

Brancaster Parish
Neighbourhood Plan
Draft Review

2018 - 2036

Covering the villages of Brancaster,
Brancaster Staithe and Burnham
Deepdale

Prepared by Brancaster Parish Council



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 West Norfolk**
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Map 1: Brancaster Neighbourhood Area



1:37,500

20/01/2021

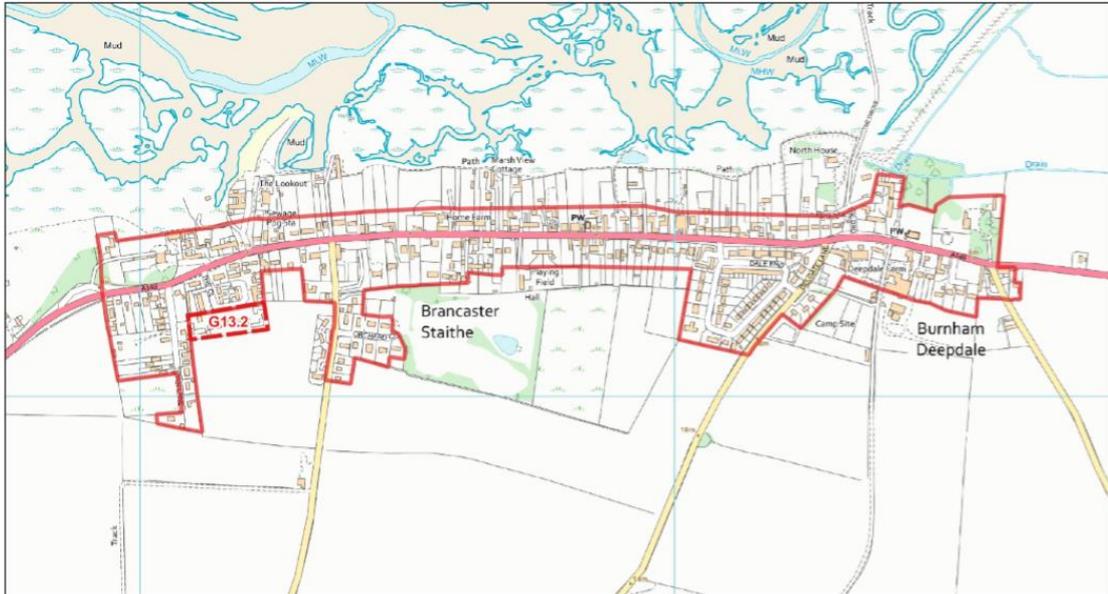
Background

The neighbourhood area is that of Brancaster Parish Council (including Brancaster Staithe and Burnham Deepdale). It was originally designated as a neighbourhood area on 5th June 2013. This review of the Neighbourhood Plan brought into force in November 2015 forms part of the official development plan for the area and is used, alongside the Borough Council's Local Plan, to help guide decisions on planning applications and appeals within the Parish of Brancaster.

During 2018, the Parish Council with support from the local community decided to review the Neighbourhood Plan and introduce some amendments. It was recognised that the evidence presented for the Neighbourhood Plan of November 2015 was still relevant (see appendices). This review is the outcome to replace the Neighbourhood Plan of 2015. During the process, views expressed in the community have informed the revisions as indeed has the outcome of the 'Health Check' recommended by Borough. The Parish Council approved the review for submission to the Borough Council on 17th July 2020.

CONTENTS

Page	
2	Map of Neighbourhood Plan Area
3	Background
4	Contents
5	General Introduction
8	Background to the Neighbourhood Plan Project
10	Summary of Local Concerns and Aspirations
14	Neighbourhood Plan Policies
29	Brancaster Neighbourhood Plan and the Wider Planning
32	Appendix 1 Survey Method and Results
37	Appendix 2 Survey Questionnaire
40	Appendix 3 Survey Quantitative Results
44	Appendix 4 Survey Qualitative Results
58	Appendix 5 First Homes
60	Glossary
62	Acknowledgements
63	Modifications to 2015 adopted Neighbourhood Plan
72	Conclusion



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Map 3 Development Boundary: Brancaster Staithe & Burnham Deepdale

N

1:7,500

16/01/2020

1.4 Much of the village of Brancaster is in a Conservation area



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Map 4 Conservation Area in Brancaster

N

1:5,000

16/01/2020

1.5 A characteristic feature of this linear development in the Parish is for the buildings to be set at right angles to the main road which runs East-West. More recent building does not follow this pattern and we have several small ‘estate type’ developments and individual houses. In Brancaster Staithe there are still several examples of rows of cottages and several single dwellings gable end to the road, dating from the early 18th century. Their placing was necessary for practical use of the available space. Inhabited by fisher families, with gardens and smallholdings between the road and the marsh, the need was for a ‘yard’ for sheds, barns and working space. There was also a need for a track down to the marsh where a fisherman’s hard was thought to exist. At that time there was a cart road running along the marsh, the length of the village, connecting Brancaster Staithe and Burnham Deepdale with Brancaster in the west and Burnham Norton to the east.

1.6 The permanent community here is relatively small with the majority of houses in the villages being ‘holiday homes’, either second homes or properties available for holiday lets. There is a certain amount of ‘affordable’ housing and an active Housing Society that works alongside Housing Associations and the Parish Council. In addition, there is a Trust which is responsible for 5 Almshouses.

1.7 Brancaster includes some very significant, nationally designated heritage assets, including the site of the Roman Fort, St Mary’s Church Brancaster (listed at Grade I), Staithe House Brancaster Staithe (listed at Grade II*) and St Mary’s Church Burnham Deepdale (listed at Grade II*). There is also a conservation area designated in Brancaster.

1.8 There is more detail about the villages, amenities and facilities, services, development etc. in two excellent documents; *Brancaster, Brancaster Staithe and Burnham Deepdale Parish Design Statement* and *Brancaster, Brancaster Staithe and Burnham Deepdale Parish Appraisal*. These documents were produced through a process of consultation with residents in 2000 and their recommendations are still valid today. Several of the recommendations that have emerged from the Neighbourhood Plan survey (see appendices 1-4) were made in the Parish Design Statement. The book, *Brancaster Staithe: The Story of a Norfolk Fishing Village*, written by Maurice de Soissons (1993), gives a good background to the development of Brancaster Staithe from a working village with a self-sufficient and independent community of fisher families to the very different village you see today.

2. Background to the Review of the Neighbourhood Plan project

2.1 There has been a considerable amount of recent building in the villages, including some relatively large developments, such as Powell's Yard in Brancaster. The Parish Design Statement, a document which involved a considerable amount of work and consultation and which was adopted by the Borough Council of King's Lynn and West Norfolk in October 2000, recommended that new buildings should respect the context of their particular site. 77% of respondents consulted said that they thought any more new housing in the area would spoil it. There has, of necessity, been considerable new building in the area since then and, as a Key Rural Service Centre, our villages have been identified as somewhere where more houses will be built. This is something over which parishioners have little influence. However, where they may be able to exert some influence is in ensuring that new houses that are built not only fit with Borough and National guidelines but also take account of local people's views, experience and knowledge of living in the area.

2.2 The King's Lynn and West Norfolk Borough Local Plan recognises the need to ensure that we are able to meet the housing needs of future generations so, having regard for this and the National Planning Policy Framework (NPPF), Brancaster Parish Council decided that the focus of the review would ensure conformity with the strategic policies of the Local Plan and remain compatible with EU obligations.

2.3 There is an acceptance that our villages are changing; they are no longer, and will never again be, small Norfolk working villages with the entire population living and working within the area. Our villages have a reducing percentage of permanent residents, and within this population the percentage of retired people is increasing. The number of second homes and the impact of tourism have increased dramatically here, as in other places, and tourism now forms a large part of our economy. This change is inevitable; however, the challenge seems to us to be to provide housing and meet other opportunities that can accommodate that change whilst still providing for all sectors of the community into the future and to ensure that the infrastructure, particularly with reference to roads and parking, are prevented from further deterioration in quality.

2.4 So, the aim of the current review is to provide some requirements, formulated and accepted by the people who live in these villages, which will influence the future growth of Brancaster, Brancaster Staithe and Burnham Deepdale. In arriving at the Plan introduced in 2015, we consulted widely with local inhabitants and had regard for the Borough Core Strategy, the emerging Site Allocations and Development Management Policies Document, and the National Planning Policy Framework. We consulted with appropriate organisations to ensure that our recommendations had no adverse effect on habitats and the environment. Our aim was not to restrict necessary development; we wanted to ensure the sustainability and growth of our community and to ensure appropriate housing for those living in our villages and to support the social, environmental and ecological qualities of this special area.

2.5 After reviewing the impact of the Neighbourhood Plan brought in to force in November 2015, the Parish Council with support from residents has proposed amendments to the existing policies.

The objectives of this review are:

- To promote the sustainability of the local rural community and its future development by promoting opportunities for permanent residents as well as visitors and tourists.
- To mitigate some of the current problems arising in future from increased housing numbers and to prevent current problems, e.g. inadequate parking facilities, from deteriorating further.
- While recognising that the market cannot be overcome, to attempt to promote smaller to moderate size dwellings.
- To strengthen the AONB and conservation designations with respect to the nature of new buildings.
- To strengthen the opportunities for affordable social housing in future, ensuring they are an integral part of any development.
- To influence the retention of smaller dwellings.
- To encourage business opportunities.

The amendments resulting from this review do not attempt to restrict development in the Parish. Rather they attempt to make such development sustainable. The policies set out limitations rather than constraints to retain the characteristics of the AONB and the areas within the Parish which are designated conservation areas. We believe this is consistent with the NPPF 2019.

3. Summary of Local Concerns and Aspirations

3.1 The results of the survey carried out of all households in the Parish for the Neighbourhood Plan of 2015 (see appendices 1-4) are considered relevant to this review.

3.2 The need to sustain a community all the year round. The NPPF 2019 has at its heart ‘a presumption in favour of sustainable development’ without compromising the ability of future generations to meet their own needs and the Local Plan says that the Council’s approach to housing in rural areas will seek to sustain rural communities. Our villages contain a decreasing number of people who live here permanently. There is a vast increase in population for a number of weeks in the year. It is said that in excess of 65% of the houses in the villages are now holiday homes or lets. However, the Council’s current data shows that 42.9% are judged to be second homes and holiday lets. Another local perception is that the ratio of permanent residents to holiday residents is reducing rapidly. If the permanent population, which is made up of working people, families and retired people, is to survive, a long term planning strategy has to consider provision of units for shops, workshops, small businesses, improved electronic communications, etc. to provide local work. It should also address the need for appropriate housing for the people who live and work here permanently as well as for those who live here part time or are temporary visitors.

3.3 In order to do the above, and ensure that the houses built over the next few years will provide what the Government needs in terms of housing stock (houses that are used rather than stand empty) we need to look very carefully at the type of houses that are being built and a means of dealing with parking and traffic issues. Further consideration is needed of the infrastructure with regards to those with disabilities and roads with no pavements. The strategy has to consider the accommodation required for a full-time population as well as for second homeowners and holiday lets.

3.4 Large houses do little to fill this need. They are seen as being built for the second home market and will remain empty for a large part of year. The number of these large houses is seen as swamping the ‘reasonably sized’ houses that would make the community more sustainable yet would still, if required, provide a functional second home. Building more appropriately sized dwellings seems to us to fit with the aim of the Local Plan, which aspires to promote adaptable, high quality development which is capable of being modified to suit people with different needs.

3.5 In order to provide the housing that is required for people who wish to live and work in the villages, as well as for second homes and holiday lets, houses should be of a modest size with two or three bedrooms, preferably one or two storeys high. They can be built of a mixture of materials providing that the design is such that it blends in with adjacent properties and maintains the character of the village.

3.6 Houses must have adequate off-road parking and the buildings should not cover more than 50% of the area of the plot. This will apply to extensions and demolition/rebuilds: if bungalows or houses are demolished, they should be replaced like for like. Houses be they new-build, redeveloped or extended, need adequate space around them to provide for parking and also for a garden. Gardens are important for family homes – to give children room to play – and also for wildlife and water management. The NPPF establishes in its environmental and social objectives and

para 170 that our natural environment is essential to our wellbeing and an important consideration in an AONB. In these days of intensive development because of the need for housing, our gardens are places where we can, to a small extent, preserve this natural environment. It is felt that buildings should not cover more than 50% of the area of a dwelling's plot. It is possible that some of our attractive, traditional housing might not comply with this criterion; however, when that housing was built there were far more communal areas available for children to play in, wildlife had more countryside to exist in, and there wasn't such a need for vehicular parking, boats and storage; we live in an age of compromise!

3.7 None of these requirements would make houses unsuitable as second homes, but they do mean that permanent residents with average incomes may be able to own such houses, rather than the houses forever being unsuitable for permanent residency. Although there is a concern about the number of large holiday houses, second homeowners are a part of the community in the area; they are part and parcel of our villages in the 21st century. Second homes provide work for local people (gardening, cleaning, maintenance etc.) and their owners play their part in village life, even though they may be here for a limited amount of time. The concern is more related to the size and type of the houses that are being built for this second home market and the limitations of this housing stock for use as accommodation for other sectors of our community. They are dwellings incapable of being modified to suit people with different accommodation needs and, as such, do nothing to promote community cohesion. Smaller dwellings will enlarge the potential market for those interested and able to purchase a dwelling.

3.8 Affordable/shared ownership, housing. The escalating premium prices attached to housing in the Parish due to its location has highlighted the need for accommodation for local people and families in order to ensure that the village has a sustainable permanent population. If these people cannot afford to live here, they move elsewhere and thus the continued existence of the amenities that we do have (school, shops etc.) becomes even more precarious. Dispersal of the population, and its effect on the community, because of the unavailability of appropriate accommodation is very much a concern of the Borough, which is committed to affordable housing, and we look forward to its continued provision. It is affordable and social housing that is required within the Parish.

3.9 However, our respondents both in the past and now clearly make the point that affordable housing must be provided according to need and allocated sensitively and appropriately to support the community. The need can be ascertained by liaison with the Parish Council and the local Housing Society. These bodies will be able to inform the decision on numbers of affordable houses needed at any particular time. Affordable housing, as identified in the Local Plan, can by liaising with the Parish Council and local Housing Society, meet the NPPF (para 77) suggestion that housing density can be set to reflect local circumstance.

3.10 When the research was done for the Parish Design Statement in 1999/2000, 57% of people were in favour of more jobs in the villages and 42% of respondents wanted the area to develop as a working community. Development of the area for tourism attracted very little support. Little seems to have changed in people's attitudes in that respect. It is, however, our opinion that most people are aware of the need for, and the value of, tourism, and there is little opposition to smaller houses, many of

which are rented out for the majority of the year and thus contribute to the local economy and community. Para 83c of the NPPF is in fact supported so long as the infrastructure can accommodate the consequences of the increased housing.

3.11 There is a widely held view that, in order for these villages to be sustainable, more support must be given to the permanent residents, without whom there would not be a 'village' in any sense of the word and thus nothing to contribute to the tourism of the area. The provision of small business premises and small-scale industrial workshops attracted much support and has been a recurrent theme throughout this report. The size, type and design of the housing built in the future must be appropriate to support the growth of the villages, to provide the economic sustainability covered in the NPPF (para 8).

3.12 The Local Plan talks about improving the facilities for young people so that they don't leave the area, about developing a place where skilled people want to live and work and about improving skills and raising aspirations. So there is a need to provide the housing necessary to support local employment opportunities and also the need to make housing accessible and inclusive. The feeling of our respondents is that the young and people on lower wages have considerable difficulty in this regard because of market forces. If they have to live elsewhere and travel here to work, we are perpetuating unsustainable transport patterns at a cost to the environment, but the size and price of housing in our villages is such that they have to disperse in order to find somewhere suitable and affordable to live. We need to support the building of appropriate houses, including 'starter homes', if we are to retain and nurture a sustainable community. Strong support will be given to the Borough's new Housing Needs Assessment which includes a First Homes Policy and protocol.

3.13 It is interesting to revisit some of the recommendations of the Parish Design Statement. Formulated in 2000 they are still applicable. Major recommendations included that significant open spaces in the village should not be compromised by the insertion of new building; overdevelopment affects amenities such as views, privacy and quiet; new buildings should respect the context of their particular site; when using locally occurring materials such as flint, pebble or cobble for facings, take account of the availability of craft skills; choose and combine materials with care.

3.14. The objectives of this review (see 2.5) are made as a result of issues arising contrary to the intentions behind the policies contained in the 2015 Neighbourhood Plan. The Parish Council will be assessing applications in line with the policies in this review.

3.15 Contrary issues. Escalating Highways problems during holiday periods during the year and inadequate parking provision in recent developments have highlighted the need for greater off-road provision especially given the planned development of further housing where one dwelling may be replaced by a number of dwellings; The Willows, Skippers Piece and Manor Farm House are such examples. The recent extra entrance into Broad Lane from Manor Farm House will do nothing but aggravate the parking problems already apparent along the roads forming the junction of the A149, Mill Hill Road and Broad Lane (which is the access to the popular Brancaster beach) during the holiday seasons which extend beyond the summer months. Similar problems exist in Burnham Deepdale and Brancaster Staithe despite additional parking provision having been provided in the former location. Inadequate provision

of 1.5 parking spaces in the Saxon Fields development in Brancaster has resulted in cars and vans being parked along the A149 sometimes double-banked. And this is very likely to be made worse with the access from Skippers Piece being immediately opposite Saxon Fields' access to the A149. The developments in The Close, Brancaster Staithe and Saw Mill Lane will simply act as catalysts to make matters worse. The reduction of the speed limit in Brancaster Staithe from 40 mph to 30 mph in 2019 is welcomed on grounds of safety but does little to alleviate the traffic congestion and parking problems.

Young families and those who work in the parish are continuing to be forced out of the villages within the parish because of a lack of affordable housing and much of the new housing being of such a scale as to be inappropriate to their needs. Indeed, the majority of new housing is clearly for the second home market which is in any case flourishing at the expense of local residents. A better balance is needed between these two markets and the Borough's First Homes Policy is a welcome move.

Policies in the Initial Neighbourhood Plan (Policies 1 and 2,) are being flouted by additional rooms being included in plans which are not bedrooms but positioned such that they can be converted into bedrooms leading to large new-build housing. In some cases, extensions are built to expand capacity in dwellings that initially met the requirements. The community is clear that the need is for the provision of smaller dwellings, affordable housing and not a focused increase in large dwellings. Policy 2 of the existing plan is not being applied in line with the expectations of the Parish Council or the local community.

The local community expects that policies will continue to protect the community facilities and amenities given the growth in housing within the parish.

In the light of the recent trend in housing development, the Parish Council wish to be able to have a major part in determining where and what type of additional housing may be best placed within the parish in the event that a number of allocated houses are required by KLWNBC.

Brancaster Parish Council hope that the submission of these amended policies can inform further development of sustainable housing in the villages aimed at the communities living in the villages and not be biased in favour of one sector.

The next section should be read in conjunction with the accompanying Basic Condition Statement.

4. Neighbourhood Plan Policies

POLICY 1: APPROPRIATE HOUSING.

Residential development including new houses, replacement dwellings, conversions to homes or extensions to existing properties should be of a type and size that positively contributes to meeting the latest assessment of housing needs in general, and for smaller properties in particular. This includes providing starter homes or smaller family homes (up to three bedrooms) and dwellings to meet the needs of older people.

Larger dwellings of five bedrooms or more will only be supported in exceptional circumstances where the approach meets the needs of a local resident family.

New buildings should be of a scale which is in keeping with the character of their immediate context. New dwellings should be two storeys in height unless it can be demonstrated that their bulk, mass, design and layout can be satisfactorily incorporated within the immediate locality.

Development proposals should take account of the key features of views of, and within, the Area of Outstanding Natural Beauty, the Brancaster Conversation Area and of listed buildings through careful design and sensitive layouts.

4.1.1 A limit on the number of bedrooms for new houses and existing houses where extensions are sought will ensure that a balance is regained in terms of size of houses, giving a spread and variety of house size including height. It will ensure that there are appropriate houses available to maintain and develop a sustainable community, house young people, young families, working families and retirees. It will also ensure that there are reasonably sized houses available for holiday homes and for rent. Rooms otherwise designated on plans, but clearly capable of use as bedrooms, will be counted as bedrooms for the purposes of this policy.

4.1.2 It is acknowledged that in exceptional cases in the opinion of the Parish Council there may be a need to provide 5 or more bedrooms to accommodate the needs of a resident local family. This should be demonstrated in a statement submitted with a planning application. Needs for further large second homes and holiday homes could be met in other locations.

4.1.3 The parish has had a number of significant housing developments in recent years and with respect to the impact of further development on the character and AONB setting including views, the policy of appropriate housing (and other policies) is strengthened by the provision in the NPPF (section 15) including limitations on major developments.

4.1.4 Policy 1 has been designed to take account of current Government policy for starter homes. However, First Homes is an emerging new policy approach being promoted by MHCLG and which would provide appropriate housing. It is anticipated that its introduction will be within the Plan period and as such it may be relevant at some point in the future. Details about the First Homes approach are included in Appendix 5 of this Plan.

POLICY 2: DESIGN, STYLE AND MATERIALS

Any new development should be designed to a high quality that reflects and respects the character and appearance of the villages. Within the AONB and Conservation Area, sensitive design which reinforces local distinctiveness will be particularly required.

Traditional and locally sourced materials of low ecological impact should be used. Such materials include chalk, flint, brick ends (clunch), red pantiles and brick quoins, red or grey (Holkham) brick, slate roof tiles or dark pantiles. Modern design, style and materials must blend with adjacent buildings.

Sustainable Drainage Systems must form an integral part of new development proposals on all scales to mitigate flooding risks.

4.2.1 The importance of design in protecting the AONB is recognised in the NPPF (section 12 and 15) and the Local Plan. The highest design standards should be maintained in the plan area, particularly in Conservation Areas.

4.2.2 The Parish Council produced a “Parish Appraisal” and “Parish Design Statement” adopted by the Borough Council in 2000 and which are still important references for good design.

4.2.3 It is important that sustainable design solutions are achieved and in this area the use of traditional materials sourced locally is to be encouraged to retain the distinct local character of the area. It is not necessary to be restricted to uniform design solutions.

4.2.4 There is scope for variety in complementary traditional design and the use of appropriate materials from local sources. An example would be ‘eco’ roofs used, where appropriate, for outbuildings such as garages, summerhouses and sheds.

4.2.5 The Sustainable Drainage Systems will include the use of permeable surfaces together with other suitable measures not limited to hard landscaping and the use of buildings e.g. green roofs.

POLICY 3: FOOTPRINT FOR NEW AND REDEVELOPED DWELLINGS

New, redeveloped and extended residential buildings should occupy no more than 50% of the plot unless the setting of a listed building, or the character and appearance of the conservation area, would be better conserved or enhanced by higher plot coverage.

4.3.1 This is in order to allow space for adequate parking (see policy 4) and for a garden. We are again looking at supporting a sustainable population by providing houses that would be suitable for families. Gardens are needed to give children room to play, room to grow vegetables etc. as well as encouraging wildlife and providing a quality environment for our village population.

4.3.2 An exception might be a small fisherman’s cottage, in a row of similar cottages, being redeveloped. This cottage might already have coverage of more than 50%. In this case, preservation of the character and heritage of cottages could mean that a higher plot coverage is acceptable in the interests of maintaining the character of the area. This is, of course, subject to conformity with other planning policies particularly parking provision and those aimed at protecting the amenities of neighbours.

4.3.3 It is recognised that introducing a standard of 50% may have an unintended consequence of deterring people from replacing buildings that may benefit from such work or otherwise deteriorate further and become derelict, abandoned or eyesores. Alternative replacements could be buildings of greater scale and height as the developer tries to achieve the same or more floorspace on the same footprint.

POLICY 4: PARKING PROVISION

Within new developments of two or more dwellings, a minimum of two off-road parking spaces for two-bedroom dwellings and an additional parking space for each additional bedroom in the dwelling should be provided. Communal parking areas serving a maximum of five houses and providing car parking to these standards will be supported where such arrangements would have a positive relationship with the layout and design of the dwellings concerned and to the immediate context of the site concerned.

Communal parking areas serving a maximum of 5 houses and providing car parking to the standard above may be acceptable in suitable locations.

Front gardens and external space should be designed to soften the appearance of cars and boats parked at the front of the houses or in the street scene.

Satisfactory visitor and delivery parking through the provision of sufficient on street parking road width to allow for on street parking or the creation of parking areas must be provided.

When garages are provided, they must be built to reflect the architectural style of the property and should not obscure or dominate the principal elevation. Garages should be of sufficient size to allow easy access to and house average modern cars.

Communal parking provision for apartments shall be acceptable and provided on the same basis as above.

4.4.1. The NCC standards for parking are Houses with 1 bedroom = 1 parking space; 2/3 bedrooms = 2 parking spaces and 4 or more bedrooms = 3 parking spaces. The guidelines for KLWNBC are the same except they do not go beyond 4 bedrooms. These were adequate before the growth in housing over the last 6 years. A higher standard is required stipulating that the number of parking places be aligned with the

number of bedrooms in a new property. NPPF (para 109) suggests that parking standards should take into account local circumstances which we believe are relevant to this area. In particular, the coastal location creates a need for boat storage and parking.

4.4.2 Brancaster Parish consists mainly of second homes and dwellings for rent. Holiday/second homes tend to have greater occupancy with relatively more cars than a primary residence. The number of dwellings is increasing and there is a trend of replacing small single properties with a larger number of dwellings on the same site (e.g. 13 houses replacing 3 demolished dwellings on three sites). It is not just the increase in cars due to this largely seasonal growth, but also the number of boats needing to be parked. The transport infrastructure remains unchanged as the impact of tourism has grown. The capacity of the roads is now severely overstretched leading to grid lock on several occasions and increasing safety issues especially where pavements are absent e.g. parts of Broad Lane to beach.

4.4.3. Seasonal increases in tourism leads to severe congestion along the A149, Broad Lane and Mill Hill, around the Sailing Club and the Deepdale shopping facility in particular, reducing the roads to single tracks with traffic attempting to flow in two directions. More stringent parking provision in housing developments, including communal parking facilities, would mitigate these excessive traffic jams and consequent safety risks as inevitable further development is approved. It is not expected that communal parking facilities will be large and they may be superfluous if developments clearly provide in excess of the required parking allocated to an individual house.

4.4.4. The Parish Council encourages development proposals to incorporate electric vehicle charging facilities. This approach will ensure that the works are future-proofed.

POLICY 5: REPLACEMENT AND EXTENDED DWELLINGS

Replacement dwellings or existing dwellings involving extensions or annexes should normally (see 4.5.2) occupy no more than 50% of the plot when completed. Where the replaced dwelling occupied greater than 50% of the plot, the replacement dwelling should occupy a smaller proportion than its predecessor.

An increase in number of dwellings above those replaced will only be acceptable where the resulting plot coverage does not exceed 50% of the site concerned. No footprint of a dwelling in these circumstances shall be greater than the replaced building, except where the setting of a listed building, or the character and appearance of the conservation area, would be better conserved by greater plot coverage.

An increase in height over the replaced building will only be supported where this is compatible with the appearance of adjacent buildings and the amenity of their occupiers.

4.5.1 There is concern that large dwellings with small gardens are less suitable for permanent occupation, less affordable to local families, and encourage second and holiday homes, which is making villages less sustainable as their populations are impermanent. The need for more affordable housing is recognised in the Local Plan and NPPF (para 77). This policy is also intended to meet concerns that garden areas are not overdeveloped, and are retained to provide amenity areas for occupiers, encourage biodiversity and protect the landscape of the AONB.

4.5.2 Existing small and historic dwellings wishing to add extensions or annexes may be viewed sympathetically if increasing the footprint by a modest amount over 50% is needed. These requirements may also be relaxed if a clutch of only low cost/small housing is being created.

POLICY 6: AFFORDABLE/SHARED OWNERSHIP HOMES

Provision of affordable housing/First Homes/shared ownership will be supported where this is commensurate with the scale and nature of need for such housing locally.

Proposals for housing and mixed-use developments other than replacement dwellings that result in a net increase of five or more units will be supported subject to the following criteria:

- **the proposals deliver affordable housing in line with development plan policies and national policy;**
- **affordable dwellings will be provided on the same site as any open market housing which is necessary to provide cross subsidy; and**
- **the type and size mix of affordable dwellings should reflect identified local needs as set out in development plan policies and in other available evidence.**

Affordable dwellings should not be readily differentiated from open market dwellings within the site concerned by virtue of their design, quality, location or distribution. The development of affordable self-build dwellings will be supported

4.6.1 We are concerned to ensure provision which takes account of the actual affordable/First Homes/shared ownership housing need in the area. The Parish Council is keen for itself and the local Housing Associations to be involved in identifying the scale and type of housing that is needed in the area. This is linked with Policy 9.

4.6.2 The objectives of this policy are to make a significant contribution towards meeting the local demand for affordable housing and to encourage the creation of sites which are balanced in terms of housing types and tenure and social inclusivity.

4.6.3 The provision of more affordable housing for local people is an identified and clear need. Young people should be able to remain in the community, local people are in housing need and people have moved out of the area because local wages mean people cannot afford decent housing. Local people are also very aware of the number and increase in second homes. There is also a need to ensure appropriate and affordable housing for older people as the population of the country is ageing.

4.6.4 Providing truly affordable housing on local wages can be delivered in a number of ways: a mix of small starter homes or flats to buy, shared-ownership, or rented social housing. Affordable self-build units can offer considerable savings in providing a new home and is supported.

POLICY 7: DEVELOPMENT OF SHOPS, WORKSHOPS AND BUSINESS UNITS

The development of shops, workshops and business units will be supported in appropriate locations (as defined by the Borough Council's Local Plan and by other development plan policies). The development and growth of existing businesses in the villages will also be supported.

4.7.1 This is necessary to encourage a permanent population within the villages and to minimise the amount of travelling people need to undertake. This sort of support is essential to develop a sustainable population and to support our young people and retain them within the area.

4.7.2 The NPPF (para 84) gives helpful conditions for the development of economic activity within this Parish. It indicates that such development must be sensitive to surroundings, not have an unacceptable impact on local roads and exploit any opportunities to make a location more sustainable.

4.7.3 Policies 6 and 7 in particular will support the three objectives of supporting business, strengthening the opportunities for affordable housing in future and promoting the sustainability of the local rural community and its future development by providing opportunities for permanent residents.

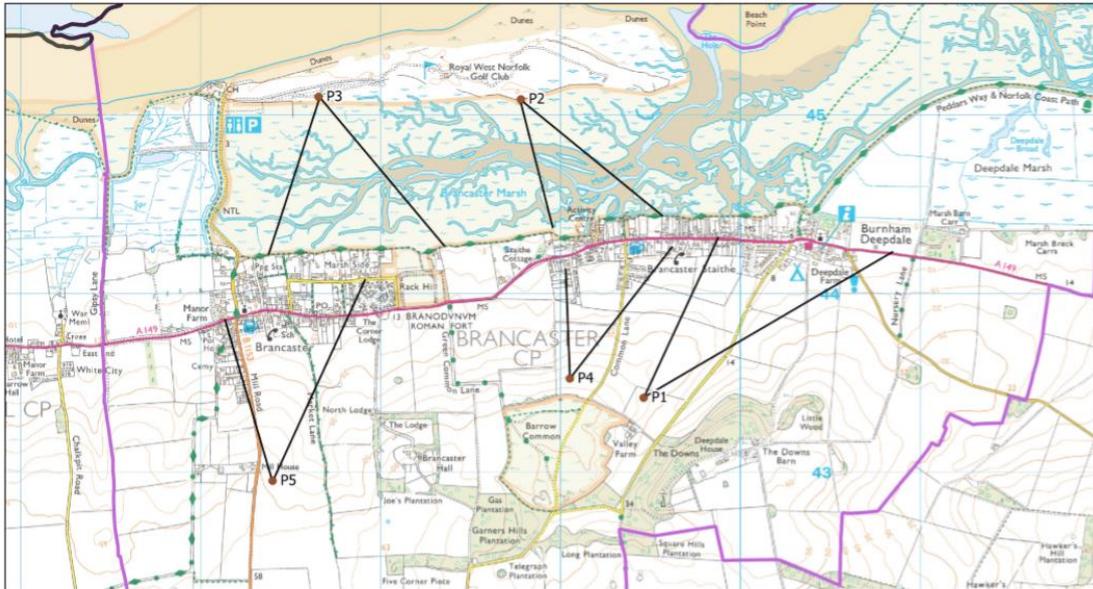
POLICY 8: PROTECTION OF HERITAGE ASSETS AND VIEWS

The siting of new buildings shall have due regard for, and respect the setting of, designated heritage assets.

Any listed buildings should be appropriately conserved to maintain the buildings, its features and setting. The significant views of St Mary's, Brancaster (Grade I) & St Mary's, Burnham Deepdale (Grade II*) churches should be preserved.

Developments will be expected to preserve or enhance the character, appearance and views of the Brancaster Conservation Area with regards to the built/cultural heritage.

4.8.1 Views of our two churches are especially cherished; villagers have been disappointed that views of St Mary’s Church Brancaster have been affected by the recent development at Saw Mill Lane. Map 5 and the related photographs show sections of the views which should be retained in the public interest.



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Map 5 Views & Photographs

N

1:22,000

16/01/2020

Photographs P1, P2, P3, P4, & P5 lie below and are referred to on the map above.



P1 Burnham Deepdale from the south.



P2 Brancaster Staithe from the north.



P3 Brancaster from the north.

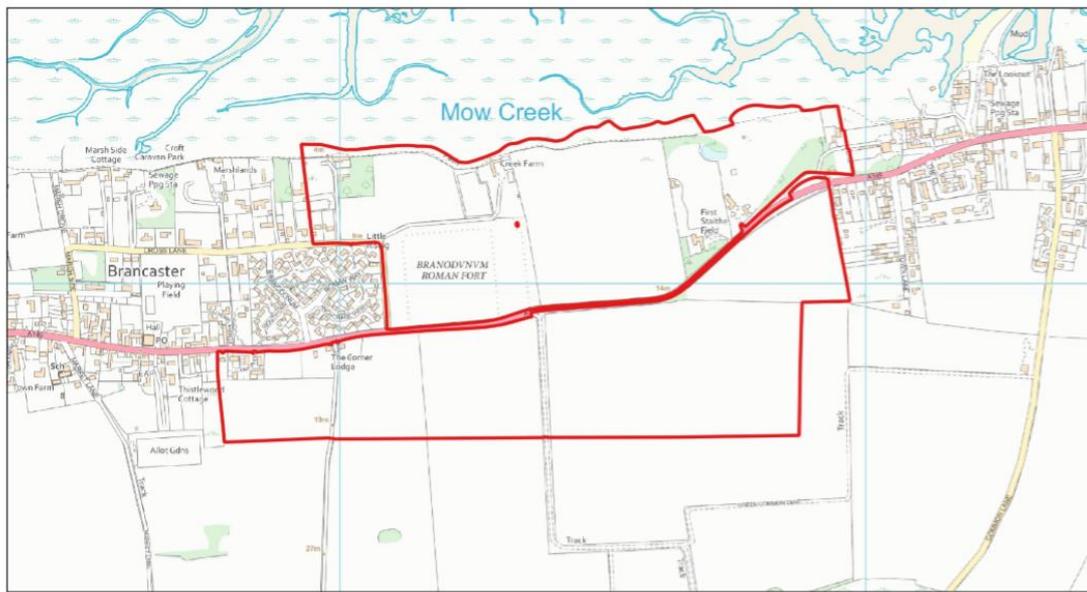


P4 Brancaster Staithe from the south.



P5 Brancaster from the south.

4.8.2 The places and items of historical interest and archaeological interest must be protected from adverse development. This refers particularly to the fields to the east of Branodunum and north of the A149 in Brancaster, the site of the Roman Fort (see Map 6); areas for access to Common land; the Almshouses and land (School Farm, Brancaster) associated with the Robert Smith Trust.



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Map 6 Branodunum



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16/01/2020

The following buildings are Listed:

Brancaster: St Mary's Church, Brancaster (Grade I); War memorial; Old School House; St Mary's House; Town Farm House.

Brancaster Staithe: Cobblestones and Sunbury Cottage; Dial House and Dial Cottage; Harbour Cottage and Waterside attached to the west; Staithe House (Grade II*); the AA Box no:530.

Burnham Deepdale: St Mary's Church (Grade II*), War Memorial; Deepdale Farm House; Whitehills Farmhouse.



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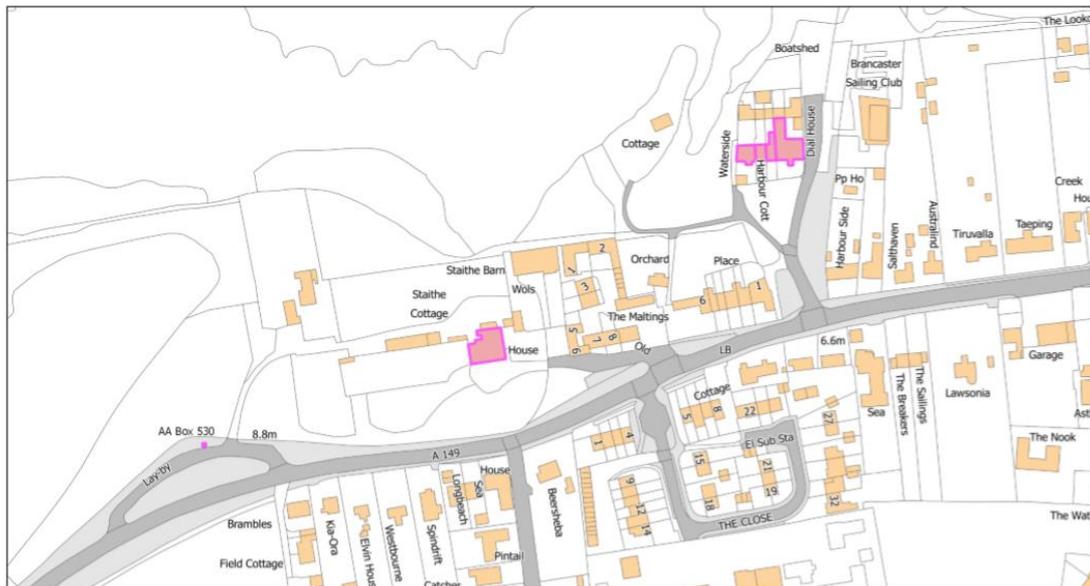
Map 7 Listed Buildings in Brancaster

Listed Buildings



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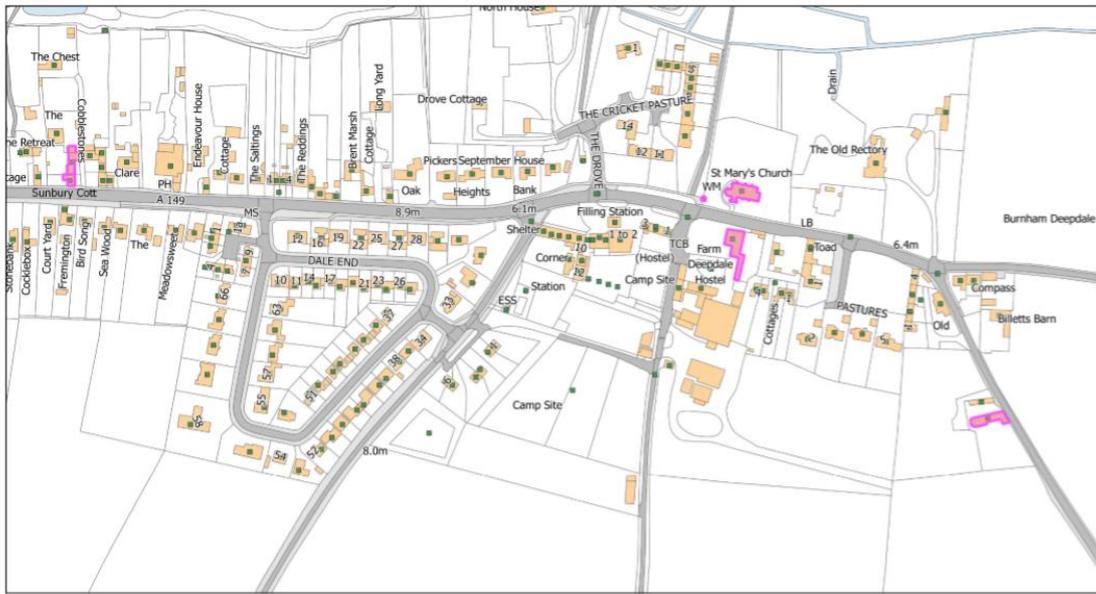
Map 8 Listed Buildings in Brancaster Staithe (west)

Listed Buildings



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Map 9 Listed Buildings in Brancaster Staithe (east)
& Burnham Deepdale

Listed Buildings



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16/01/2020

4.8.3 There are also other buildings/areas not listed but considered by the Parish Council to be of architectural interest and significance to the community. These need protection and to be considered sensitively when planning applications are under consideration:

In all three villages, the old boundary walls should be preserved especially the clunch walls. Relics of WW2 should be preserved e.g. Tank Traps, Pill Boxes and the relics of the WW2 buildings on Barrow Common.

Community assets providing local employment must be preserved but be allowed to be sympathetically updated.

Brancaster: properties on both sides of London Street and those on both sides of the A149 within the 30 mph speed limit. The village playing field and the Village Hall (see Map 7).

Brancaster Staithe: National Trust range of buildings near the harbour and Sailing Club (see Map 8); the village playing field adjacent to the Village Hall (see Map 3).

Burnham Deepdale: walls either side of The Drove (see Map 9).

POLICY 9: RURAL EXCEPTION SITES

The development of un-allocated sites outside identified Development Boundaries will only be supported where they comply with the following criteria:

- **they are affordable housing-led schemes; and**
- **they incorporate viability appraisals appropriate to their scale and location'**

The number, type, and size of dwellings should reflect identified local needs as evidenced through the Borough's policies.

Developments of over 10 buildings must include a Masterplan setting out the proposed phasing taking into account of the capacity of local infrastructure to meet the residents' needs.

The development of unallocated sites should provide a safe highways access which takes account of the seasonal increase in vehicular traffic. New access arrangements should be constructed of permeable material.

4.9.1. The purpose of such development must be primarily to provide affordable housing. First Homes will be supported. The location of the sites should be adjacent to the Development Boundary or reasonably related to existing settlements and conform to the policies in this Plan. The inclusion of market housing will only be supported where it is essential for the successful delivery of the affordable housing proven by a detailed financial viability appraisal. Land value should reflect that the land can only come forward as affordable housing rather than market housing. Viability appraisals will demonstrate that grant funding for the affordable housing has been maximised. This is supported by para 77 in the NPPF.

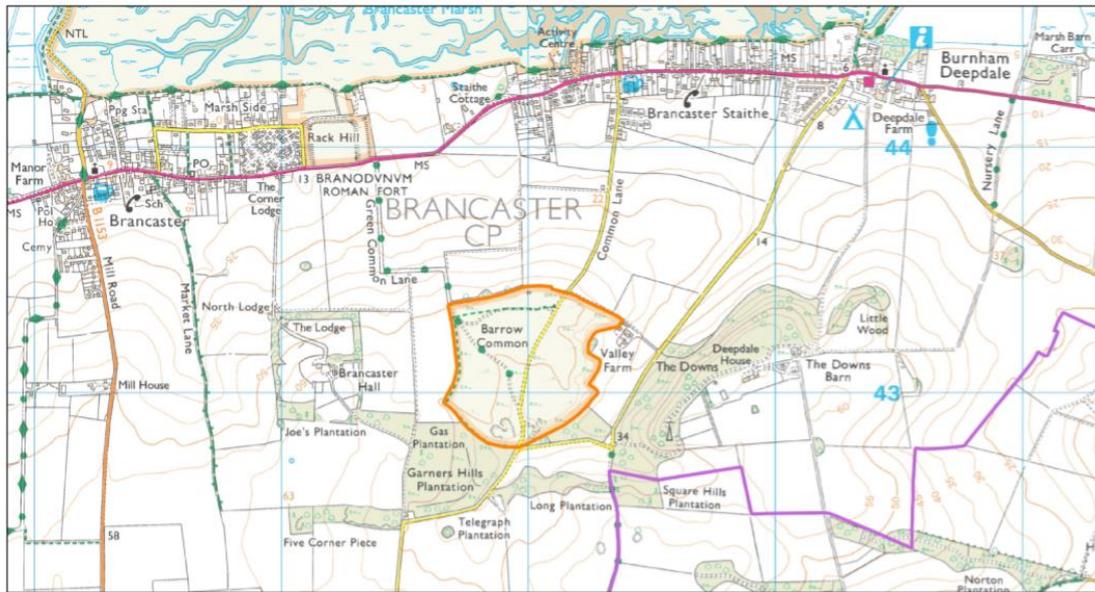
4.9.2 If the evidence as to the characteristics of the dwellings does not meet the Boroughs' policies, the development will not be supported.

POLICY 10: PROTECTION AND ENHANCEMENT OF THE NATURAL ENVIRONMENT AND LANDSCAPE

Development will protect, conserve and, where possible, enhance the natural environment, local landscape and wildlife.

New development should not adversely affect the statutory purposes of the Area of Outstanding Natural Beauty.

Development proposals should take account of Barrow Common's identification as a Dark Skies Discovery Site.



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Map 10 Location of Barrow Common

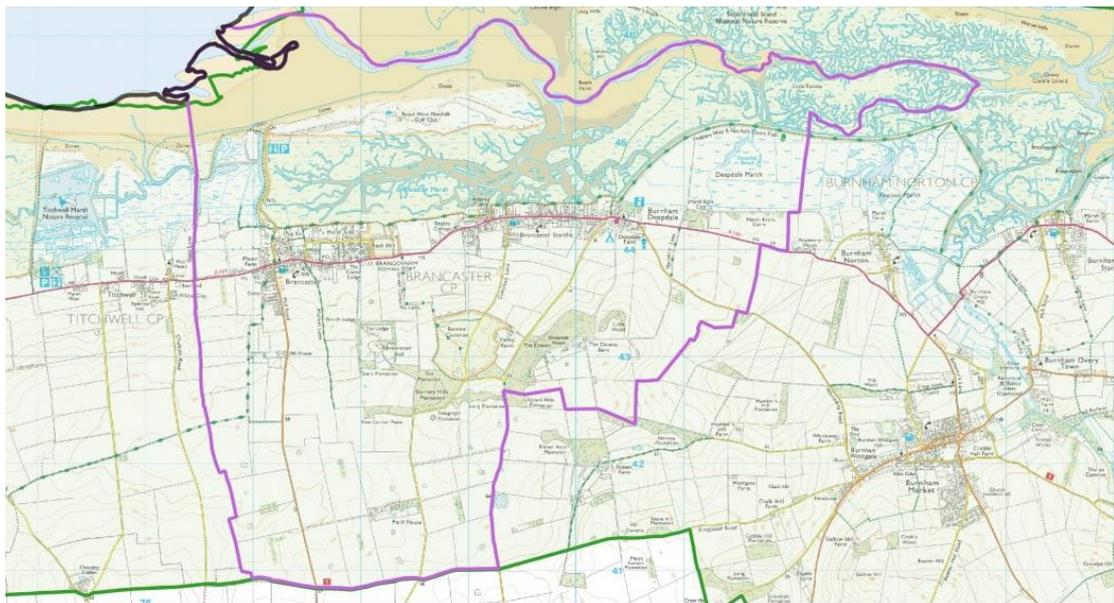
 Barrow Common



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4.10.1 The statutory primary purpose of Areas of Outstanding Natural Beauty is conserving and enhancing the natural beauty of the area. All public bodies must have regard to this in carrying any functions which affect such an area. The revised NPPF (2019, Para 172) states that great weight should be given to conserving landscape and scenic beauty in Areas of Outstanding Natural Beauty. The conservation of wildlife and cultural heritage are important considerations (see map 11).



Map 11.AONB Map including the settlements within this Neighbourhood Plan.

4.10.2. Biodiversity in the local environment should be protected and this protection should be applied to copses particularly within the Conservation area in Brancaster and generally within the AONB.

4.10.3 Barrow Common is listed as a Dark Discovery Site and the NPPF 2019 section 180 (c) requires plans to ‘limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation’.

4.10.4 We feel that policies 8, 9 and 10 help to meet the objective to strengthen the AONB and the conservation designations with respect to the nature of new buildings, while bearing in mind the need to safeguard rural industries and the social needs of our communities. Views of Scolt Head Island across the marshes are particularly valuable, as are views of the village seen from the bay across the marsh.

5. Brancaster Neighbourhood Plan and the Wider Planning Agenda

5.1 The three dimensions to sustainable development, as identified in the NPPF 2019, are economic, social and environmental. In the 2019 update these are expressed as:

- **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.
- **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and
- **an environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

5.2 Our policies address the need to support the members of our community, be they permanent residents, second home owners, tourists or visitors, by attempting to ensure that appropriate housing is available for all sectors and that houses are built that would be able to be used for any of the sectors as the need arises. We attempt, through policies 6 and 7 to encourage the rural business economy and to encourage people to work and live in the villages. This will minimise pollution and encourage low carbon emissions by reducing travelling and thus improving the conditions in which people live and work. The NPPF specifically encourages the essential need for a rural worker to live permanently at or near their place of work; this is also addressed in the Local Plan which wants people to have access to good quality housing, close to places of employment. Further improvement in broadband provision is needed in some parts.

5.3 Policies 3 and 5 encourage support for our natural environment in gardens – aiding the retention, and attempting to halt the decline, of biodiversity. Small open spaces – our gardens – are as important to protect as the wide-open spaces in the National Parks. All policies contribute towards maintaining our built environment and widen the choice of high-quality homes by ensuring that all houses are well designed and are of a style and size that suits all sectors and doesn't limit the provision of houses to high cost, large dwellings. This gives the required flexibility to adapt to change and provides a good standard for existing and future occupants. Policy 2 attempts to ensure that houses reflect high standards in design and architecture and that they are sensitive to the defining characteristics of the local area.

5.4 The use of ecologically friendly materials is addressed in policy 2 and the requirement to consider the impact on the views of the AONB will preserve this visual asset for future generations of residents, tourists and visitors. Without adequate appropriate housing our community will dwindle to a size which makes it uneconomic and unsustainable to run buses, run shops, run businesses, and sustain our school, meeting halls and local clubs. Without those facilities being available locally people will have nowhere to meet, car use will increase, thus increasing pollution, the cultural wellbeing of the community will suffer and the community will eventually become unsustainable; something which would be counter to the basic tenets of the Local Plan which aims to promote sustainable communities, sustainable patterns of development, and a strong hierarchy of successful rural settlements and supporting a range of jobs. If this is successful it will not only benefit our residents but also visitors to the area, thus creating a virtuous circle, which would be of benefit to the villages and the Borough as a whole and would encourage economic growth and inward investment.

5.5 Smaller houses, even taking into account the 50% plot requirement, will mean, in effect, that more houses can be built. This will supply more, less expensive houses for permanent residents. It will also mean that more dwellings will be available as holiday lets, thus supporting rural tourism and bringing more people to our villages all year round to enjoy the views we hope to preserve and to use the buses, shops, pubs and other visitor facilities. It will also provide work for local tradesmen, cleaners, gardeners, and letting businesses. It will benefit visitors as well as the permanent population.

5.6 The NPPF (para 127(d)) talks about a 'strong sense of place'. We feel that houses built with regard to our policies will benefit our villages, enhance the local character which is engendered by the many old traditional buildings in the villages, and attempt to recover that feeling of identity that has been lost with the proliferation of large, inappropriate, often empty dwellings. The Local Plan aims to protect the historic environment and to enrich the attraction of the Borough as a place to live, work and to visit. This review will help address the compromises necessary to ensure a sustainable permanent community while also providing for second homes, visitors, and the retention of our traditional character vital for the well-being of those who live here as well as for the interest of tourists. In preparing the plan we have been mindful of the desirability of conserving listed buildings, their features and their settings.

5.7 We feel that this review of our Neighbourhood Plans conforms to the objectives of the 2019 NPPF. The benefits conferred on our community and visitors to the area are in agreement with the sentiments expressed within the NPPF. It will

provide a sustainable way forward for the development of the villages, enhancing the region in all three areas identified in the Framework. We also feel that this Neighbourhood Plan is supportive of, and supported by, the Local Plan in its wish to foster sustainable communities with appropriate housing and is in keeping with the aims to promote sustainable communities and sustainable patterns of development, ensuring that employment and appropriate housing (including affordable housing) are provided in close proximity.

5.8 Policies 8, 9 and 10 address protection of our traditional buildings, our countryside and the communities' needs. If possible, we would like to see the character and distinctiveness of our natural and built environment enhanced by new development proposals. Such proposals should be encouraged to contribute to the objectives and targets of any local Green Infrastructure Strategy, Landscape Character Assessments and Biodiversity Action Plans. This is a very sensitive area as regards conservation (it is, as has already been stated, part of the Norfolk Coast AONB and borders the North Norfolk Heritage Coast with its multiple conservation designations). The NPPF has strong policies on the protection of Heritage Coasts, AONB's and Conservation areas (paras 170-173 & section 16) and on protecting wildlife. This should always be given due emphasis when development is considered in this area.

5.9 We hope that housing and other development in Brancaster will contribute towards improving local services and infrastructure notably Highways. An increase in population within the villages means an increase in the need for transport, education, library services etc. There are mechanisms to do this (for example CIL, section 106 agreements and planning conditions) and it is important that these mechanisms are used to ensure that the infrastructure grows with the population.

Appendix 1 – Survey Method and Results

Method followed for the Plan brought into force in November 2015.

- A working group within Brancaster Parish Council produced a draft questionnaire to cover the areas previously agreed by the Council.
- The questionnaire was considered at a Parish Council meeting, open to the public. Suggestions for further questions/alteration of existing questions were made and adopted.
- Parishioners were informed via the Parish Council Minutes and notifications in the Parish News that a questionnaire would be circulated. They were told that additional questionnaires would be available from identified councillors' houses and from the two village post offices.
- The questionnaire was delivered to all houses within a copy of the Parish News, and copies placed in the post offices.
- Parishioners were given two months to complete the questionnaires.
- The results were collated and two 'drop in' afternoons/evenings were held in the two village halls for villagers to call in, discuss the results and put their views forward.
- These further views were incorporated into the results and a draft document was produced which was presented to the Parish Council.
- Advice was taken regarding the need for Strategic and Habitat assessments.
- The draft document was put out for consultation (notification in the Parish News and on notices in the village). Printed copies were available for perusal at the Clerk's Office and the post offices. An electronic version was available on the Parish Website. Copies were submitted as detailed in the Consultation statement and copies were also provided to organisations that may have an interest, including the National Trust, for their comments.
- In the light of this further consultation, appropriate changes were made to reflect further comments.
- On the advice of the Borough Council a 'Health Check' was performed on the draft Plan and suggested improvements made.
- The Parish Council took a formal decision to submit the completed Plan.
- The completed Draft Neighbourhood Plan was submitted to the Borough Council for it to be formally published, comments received, subjected to an independent examination, any necessary alterations made, and then, if appropriate, be the subject of a Parish referendum.

Results of the questionnaire for the Neighbourhood Plan of 2015.

Q1. Size of Houses. Considering the number of bedrooms in a house and realising that the village needs a spread of different sized houses to provide for a variety of needs, could you rank the following sizes in order with 1 being the size you think we need most of and 5 being the size of house we need least of

The overall quantitative feedback shows that most people think two and three bedroom houses are sufficient and appropriate for this area. A significant number feel that one and four bedroom houses have a place. The comments show a concern that the villages do not have enough housing suitable for young people or enough family homes for permanent full time residents.

The size of houses being built is felt to be excessive and, while there may be a need for a small number of large houses, the villages have a disproportionate number of four and five or more bedroom houses. Many comments show a dissatisfaction that the large properties, a considerable number of which have been built recently, are almost all second homes and remain empty for a large proportion of the year.

The price of new houses is a worry as the permanent population here contains a high proportion of retired people and families with relatively low incomes (relative to the cost of the housing).

Q2. Height of houses. Again, we realise the value of diversity among our buildings. Could you, as before, rank the following in order, ranking 1 as the height you think should be most prevalent and 4 as the least prevalent.

There is concern being voiced here about houses that are higher than two storeys. The quantitative results show a wish for two storey houses with a proportion of bungalows. If extra space is needed the feeling is that they should be two storeys with rooms in the roof rather than three storeys.

The villages are in an Area of Outstanding Natural Beauty and they have seen a considerable amount of 'infill' building. The comments to this question raise worries about overlooking and also about blocking the views previously enjoyed by residents and visitors.

Q3. Thinking about materials, and again being mindful of the need for variety, please rank in order of prevalence you would like to see, the building materials for houses.

Although, as you might expect, there is an overwhelming preference for brick and flint and chalk, traditional materials, as shown in the quantitative analysis, there are some comments that show a concern about 'modern' flint and chalk construction using traditional materials but overpowering adjacent dwellings due to size and scale. There seems to be a concern about wood predominating in a house such as one recently built in one of the villages. People feel that a mixture of materials is appropriate with, where possible, materials sourced locally.

Q4. Similarly, with the style/materials you would like to see roofs built with.

People seem to prefer traditional pantiles or slates, with very little support for flat roofs, partly because of the problems they cause. Eco friendly roofs had some support with some comments suggesting that they should be considered for outbuildings (garages, summerhouses etc.) where possible.

Q5. Parking. New developments of necessity need parking for vehicles (cars, boats etc.) How many off road parking spaces do you think should be provided for each house?

Quantitative feedback shows a wish for two or three parking spaces per house however the comments indicate a need for more; there is worry about people parking on the main road due to inadequate off road parking provision. Larger houses with more bedrooms need more parking; it is suggested that one space per bedroom is needed. There is a suggestion that within a development communal parking area should be provided.

Q6. Footprint of house compared with size of plot. This question is asking you to consider how much space there should be around houses, how much garden & drive you would like to see. How much of an individual plot should be covered by the house and associated buildings? Please ring the appropriate fraction.

There is a definite indication that the house and outbuildings shouldn't take up more than a half of the plot; with a significant number of people considering that a quarter of the plot covered by buildings would be appropriate. People need a 'family sized' garden so that residents can grow vegetables and flowers and have a place for children to play. It also provides for run off and drainage of rainwater.

Concern about coverage of the plot by buildings is linked to concerns about size of houses and a preponderance of holiday homes; one comment made is that local people won't buy houses without proper gardens as they are aimed at the second home market. This does not preclude a house with a garden being used as a second home; it may then provide local employment maintaining the garden etc.

Q7. Thinking about the ratio of affordable/shared ownership houses to 'open market' houses, what do you think should be applicable?

The numbers show a wish for a high ratio of 'affordable/shared' ownership to 'open market'; to have one 'affordable' house provided for every three 'open market' houses. However, as the comments show, it isn't quite that straightforward. Many comments note that there is no point in providing social housing unless there is a need for it. If there isn't work in the area the permanent population will not increase unless it is by retired people (who, on the whole, tend not to need large houses).

One comment makes the point that if the open market houses were conventionally sized family houses, there might not be such a need for 'affordable/shared ownership' housing. The overall impression seems to be that housing is needed for local permanent residents, be they single people, young families or retired. If that need is for 'affordable' housing then that should be provided – either social housing or more realistically priced 'open market' housing. The need at the time can be ascertained by liaison with the local Housing Society and the Parish Council.

Discussions with respondents have shown a concern that wages don't match up with house prices (presumably because of the desirability of the area for holiday homes and holiday lets) so that even houses that are available for local people to rent are out of their reach financially. So houses available for Housing Association rents are desirable. Concern has also been expressed in discussions about 'affordable housing' being allocated to people from outside of this area rather than local people having priority.

Q8. In our villages we have both modern and traditional design of houses. Accepting that the modern house of today is the traditional house of tomorrow, and the advisability of a variety in appearance of houses, what ratio of modern to traditional type design would you like to see?

Unsurprisingly the numbers show a bias towards traditional design of houses, although a large number were happy with a 1:1 ratio. On the whole people want to see the traditional character of the villages retained although that doesn't necessarily mean that modern design can't look appropriate and fit in if new houses are designed to blend in. A recently built, wood clad, contemporary house attracts unfavourable comment, as do large modern houses, even though they may be built of traditional materials, whose size means they are overpowering.

One comment makes the point about extensions on the rear of houses, specifically in Brancaster Staithe, on the North side of the road looking out of place when viewed from the marsh, sea and island. New traditional-looking buildings could, and should, incorporate new ideas such as eco roofs if appropriate, and, where possible, locally sourced materials should be used.

Q9. Thinking about the structure of developments, should styles of houses (such as modern/traditional, bungalow/house etc.) be kept together or mixed up?

In the quantitative part of the questionnaire, more people preferred intermingled houses in order to preserve a village feel to new developments, but those making comments seemed to prefer houses grouped together. Design seems to be more important and diversity can be of benefit to the character of the villages.

Q10. How do you think planning legislation can be used to encourage local employment?

This picks up some of the themes that emerged from the previous questions such as the need for affordable houses for the people who live here permanently and the need for jobs. Many people highlight a need for workshops/small units to give small businesses somewhere to set up and increase work locally.

Many suggest placing restrictions on the building of large properties especially those targeted at the second home market; the point is made regarding the inappropriateness of recent new developments in the villages that have houses densely packed on the site (inappropriate that is for sustainability of the community).

Some comments wonder about the possibility of ensuring that if building does take place the use of local tradesman and local materials is encouraged by prioritising planning applications that provide this sort of benefit to the community.

*Q11. What do **you** think are the most important planning issues affecting our Parish?*

Again, this picks up on the main points from the previous questions; too many large homes being built whose size and price is such that they are unlikely to ever be anything other than second homes that are rarely used; overdevelopment and too much infilling (especially if the required infrastructure doesn't develop); lack of an overall strategy to deal with ongoing building in the villages; and the price of new houses.

Comments pick up on the need to provide for the younger people who wish to stay and work here, including the need for provision not only of accommodation (in terms of more appropriate housing and 'affordable/shared ownership' housing) but of units to allow small businesses to grow here and somewhere for retail businesses.

Mention is made that smaller houses are being bought and enlarged to the point where they are, like the new builds, too big to be of use as a family home. This also applies to the size of extensions built onto existing family-sized homes.

One comment notes the recent demolition of bungalows with gardens – ideal accommodation for retired/young families – and their replacement with large houses covering most of the plot. There is a comment expressing concern about the amenities here (shop, garage, school etc.). Permanent residents, be they young, families or retired, need these amenities (especially if they have difficulty travelling) but as the permanent population reduces as a percentage of the whole it becomes unfeasible to maintain such amenities.

4. Similarly with the style/materials you would like to see roofs built with:

- Slate _____
- Pantiles _____
- Flat roofs _____
- Grass (or other eco-friendly) _____
- Other (please specify) _____

Comments:

5. Parking. New developments of necessity need parking for vehicles (cars, boats etc.) How many off road parking spaces do you think should be provided for each house? _____

Comments:

PTO

6. Footprint of house compared with size of plot. This question is asking you to consider how much space there should be around houses, how much garden & drive you would like to see. How much of an individual plot should be covered by the house and associated buildings? Please ring the appropriate fraction:

Less than $\frac{1}{4}$ $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ More than $\frac{3}{4}$

Comments:

7. Thinking about the ratio of affordable/shared ownership houses to 'open market' houses, what do you think should be applicable?

AF/S : OM 1:1 1:2 1:3 1:4 1:5 1:6 other (please specify)

Comments:

8. In our villages we have both modern and traditional design of houses. Accepting that the modern house of today is the traditional house of tomorrow, and the advisability of a variety in appearance of houses, what ratio of modern to traditional type design would you like to see?

Modern 4:1 3:1 2:1 1:1 1:2 1:3 1:4 Traditional

Comments:

9. Thinking about the structure of developments, should styles of houses (such as modern/traditional, bungalow/house etc.) be kept together or mixed up? Please ring the appropriate answer.

Grouped together intermingled

Comments:

10. How do you think planning legislation can be used to encourage local employment?

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11. What do **you** think are the most important planning issues affecting our Parish?

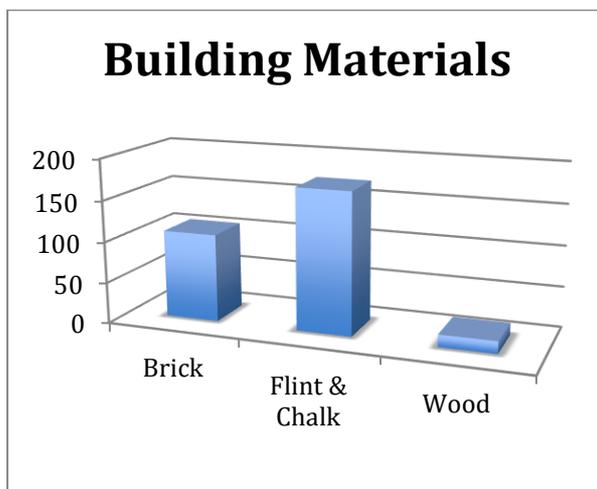
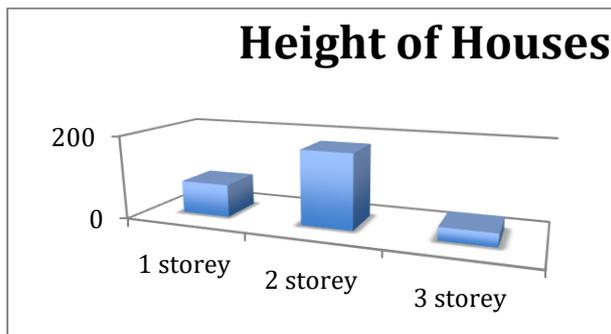
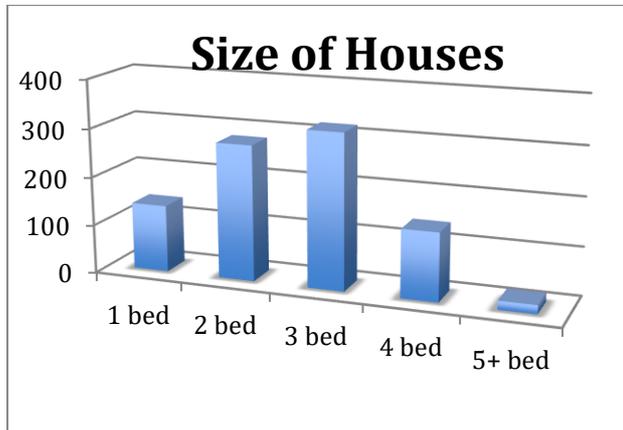
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Thank you for taking the time to complete this questionnaire. Please return it to the box in one of the post offices, or to Cyril Southerland, Richard Seppings or the Parish Clerk before **30th July 2013**. You will have a chance to talk about this further with us at one of our open days at the village halls. Keep an eye on the Parish News for further information.

We will consult on the final document before you get the opportunity to vote on its acceptance; it would be great if we could send it to you by email so if you could give us your email address it would be very useful.

Appendix 3 – Survey Quantitative Results

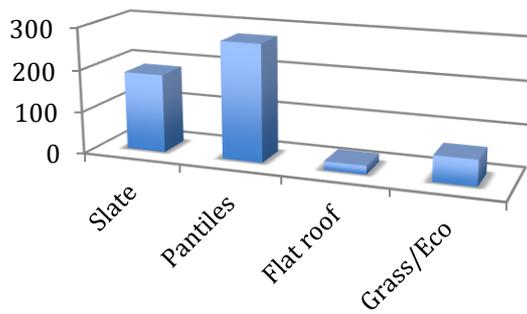
135 questionnaires were received and points allocated to ratings as appropriate. Although the majority of respondents were, as might be expected, permanent residents, a significant number (21%) were holiday home owners.



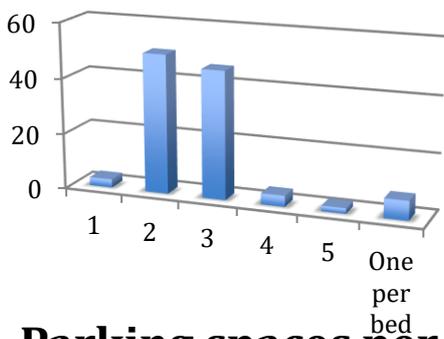
Chalet bungalows were mentioned by two people and rated 1 by one of them.
 3+ storeys rated least priority by two people.
 3+ including basement rated 3 by one person.
 One person mentioned 3 bed bungalows.

Four people rated flint/brick mixture 1 or 2.
 One person mentioned a mix of carstone/chalk/flint.
 One person rated carstone 3.
 One person mentioned rendering with wood.
 One person rated steel and glass 3.
 Two people mentioned rendering.

Roof Materials

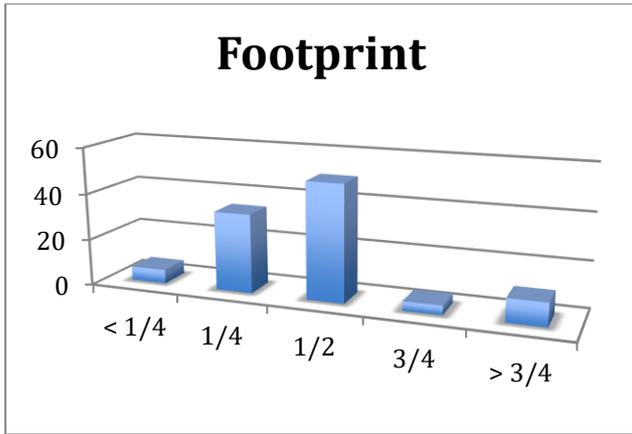


Five people mentioned flat/standard/normal/plain tiles and rated them 2 or 3. One person rated concrete tiles as 2. One person rated a mixture as 3.

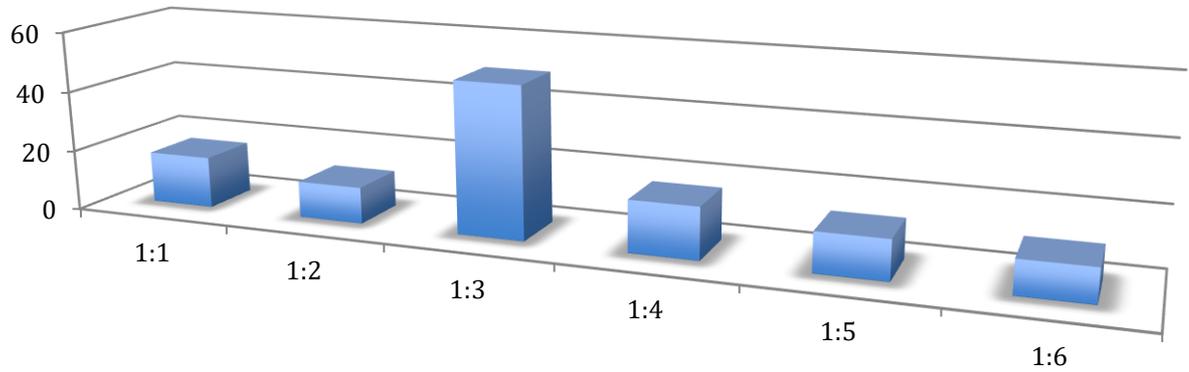


Parking spaces per house

Six people said 1 space per bedroom even though this wasn't a choice on the questionnaire. One person said 0.75 spaces per bedroom. Several people said 2 spaces as a minimum

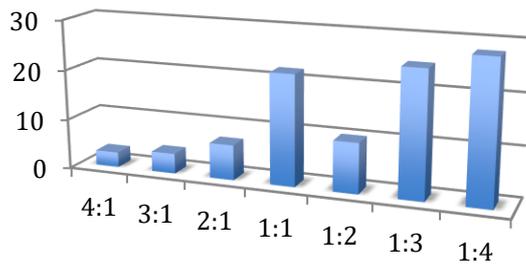


Affordable/Shared ownership:Open Market



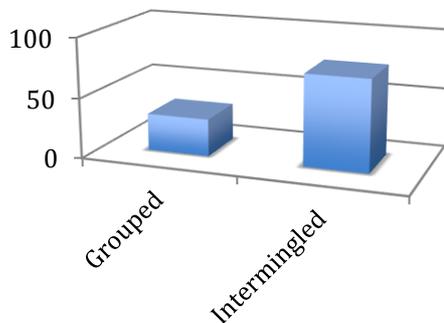
Several people noted the need to ascertain the demand for affordable housing.

Modern:Traditional



Two people said as traditional as possible.

Arrangement



Appendix 4 - Survey Qualitative Results (reproduced verbatim)

Comments.

Question 1. Size of Houses.

- Currently too many big expensive houses. Need ordinary family homes.
- 4 bedroom houses rarely needed. 5 bedroom house not needed at all.
- Smaller houses would encourage first time buyers.
- One bedroom places needed for single elderly. 4 beds for shared rent needed for young.
- The largest houses in the village seem to be mainly second homes and very underused.
- Affordable housing required.
- Houses are needed for village families, either young/?2 children (3 bed houses) or older couples (2 bedrooms).
- No more houses needed – many/most sit unoccupied for most of the year. New houses should be only for people to live in full time.
- Less expensive houses for people who work here would be a good idea.
- I don't think we need any more houses unless they are for permanent residency.
- There should be a good mix of 1 – 3 bed houses.
- Need for smaller properties so local families can be provided for.
- A mix of houses for full time users.
- It seems the larger properties that are built remain empty while a smaller property seems to be occupied fully in most cases, and are affordable to be lived in and employed in the area.
- This is a high cost housing area and affordable housing is essential for young people and those, including the retired, having smaller incomes.
- The young have to be considered.
- A humble not fixed up cottage.
- No need for more houses – some need for accommodation for lower paid.
- It should not be necessary for more than a few 4 or 5 bedroom houses to be built.
- The bedrooms must be of a reasonable size.
- The bedrooms must be of a correct size.

Question 2. Height of Houses.

- Mixture.
- Not really a single storey (bungalow) village.
- Two storeys with rooms in roof are preferable to full three storey.
- Houses should not be built that block existing houses' views.
- More terraces and houses 'beyond' as on North side of road would be good.
- A mix is best, avoids uniform appearance and provides interest, provided surrounding gardens are allowed for.
- 3 storey houses not really wanted.
- None higher than three.
- Very large properties and absent owners can be a problem.

- No houses with three or more storeys are appropriate.
- Too high spoils people's view of the area.
- For rebuilds storeys remain the same.
- Overlooking is becoming a problem.

Question 3. Building materials for houses.

- Variety good but in keeping.
- I would like to see a mixture. Too much 'modern' flint and chalk is overpowering. Some wood, some brick, mixed in would enhance the look of the village.
- I would expect contemporary architects will use more glass given the composition of glass and improved insulation materials.
- A mix is best, avoids uniform appearance and provides interest.
- It doesn't matter; they just need to be well designed.
- A mixture of materials. So long as wood does not predominate I am happy to see it used.
- A mixture would be acceptable.
- Modern design using local/trad materials.
- Wood can be unsuitable; see new house in Brancaster Staithe.
- Depending where it is.
- A good mixture.
- The traditional materials maintain the character of the villages.
- All mentioned would be suitable.
- Local materials essential.
- It is best to use materials in sympathy with the area.
- Any materials used must be compatible with those used for other nearby houses.
- Norfolk villages have their own charming style.
- Local materials.
- Again, a good mix of brick/flint etc – not wood.

Question 4. Roofing Materials.

- A good mixture.
- Flat roofs are not good to look at and do not wear well.
- Flat roofs leak.
- Dormers are great new but heavy. Victorian-style dormers are a disaster.
- A mixture of roof styles within a single development.
- I would like to see some eco-friendly roofs where appropriate e.g. On a garage, summerhouse etc.
- Flat, grass etc. for garages.
- Traditional emphasised.
- Norfolk villages have their own style.
- Flat roofs, grass, other materials are unsuitable and are unlikely to be cost efficient in the longer term.
- No preference – whatever suits house/surroundings.
- No non-conforming materials.
- Unsure about grass as I haven't seen this.

Question 5. Number of off-road parking spaces per house.

- Already holiday homes block up the road.
- Unfortunately, upon reviewing our ratings above, we can see that most current developments comprise the worst of our ratings.
- At least 2 spaces per household.
- Single garage, plus space per bedroom in house.
- Fed up with e.g. Saxon Close having all cars parked on main road.
- 2 minimum, 3 preferred.
- 2 minimum, 3 maximum.
- In this area many people have boats, work vans etc. and with the threat of losing the Coasthopper, it is difficult to see how working families (often at least two people having to travel to work) could manage without a minimum of three spaces per house.
- Stop the half space syndrome.
- 1 and 2 beds need 2 spaces and so on upwards.
- As most people seem to use their garages for purposes other than putting cars in I have ignored them in arriving at proposed spaces.
- 2 – but problematic; people have visitors. I would rather see communal parking and space left for gardens.
- Adequate space provided on either side of entrances off the main road for safety purposes.
- 2 spaces but more if the house has more than 2 bedrooms.
- At least one space for each bedroom.
- At least 2 but it depends on the likely number of occupants. I would say number of bedrooms = number of car spaces needed.
- Parking in the village is already inadequate, so the problems should not be made worse.
- 2 for a 3 bedroom house.
- 4 plus boat.
- 2 maximum. Is parking needed for boats?
- 2 as a maximum.
- Minimum of 1.
- 2 cars – 3 for bigger houses.
- No less than 2.
- Two to each house depending on size of house.
- 2 but not always possible with terraced rows.
- 2 at the very least. Parking on the street is an increasing problem.
- One car per adult required.
- Any fewer than 2 and people park on the road.
- 2 plus one boat.
- Consider neighbour liaison so that unused holiday home could be used by neighbours.
- The village is too congested with parked cars etc.
- 2, not 1.5 as no such thing as half a car.
- Essential to create off road parking.
- 0.75 per bedroom rounded up.

- Depending on size of plot of course but of necessity at least two for cars if nothing else.
- Commercial vehicles should not be parked in areas allocated for private off-road parking.
- Two or three – family and visitors to each home.
- Don't forget local tradesmen need a place to park their vans.
- Parking should be within property boundaries.
- The Ship refurbishment has changed London Street – drunk, loud, parking everywhere.
- Depends on size of house. 1 space per adult.
- 2+ with garage.
- Planning permission for extensions should not be given if it results in cars parked on the road.

Question 6. Footprint of house compared with size of plot.

- Modern lifestyle doesn't allow for garden.
- Cars and garages should be hidden from road if possible.
- ¼ may be too ambitious, ½ OK.
- If families are to live in houses, they need gardens.
- ½ for smaller properties but a bit more generous space for larger houses with more occupants and more vehicles.
- ¼ seems very small, ½ seems not enough space.
- Various, depends what people want.
- It depends on where it is in the village. It doesn't matter providing it is well designed. There are up to 100% coverage in Burnham Market and beautiful.
- Houses without proper gardens are unlikely to be bought by local people (if they can afford them) and are aimed at, and bought by, 2nd home owners who are seldom here.
- Depends on size of plot, larger house needs more parking.
- Depends on type of property.
- I think there should be AT LEAST ¾ plot garden. Then people have room to grow veg., children can play and there is drainage into the ground for rainwater, flowers for bees and insects etc. and natural places for wildlife.
- ¼ plot covered; this does not seem to be current practice.
- Various houses need various sizes.
- A house should have a garden the same size as the house and a drive.
- Houses for young families need more space.
- Where there is space there should be a garage.
- The village is being spoilt by infilling and overcrowding.
- Not crammed estates.
- We would not like to see crammed estates (e.g. Powell's Yard).
- Some recent developments look crammed in.
- Large gardens in second homes have to be cared for.
- ½ could be increased to allow for off road parking.
- Space to off road park and land to grow vegetables and flowers for insects and wildlife to continue to flourish and a place to relax.
- Depends on resident and needs i.e. lone person or family.
- Enough to enable sufficient off-street parking.

Question 7. Ratio of affordable houses/Shared ownership to 'open market' housing.

- To be decided on NEED of the community at the time, not a fixed ratio.
- No regulations should be set.
- This is a difficult, possibly irrelevant question. There should be enough affordable housing to fulfil the need for it. We have little work here in the village, and too many houses already. The future of this village depends on retired people living here permanently, together with consideration to increase work (working from home etc.). I'm not convinced that there is need for ANY houses. Without the work there is no need for the houses.
- We seem to have enough affordable at the moment.
- More affordable homes needed.
- If large quantity of homes ratio should be higher.
- The ratio could well change as development takes place.
- (1 affordable:2 'market') could be commercially viable if developers were not so greedy.
- What is the demand for affordable? That must be met.
- Applications for small developments should be considered in the light of other recent applications so that overall the 1:3 ratio should be achieved.
- Considering the present development of more expensive owner occupied houses having developed in the village I think more affordable/rented accommodation is needed.
- To keep the village, it needs houses for people who want to live there. It does not need more holiday (usually empty) houses.
- Only affordable/shared ownership are needed.
- I do not know how great has been the demand for AF. If great it should be 1:2.
- Important to ascertain how many affordable homes are required.
- Allowing for infill where appropriate.
- Does it not rely on the demand for AF/s, which is dictated by those who want to work/live in the area, which is dictated by jobs available? How are we going to get more employers in the area?
- It would be OK if open market houses were family houses instead of huge properties miles out of locals' price ranges.
- I would like families to remain.
- Not in a position to judge but suspect we have too few affordable houses.
- Essential for affordable housing.
- Houses for local residents are most important.
- Do not know the demand for affordable houses. It depends upon that.
- Bias towards homes for younger and permanent residents.
- Such a measure should increase the amount of housing available to young people.
- Brancaster has become a posh, snobby, empty place!
- The affordable/shared ownership housing also needs to be appealing to local families e.g. if it is 3 beds it should have a garden.
- 1:10000

Question 8. Modern:Traditional design of houses.

- Traditional. It is not a modern village.
- Encouragement should be given to eco building in traditional styles.
- No strong opinion.
- Brancaster is an attractive old village, houses built mainly of stone (local).
- The quality of modern designs has not been high. C.f. wooden house in Brancaster Staithe opposite Snellings.
- Houses like the new one opposite Snellings should not be entertained.
- Copies of older houses are rarely successful. A new/modern design is usually far more pleasing – and often exciting, and can successfully use traditional materials.
- Attention should be paid to blending the houses so that the smaller older properties are not dwarfed by large modern developments (as in Thornham where a new house is so much larger than the surrounding properties).
- Many poor modern designs.
- But they (modern houses) must be above average in design.
- Provided the ‘modern house’ is well designed.
- I am not averse to contemporary design and would welcome some in the village. You will always be up against design being in the eye of the beholder.
- General view is that more modern houses are changing the character of the village.
- We are a traditional village. It is nice to see well designed modern houses but they should be the exception rather than the rule because it is important, in my view, to retain the character of the village. However, big modern houses, built in traditional materials, trying to look like cottages, look silly. There are also some massive modern square extensions that have, in my view, ruined the view from the North, e.g. next to the White Horse in the Staithe.
- The outside of the house should be in keeping with the village but modern inside.
- Modern houses can look appropriate if they have characteristics reflecting some thought to ‘blend’ into the existing character of the village.
- I do not accept that a modern house of today is the traditional house of tomorrow. Currently wood facias are popular and are not including flint or brick at all. Mostly glass and chrome ... appalling.
- Problem comes when decent houses are knocked down and huge unsuitable houses put in their places.
- Whatever the ratio, the extremes of house design should be avoided to ensure no clashes of style, incongruities.
- Depends on use of house – residential larger garden, holiday use less garden but more parking (off road).
- Very much depends on property and who would be in it.
- Houses are too different to answer.
- A good mix of both.
- Do not want to see the character of the village change dramatically.
- The authorities should look at design quality.
- Design is the important thing.
- Traditional build can also involve eco methods of construction.
- Whatever the design it is important to use local material, and in keeping with surrounding properties.

- Maintain the character of Brancaster as much as possible, modern is modern and thus cannot become traditional.
- Don't like wood cladding.
- It depends on style.
- The characters of the villages should remain dominant.
- Good modern is better than out of proportion 'pretend' traditional. Important to use local sympathetic materials.

Question 9. Should styles be intermingled or grouped together?

- Intermingled gives a richer mix.
- Grouped together, but there are unlikely to be more than 10 on any site.
- It would depend on location within village and space around houses.
- But the character of the main road through the village should be preserved.
- Grouped together; Branodunum a good example.
- Intermingled; a village is a mixture, not a series of estates.
- Intermingled is usually very unsatisfactory.
- Grouped together; please not modern unless using wood or stone.
- Grouped is ideal but practically means they most contrive to be intermingled.
- At the moment properties seem to be intermingled and it seems to work.
- Design is the important matter.
- Design is the most important thing.
- The diversity of buildings is one of the most attractive features of the villages.

Question 10. How can planning legislation encourage local employment?

- Train young people in the service industries. Well qualified gardeners, painters, carpenters, fencers are constantly needed.
- More affordable houses needed for people who live here.
- Speed up the process to encourage building and construction.
- Set aside land to enable the building of light industrial units/office space.
- New developments must include a shop and be within reach of a surgery, petrol/diesel station, Church.
- It can't.
- Helping home-based enterprises to develop.
- It can't. Leave it to the market.
- Give planning permission to small industries.
- Ensure provision is made for small start-up businesses and other established small business.
- Commercial space integrated within space e.g. Artist studio, shop.
- By insisting that any new buildings have to be permanently occupied for at least 2 years. These people would then use local amenities all year round.
- Permitting some limited house/flat construction will help local employment.
- Have any employment potential planning applications been submitted and due to current legislation been refused?
- Small-scale businesses should be encouraged. Siting them in this parish might be more difficult, but a site for sale in Docking would be ideal.
- By creating some form of retail space or light industry/offices.
- To allow a small amount of small starter units for local business.

- Allowing more business use of land not allowing change of use business to holiday home.
- Allow sites within our villages be able to be used as workshops/light industrial use. Barn conversions would be suitable. It should not be necessary for people to have to travel to work in Docking/Fakenham etc.
- Affordable housing plus shared ownership housing encourages people to move into villages.
- ‘Infilling’ should be encouraged rather than new small estates on green field sites on the edges of villages.
- I know this will be unpopular but the villages of Brancaster and Brancaster Staithe need to own their own windmill on the Common or nearby.
- You could specify local materials be used where possible and give a tax incentive say a small VAT rebate for people using them.
- Allow businesses to develop. Allow houses to be used for commercial purposes.
- At a national level, legislation to rein in the ‘free market’ where house prices are concerned. Locally, more social housing, possibly funded by higher council tax on 2nd homes.
- Possible workshop and office space may help.
- Limit use of builders to those located within a set radius of village.
- Restrict building of large expensive properties.
- Firstly, to build traditional types of building which will give better opportunities for local and specialised tradesmen. Secondly to include better access to the information highway and connections to superfast broadband (for home businesses).
- I do not consider the planning legislation is against local employment, it should be strongly promoted by the community and the Parish Council.
- It should not be, it is pointless.
- Small shop/workshop provision may help provide local employment and support the village community. No more over large second homes. Restrict houses to a type that can be lived in permanently, even if they may be sold as second homes they could revert to permanent residency in the future.
- Impossible to legislate. It’s a free market choice now and should continue to be so. If local employment is as good as it can be, then it will be used anyway.
- Only build when there is a proven need for local people i.e. cut down ‘on spec’ development for second homes. Note; when local affordable houses have come on the market, both for sale or rent, the take-up by local people has been very slow.
- More 2 bedroom houses and less 4+ bedroom houses.
- We despair! Recent developments have mainly involved imported labour or companies and have been for the benefit of transient, rather than local able bodied working folk. Bring back the days when a local person could build a property for themselves, utilising local labour, on their land without it being considered an extension of the village envelope – the nationwide ‘need’ for considerable additional housing makes it clear that such envelopes must be extended. Brancaster is a prime example.
- Reduction of costs for those living and working within the community, possible a percentage reduction on all services and council tax.
- Give planning permission for a business (such as a shop or food outlet) to be built. Then it could employ local people.

- Encourage commercial development e.g. of redundant buildings.
- Small units could be developed on sites within the village, for people to start up their own businesses and employ others.
- Tasteful and appropriate development generates jobs.
- Would it be possible to impose a requirement for local trades to be considered/used first in preference to those from further afield?
- By encouraging a mix of development. Not just big profit holiday housing but affordable retirement housing schemes and the use of section 106 agreements to generate employment opportunities via planning gain e.g. the funding of a small shop.
- By putting covenants on properties that ensure they are re-sold to local people or permanent residents to prevent the properties becoming holiday/second homes.
- Many young adults are forced to live with their parents because of a lack of affordable housing, and the mortgage deposit is so large.
- Stop charging VAT on modernising old buildings and put it no new build.
- People need affordable housing to be able to work in the area.
- Not allow too many very large houses. This takes them off the market permanently for local people.
- No permission for holiday homes – too many already.
- Various sorts of building work – shops.
- The development of small businesses linked with residential accommodation.
- The release of building land.
- Small industrial units with no change of use covenant.
- To encourage small industrial units for small businesses.
- Main employers are tourism and fishing. Planning should be sympathetic to supporting employers in these fields.
- Provide more affordable housing.
- Ensure provision of small business units for enterprises that will flourish in the local environment.
- More full-time jobs mean full time residents essential to maintaining local influence.
- Use housing associations/shared equity.
- Encourage clusters of small industrial units.
- Build lock up units for small business.
- Provision of ‘start up’ business premises.
- Modern start up units for small (micro) businesses.
- Encourage locally traditional houses e.g. flint which use the skills of local people.
- Probably best achieved by limiting space for car parking as discouraging use of cars would energise local shops. Branodunum got this right back in the ‘80s by one car garages but off-road parking has blossomed since then.
- With affordable housing. Green belt should not be encroached on. Solar panels should not be visible from the road.
- I believe that there should be no more housing built unless skilled work is available which would enable people to earn enough to afford a decent home.
- Traditional houses require traditional skills. Local builders’ skills and knowledge encouraged.

- More affordable housing to keep locals around and keep schools and services used. Maybe some retail units?
- Lower cost/affordable housing must rate high on the list of priorities but it is essential that these properties do include a garden and drive and are maintained to a high standard.
- It is vital to support local craftsmen. It is important that planners take notice of the community and act accordingly.
- Any multi property development must include on its site or elsewhere a ratio of affordable houses. Push for better broadband so people can work from home; speeds have deteriorated over the last year!
- When planning granted list of local craftsmen sent to homeowner.
- Obviously be granting permission for developments but then you are defeating the object of maintaining traditional character. Therefore, permission should be mainly limited to traditional developments.
- As I've said, more parking at houses to allow families to travel to work.

Question 11. What are the most important planning issues affecting our Parish?

- There are too many private houses being built that will end up as second homes for people who are not local and therefore they will not stay in the village long enough to contribute to it. Therefore more 'affordable' housing for locals needs to be built.
- Local residents' views and wishes being ignored.
- Too much tree felling and infilling is taking place. The Parish is rapidly becoming a weekend/holiday period dormitory. The recent redevelopment of 'Powells Yard' is of no benefit to the village or its Parishioners whatsoever. Local residents should be allowed to develop their land/plots, if possible, to the benefit or usage of themselves.
- Main road.
- Only build when there is a proven need for local people; you have to ask the question – how many more houses are required for local people. Development for second homes should be cut down although a new development, e.g. Powells Yard, will employ local gardeners, cleaners etc.
- Seemingly no overall vision for;
 - The second home rebuild/renovation programme on an ever-increasing scale.
 - New developments on smaller plots.
 - Selling off pockets of agricultural land for new builds (or affordable housing).
- The village has too many houses and they are FAR too big. Houses should be built that can be holiday homes, family homes or retired homes. Very large houses with no gardens, built specifically as second homes, can never revert to be houses for normal families. House size MUST be limited.
- Too many new, large houses being built for second home absentee owners. Overload of holiday homes being built by/for absentee landlords.
- The erection of large expensive dwellings for absentee owners, which local people cannot afford to purchase.
- Lack of an overall 10/20/30 year plan as to where in the villages should be building sites. No point in having a plot by plot permission. The rest unbuilt land should be frozen for 30 years as farmland.

- Too many new developments considering we already have lots of rarely used holiday homes. New houses not catering for locals – too big/expensive. Need real houses for real people!
- You will never satisfy all the people all the time. The underlying foundation should be to create a planning agenda that maintains the requirements of a wholesome living community.
- Overdevelopment of expensive and larger properties restricting the number of reasonably price alternatives.
- Rural workshop provision.
- With weekend or holiday homes much more thought should be given to parking both vehicles and trailers and boats.
- Keep playing fields/parks/recreation areas.
- We have noted some ‘horrific’ wooden houses (near harbour entrance) which seriously affect the character of the village – one wonders how planning permission was ever granted.
- We do not need more houses, as they do not help the housing shortage as they are all sold as second homes. Also a large number unsold at the moment.
- Second homes.
- Traffic speed on Whiteways Road approaching the T-junction with the A149. Also persistent flooding on the A149 in front of Leftleys. These are both NCC matters.
- Build more small houses as they are needed by permanent residents and are not good for holiday letting.
- That Brancaster Staithe retains its character of a working port and that no caravan parks are allowed. New housing should help the local community and be built for their benefit.
- Too many large expensive houses encouraging second home buyers.
- The granting of seemingly unrestricted numbers of houses way out of reach of villagers financially.
- Affordable housing available to encourage permanent residency as compared to holiday home owners in our village.
- Affordable homes for younger people who are permanent residents. Need for more affordable retirement houses for housing association tenants to free up council houses with 3 bedrooms but only occupied by one person.
- More say for Parish on planning control.
- Main issue not about planning but transport and employment.
- Overdevelopment e.g. new houses by The Ship and Powells Yard.
- Over development.
- More affordable/social housing needs building, no more second homes that sit empty for most of the year.
- NIMBY/2nd home domination.
- Providing enough housing and jobs for residents and blending together the full and part time residents. Part time residents often feel excluded from village activities.
- If you have the money if seems you can build what you like.
- Considered growth of good quality housing should be permitted to help local employment and investment in the Parish.
- Not allowing any further building developments that result in more holiday homes making the villages ghost towns for half the year.

- Affordable housing for local residents otherwise the local area will die as schools will close, shops will be uneconomic to run, facilities will decline – ghost villages in winter – no sustainable employment.
- No more holiday homes. The proportion of houses for living in and holiday homes needs to reflect the need for affordable/shared ownership.
- To provide sufficient housing for local families/people who want to live in the village, not just own houses to rent out for a few weeks a year.
- The major issue is the balance between local owner-occupiers and holiday homes. Recent developments in Powells Yard, Manor Farm, Saxon Fields and Common Lane, when completed and sold will affect the balance. The resulting percentage will indicate what influence or planning action should be taken.
- Stop small bungalows being dismantled to allow large holiday homes to be built on the plot.
- Overcrowded infills and overlooking balconies and dormers.
- Slums were done away with because of too close proximity of houses, there needs to be a restriction on ‘too-close’ building.
- It is wrong the villagers have no say - we have to live next to it.
- Not enough affordable (i.e. around £80-100,000).
- That it doesn’t become a wealthy retirees ghetto.
- Don’t extend the village envelope.
- Brancaster is over developed. There should be some limit on how many more holiday houses are built.
- To build houses that ‘fit in’ with the environment. Use local materials and avoid the ‘seaside brick bungalow’ at all costs. Landscaping around new houses is very important.
- Lack of broadband – not strictly planning. +20mph speed limit.
- Sensible sized and priced homes for local families to live and work and raise children here – keeping schools etc. alive in the villages.
- Appropriate style/design and compatibility with the area.
- Too much infilling on small plots. Over development of a plot.
- The disappearance of retail units. Having backed and failed with the support of the village shop, given the continuing expansion of houses, at what stage is it worth another go to try and establish a small cluster of retail units (more likely to succeed than just one)? Affordable housing.
- Homes should not be squeezed into every little space available; car parking and traffic general will be the problem.
- Lack of amenities for those who are unable to, or prefer not to, travel to find these i.e. shops, garage, traditional pub etc. Also, and most importantly, the continuation of a reliable and regular bus service.
- Councillors in Lynn agreeing rebuilding of sufficient decent sized houses for huge second homes. Continuing to be aware of affordable housing needs.
- If you buy a bungalow you must replace (if a rebuild) with another bungalow. If this is a second home, you cannot increase footprint and number of bedrooms and storeys.
- We are fortunate that there is now a high proportion of affordable houses in this village, but recent developments in Powells Yard/Manor Farm etc will only go to people from outside the village – I would oppose more unaffordable housing.
- Preserve the character of the villages. Keep cars from parking on the roads overnight.

- The rate of development far exceeds the present infrastructure namely roads and drains in particular. Infilling without road frontage should be restricted to smaller 2/3 bedroom houses.
- Overdevelopment, and building on farmland.
- Getting more jobs into the area.
- Lack of off road parking throughout the village.
- Extensive recent building - Powells Yard, barn conversions (main road) - creating many holiday homes.
- Recent large building estate. Over large houses,
- Provision of off road car parking and restriction on parking on the side of the main road in the summer months.
- Allow village to grow for full time residents.
- Affordable housing for local people or those who work in the area.
- Ensuring that those with money and influence do not dictate planning policy and planning decisions.
- Too much growth in holiday homes.
- Overbuilding. BPC must stop increasing number of houses being built of they will change character of village irreparably.
- We don't get enough say, and it is overridden most times when we are listened to.
- Small retail start-up shops administered by Parish Council with Covenant regarding no change of use.
- Making sure the infrastructure can cope with new development.
- To retain the character of the villages at the same time allowing new developments of affordable housing to encourage local people to remain, particularly young people.
- Guarding against too much 'urbanisation' and keeping as much of the 'wild' and country feel as possible.
- Not enough affordable houses for local youngsters.
- Need for affordable homes to benefit the local community, and amenities.
- Large holiday homes that are left empty for most of the year are never going to be affordable for locals in the future or beneficial to the village for most of the year.
- As an area of outstanding natural beauty it is most important to protect the visual character of the Parish in every way. Any lowering of standards, such as washing being permitted to be hung out close to the main road (as seems to be currently allowed) should be unacceptable.
- Parish Council does not have much choice.
- Too many houses are owned by second home owners.
- Too many empty, large houses bought by the rich and only used 3 or 4 times a year.
- Buildings that are passed that clearly should not, such as the 'boatshed' which is clearly a separate dwelling at the bottom of Black Horse cottage.
- Speed of some cars, lack of a cross walk and congestion near the sailing club and Leftleys.
- Planning consent is being given to too many very large houses which don't fit in with existing buildings and are much too big to be affordable to local families.
- As far as I can see no notice is taken of P.C. views.

- An uneven development balance, too many big profit holiday homes and not enough housing for young families or less affluent retirees. We must find a way to ensure the continued viability of at least one small shop.
- Empty houses, too many urban insensitive bossy new owners who are loud and rude and have no interest in community or landscape or birds or dunes – dog fouling too.
- The need for sufficient housing for local people who may well be earning below average wages.
- To avoid the errors of the 60's and 70's when too many inappropriate properties were built. Tasteful development is the desire.
- People get dissatisfied about not being heard. Planning seems to be in progress before we have a chance to object, and no matter what the media say, things just go ahead.
- Density. Look at Powells Yard in Brancaster and the two houses in Deepdale on the corner.
- Density.
- Overdevelopment on infill sites. Lack of highways planning.

Appendix 5- First Homes

The Government through The Ministry of Housing, Communities & Local Government is committed to making home ownership a reality for everyone including those who feel it is beyond their reach. It aims to enable those who aspire to take their first step onto the housing ladder by providing new homes at a discount price of at least 30%

The policy was published on 7 February 2020. A consultation on the final design of the First Home scheme was conducted between February 2020 and May 2020. The Ministry published a summary of the consultation and the Government's way forward on 6 August 2020.

What are First Homes?

First Homes are flats and houses built on developments throughout the country. They will be no different from other properties except they will be sold with a discount of at least 30%.

They will be sold to local people who want to stay in the community where they live or work but who struggle to purchase a home at market prices.

They will be prioritised for first-time buyers, serving members and veterans of the Armed Forces, and key workers, such as nurses, police and teachers.

The discount will be passed on to future buyers when the First Homes are resold so more people can be helped onto the housing ladder.

How will it work?

First Homes will be sold with a minimum discount of 30% off the market price, but local areas will be able to set a larger discount to ensure the homes are affordable to local people.

Buyers will purchase First Homes in the usual way and will have access to conventional mortgage products.

When owners of First Homes decide to move up the ladder, their home will be independently valued. When they sell their home, the discount will be passed onto the new owner with the discount of at least 30% applied to the new value.

This means that homes will always be sold below market price and local communities will benefit for generations to come, with Local Authorities continuing to allocate these homes to first-time buyers and able to prioritise local workers.

First Homes are for people to live in, so they will not be allowed to be used as holiday homes or buy to lets. These are for local people.

Relevance to the Neighbourhood Plan Review?

This is seen as an extension of starter homes policies and, if enacted, will be very relevant to the sustainability of the settlements within the parish where new housing has a premium attached to it for tourists and second homes thereby excluding many who come from long serving resident families, are employed in the area and who wish to stay within the parish.

GLOSSARY

Affordable housing: Social rented, affordable rented and intermediate (shared-ownership) housing provided to eligible households, whose needs are not met by the market.

AONB: Area of Outstanding Natural Beauty. A nationally designated protected landscape with the purpose of conserving and enhancing its natural beauty.

Appropriate Assessment: A detailed assessment of potential adverse impacts on European Sites (the advanced potential second stage of a Habitats Regulations Assessment).

CIL: Community Infrastructure Levy – a system whereby development contributes towards improvements to local infrastructure in accordance with a charging schedule adopted by the local planning authority.

Development Plan: The set of plans having a special status under the law and forming the starting point for decisions on planning applications. The development plan includes adopted local plans, neighbourhood plans and certain others (e.g. county minerals and waste plans).

European Sites: Designated internationally protected sites for nature conservation, These include Special Areas of Conservation and Special Protection Areas.

Green Infrastructure: A network of green space, urban and rural, aimed at delivering environmental and quality of life benefits.

Habitats Regulations Assessment (HRA): A statutory process to ensure that potential adverse effects on European Sites are identified and avoided.

Heritage asset: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest.

Heritage Coast: Coastal areas recognised for their natural beauty, wildlife and heritage and designated to provide support for these qualities and enable the enjoyment of them by the public

Local Development Framework: (Obsolete term) The plan or set of plans now known as the local plan.

Local Plan: The plan, or set of plans, for the future development of the local area, drawn up by the local planning authority (in this case the Borough Council) in consultation with the community. (Note that from 2004 to 2011 what is now termed the local plan was called the local development framework.)

NPPF: The National Planning Policy Framework, which is the Government's statement of national planning policies. February 2019 is the most recent.

Ramsar sites: These are wetlands of international importance designated under the international Ramsar Convention.

Site of Special Scientific Interest (SSI): An area nationally designated to conserve its flora and fauna or geological features

Special Areas of Conservation (SACs): Strictly protected 'European Sites' designated for their value as habitats for protected species.

Special Protection Area (SPA): Strictly protected 'European Sites' designated for their rare and vulnerable birds, and for regularly occurring migratory species.

Strategic Environmental Assessment: A formal, statutory process of assessing the impact of plans or projects on the natural and human environment.

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- We owe thanks and appreciation to the authors of the two documents; *Brancaster, Brancaster Staithe and Burnham Deepdale Parish Design Statement* and *Brancaster, Brancaster Staithe and Burnham Deepdale Parish Appraisal*. We have, with permission, used information from these documents and the work done by the team in 1999/2000 has been valuable in informing our thinking regarding the Neighbourhood Plan project.
- Maurice de Soissons who helped with the background information and allowed the use of quotes from his 1993 book *Brancaster Staithe: The Story of a Norfolk Fishing Village*.
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- Those who helped with the questionnaires and the drop-in days in the village halls.
- All those parishioners who took the time to fill in questionnaires and visit our drop-in days.

For copies of this plan and queries concerning this plan please contact the Parish Clerk.
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Modifications to the 2015 adopted Brancaster Neighbourhood Development Plan resulting from the Emerging Review of that Plan.

The Review of the Brancaster Neighbourhood Development Plan adopted on 30th November 2015 has led to modifications in several of the Policies. As the emerging Review of the Neighbourhood Plan demonstrates, the strategy has not been changed from the version introduced in 2015. Rather it seeks to refocus, clarify, redefine and update the policies in the light of experience and legislation. The basis of the review remains the questionnaires and views gained for the 2015 version and these are found unchanged in the appendices of the emerging plan.

The sections relating to the General Introduction, Background to the Neighbourhood Plan project and Summary of Local Concerns and Aspirations in the 2015 Plan have been updated with, for example, references to the 2019 NPPF. The underlying strategy remains the same as does much of the text and is taken from the community views expressed in the creation of the 2015 Neighbourhood Development Plan.

The objectives of this Review are:

- To promote the sustainability of the local rural community and its future development by promoting opportunities for permanent residents as well as visitors and tourists.
- To mitigate some of the current problems arising in future from increased housing numbers and to prevent current problems e.g. inadequate parking facilities from deteriorating further.
- While recognising that the market cannot be overcome, to attempt to promote smaller to moderate size dwellings.
- To strengthen the AONB and conservation designations with respect to the nature of new buildings.
- To strengthen the opportunities for affordable social housing in future ensuring they are an integral part of any development.
- To influence the retention of smaller dwellings.
- To encourage business opportunities.

The modifications, which should be read in conjunction with the notes attached to each policy, do not attempt to restrict development. Rather they attempt to make development sustainable within the present context and in particular address some infrastructure issues such as those around highways. The policies set out limitations rather than constraints to retain the characteristics of the AONB and the areas which need to be protected such as conservation areas.

The following tables are for information purposes so readers can see the comparative changes which have taken place in the individual policies from the Brancaster Neighbourhood Plan (2015) into the new modified policies of the Neighbourhood Plan Review. These modifications have been updated and incorporated after the examiner’s report in 2021.

Brancaster Neighbourhood Plan (2015)

Brancaster Neighbourhood Plan Review (2021)

Policy 1: Size of Houses	Policy 1: Appropriate Housing
<p>The provision of smaller dwellings (those with one, two or three bedrooms) will be encouraged. (Rooms otherwise designated on plans but clearly capable of use as bedrooms will be counted as bedrooms for the purposes of this policy).</p> <p>Dwellings of 5 bedrooms or more will, exceptionally, be allowed where evidence is provided that this is needed to provide the main residence of a household with long standing in the Parish.</p> <p>New dwellings should be a maximum of two storeys in height. If extra room is needed it should be obtained by putting rooms in the roof rather than a full third storey,</p> <p>Care and consideration should be given to retaining the views within, and of, the Area of Outstanding Natural Beauty, the Conversation Area, and listed buildings.</p>	<p>Residential development including new houses, replacement dwellings, conversions to homes or extensions to existing properties should be of a type and size that positively contributes to meeting the latest assessment of housing needs in general, and for smaller properties in particular. This includes providing starter homes or smaller family homes (up to three bedrooms) and dwellings to meet the needs of older people.</p> <p>Larger dwellings of five bedrooms or more will only be supported in exceptional circumstances where the approach meets the needs of a local resident family.</p> <p>New buildings should be of a scale which is in keeping with the character of their immediate context. New dwellings should be two storeys in height unless it can be demonstrated that their bulk, mass, design and layout can be satisfactorily incorporated within the immediate locality.</p> <p>Development proposals should take account of the key features of views of, and within, the Area of Outstanding Natural Beauty, the Brancaster Conversation Area and of listed buildings through careful design and sensitive layouts’</p>

Comment. The Review is more inclusive of the context of those living in the parish and the development of housing within the parish both now and going forward.

<p>Policy 2: Design, Style and Materials</p> <p>Any new dwelling, redevelopment or extension to a dwelling in the area should be carefully designed to blend in with adjacent properties and areas to maintain the character of the village. The use of traditional materials, especially those sourced locally, and of low ecological impact materials and techniques is to be encouraged.</p>	<p>Policy 2: Design, Style and Materials</p> <p>Any new development should be designed to a high quality that reflects the character and appearance of the villages. Within the AONB and Conservation Area, sensitive design which reinforces local distinctiveness will be particularly required.</p> <p>Traditional and locally sourced materials of low ecological impact should be used. Such materials include chalk, flint, brick ends (clunch), red pantiles and brick quoins, red or grey (Holkham) brick, slate roof tiles or dark pantiles. Modern design, style and materials must blend with adjacent buildings.</p> <p>Sustainable Drainage Systems must form an integral part of the new development proposals on all scales to mitigate flooding risks.</p>
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Comment. The Review has greater clarity especially with materials, covers mitigation against the risk of flooding and recognises AONB and Conservation area.

Policy 3 is unchanged and remains the same.

<p>Policy 4: Parking Provision</p> <p>New dwellings should normally provide a minimum of 2 off-road parking spaces. The need for more spaces will be based on the views of the Highway Authority. Proposals for apartments providing communal provision will be assessed separately in consultation with the Highway Authority.</p>	<p>Policy 4: Parking Provision.</p> <p>Within new developments of two or more dwellings, a minimum of two off-road parking spaces for two-bedroom dwellings and an additional parking space for each additional bedroom in the dwelling should be provided. Communal parking areas serving a maximum of five houses and providing car parking to these standards will be supported where such arrangements would have a positive relationship with the layout and design of the dwellings concerned and to the immediate context of the site concerned.</p> <p>Communal parking areas serving a maximum of 5 houses and providing car parking to the standard above may be acceptable in suitable locations.</p> <p>Front gardens and external space should be designed to soften the appearance of cars and boats parked at the front of the houses or in the street scene.</p> <p>Satisfactory visitor and delivery parking through the provision of sufficient on street parking road width to allow for on street parking or the creation of parking areas must be provided.</p> <p>When garages are provided, they must be built to reflect the architectural style of the property and should not obscure or dominate the principal elevation. Garages should be of sufficient size to allow easy access to and house average modern cars.</p> <p>Communal parking provision for apartments shall be acceptable and provided on the same basis as above.</p>
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Comment: This policy highlights an area of real concern within the Parish and the Plan Review focuses on the issue of safety and traffic congestion in stipulating conditions which mitigate against further problems. For example, 2 plots which are adjacent to each other had one house on each plot; one of these lots now has 3 dwellings and 5 dwellings are planned on the other plot. These plots are close to a

bend in the highway which brings with it its own risks. These policies have the same strategic aim but with the Review stipulating measures which should ensure greater safety on the highways going forward. The footnotes to this policy provide clarity and make reference to the need for charging points.

Policy 5: Replacement Dwellings

Replacement dwellings should occupy no more than 50% of their plot, and where the replaced dwelling occupied greater than 50% of the plot, the replacement dwelling should not occupy a smaller proportion than its predecessor.

An increase in number of dwellings above those replaced will only be acceptable where the resulting plot coverage does not exceed 50%.

These requirements will be relaxed where the setting of a listed building, or the character and appearance of the conservation area, would be better conserved by greater plot coverage.

An increase in height over the replaced building will only be acceptable where this is compatible with the appearance of adjacent buildings and the amenity of their occupiers.

POLICY 5: REPLACEMENT AND EXTENDED DWELLINGS

Replacement dwellings or existing dwellings involving extensions or annexes should normally (see 4.5.2) occupy no more than 50% of the plot when completed. Where the replaced dwelling occupied greater than 50% of the plot, the replacement dwelling should occupy a smaller proportion than its predecessor.

An increase in number of dwellings above those replaced will only be acceptable where the resulting plot coverage does not exceed 50% of the site concerned. No footprint of a dwelling in these circumstances shall be greater than the replaced building, except where the setting of a listed building, or the character and appearance of the conservation area, would be better conserved by greater plot coverage.

An increase in height over the replaced building will only be supported where this is compatible with the appearance of adjacent buildings and the amenity of their occupiers.

Comment. The Plan Review extends the 2015 policy to include extensions and annexes of existing buildings. The aim is to extend the strategy of this policy to existing dwellings as well as replacement buildings.

<p>Policy 6: Affordable/Shared Ownership Homes</p> <p>Provision of affordable housing/shared ownership is encouraged where this is commensurate with the scale and nature of need for such housing locally.</p>	<p>POLICY 6: AFFORDABLE/SHARED OWNERSHIP HOMES</p> <p>Provision of affordable housing/First Homes/shared ownership will be supported where this is commensurate with the scale and nature of need for such housing locally.</p> <p>Proposals for housing and mixed-use developments other than replacement dwellings that result in a net increase of five or more units will be supported subject to the following criteria:</p> <ul style="list-style-type: none"> • the proposals deliver affordable housing in line with development plan policies and national policy; • affordable dwellings will be provided on the same site as any open market housing which is necessary to provide cross subsidy; and • the type and size mix of affordable dwellings should reflect identified local needs as set out in development plan policies and in other available evidence. <p>Affordable dwellings should not be readily differentiated from open market dwellings within the site concerned by virtue of their design, quality, location or distribution. The development of affordable self-build dwellings will be supported</p>
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Comment. The Plan Review sets as one of its objectives the promotion of affordable housing. This policy stipulates more detail but does not change the strategic aim of the 2015 policy.

<p>Policy 7: Development of Shops, Workshops and Business Units</p> <p>The development of shops, workshops and business units should be encouraged in appropriate locations (as defined by other development plan policies), as should the development and growth of existing businesses in the villages</p>	<p>Policy 7 Development of Shops, Workshops and Business Units</p> <p>The development of shops, workshops and business units will be supported in appropriate locations (as defined by the Borough Council's Local Plan and by other development plan policies). The development and growth of existing businesses in the villages will also be supported.</p>
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Comment. These policies are almost identical with the key role that may be played by the Borough added into the Plan Review.

<p>Policy 8: Protection of Heritage Assets and Views</p> <p>The siting of new buildings shall have due regard for, and respect the setting of, designated heritage assets.</p> <p>Any listed buildings should be appropriately conserved to maintain the buildings, its features and setting.</p> <p>Developments will be expected to preserve or enhance the character, appearance and views of the Brancaster Conservation Area with regards to the built/cultural heritage.</p>	<p>POLICY 8: PROTECTION OF HERITAGE ASSETS AND VIEWS</p> <p>The siting of new buildings shall have due regard for, and respect the setting of, designated heritage assets.</p> <p>Any listed buildings should be appropriately conserved to maintain the buildings, its features and setting. The significant views of St Mary's, Brancaster (Grade I) & St Mary's, Burnham Deepdale (Grade II*) churches should be preserved.</p> <p>Developments will be expected to preserve or enhance the character, appearance and views of the Brancaster Conservation Area with regards to the built/cultural heritage.</p>
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Comment. The wording is almost identical. The main difference lies in the extensive notes relating to this policy in the Plan Review, which, by means of photographs and maps, identifies the views, the location of the Listed Buildings and those features in the Parish which the community feel should be protected. This brings greater clarity.

<p>No policy covering Rural Exception Sites</p>	<p>POLICY 9: RURAL EXCEPTION SITES</p> <p>The development of un-allocated sites outside identified Development Boundaries will only be supported where they comply with the following criteria:</p> <ul style="list-style-type: none"> • they are affordable housing-led schemes; and • they incorporate viability appraisals appropriate to their scale and location <p>The number, type, and size of dwellings should reflect identified local needs as evidenced through the Borough’s policies.</p> <p>Developments of over 10 buildings must include a Masterplan setting out the proposed phasing taking into account of the capacity of local infrastructure to meet the residents’ needs.</p> <p>The development of unallocated sites should provide a safe highways access which takes account of the seasonal increase in vehicular traffic. New access arrangements should be constructed of permeable material.</p>
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Comment. The notes to this policy amplify the policy which is in line with the objectives of this Plan Review. It serves to promote affordable housing.

<p>Policy 10: Protection and Enhancement of the Natural Environment and Landscape</p> <p>Development will protect, conserve and where possible enhance the natural environment, local landscape and wildlife.</p> <p>New development should not adversely affect the statutory purposes of the Area of Outstanding Natural Beauty.</p>	<p>Policy 10: Protection and Enhancement of the Natural Environment and Landscape</p> <p>Development will protect, conserve and, where possible enhance the natural environment, local landscape and wildlife.</p> <p>New development should not adversely affect the statutory purposes of the Area of Outstanding Natural Beauty (see map 11).</p> <p>Development proposals should take account of Barrow Common’s identification as a Dark Skies Discovery Site.</p>
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Comment. The Plan Review has added reference to the designation of Barrow Common as a listed Dark Skies Discovery Site.

Conclusion.

The Brancaster Parish Council considered whether the modifications identified above in the Emerging Review of the Brancaster Neighbourhood Development Plan were so significant as to change the nature of the 2015 Neighbourhood Development Plan. It was agreed that the changes were not so significant as to change the nature of the original plan.

A majority of the Parish Councillors have been in place throughout the development of this Plan Review. In summary the view expressed was that this Plan Review clarified many of the original intentions which experience has shown to have been ignored or craftily circumvented by those wishing to develop sites through replacement buildings or enlarging existing buildings. The wish to encourage sustainable development, protect the natural environment, support a residential community and encourage business opportunities attractive to residents, visitors and tourists remain in place but in a context which pays tribute to the character of these long established settlements with strong and rich historical links.