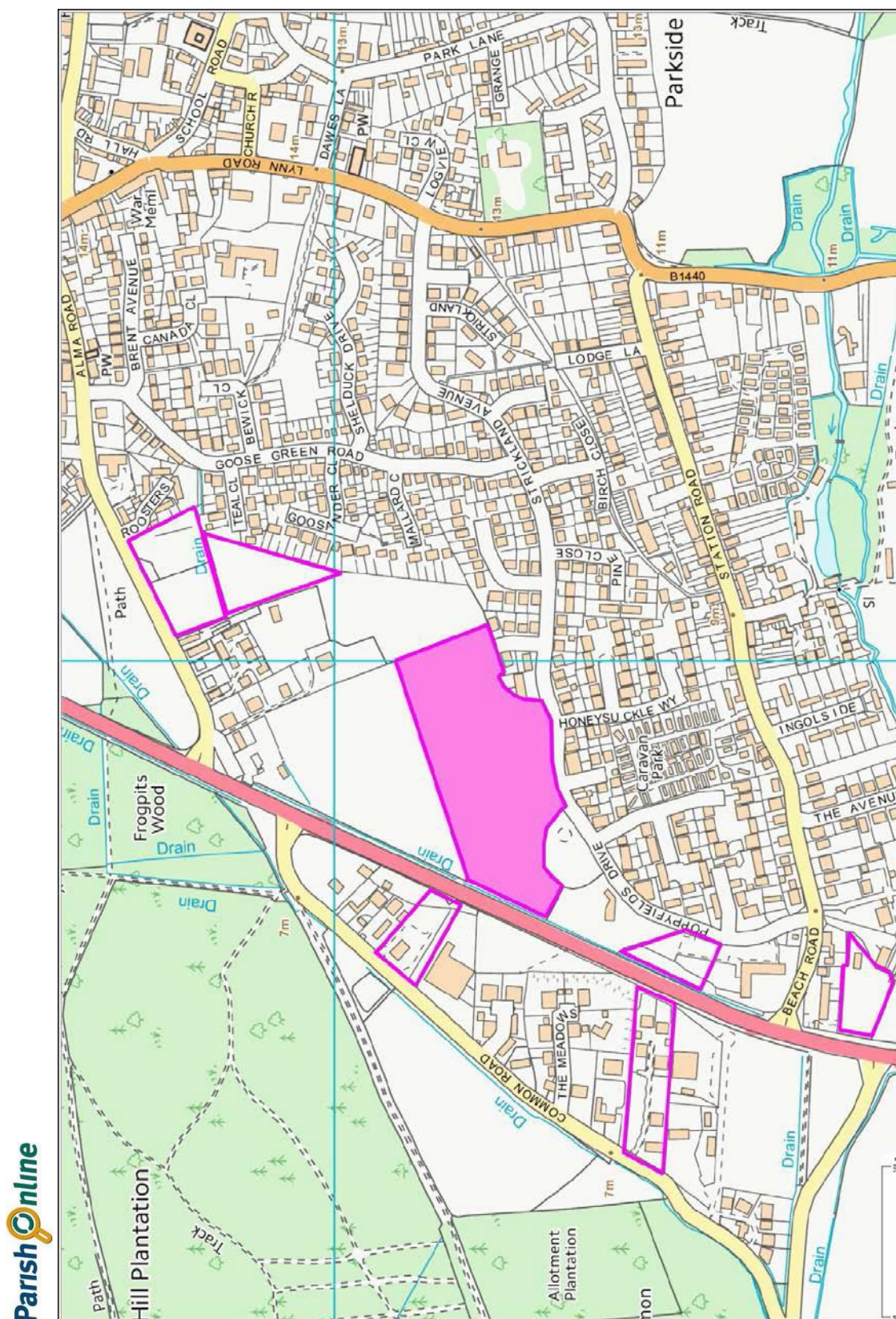


Map of Flood Zones



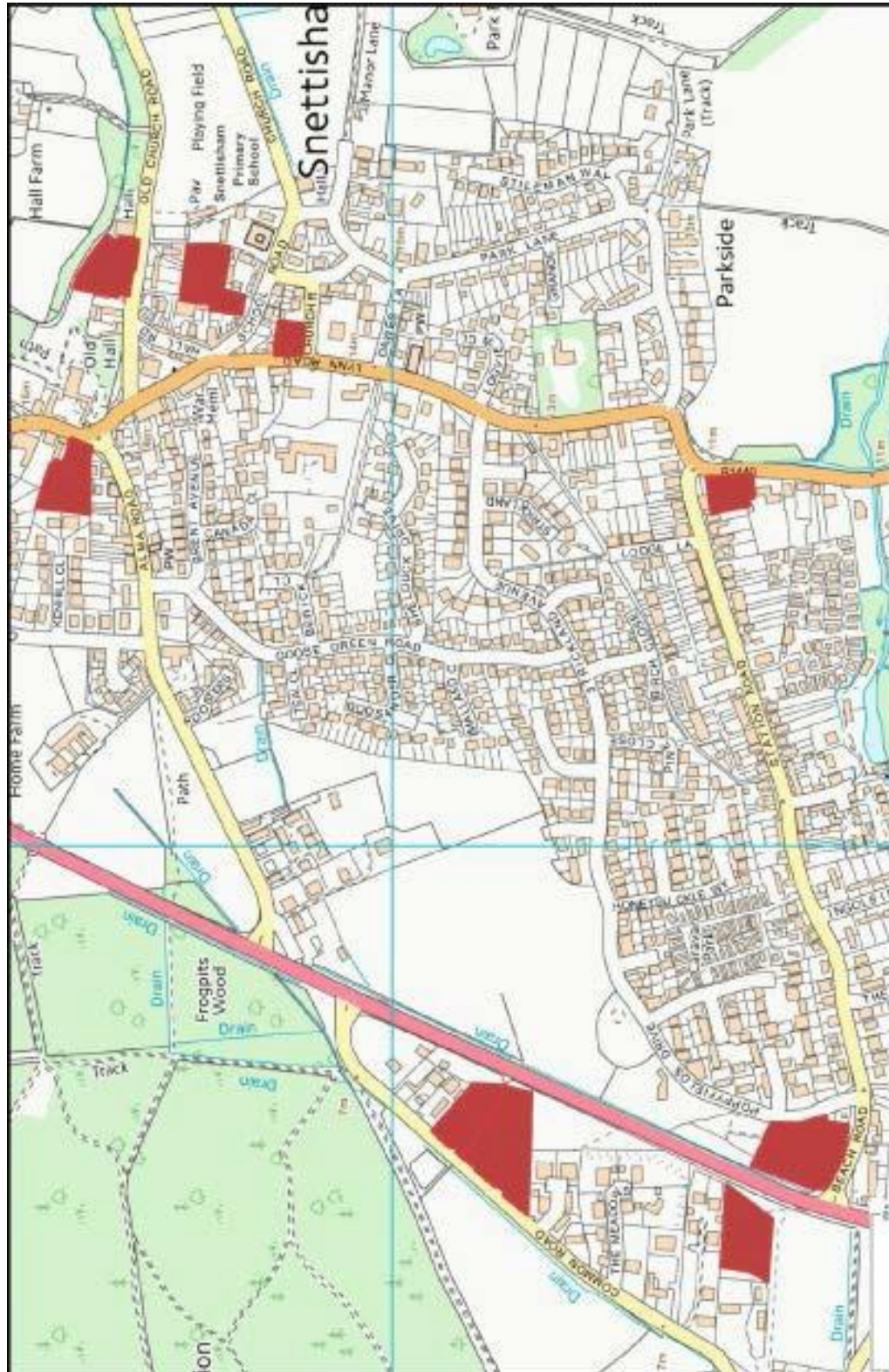
Map of Present Development with Proposed Residential Site

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.



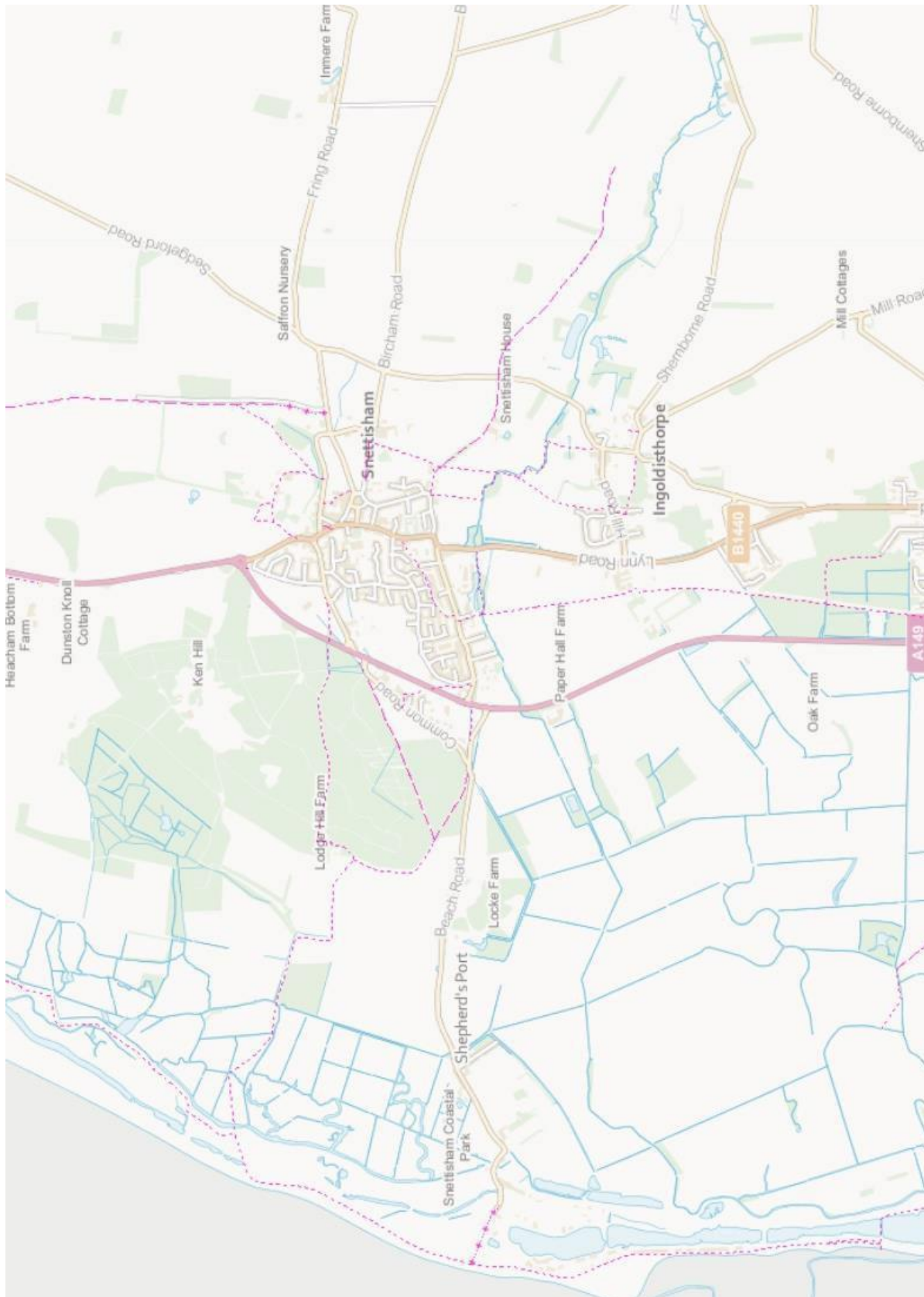
Current Major Commercial and Retail Sites

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)
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Draft Independent Examiners
Report of the Snettisham
Neighbourhood Plan

SNETTISHAM NEIGHBOURHOOD PLAN 2018-2033

Snettisham Neighbourhood Plan Examination,
A Report to the Borough Council of King's Lynn and West Norfolk

by Independent Examiner, Nigel McGurk BSc(Hons) MCD MBA MRTPI

July 2018



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1. Summary

- 1 Subject to the modifications recommended within this Report, made in respect of enabling the Neighbourhood Plan to meet the basic conditions, I confirm that:
 - having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the neighbourhood plan;
 - the making of the neighbourhood plan contributes to the achievement of sustainable development;
 - the making of the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area);
 - the making of the neighbourhood plan does not breach, and is otherwise compatible with, European Union (EU) obligations; and
 - the making of the neighbourhood plan is not likely to have a significant effect on a European site or a European offshore marine site, either alone or in combination with other plans or projects.
- 2 Taking the above into account, I find that the Snettisham Neighbourhood Plan meets the basic conditions¹ and I recommend to the Borough Council of King's Lynn and West Norfolk that, subject to modifications, it should proceed to Referendum.

¹ It is confirmed in Chapter 3 of this Report that the Snettisham Neighbourhood Plan meets the requirements of Paragraph 8(1) of Schedule 4B to the Town and Country Planning Act 1990.

2. Introduction

The Neighbourhood Plan

- 3 This Report provides the findings of the examination into the Snettisham Neighbourhood Plan (referred to as the Neighbourhood Plan) prepared by the Neighbourhood Plan Working Group on behalf of Snettisham Parish Council.
- 4 As above, the Report recommends that the Neighbourhood Plan should go forward to a Referendum. Were a Referendum to be held and were more than 50% of votes to be in favour of the Neighbourhood Plan, then the Plan would be formally *made* by the Borough Council of King's Lynn and West Norfolk. The Neighbourhood Plan would then form part of the development plan and as such, it would be used to determine planning applications and guide planning decisions in the Snettisham Neighbourhood Area.
- 5 Neighbourhood planning provides communities with the power to establish their own policies to shape future development in and around where they live and work.

"Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need." (Paragraph 183, National Planning Policy Framework)

- 6 As confirmed in Chapter 2 of the Basic Conditions Statement, submitted alongside the Neighbourhood Plan, Snettisham Parish Council is the *Qualifying Body*, ultimately responsible for the Neighbourhood Plan. The Neighbourhood Plan relates only to the designated Snettisham Neighbourhood Area and there is no other neighbourhood plan in place in the Snettisham Neighbourhood Area.
- 7 All of the above meets with the aims and purposes of neighbourhood planning, as set out in the Localism Act (2011), the National Planning Policy Framework (2012) and Planning Practice Guidance (2014).

Role of the Independent Examiner

- 8 I was appointed by the Borough Council of King's Lynn and West Norfolk, with the consent of the Qualifying Body, to conduct the examination of the Snettisham Neighbourhood Plan and to provide this Report.
- 9 As an Independent Neighbourhood Plan Examiner, I am independent of the Qualifying Body and the Local Authority. I do not have any interest in any land that may be affected by the Neighbourhood Plan and I possess appropriate qualifications and experience.
- 10 I am a chartered town planner and have more than five years' direct experience as an Independent Examiner of Neighbourhood Plans. I also have more than twenty five years' land, planning and development experience, gained across the public, private, partnership and community sectors.
- 11 As the Independent Examiner, I must make one of the following recommendations:
 - that the Neighbourhood Plan should proceed to Referendum, on the basis that it meets all legal requirements;
 - that the Neighbourhood Plan, as modified, should proceed to Referendum;
 - that the Neighbourhood Plan does not proceed to Referendum, on the basis that it does not meet the relevant legal requirements.
- 12 If recommending that the Neighbourhood Plan should go forward to Referendum, I must then consider whether the Referendum Area should extend beyond the Snettisham Neighbourhood Area to which the Plan relates.
- 13 Where modifications are recommended, they are presented as bullet points and highlighted in **bold print**, with any proposed new wording in *italics*.

Neighbourhood Plan Period

- 14 A neighbourhood plan must specify the period during which it is to have effect.
- 15 The front cover of the Neighbourhood Plan clearly refers to the plan period as covering 2018 to 2033. In addition, Chapter 2 of the Basic Conditions Statement establishes that:

"The SNP covers the plan period from 2018 to 2033, a fifteen year period..."

- 16 In addition to the above, page 9 of the Neighbourhood Plan provides additional, relevant information in respect of the plan period:

"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..."

- 17 Taking all of the above into account, the Neighbourhood Plan specifies the plan period during which it is to have effect.

Public Hearing

- 18 According to the legislation, *when the Examiner considers it necessary* to ensure adequate examination of an issue, or to ensure that a person has a fair chance to put a case, then a public hearing must be held.
- 19 However, the legislation establishes that it is a general rule that neighbourhood plan examinations should be held without a public hearing – by written representations only.
- 20 Further to consideration of the information submitted, I confirmed to the Borough Council of King's Lynn and West Norfolk that I would not be holding a public hearing as part of the examination of the Snettisham Neighbourhood Plan.

3. Basic Conditions and Development Plan Status

Basic Conditions

- 21 It is the role of the Independent Examiner to consider whether a neighbourhood plan meets the “basic conditions.” These were *set out in law*² following the Localism Act 2011. Effectively, the basic conditions provide the rock or foundation upon which neighbourhood plans are created. A neighbourhood plan meets the basic conditions if:
- having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the neighbourhood plan;
 - the making of the neighbourhood plan contributes to the achievement of sustainable development;
 - the making of the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area);
 - the making of the neighbourhood plan does not breach, and is otherwise compatible with, European Union (EU) obligations; and
 - the making of the neighbourhood plan is not likely to have a significant effect on a European site or a European offshore marine site, either alone or in combination with other plans or projects.³
 - An independent examiner must also consider whether a neighbourhood plan is compatible with the Convention rights.⁴
- 22 In examining the Plan, I am also required, under Paragraph 8(1) of Schedule 4B to the Town and Country Planning Act 1990, to check whether:
- the policies relate to the development and use of land for a designated Neighbourhood Area in line with the requirements of Section 38A of the Planning and Compulsory Purchase Act (PCPA) 2004;

² Paragraph 8(2) of Schedule 4B of the Town and Country Planning Act 1990.

³ Prescribed for the purposes of paragraph 8(2) (g) of Schedule 4B to the 1990 Act by Regulation 32 The Neighbourhood Planning (General) Regulations 2012 and defined in the Conservation of Habitats and Species Regulations 2010 and the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007.

⁴ The Convention rights has the same meaning as in the Human Rights Act 1998.

- the Neighbourhood Plan meets the requirements of Section 38B of the 2004 PCPA (the Plan must specify the period to which it has effect, must not include provision about development that is excluded development, and must not relate to more than one Neighbourhood Area);
- the Neighbourhood Plan has been prepared for an area that has been designated under Section 61G of the Localism Act and has been developed and submitted for examination by a qualifying body.

- 23 Subject to the content of this Report, I am satisfied that these three points have been met.
- 24 In line with legislative requirements, a Basic Conditions Statement was submitted alongside the Neighbourhood Plan. This sets out how, in the qualifying body's opinion, the Neighbourhood Plan meets the basic conditions.

European Convention on Human Rights (ECHR) Obligations

- 25 I am satisfied that the Neighbourhood Plan has regard to fundamental rights and freedoms guaranteed under the ECHR and complies with the Human Rights Act 1998 and there is no substantive evidence to the contrary.
- 26 In the above regard, I note that Information has been submitted to demonstrate that people were provided with a range of opportunities to engage with plan-making in different places and at different times. Representations have been made to the Plan, some of which have resulted in changes and the Consultation Statement submitted alongside the Neighbourhood Plan provides a summary of responses and shows the outcome of comments.

European Union (EU) Obligations

- 27 There is no legal requirement for a neighbourhood plan to have a sustainability appraisal⁵. However, in some limited circumstances, where a neighbourhood plan is likely to have significant environmental effects, it may require a Strategic Environmental Assessment (SEA).
- 28 In this regard, national advice states:
- "Draft neighbourhood plan proposals should be assessed to determine whether the plan is likely to have significant environmental effects."*
(Planning Practice Guidance⁶)
- 29 National advice then goes on to state⁷ that the draft plan:
- "...must be assessed (screened) at an early stage of the plan's preparation..."*
- 30 This process is often referred to as a screening report, opinion or determination. If the screening report identifies likely significant effects, then an environmental report must be prepared.

⁵ Paragraph 026, Ref: 11-027-20150209, Planning Practice Guidance.

⁶ Paragraph 027, ibid.

⁷ Planning Practice Guidance Reference ID: 11-028-20150209.

- 31 A screening report was prepared by the Borough Council of King's Lynn and West Norfolk and published in June 2017. This determined that:

"...it is likely, that significant environmental effects arise from the implementation of the Snettisham Neighbourhood Plan...due to the allocation, and moreover the size of this allocation it is likely, that Snettisham Neighbourhood Plan has a significant effect on the environment."

- 32 In addition to SEA, a Habitats Regulations Assessment is required if the implementation of the Neighbourhood Plan may lead to likely significant effects on European sites.

- 33 The screening report prepared by the Borough Council of King's Lynn and West Norfolk also considered whether a Habitats Regulations Assessment would be required. The report identified the presence of two relevant protected European sites: Dersingham Bog Special Area of Conservation (SAC) and RAMSAR; and The Wash SAC, RAMSAR and Special Area of Protection (SPA).

- 34 The screening report determined that:

"...due to the proposed residential allocation within the neighbourhood plan, which would create additional dwellings, might lead to a higher visitor number of a site already at capacity and therefore a HRA seems to be required since this particular allocation is likely to cause significant effects on the designated sites."

- 35 In the light of the above, the screening report concluded that:

"...it is recommended that a SEA and HRA have to be undertaken for Snettisham Neighbourhood Plan."

- 36 The statutory consultees, Natural England, Historic England and the Environment Agency, were consulted and the screening report states that the above conclusion:

"...was also backed by the statutory consultation responses by Natural England, Historic England and the Environment Agency."

37 In respect of the above, two documents were produced and these were submitted alongside the Neighbourhood Plan: *“Strategic Environmental Assessment (SEA) Environmental Report (Submission)”* and *“Supporting Evidence for Habitats Regulations Assessment.”*

38 The SEA:

“...has indicated that significant adverse effects on the environment are unlikely to arise from the implementation of the plan and the plan is, therefore, relatively benign in environmental terms, with some positive effects likely to occur as well.”

39 The HRA report, in its Technical Summary, establishes that:

“The issue of recreational disturbance has already been considered for the borough-wide Site Allocations and Development Management Plan (SADMP). That plan contained a Monitoring and Mitigation Strategy which specified mitigation for allocated development on a similar scale within the village (34 houses). In combination with this plan, therefore, no adverse effects on European sites are predicted.”

40 In reaching this conclusion, the HRA report considered mitigation. The HRA report noted that Policy DM19 (*Green Infrastructure/Habitats Monitoring and Mitigation*) of the adopted Site Allocations and Development Management Policies Plan (2016) already requires a financial levy (£50 per house) to be charged as part of the Council of the Borough of King's Lynn and West Norfolk's Monitoring and Mitigation Strategy.

41 In addition, the HRA report recommended other measures, including that the footpath network should be readily accessible from the new development; that there should be clear signage to indicate the footpath network and to point out where dog walking would be acceptable within the wider area/that Dersingham Bog is not suitable for dog walking.

42 In considering the SEA and the HRA report, the statutory consultee Natural England were supportive, subject to the above two measures being incorporated into Neighbourhood Plan Policy. Neither Historic England nor the Environment Agency provided detailed comments in respect of European obligations.

43 Taking the the information provided into account, the supporting evidence submitted provides information to demonstrate that the Neighbourhood Plan would be compatible with European obligations.

- 44 Further to all of the above, national guidance establishes that the ultimate responsibility for determining whether a draft neighbourhood plan meets EU obligations lies with the local planning authority:

“It is the responsibility of the local planning authority to ensure that all the regulations appropriate to the nature and scope of a neighbourhood plan proposal submitted to it have been met in order for the proposal to progress. The local planning authority must decide whether the draft neighbourhood plan is compatible with EU regulations” (Planning Practice Guidance⁸).

- 45 In undertaking the work that it has, the Borough Council of King's Lynn and West Norfolk has considered the Neighbourhood Plan's compatibility with EU obligations and its representation to the Neighbourhood Plan and supporting information, as submitted, raised no concerns in this regard.
- 46 Given all of the above, I conclude that the Neighbourhood Plan meets the basic conditions in respect of European obligations.

⁸ Planning Practice Guidance Reference ID: 11-031-20150209.

4. Background Documents and the Snettisham Neighbourhood Area

Background Documents

47 In undertaking this examination, I have considered various information in addition to the Snettisham Neighbourhood Plan. This has included (but is not limited to) the following main documents and information:

- National Planning Policy Framework (referred to in this Report as “the Framework”) (2012)
- Planning Practice Guidance (2014)
- Town and Country Planning Act 1990 (as amended)
- The Localism Act (2011)
- The Neighbourhood Plan Regulations (2012) (as amended)
- King's Lynn and West Norfolk Borough Council Local Development Framework Core Strategy (2011) (referred to in this Report as the Core Strategy)
- The King's Lynn and West Norfolk Local Plan - Site Allocations and Development Management Policies Plan (2016) (referred to in this Report as the SADMP)
- Norfolk Minerals and Waste Development Framework
- Basic Conditions Statement
- Consultation Statement
- Strategic Environmental Assessment Scoping Report
- Supporting Evidence for Habitats Regulations Assessment
- SEA and HRA Screening Report
- SEA Environmental Report

Also:

- Representations received

48 In addition, I spent an unaccompanied day visiting the Snettisham Neighbourhood Area.

Snettisham Neighbourhood Area

- 49 The boundary of Snettisham Neighbourhood Area is indicated on page 3 of the Neighbourhood Plan. However, this shows the boundaries of various areas, which, when added to poor printing reproduction, does not provide clear distinction as to which boundary relates to which area.
- 50 The plan on page 3 appears in complete contrast to the excellent loose insert provided (and similar plan in the Appendices), which clearly shows the Neighbourhood Area, with a well-defined Ordnance Survey background, on a laminated page.
- 51 I recommend:
- **Replace plan on page 3 with a copy of the plan provided as a loose insert (including the legend and title).**
- 52 The Borough Council of King's Lynn and West Norfolk formally designated the Snettisham Neighbourhood Area on 14th June 2016. This satisfies a requirement in line with the purposes of preparing a Neighbourhood Development Plan under section 61G (1) of the Town and Country Planning Act 1990 (as amended).

5. Public Consultation

Introduction

- 53 As land use plans, the policies of neighbourhood plans form part of the basis for planning and development control decisions. Legislation requires the production of neighbourhood plans to be supported by public consultation.
- 54 Successful public consultation enables a neighbourhood plan to reflect the needs, views and priorities of the local community. It can create a sense of public ownership, help achieve consensus and provide the foundations for a 'Yes' vote at Referendum.

Snettisham Neighbourhood Plan Consultation

- 55 A Consultation Statement was submitted to the Borough Council of King's Lynn and West Norfolk alongside the Neighbourhood Plan. The information within it sets out who was consulted and how, together with the outcome of the consultation, as required by the neighbourhood planning *regulations*⁹.
- 56 Taking the information provided into account, there is evidence to demonstrate that the Neighbourhood Plan comprises a "*shared vision*" for the Snettisham Neighbourhood Area, having regard to Paragraph 183 of the National Planning Policy Framework.
- 57 Further to Snettisham Parish Council establishing a Working Group to develop the Neighbourhood Plan, a questionnaire was published in July 2016 and in excess of a hundred responses were received. These helped to inform the main priorities for the emerging plan.
- 58 There were also neighbourhood planning presentations at the Village Fete, held in July 2016.

⁹Neighbourhood Planning (General) Regulations 2012.

- 59 Open Meetings were held in the Village Memorial Hall in January 2017, where attendees were asked for comments on a draft version of the plan, with the general thrust being in favour of the emerging document and its policies.
- 60 During 2017, environmental reporting was undertaken and a pre-submission version of the plan was produced. Consultation ran between June and August 2017. Following this, the draft plan was further revised and underwent a second pre-submission consultation between December 2017 and February 2018.
- 61 The Consultation Report provides evidence to demonstrate that public consultation formed an important part of the overall plan-making process, that matters raised were taken into account and that the reporting process was transparent.
- 62 Public consultation was well-publicised. The Working Group provided regular updates to Parish Council meetings, with agendas and minutes available on the Parish Council's website. Further information was provided via social media, on the Parish Council's Facebook page, and via the local TORC newsletter, distributed in the Neighbourhood Area. Pre-submission consultation was formally advertised in the local press (Lynn News) and press releases were sent to other publications.
- 63 Taking all of the above into account, I am satisfied that the consultation process was robust.

6. The Neighbourhood Plan – Introductory Section

64 The introduction to Section 3 of the Neighbourhood Plan is a little unclear and I recommend:

- **Page 5, first sentence, change to “...(LDF) *requires that Snettisham should allocate land for “at least 34” dwellings for the period to 2026. In April...*”**

65 Footnote (e) on page 5 appears misleading. There is a national presumption in favour of sustainable development and according to the National Planning Policy Framework (the Framework), neighbourhood plans cannot promote less development than set out in the Local Plan (Paragraph 184). In addition, Paragraph 47 of the Framework establishes a requirement to “*boost significantly*” the supply of housing.

66 I recommend:

- **Page 5, delete footnote (e)**

67 Similarly, the map shown on page 6 appears misleading. The map does not relate to land use planning policies which prevent development, but is presented as showing areas where restrictions “*preventing some areas being developed*” might apply. This results in unnecessary confusion and detracts from the clarity of the Neighbourhood Plan.

68 I recommend:

- **Page 5, delete last sentence (“This map...apply:”)**
- **Page 6, delete plan and reference to various areas below it**
- **Page 6, change penultimate para to “*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.*”**

- 69 Part of Section 4 reads as though it comprises a land use planning policy requirement, which it does not. It also sets out requirements outside the control or responsibility of the Parish Council. I recommend:
- **Page 7, Section 4, second para, change to “...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.”**
 - **Page 7, Section 4 third para, change to “The Parish Council will seek to work in conjunction...Village. There is...and diversification is encouraged by the Parish Council. The recent...”**
- 70 The Parish Council cannot impose a monitoring requirement on the Local Planning Authority and nor can it seek to determine how the planning system should operate, which is a matter of statute. I recommend:
- **Page 9, first para, delete “...- Council should monitor this.”**
 - **Page 9, last para, delete last sentence (“This should...point.”)**

7.The Neighbourhood Plan – Neighbourhood Plan Policies

Policy NP01 – Residential Allocation

- 71 Policy NP01 seeks to allocate land for the development of around 40 dwellings. National policy requires that neighbourhood plans do not promote less development than set out in the development plan (Paragraph 184, the Framework).
- 72 Snettisham is identified as a Key Rural Service Centre in the SADMP. The SADMP states:
- “Based on the Council’s preferred method of distributing new development...Snettisham would receive an allocation of 34 new houses...”*
(Para G.83.1, SADMP)
- 73 The SADMP sits alongside the Core Strategy and guides development in King’s Lynn and West Norfolk to 2026. As noted earlier, the plan period for the Neighbourhood Plan runs to 2033 and consequently, there is a need to provide for the development of more than 34 houses over a plan period which extends for seven years longer than the District-wide plan.
- 74 However, in the above regard, plan-makers note, on page 5 of the Neighbourhood Plan, that in April 2016 there were 88 dwellings *“in the process from planning to occupation.”* Taking this and the proposed allocation into account, it is evident that the Neighbourhood Plan does not seek to promote less development than that required by the development plan.
- 75 Policy NP01 therefore has regard to national policy by providing for housing growth. It does so in a manner that is in general conformity with the development plan and in this regard, I am also mindful that the Council for the Borough of King’s Lynn and West Norfolk has not raised any concerns.

- 76 The detailed wording of Policy NP01 is, however, unnecessarily confusing. As set out, the Policy states that the named allocation is limited to a maximum of 40 dwellings, but then contradicts itself by including a proviso to allow for more than 40 dwellings. Further, the Policy goes on to refer to “*significant community benefits*” without providing detail in respect of what these might be. This comprises an ambiguous and vague approach, in conflict with national guidance¹⁰, which is explicit in requiring that:

“A policy in a neighbourhood plan should be clear and unambiguous. It should be drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when determining planning applications. It should be concise, precise and supported by appropriate evidence. It should be distinct to reflect and respond to the unique characteristics and planning context of the specific neighbourhood area for which it has been prepared.”

- 77 In the absence of substantive evidence, it is not clear why the site at Poppyfields is allocated for 40 dwellings. For example, the Neighbourhood Plan is not supported by say, an indicative master plan showing how the site might be developed in the most appropriate manner. In the above regard, I am mindful of the representation by Pigeon Investment Management, which suggests that the Policy be modified such that it provides for actual housing numbers to emerge from a “*design-led approach*.”

- 78 Also, I note that in respect of the allocation of land for residential development, the SADMP states that:

“The number of dwellings the Core Strategy provides for each class of settlements is stated as a minimum” (Para D.1.16)

- 79 In addition, the Framework requires plans to:

“...allocate sites to promote development and flexible use of land...”

- 80 Taking all of the above into account, I recommend:

- **Policy NP01, change to “*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.*”**

¹⁰ Planning Policy Guidance, Paragraph: 042 Reference ID: 41-042-20140306.

- Supporting text, page 10, first para, change to “...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.* It...”
- Supporting text, page 11 delete the three paras below Figure SNP1. This text reads as though it comprises part of the Policy, which it does not.

81 Further to the above, I highlighted the response of Natural England in respect of Habitats Regulations Assessment earlier in this Report. Taking this into account, I also recommend:

- Policy NP01, add to the end of the recommended revision, “...amenity. *Development of the site must provide for access to the local public rights of way network and provide clear 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 not suitable for dog walking.*”

Policy NP02 – Windfall Residential Development

- 82 Sustainable development underpins national planning policy, which requires that development that is sustainable should go ahead, without delay. This relates to any kind of development, including windfall development.
- 83 Windfall development can make an important contribution to sustainable development and the SADMP notes that:
- “A significant number of dwellings are provided each year from windfall sites...”* (Para D.1.4)
- 84 As set out, Policy NP02 is framed as a negative Policy which seeks to prevent all forms of windfall development (although referred to as *“windfall sites”*), unless a list of seven criteria are met. These criteria include a reference to no loss of Grades 1-3a agricultural land. No justification has been provided in respect of such an onerous requirement, which would conflict with national and local policy. National policy, for example, only requires that the benefits of the best and most versatile agricultural land be taken into account and that only where significant development of agricultural land is demonstrated to be necessary, should areas of poorer quality land be used in preference to that of a higher quality (Para 112, the Framework).
- 85 No detailed justification or information is provided to support the requirement for windfall sites being within 800 metres of a bus stop with an hourly or better service to local towns. It is not clear for example, why a site say, within an unobstructed 805 metres from a bus stop might be inappropriate, whereas a site 795 metres from a bus stop, with obstructions in between would be considered appropriate. Further, I am mindful that bus service provision is beyond the control of the Neighbourhood Plan and could change for any number of reasons. In the absence of any justification, it is not clear why this part of the Policy might contribute to the achievement of sustainable development.
- 86 The Policy would also require *“any impacts”* on protected wildlife to be *“adequately mitigated and/or compensated for.”* Such an approach could result in direct conflict with law. Protected wildlife is precisely that. It may be inappropriate and unlawful for development to impact on protected wildlife on the simplistic basis that it might mitigate and/or compensate for *“any impacts.”*

- 87 Further, the Policy adopts a similar approach to heritage assets, whereby national policy does not simply require that “*any impacts*” to heritage assets be “*adequately mitigated and/or compensated for.*” Our heritage assets are irreplaceable. Simply mitigating or compensating for “*any impacts*” might comprise a wholly inappropriate and unlawful approach.
- 88 The Policy includes a reference to another Policy in the Neighbourhood Plan and in so doing, it effectively repeats the requirements of that Policy. Notwithstanding my comments in respect of Policy NP08 below, this is an unnecessary approach as the Policies of the development plan should be read together.
- 89 In the absence of any detail, it is not clear how the “*loss of any jobs*” might be measured, who by and on what basis. This part of Policy NP02 is unclear and ambiguous.
- 90 The second paragraph of supporting text to Policy NP02 is confusing and unjustified. It states that it is “*necessary to rebalance*” a large excess of additional dwellings. No evidence is provided in respect of the impacts of “*re-balancing*” and nor is any definition of “*re-balancing*” provided. The text seems to suggest that windfall development should be restricted, as there has been significant development in the village in recent years. However, as above, development that is sustainable should go ahead and simply attempting to prevent development in the manner that Policy NP02 sets out would not meet the basic conditions, for the reasons identified.
- 91 The supporting text to the Policy seeks to introduce a new interpretation of Paragraph 14 of the Framework. It is not the role or function of the Neighbourhood Plan to determine how decision makers should apply national planning policy.
- 92 However, I am mindful that all forms of development require appropriate controls. The SADMP introduces various controls within its Policies to ensure that windfall development is appropriate. To some degree, Policy NP02 reflects this approach and is in general conformity with the SADMP and I recommend:
- **Policy NP02, change to “*Proposals for windfall development in the Neighbourhood Area should demonstrate that: The provision of access by...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 viable employment land.*”**

- **Introductory text, page 12, first para, change to “*If the development plan is afforded* reduced weighting...”**
- **Introductory text, page 12, delete second para (“Given the...totals.”)**
- **Delete all supporting text on page 13**

Policy NP03 – Housing Mix

- 93 Chapter 6 of the Framework supports the delivery of a wide choice of high quality homes. In so doing, Paragraph 50 of the Framework goes on to state that plans should:

“...plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community...”

- 94 Policy NP03 identifies a need for more smaller homes in the Neighbourhood Area and to some extent, the Policy seeks to address this issue. However, as worded, the Policy appears vague and lacks clear justification.

- 95 The Policy requires new dwellings to “*predominantly*” consist of two or three bedroomed semi detached houses and bungalows. No definition of “*predominantly*” is provided and this part of the Policy lacks precision, leading in potential for wide interpretation in respect of how it might be applied in practice (eg, “more than half” or “95%” would both be predominant. How would predominance be measured across all new housing throughout the Neighbourhood Area – cumulatively ? How would the Policy apply on developments of one or two dwellings ?).

- 96 This part of the Policy fails to provide a decision maker with a clear indication of how to react to a development proposal, having regard to Paragraph 154 of the Framework, which states:

“Only policies that provide a clear indication of how a decision maker should react to a development proposal should be included in the plan.”

- 97 Further to the above, in the absence of any detail, it is not clear why say, a semi-detached bungalow would better meet local needs than a small detached bungalow, or why a semi detached house would better meet local needs than a terraced house. Further, no detailed justification is provided in respect of why apartments (which can take on all manner of built forms) – and which would seem to comprise an appropriate way to provide for smaller housing – should only ever be designed to look like houses. No evidence is provided to demonstrate that it would only be possible for apartments to respond to, or even enhance local character, if they were to look like houses. Further, it is not entirely clear, in the absence of any substantive detail, what “*houses*” look like, who determines this, or on what basis.

98 Taking all of the above into account, I recommend:

- **Policy NP03, change to “*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, page 14, delete final para**

Policy NP04 – Permanent Homes

- 99 Policy NP04 seeks to impose a requirement for new housing to be “*fully occupied*” and to prevent any new housing from being used as second homes or holiday homes.
- 100 No definition of “*fully occupied*” is provided and it is therefore unclear what this means. This part of the Policy fails to provide a decision maker with a clear indication of how to react to a development proposal, having regard to Paragraph 154 of the Framework.
- 101 No substantive evidence is provided to demonstrate how second homes or holiday homes harm community cohesion, as referred to in the supporting text. It is therefore entirely unclear how the prevention of new homes being used as second homes or holiday homes would contribute to the achievement of sustainable development.
- 102 No information has been provided to demonstrate what the impacts of such a Policy would be. For example, there is nothing to demonstrate what the impact on the local economy, investment or jobs would be; or how the Policy would impact on the demand for housing. There is no evidence to demonstrate how the Policy would contribute to the achievement of sustainable development.
- 103 It is unclear why the approach set out would only apply to new homes. Any other dwelling could still be bought and used as a second home or holiday home.
- 104 The Policy fails to set out how it might be controlled. I note that it is not within the powers of the Neighbourhood Plan to direct the Local Planning Authority in respect of the use of conditions. No information is provided as to how a legal agreement might lawfully be imposed on new housing to prevent use as second homes or holiday homes and the Neighbourhood Plan is therefore vague in this regard.
- 105 It is beyond the powers of the Neighbourhood Plan to impose a requirement on the Local Authority to monitor the provisions of the Policy.
Policy NP04

106 Taking the above into account, I recommend:

- **Delete Policy NP04**
- **Delete all text on page 15 and supporting text to Policy NP04 on page 16**

Policy NP05 – Affordable Housing

107 Core Strategy Policy CS09 ("*Housing Distribution*") requires 20% of new homes to comprise affordable housing.

108 National planning policy guidance¹¹ states that:

"...contributions should not be sought from developments of 10-units or less..."

109 Whilst an exception to the above includes Areas of Outstanding Natural Beauty (AONB), I note that only a small part of the settlement of Snettisham is located within the Norfolk Coast AONB. There is no substantive evidence to demonstrate why a different threshold to that required by national policy should apply to that part of Snettisham outside the AONB.

110 Policy NP05 seeks to introduce a 30% affordable housing requirement. No detailed and substantive evidence is provided in justification of an entirely different approach to that set out in the Core Strategy. Rather, the supporting text to the Policy simply refers to previous affordable housing provision generating less affordable housing than expected.

111 Further to the above, whilst not set out in the Policy, the supporting text states that the proposed affordable housing requirement would be imposed on all development of more than five dwellings. This would conflict directly with national policy and no substantive evidence for failing to have regard to national policy is provided.

112 The Policy states that "*starter homes*" should comprise affordable housing. Whilst emerging national policy has, in draft form only, indicated that starter homes might, at some future date, comprise affordable housing, this does not, at the time of writing, comprise national policy. Currently, starter homes are not considered to comprise affordable housing and the Policy does not have regard to this.

¹¹ Reference ID: 23b-031-20161116.

113 Notwithstanding all of the above, national policy requires that:

“Pursuing sustainable development requires careful attention to viability and costs in plan-making. Plans should be deliverable. Therefore, the sites and the scale of development identified in the plan should be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened.”

(Paragraph 173, the Framework)

114 No substantive evidence is provided to justify a 50% increase in affordable housing requirements, over and above that required by the strategic policies of the development plan. There is no detailed information, for example, to demonstrate different economic or commercial circumstances in Snettisham, or even that it would be commercially viable for development to go ahead on the basis of the level of contributions sought by Policy NP05. In the absence of any detailed justification of the approach set out, it is not possible to determine that the Policy would contribute towards the achievement of sustainable development.

115 Taking all of the above into account, I recommend:

- **Delete Policy NP05**
- **Delete related supporting text on pages 16 and 17**

Policy NP06 – Materials and Design

116 Good design is recognised by the Framework as comprising:

“a key aspect of sustainable development...indivisible from good planning.”
(Paragraph 56)

117 National policy requires good design to contribute positively to making places better for people (Chapter 7, The Framework) and Paragraph 58 of the Framework goes on to require development to:

“...respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation...”

118 SADMP Policy DM15 (“Environment, Design and Amenity”) encourages the provision of good design that includes materials that respond sensitively and sympathetically to local character.

119 Policy NP06 seeks to encourage good design through the use of local materials. In general terms, it also encourages development to take its clues from and respond positively to, the local environment. In this way, Policy NP06 has regard to national policy and is in general conformity with the development plan.

120 As set out however, it is not entirely clear, in the absence of detailed information, how all housing development might be in keeping with the whole of Snettisham Village. During my site visit, I observed a wide array of development across the village, representing various design types and eras and in the absence of any information, it is not apparent how new development could be in keeping with such a wide range of different features.

121 Further to the above, it is not clear why Policy NP06 only applies to new dwellings, rather than to development as a whole. Both national and local policy encourage high quality design for all kinds of development, rather than seeking to restrict it to residential development.

122 Taking this and the above into account, I recommend:

- ***Policy NP06, change to “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.”***

Policy NP07 – Housing Density

123 Policy NP07 seeks to ensure the provision of garden space alongside new housing. This approach has regard to Paragraph 58 of the Framework, which encourages incorporation of green space and requires development to respond to local character.

124 As set out, the Policy does not define “*cart lodges*,” which would leave them open to interpretation and fail to provide a decision maker with a clear indication of how to react to a development proposal, having regard to Paragraph 154 of the Framework.

125 Part of the supporting text is written as though it comprises a Policy requirement, which it does not.

126 I recommend:

- **Policy NP07, delete “.../cart lodges”**
- **Supporting text, page 18, retain the first sentence and delete the remaining supporting text (“Beyond this...individual flats.”)**

Policy NP08 – Residential Car Parking

- 127 SADMP Policy DM17 establishes car parking requirements.
- 128 The Council of the Borough of King's Lynn and West Norfolk notes that Snettisham Parish Council confirms that the reference in Policy NP08 to two bedroomed accommodation should refer to two car parking spaces.
- 129 As such, the requirements set out in the Table provided in Policy NP08 are the same as those set out in Policy DM17. Whilst there is no need for a Policy to repeat existing requirements, in this case, Policy NP08 appears to provide helpful information and goes on to promote good design in respect of on-street parking. This has regard to Paragraph 56 of the Framework, which promotes good design.
- 130 Part of the supporting text to Policy NP08 reads as though it comprises a Policy requirement, which it does not.
- 131 I recommend:
- **Policy NP08, second column, second row, replace "One" with "Two"**

Policy NP09 – Commercial Development – Smaller Scale

- 132 Policy NP09 is unclear.
- 133 It supports, or "*welcomes*," small scale retail and "*other business development*" within an area of Snettisham described as "*Body of Village*."
- 134 "*Other business development*" is not defined and could therefore be interpreted to relate to many and wide forms of development relating to business use.
- 135 The "*Body of Village*" is different to and not in general conformity with, the development boundary for Snettisham provided in the SADMP (Inset G83). No detailed information is provided in respect of this differing approach.
- 136 As presented, the Policy would welcome the provision of any business development and small scale retail in established residential areas. In the absence of any evidence, it is not clear how, or why such an approach might contribute to the achievement of sustainable development.
- 137 Further to the above, Policy NP09 is also contradictory. It seeks to introduce a presumption against "*larger development*" (whatever that might be), whilst at the same time allowing for such development where impacts are "*no worse*" than the impacts from small scale development. Furthermore no indication is provided of what the impacts from small scale development might be and this part of the Policy fails to provide a decision maker with a clear indication of how to react to a development proposal, having regard to Paragraph 154 of the Framework.
- 138 I recommend:
- **Delete Policy NP09**
 - **Delete supporting text associated with Policy NP09, on pages 20 and 21**

Policy NP10 – Commercial Development – Larger Scale

- 139 Policy NP10 relates to “*larger scale*” commercial development, but does not define what this comprises. Consequently, the Policy is imprecise and does not provide a decision maker with a clear indication of how to react to a development proposal.
- 140 The Policy goes on to require larger scale development to be restricted to anywhere to the west of and close to the A149. The A149 runs through the Neighbourhood Area for some considerable distance. Much of the land to the west of the road is located within the AONB and subject to varying degrees of protection. In the absence of any substantive evidence, it is not clear how, or why Policy support for larger scale commercial development in this location would contribute to the achievement of sustainable development.
- 141 The Policy does not define “*close proximity*” and lacks precision in this regard. The whole of the land area to the west of the A149 is in reasonably close proximity to it.
- 142 The Policy refers to “*the preferred site*” as part of a statement, rather than within a land use planning policy. The reference does not relate to an allocation and nor does the Policy indicate how development within the location indicated might be considered or controlled from a land use planning perspective.
- 143 Policy NP10 does not meet the basic conditions and I recommend:
- **Delete Policy NP10**
 - **Delete supporting text and Figure associated with Policy NP10, on pages 21 and 22**

Policy NP11 – Development - General

- 144 As noted earlier in this Report, there is a national planning policy presumption in favour of sustainable development.
- 145 Contrary to this presumption, Policy NP11 seeks to prevent any form of development whatsoever, anywhere in the Neighbourhood Area outside an area referred to as "*Body of Village*" that itself conflicts with the adopted settlement boundary, plus a "*preferred site*," other than housing development that meets the special circumstances identified in Paragraph 55 of the Framework, or small scale tourism or commercial development.
- 146 In the absence of any substantive evidence, it is not clear why any other possible form of development would necessarily fail to contribute to the achievement of sustainable development. Neither is it clear why the Policy might apply to some parts of the defined settlement of Snettisham, but not others. The Policy is vague in this regard.
- 147 In addition to the above, there is no definition of what "*small scale commercial enterprise relating to tourism or wildlife*" comprises, who will determine this and on what basis. The Policy is imprecise in this regard.
- 148 Taken together, the Policy may prevent development from coming forward that might contribute to the achievement of sustainable development and there is no substantive evidence to the contrary. The Policy does not meet the basic conditions.
- 149 I recommend:
- **Delete Policy NP11**
 - **Delete supporting text relating to Policy NP11 on pages 23 and 24**

Policy NP12 - Heritage

- 150 Chapter 12 of the Framework, "*Conserving and enhancing the historical environment*," recognises heritage assets as irreplaceable and requires them to be conserved according to their significance.
- 151 Generally, Policy NP12 seeks to protect heritage assets having regard to national policy, which requires applicants to describe the significance of any asset affected.
- 152 The Policy meets the basic conditions. No recommendations.

Policy NP13 – Natural environment

- 153 Paragraph 58 of the Framework requires development to respond to local character and Paragraph 75 requires the protection and enhancement of public rights of way and access.
- 154 To some degree, Policy NP13 has regard to the above. However, as set out, it is a confusing Policy. The Policy provides no clear land use planning policy link between the encouragement of a healthy lifestyle and the preservation of Snettisham's status as a rural village "*within*" the AONB, with "*taking into account*" the natural environment and access to it. In this latter regard, I also noted earlier in this Report that the whole of Snettisham village is not within the AONB. This results in a confusing and ambiguous Policy.
- 155 However, part of the intent of the Policy is for development to have regard to local character and to connect into the local public rights of way network. Taking this into account, I recommend:
- **Change Policy NP13 to "*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, top of page 25, change to "*...natural beauty. Part of the village is located within the Norfolk Coast AONB. The presence...*"**

Policy NP14 – Transport

- 156 Chapter 4 of the Framework, "*Promoting sustainable transport*," encourages sustainable patterns of movement.
- 157 To some degree, Policy NP14 encourages pedestrian movement and has regard to national policy. However, it is not clear how or why "*any*" development should encourage pedestrian access to the centre of the village. Such a matter may not be relevant to many forms of development and there is no evidence to demonstrate that such a requirement would meet the tests for planning obligations set out in Paragraph 204 of the Framework, in respect of necessity, being related to the development or being fairly and reasonably related to the development.
- 158 The second part of the Policy is not supported by any evidence to demonstrate that it would be viable and deliverable for all forms of development – or any forms of development – to encourage traffic movements via current junctions with the bypass rather than through the village. This part of the Policy does not have regard to Paragraph 173 of the Framework, as set out on page 31 of this Report.
- 159 Further to all of the above, it is not clear, in the absence of any detail, how development might "*encourage*" things. This part of the Policy fails to provide a decision maker with a clear indication of how to react to a development proposal.
- 160 The supporting text refers to "*unrestricted development*" but provides no examples of "*unrestricted development*" having taken place and no examples of how and where "*unrestricted development*" might take place at any time in the future.
- 161 Part of the supporting text reads as though it comprises a Policy requirement, which it does not.
- 162 I recommend:
- **Change wording of Policy NP14 to "*The enhancement of pedestrian access to the village centre will be supported.*"**

- **Supporting text, page 25, delete sentence "There are concerns...on certain existing roads."**
- **Supporting text, page 26, first para, delete second sentence ("Applications will need...into account.")**

8.The Neighbourhood Plan: Other Matters

163 The Community Aims on pages 27 and 28 do not comprise land use planning policies. In the interest of precision, this should be made clear. The supporting text to these includes references that are worded as though they comprise Policy requirements, which they do not.

164 I recommend:

- **Pages 27 and 28, delete sub-headings “Introduction/Reasoned justification” and “Supporting text”**
- **Provide a new sentence underneath the title at the top of page 27: *“Community Aims are not land use planning policies, but they are reflective of the aspirations of the local community.”***
- **Change CA1 to *“The Parish Council will seek to encourage developers to construct...standards.”***
- **Supporting text underneath CA1, change to *“...standards. This may include solar panels...”***
- **Delete last para of supporting text on page 27 (“Decisions on planning...Village.”)**
- **CA2, change to *“The Parish Council will seek to encourage new developments in Snettisham to make a contribution...”***
- **Page 28, second para, change to *“...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...”***
- **Page 28 third para, change to *“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...”***
- **Page 28, delete last para of text *“Additional supporting...aims above.”***

165 Much of the content of the latter part of the Neighbourhood Plan, from pages 29 onwards simply comprises part of the Evidence Base. Some of the information provided has little direct relationship with the Policies of the Neighbourhood Plan. As such, I find its inclusion potentially distracting and confusing, such that it detracts from the clarity and precision of the Neighbourhood Plan.

166 I recommend:

- **Remove pages 29-36 inclusive and 44-56 inclusive**
- **Change title of page 37 to “*Examples of housing in Snettisham*”**
- **Delete title “Appendix 4.1, 4.2” etc, retaining just the title of each Map**

167 The recommendations made in this Report will have a subsequent impact on Contents and page numbering.

168 I recommend:

- **Update the Contents and page numbering, taking into account the recommendations contained in this Report.**

9.Referendum

169 I recommend to the Borough Council of King's Lynn and West Norfolk that, subject to the modifications proposed, **the Snettisham Neighbourhood Plan should proceed to a Referendum.**

Referendum Area

170 I am required to consider whether the Referendum Area should be extended beyond the Snettisham Neighbourhood Area.

171 I consider the Neighbourhood Area to be appropriate and there is no substantive evidence to demonstrate that this is not the case.

172 Consequently, I recommend that the Plan should proceed to a Referendum based on the Snettisham Neighbourhood Area approved by the Borough Council of King's Lynn and West Norfolk and confirmed by public notice on the 14th June 2016.

Nigel McGurk, July 2018
Erimax – Land, Planning and Communities



Snettisham Neighbourhood Plan

- Summary of the representations submitted to the independent Examiner

The Draft Snettisham Neighbourhood Plan was published and consulted on by the Borough Council of King's Lynn and West Norfolk from

12 representations were received in response to that consultation, and provided to the independent Examiner. These representations came from (or on behalf of):

- Environment Agency
- Norfolk County Council
- The Borough Council of King's Lynn & West Norfolk x2
- Pigeon Investment Management Ltd
- Historic England
- Natural England
- Mr Kenneth Peers
- Anglian Water
- National Grid
- Mr Eric Steinacker
- Marine Management Organisation

The main issues raised in these representations were:

- Support for the Neighbourhood Plan
- Wording suggestions surrounding the proposed allocation
- Ensuring that appropriate environmental mitigation is secured
- The appropriate level of affordable housing which should be sought
- If the approach to windfall development was appropriate
- Residential parking spaces and the requirements that could be sought
- Clarification relating to the differing descriptions of the body of the village / development boundary
- Permanent Homes
- Consideration of policies contained within the East Marine Plan
- General comments in relation to proposed policies on commercial development

These representations were provided to the independent examiner to inform the examination of the Neighbourhood Plan. They are available for inspection on the Borough Council's website via the following link:

http://west-norfolk.objective.co.uk/portal/neighbourhood_plan/neighbourhood_plan_consultations/snettisham_np/snettisham_neighbourhood_plan?tab=list

Snettisham Neighbourhood Plan

- Statement by the local planning authority that the Snettisham Neighbourhood Plan meets the basic conditions.
-

The Draft Snettisham Neighbourhood Plan was considered by the Borough Council of King's Lynn and West Norfolk. On behalf of the Borough Council it was agreed by Geoff Hall the Executive Director (Environment and Planning) in consultation with the Portfolio Holder Cllr Richard Blunt, that the amended Snettisham Neighbourhood Plan in the spirit of the Examiner's recommendations meets the basic conditions, and that, so modified, it should proceed to a local referendum covering the area of Snettisham Parish.

The Borough Council Decision Statement in full can be read on the following pages.

The Draft Neighbourhood Plan has now been so amended, and thus the Borough Council is satisfied that the Draft Neighbourhood Plan being presented in the referendum meets the basic conditions set out in paragraph 8(2) of Schedule 4B of the Town and Country Planning Act 1990 (as amended).

Alan Gomm, Planning Policy Manager
Borough Council of King's Lynn and West Norfolk



Snettisham Neighbourhood Planning Referendum

Decision on examiner's recommendations

October 2018

Borough Council Decision on the Examiner's recommendation for the Snettisham Neighbourhood Plan

Neighbourhood Planning {General} {Amendment} Regulations 2012

Name of neighbourhood area	Snettisham Parish Neighbourhood Area
Parish Council	Snettisham Parish Council
Submission	08/05/2018 - 22/06/2018
Examination	July / August 2018
Inspector Report Received	01/08/2018

1. Introduction

1.1 The Town and Country Planning Act 1990 (as amended), states that the Council has a statutory duty to assist communities in the preparation of neighbourhood development plans and to take the plans through a process of examination and referendum.

1.2 The Localism Act 2011 (Part 6 chapter 3) details the Local Planning Authority's responsibilities under Neighbourhood planning.

1.3 This Decision Statement confirms that the modifications proposed by the examiner's report on the whole have been accepted. There are two modification that have been proposed which have been amended by the Borough Council in collaboration with Parish Council and this relates to:

1.3.1 Policy NP01 Residential Allocation

1.3.2 Policy NP04 Permanent Homes.

1.4 Accordingly the draft Snettisham Neighbourhood Plan has been amended taking into account these modifications, and the Borough Council has reached the decision that the Snettisham Neighbourhood Development Plan may proceed to referendum.

2. Background

2.1 The Neighbourhood Area of Snettisham Parish was designated on 14/06/2016. The Neighbourhood Area corresponds with Parish boundaries for Snettisham Parish Council. The Snettisham Neighbourhood Plan has been prepared by the Snettisham Parish Council. Work on the production of the plan has undertaken by members of the Parish Council and the local community, since 2016.

- 2.2 2 The Plan was submitted to the Borough Council of King's Lynn and West Norfolk and the consultation under Regulation 16 took place between 08/05/2018 - 22/06/2018. As part of this the plan was publicised and representation invited.
- 2.3 In July 2018 Independent Examiner Nigel McGurk BSc (Hons) MCD MBA MRTPI was appointed by the Borough Council with consent of the Parish Council, to undertake the examination of the Snettisham Neighbourhood Plan. This culminated in the Examiner's Report being issued on 01/08/2018.
- 2.4 The Examiner's Report concludes that subject to making the modifications recommended by the examiner, the plan meets the basic conditions as set out in legislation and should proceed to a Neighbourhood Planning Referendum.
- 2.5 Having carefully considered each of the recommendations made within the Examiner's Report and the reasons for them, the Borough Council (in accordance with the 1990 Act Schedule 48 paragraph 12) has decided to make the modifications to the draft plan referred to in Section 3 below to ensure that the draft plan meets the basic conditions set out in legislation.
- 2.6 6 There are two areas in which the modification recommended by the Examiner has not been taken forward. This is in relation to Policy NP01 Residential Allocation and NP04 Permanent Homes. Alternative modifications are proposed by the Borough Council.

3. Recommendations by the Examiner

Policy / Area	Modification Recommended	Justification
Snettisham Neighbourhood Area	Replace plan on page 3 with a copy of the plan provided as a loose insert (including the legend and title).	To clearly show the Neighbourhood Area, and to satisfy requirement in line with the purposes of preparing a Neighbourhood Development Plan under section 61G (1) of the Town and Country Planning Act 1990 (as amended).
Introduction	Page 5, first sentence, change to "... <i>(LDF) requires that Snettisham should allocate land for "at least 34" dwellings for the period to 2026. In April...</i> "	Clarity
	Page 5, delete footnote (e)	Footnote (e) on page 5 appears misleading. There is a

Policy / Area	Modification Recommended	Justification
		national presumption in favour of sustainable development and according to the National Planning Policy Framework (the Framework), neighbourhood plans cannot promote less development than set out in the Local Plan (Paragraph 184). In addition, Paragraph 47 of the Framework establishes a requirement to " <i>boost significantly</i> " the supply of housing.
	Page 5, delete last sentence ("This map...apply:")	The map shown on page 6 appears misleading. The map does not relate to land use planning policies which prevent development, but is presented as showing areas where restrictions " <i>preventing some areas being developed</i> " might apply. This results in unnecessary confusion and detracts from the clarity of the Neighbourhood Plan.
	Page 6, delete plan and reference to various areas below it	
	Page 6, change penultimate para to " <i>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.</i> "	
	Page 7, Section 4, second para, change to "...the Parish. The Parish Council will <i>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.</i> "	Part of Section 4 reads as though it comprises a land use planning policy requirement, which it does not. It also sets out requirements outside the control or responsibility of the Parish Council.
	Page 7, Section 4 third para, change to "The Parish Council	

Policy / Area	Modification Recommended	Justification
	<i>will seek to work in conjunction ...Village. There is...and diversification is encouraged by the Parish Council. The recent ...</i>	
-----, -	Page 9, first para, delete "...- Council should monitor this." Page 9, last para, delete last sentence ("This should...point.")	The Parish Council cannot impose a monitoring requirement on the Local Planning Authority and nor can it seek to determine how the planning system should operate, which is a matter of statute .
Policy NPOI-Residential Allocation	Policy NPOI, change to " <i>Land is allocated for the development of around 40 dwellings at Poppyfields, as shown in Figure SNPI. The development should be informed by a design-led approach having regard to local character and residential amenity.</i> "	Clarity: to provide a clear and unambiguous policy
	Supporting text, page 10, first para, change to " <i>...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. It...</i> "	
	Supporting text, page 11 delete the three paras below Figure SNPI. This text reads as though it comprises part of the Policy, which it does not.	
	Policy NPOI, add to the end of the recommended revision, " <i>...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 not</i> "	Taking into account the response from Natural England in respect of Habitats Regulations Assessment

Policy / Area	Modification Recommended	Justification
	<i>suitable for dog walking."</i>	
Policy NP02- Windfall Residential Development	Policy NP02, change to <i>"Proposals for windfall development in the Neighbourhood Area should demonstrate that: The provision of access by...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 viable employment land."</i>	To ensure the policy meets the basic conditions. So it is consistent with National and Local Policy
	Introductory text, page 12, first para, change to "If the development plan is afforded reduced weighting..." Introductory text, page 12, delete second para ("Given the...totals.")	To ensure the policy meets the basic conditions. So it is consistent with National and Local Policy
	Delete all supporting text on page 13	
Policy NP03- Housing Mix	Policy NP03, change to <i>"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."</i>	So that the policy provides a clear indication of how a decision maker should react to a development proposal and that the policy is justified.
	Supporting text, page 14, delete final para	
Policy NP04- Permanent Homes	Delete Policy NP04 Delete all text on page 15 and supporting text to Policy NP04 on page 16	Insufficient detail, unclear and a lack of evidence or understanding
Policy NPOS- Affordable Housing	Delete Policy NPOS Delete related supporting text on pages 16 and 17	Insufficient detail, unclear and a lack of evidence or understanding. Contradiction with National and Local Policy
Policy NP06- Materials and Design	Policy NP06, change to <i>"All development should comprise high quality design. Residential development</i>	Clarity

Policy / Area	Modification Recommended	Justification
	<i>should make use of local materials, for example carrstone. All development should reflect and respond positively to local character."</i>	
Policy NP07 -Housing Density	Policy NP07, delete ".../cart lodges" Supporting text, page 18, retain the first sentence and delete the remaining supporting text ("Beyond this...individual flats.")	Clarity
Policy NPOS- Residential Car Parking	Policy NP08, second column, second row, replace "One" with "Two"	Ensure the policy is consistent with the Local Plan
Policy NP09- Commercial Development- Smaller Scale	Delete Policy NP09 Delete supporting text associated with Policy NP09, on pages 20 and 21	The policy is unclear
Policy NPIO- Commercial Development - Larger Scale	Delete Policy NP10 Delete supporting text associated with Policy NP10, on pages 20 and 21	The policy is unclear
Policy NP11- Development Control	Delete Policy NP11 Delete supporting text relating to Policy NP11 on pages 23 and 24	Policy does not meet the basic conditions- it may prevent sustainable forms of development from coming forward and therefore is contrary to the presumption in favour of sustainable development and the NPPF
Policy NP13- Natural Environment	Change Policy NP13 to <i>"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."</i> Supporting text, top of page 25, change to "...natural beauty. Part of the village is located within the Norfolk Coast AONB. The presence..."	Provide clarity
Policy NP14 -Transport	Change wording of Policy	Clarity, a lack of evidence and

Policy / Area	Modification Recommended	Justification
	<p>NP14 to "The enhancement of pedestrian access to the village centre will be supported."</p> <p>Supporting text, page 25, delete sentence "There are concerns...on certain existing roads."</p> <p>Supporting text, page 26, first para, delete second sentence ("Applications will need...into account.")</p>	lack of detail
Community Aims	<p>Pages 27 and 28, delete sub-headings "Introduction/Reasoned justification" and "Supporting text"</p> <p>Provide a new sentence underneath the title at the top of page 27: <i>"Community Aims are not land use planning policies, but they are reflective of the aspirations of the local community."</i></p> <p>Change CA1 to <i>"The Parish Council will seek to encourage developers to construct ...standards."</i></p> <p>Supporting text underneath CA1, change to "...standards. This may include solar panels..."</p> <p>Delete last para of supporting text on page 27 ("Decisions on planning...Village.")</p> <p>CA2, change to <i>"The Parish Council will seek to encourage new developments in Snettisham to make a contribution ..."</i></p> <p>Page 28, second para, change</p>	The Community Aims on pages 27 and 28 do not comprise land use planning policies. In the interest of precision, this should be made clear. The supporting text to these includes references that are worded as though they comprise Policy requirements, which they do not

Policy / Area	Modification Recommended	Justification
	<p>to "...20 dwellings <i>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...</i>"</p> <p>Page 28 third para, change to "<i>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...</i>"</p> <p>Page 28, delete last para of text "Additional supporting...aims above."</p>	
Evidence Base	<p>Remove pages 29-36 inclusive and 44-56 inclusive</p> <p>Change title of page 37 to "<i>Examples of housing in Snettisham</i>"</p> <p>Delete title "Appendix 4.1, 4.2" etc, retaining just the title of each Map</p>	Some of the information provided has little direct relationship with the Policies of the Neighbourhood Plan. As such its inclusion potentially detracts from the clarity and precision of the Neighbourhood Plan.
Contents Page and Page Numbering	Update the Contents and page numbering, taking into account the Examiner's recommendations	Clarity of presentation

4. Borough Council Modifications

Policy / Area	Modification Recommended	Justification
Policy NP01- Residential Allocation	Please see text below section 4.1.	To specifically address the possibility of more intensive development on the allocated site, and the associated requirements of additional development

		above the indicative number.
Policy NP04- Permanent Homes	Please see text below section 4.2.	<p>To provide awareness of the matter in the neighbourhood plan, this reflects the current evidence base, i.e. the community survey.</p> <p>It also provides a basis for further policy development in this area for future versions of the plan as expressed in the Community Aim.</p>

4.1 Policy NPOI- Residential Allocation

Policy NPOI

Land is allocated for the development of around 40 dwellings at Poppyfields, as shown in Figure SNPL. 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. See Section 7c (NP10) for matrix.

4.2NP04- 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 village 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.

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 wayforward . 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.

5. Decision

5.1 The Neighbourhood Planning (General) Regulations 2012 requires the local planning authority to outline what action to take in response to the recommendations that the examiner made in the report under paragraph 10 of Schedule 4A to the 1990 act (as applied by Section 38A of the 2004 Act) in relation to a neighbourhood development plan.

5.2 King's Lynn and West Norfolk Borough Council have carefully considered each of the recommendations made in the examiner's report and the reasons for them and have decided to accept the majority of modifications to the draft plan. The modifications which

are not agreed are (as discussed earlier) in relation to:

5.2.1 Policy NP01 Residential Allocation ,

5.2.2 Policy:NP04 Permanent Homes.

5.3 Accordingly the draft plan will be altered in line with sections 3 and 4 of this report above in line with paragraph 12 {6} of Schedule 48 to the 1990 Act .

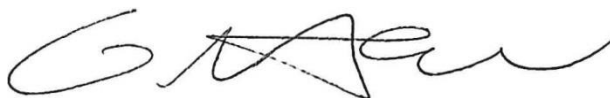
5.4 Following the modifications made, the Snettisham Neighbourhood Development Plan will meet the basic conditions:

- Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the plan;
- The making of the neighbourhood plan contributes to the achievement of sustainable development;
- The making of the neighbourhood plan is in general conformity with the strategic policies contained in the King's Lynn and West Norfolk Local Plan - Core Strategy {2011} and Site Allocations and Development Management Policies Plan (2016);
- The making of the neighbourhood plan does not breach and is otherwise compatible with EU obligations ;and;
- The making of the neighbourhood plan is not likely to have a significant effect on a European site either alone or in combination with other plans and projects.

5.5 It is recommended that the Snettisham Neighbourhood Plan progresses to referendum.

5.6 Consideration has been given as to whether the area should be extended beyond that of the neighbourhood area. The Borough Council concurs with Examiner's conclusion that nothing has been suggested which would require an extension of the area beyond that originally designated {14/06/2016}.

Decision made by:



Geoff Hall
Executive Director Environment and Planning

10/10/2018

Date