

**CORPUSTY & SAXTHORPE  
NEIGHBOURHOOD PLAN 2018-2036**

**CORPUSTY & SAXTHORPE PARISH COUNCIL**

**Final Draft for Official Inspection**

**May 2018**





## Contents

FOREWORD .....	5
SECTION 1 .....	6
1.1 WHAT IS A NEIGHBOURHOOD PLAN? .....	7
1.2 PLAN CONTENT .....	8
2 PLACE SETTING .....	11
3 HOW THE CORPUSTY & SAXTHORPE NEIGHBOURHOOD PLAN FITS INTO THE NATIONAL AND LOCAL PLANNING FRAMEWORK AND LEGISLATION .....	12
3.1 CONDITIONS STATEMENT .....	13
3.1.1 .....	13
4 VISION STATEMENT .....	14
5 AIMS, OBJECTIVES AND CONSTRAINTS .....	15
5.1 AIMS OF THE NEIGHBOURHOOD PLAN .....	15
5.1.1 To engender a vibrant, inclusive and caring community: .....	15
5.1.2 To enhance and not devalue the architectural and landscape character of the villages and improve the quality of the housing: .....	16
5.1.3 To increase the number of young families. It is hoped that housing policies will help retain and attract young families in the village .....	16
5.1.4 To improve and support services for an elderly population: The housing policies will help to address the shortage of appropriate housing for the elderly (see Appendix 10). .....	16
5.1.5 To increase economic activity in the parish .....	16
5.1.6 To take account of the nature and capacity of the roads within the parish .....	16
5.1.7 To take account of the effect of public transport on the village. ....	16
5.2 OBJECTIVES OF THE NEIGHBOURHOOD PLAN .....	17
5.2.1 People and Housing .....	17
5.2.2 Natural Environment .....	17
5.2.3 Historic Environment .....	17
5.2.4 Design and Character .....	17
5.2.5 Making a living .....	17
5.2.6 Education .....	18
5.2.7 Well-being and Flourishing .....	18
5.2.8 Getting around .....	18
5.3 CONSTRAINTS, CHALLENGES AND OPPORTUNITIES .....	19
5.3.1 Physical and geographical constraints .....	19
5.3.2 Heritage / Archaeological Constraints .....	25
5.3.3 Challenges .....	31
5.3.4 Opportunities .....	34
SECTION 2 .....	36

6	PLANNING POLICIES AND COMMUNITY ASPIRATIONS.....	37
6.1	Introduction .....	37
6.2	People and Housing .....	38
6.2.1	Introduction .....	38
6.3	OVERARCHING POLICY 1: .....	39
6.3.1	Priority Development Areas.....	41
6.4	OVERARCHING POLICY 2: PROTECTION OF GREEN SPACES WITHIN THE VILLAGE DEVELOPMENT BOUNDARY.....	44
6.5	OVERARCHING POLICY 3: RESIDENTIAL DENSITY.....	45
6.6	HOUSING .....	46
6.7	NATURAL ENVIRONMENT .....	49
6.8	HISTORIC ENVIRONMENT .....	53
6.9	DESIGN AND CHARACTER.....	55
6.10	MAKING A LIVING.....	66
6.11	EDUCATION .....	69
6.12	WELL-BEING AND FLOURISHING .....	71
6.13	GETTING AROUND.....	74
7	NOTE FOR DEVELOPERS – GENERAL GUIDANCE FROM STATUTORY AGENCIES.....	76
8.	RISK ASSESSMENT .....	78
9.	CONSULTATION STATEMENT .....	78
10.	MONITORING AND REVIEW .....	78
11.	APPENDICES TO THIS REPORT: THE EVIDENCE BASE .....	79
12.	LIST OF FIGURES AND TABLES IN THIS REPORT.....	80

## FOREWORD

The two villages of Corpusty and Saxthorpe make up one thriving rural community. They share a primary school, village store, public house, gallery and two ancient churches. There are allotments, a well-used community centre built largely with lottery funds, and many small businesses. These include electrical contractors, furniture makers, vehicle and agricultural machinery repair workshops and many people who work from their homes offering a wide range of skills and expertise.

The surrounding agricultural land is very actively cultivated by local farmers. The population of just under 700 people is varied. It consists of families with young children, single person households, three generation households, “empty-nesters”, people employed locally, others who commute to local towns such as Holt and Fakenham, to Norwich and further afield, and a significant number of the retired and elderly.

This Plan looks to preserve and enhance the vitality of our community. At the same time its intention is to make good plans and policies for the future. These plans and policies rest on extensive consultation across the whole community. Their aim is to assure the community’s future as one where diversity and vibrant changes are facilitated in a way that takes forward the best of the old while grasping the opportunities and challenges of the new.

The plan is concerned with protecting what is distinctive about the two villages. Both are mentioned in The Domesday Book of 1086, and Saxthorpe church (a grade 1 listed building) includes parts that are over nine hundred years old. The garden of the Mill House has a national reputation. Over the centuries, the village green has been a focal point for the community.

Corpusty and Saxthorpe will only thrive in the future if families with young children can afford to live here; if employment opportunities are increased; if existing local businesses are encouraged and new ones attracted. This has implications for the school and for the other facilities. There have been many and repeated consultations about the issues addressed in the plan, and the responses clearly indicate a willingness to think positively and creatively about the future of our villages.

In what follows, under the oversight of the Parish Council, community Objectives derived from wide consultation have been translated into realistic Policies and Aspirations which can guide the process of change.

The Neighbourhood Plan aims to preserve what is best from the past for the benefit of present and future generations.

# SECTION 1



All photographs in this Plan remain © Roger Last.

Text © Tony Barnett & Imogen Waterson

With thanks to Di Oliver and Andrew Brown for proof reading and to Andrew for detailed legal advice about writing the Basic Conditions Statement

## INTRODUCTION

### 1.1 WHAT IS A NEIGHBOURHOOD PLAN?

The Corpusty and Saxthorpe Neighbourhood Plan (the Plan) is a new type of planning document. It is part of central Government's new approach to planning. This approach claims to give local people more say about what goes on in their area. The approach is described and set out in the Localism Act which came into force in April 2011<sup>1</sup>. Corpusty & Saxthorpe was designated a Neighbourhood Planning Area in December 2013. This designation made Corpusty and Saxthorpe Parish Council the appropriate authority (see Appendix 1) to oversee and implement the planning process and to follow up on its recommendations if the Plan is approved for adoption by a referendum in the community.

The process leading to a referendum is as follows:

1. Production of a pre-submission draft Neighbourhood Plan (previous draft);
2. Submission of the draft to North Norfolk District Council for comment and referral for emendation;
3. Statutory Consultation with the community, statutory consultees and others who have an interest in the community (over a six-week period);
4. Any necessary revisions consequent to the Statutory Consultation;
5. Resubmission to North Norfolk District Council and submission of the final document for independent examination by a properly appointed inspector; a process which may take several weeks;
6. Publication of the inspector's report and, if positive, procedure to a referendum;
7. Referendum to take place within 28 working days.

The referendum question would be "Do you want North Norfolk District Council to adopt the Neighbourhood Plan for Corpusty and Saxthorpe to help it decide planning applications in the Neighbourhood Plan Area?"

Anybody registered to vote in the Neighbourhood Plan Area will be entitled to vote. A simple majority of votes cast (over 50% of those voting) in favour of the Neighbourhood Plan is sufficient for it to succeed. This Plan provides a vision for the future of our community. It sets out clear planning policies to realise this vision. As required by the Localism Act, these policies are required to conform with higher level planning policy. An important consideration is that the North Norfolk Core Strategy<sup>2</sup> designated Corpusty and Saxthorpe as a "service village". National priorities to build more housing require that the village should provide a certain number of new houses within its area. This requirement which is in line with national housing strategy makes a Neighbourhood Plan particularly important because it will provide guidance for that development, enabling local residents to determine what new developments should look like, where they should be built and what additional infrastructure is necessary to cater for a growing population.

This plan is accompanied by three other documents: the Basic Conditions Statement, the Consultation Statement and the Evidence Base.

You can view and/or download a copy of this Neighbourhood Plan and associated documents at Corpusty and Saxthorpe website (<https://corpustyandsaxthorpeparishcouncil.wordpress.com>).

---

<sup>1</sup> <https://www.gov.uk/government/publications/localism-act-2011-overview>

<sup>2</sup> <https://www2.north-norfolk.gov.uk/planning/10538.asp>

## 1.2 PLAN CONTENT

The Neighbourhood Plan describes the Aims and Objectives developed through community consultation. It presents them as practical Policies which form a framework for development of the village up to the year 2036 and beyond.

These Policies fall within the framework of planning legislation and regulation and concern housing development and preservation and enhancement of green spaces. The Plan also contains Community Aspirations. These are objectives the community has said it would like to achieve but which do not fall within the area of formal planning, for example, traffic calming in the centre of the village.

The Plan and its Policies affect many aspects of village life and the intention is to ensure that the village remains a good place to live while responding to and, where possible, taking advantage of inevitable future changes.

In line with Policy in the adopted Local Plan for North Norfolk, ThePlan proposes some new housing development. The Parish Council, acting in its capacity as a Neighbourhood Planning Authority, cannot reduce the number of houses below that proposed in the North Norfolk District Council Local Plan<sup>3</sup>. This allowed for building approximately 26 new homes over its plan period to 2021, as set out in North Norfolk District Council's Priority Area Development Plan<sup>4</sup>.

This new Neighbourhood Plan can allow for more homes to be built. The proposal is for some areas of land to be identified in The Plan that would be suitable for new buildings and would allow approximately 50 new homes to be built over the period up to 2036. This number of houses is considered necessary because the present demographic structure (distribution of the village population by age and gender – see Appendix 2 of the village projected forward to 2041 indicates progressive ageing of the population without significant balancing increase to the younger age groups in the village. The present size and structure of the village would be compromised by a much larger development because the total population of the village is 670. For this reason, the plan should try to provide housing and employment for younger people to keep the village a lively and vital place with all age groups cared for and looking to the future.

Although not a statutory requirement for Neighbourhood Plans, the sustainability appraisal for this Plan uses the existing information from North Norfolk District Council's Local Development Plan, which can be seen at: <https://www2.north-norfolk.gov.uk/planning/21416.asp>

Following consultation, local people have indicated where they would like new homes; they have also suggested where local employment may be encouraged by development of a small "business area" to the north of the village.

In addition to housing, the plan sets out a wide range of issues for the community including all the issues discussed in the Objectives. How these Objectives, Policies and Community Aspirations were arrived at through consultation is explained in the next section.

---

<sup>3</sup> <https://www.north-norfolk.gov.uk/tasks/planning-policy/view-the-current-local-plan>

<sup>4</sup> [https://www2.north-norfolk.gov.uk/files/Site\\_Allocations\\_Plan\\_\(Villages\).pdf](https://www2.north-norfolk.gov.uk/files/Site_Allocations_Plan_(Villages).pdf)

## THE CONSULTATION PROCESS INFORMING THIS PLAN

### Community Plan 2009-2011

- Summer 2009: Corpusty and Saxthorpe Parish Council(C&S) resolved to undertake a Community Planning Exercise with grant assistance from Norfolk Rural Community Council.
- Publicity in posters around the villages and in the Parish Magazine, followed by periodic updates by poster and in the Parish Magazine.
- Autumn 2009: public consultation in the Village Hall; high attendance (105 people); group work on “what the village wants” , attended by more than 75 people. Outputs included a list of aspirations for the community in terms of the themes:- Values, Facilities and Future Developments.
- Establishment of a Working Group, leading to development of a detailed survey with the aim of understanding structure, facilities and aspirations of the population.
- July – September 2010: census and opinion survey of village by property and household; survey questionnaire was delivered by hand to all households in the village area; completed questionnaires were collected, with three recalls.
- Transfer of all responses onto data sheets ready for analysis, done with community participation in data entry process; entry and analysis completed with research assistance from London School of Economics research assistant.
- May/June 2011: Presentation of preliminary results to C&S Parish Council followed by presentation of survey results at public meeting attended by almost 100 people in the Village Hall, followed by development of a Vision for the Future of the community, led by the Working Group and accompanied by 8 small groups in discussions and further deliberations with different interest groups and constituencies in the villages.
- August 2011: Publication and circulation of Community Plan Survey Report (see Appendix 3) to all households in the villages, followed by public working meetings to develop strategy for village development.
- January 2012: Community Plan next steps discussed at open meeting in village hall, attended by 72 people.
- The Vision for the Future of the Community informed the Neighbourhood Plan process which followed.

### Neighbourhood Plan 2012 – present time

- July – September 2012: Corpusty & Saxthorpe Parish Council resolved to undertake Neighbourhood Planning process and initiate discussions with North Norfolk District Council (NNDC) Planning Department.
- Consultation with NNDC planning department about possibility of making a NP.
- May 2013 C&S Parish Council approval of the Neighbourhood Planning process.
- Designation of Corpusty and Saxthorpe as a Neighbourhood Planning Area by NNDC following additional NNDC on-line consultation in the required period up to December 13, 2013.
- Grant application to Locality successful December 2013.
- 2013: NP Steering Committee develops outline Objectives for the Neighbourhood Plan, these to be subject of Community Consultation, see below.
- 2014: Objectives accepted by C&S Parish Council as appropriate framework for the NP process 2014.
- Community Consultation with all households in Corpusty and Saxthorpe by questionnaire to every household on their attitudes and suggested additions to Objectives via Parish Newsletter with follow up house visits to outliers; this was supplemented by an on-line consultation, see Appendix 4.
- Analysis of replies from questionnaires spring 2014.
- 31<sup>st</sup> May 2014: Village Green Open Day Consultation to establish areas for housing and industrial developments using extended open-ended interviews, facility mapping and future planning mapping techniques, and recording in still photos and some video<sup>5</sup>. More than 150 people visited the event and full records of the opinions are available in Appendix 5.
- Analysis of open day interview qualitative responses by Rafael Barnett-Knights, at that time of Reepham College (as part of a work placement), and writing of consultation report which appears as Appendix 5.

---

<sup>5</sup> These video records are held on file but are not made available without permission of the interviewees but anonymised and edited transcriptions of these interviews appear at Appendix 5.

- Autumn 2014: commissioning of experts to deliver reports on many aspects of the village e.g. Demography (Appendix 2), Heritage (Appendix 7), Environment (Appendix 7), Water, Sewerage & Drainage Issues (Appendix 9), Additionally, completion of a Traffic Survey (Appendix 10) (analysed by Lucy Johnson, at that time from Reepham College) on key sites to identify speed infractions including diurnal frequency and mean and maximum speeds plus incidence.
- Consultation with over 60s tea at village hall 25 September 2014. (Appendix 12).
- Consultation with young families at the Duke's Head Public House 1st October 2014.
- Individual discussion consultation with villagers on walks around the village between September 2014-December 2014.
- Consultation with landowners 2014-2016,( Appendix 11).
- Letters to Statutory Consultees- see separate lists and details of consultation process as at Appendix 12.
- Replies from statutory consultees – see (Appendices 20 and 20A).
- Budget report to locality December 2014.
- On-going discussions with NNDC planning department throughout the process 2013-2018.
- September – October 2015: Village envelope consultation resulting in the new development boundary by public notices around the village (30) plus in village shop with detailed mapping on a large poster in St. Andrew's church plus confidential responses submitted by village people in the consultation period. (See Appendix 13).
- February-April 2016: Analysis of envelope consultation data with resulting adaptation and clarification about one area which villagers felt had been misclassified. This was reclassified as a result of the consultation, (Appendix 13).
- 2015-2017: write up of the NP with on-going consultations with NNDC planning department
- 2016: Grant from NNDC to continue the work on the NP.
- Commissioning of further draft of NP to take it to pre-submission phase September 2016.
- September 2016: Further grant application to NNDC for completion of NP.
- December 2016-March 2017: Preparation of draft for Parish Council and local community consultation.
- April 28 2017: Public consultation in Corpusty & Saxthorpe Village Hall; this was preceded by distribution of 80 posters advertising the event over the preceding month, a notice in the Parish Newsletter, a press report in the North Norfolk News, and a notice on the Parish Council website. The occasion lasted for four hours between 1700 and 2100 and was attended by 70 people; detailed information including all draft policies were exhibited and people submitted written comments; at 19:30 there was a brief introduction to the event followed by a lively Q&A period lasting an hour, this was attended by 45 people. Simultaneously with this process, the same draft was made available on the C&S Parish Council website together with all draft appendices and went to comment from NNDC.
- This version of the draft report was distributed at the public meeting on 28 April 2017, was made available in printed form through the village shop and remained available on the Parish Council website from March 2017-June 2017.
- May 2017: Extensive revision of draft report, with advice from NNDC Planning Department, to produce Pre-Submission Draft.
- August-November 2017: Revisions in light of substantive comments received during Statutory Consultation period.
- The full Consultation Statement appears as an accompanying document to this Plan.
- Production of final draft to be sent to NNDC and Inspector.

## 2 PLACE SETTING

The Neighbourhood Plan for Corpusty and Saxthorpe covers the whole of the civil parish. Its boundaries are clear and well established. This forms the Neighbourhood Planning Area and is shown in Figure 1.

Areas within the designated Settlement Boundary of the Neighbourhood Plan Area have been defined as those where development will be acceptable and is to be encouraged.



**Figure 1: The boundary of the designated Neighbourhood Plan Area of Corpusty & Saxthorpe is indicated by the red line on this map**

### 3 HOW THE CORPUSTY & SAXTHORPE NEIGHBOURHOOD PLAN FITS INTO THE NATIONAL AND LOCAL PLANNING FRAMEWORK AND LEGISLATION



Figure 2: The Neighbourhood Plan in relation to National and District Policy

### 3.1 CONDITIONS STATEMENT

For details of how this Neighbourhood Plan conforms to the Basic Conditions see the Basic Conditions Statement. This statement explains how the Corpusty and Saxthorpe Neighbourhood Plan meets the requirements of the Neighbourhood Planning regulations.

Corpusty and Saxthorpe Parish Council applied to North Norfolk District Council in July 2013 for the Parish to be designated a Neighbourhood Plan Area. After appropriate advertisement and consultations the whole of Corpusty and Saxthorpe Parish was designated a Neighbourhood Planning Area by North Norfolk District Council in December 2013. Corpusty and Saxthorpe Parish Council is a 'relevant body' for the purposes of neighbourhood planning by virtue of Section 61 G(2) of the Town and Country Planning Act 1990<sup>6</sup>.

#### 3.1.1

The European Convention on Human Rights has been considered and there is nothing in this Draft Neighbourhood Plan that would conflict with any of its provisions.

It is considered that the Corpusty and Saxthorpe Parish Council Neighbourhood Plan meets the conditions set out in Paragraph 8 of Schedule 4B of the 1990 Act.



---

<sup>6</sup> [http://www.legislation.gov.uk/ukxi/2012/637/pdfs/ukxi\\_20120637\\_en.pdf](http://www.legislation.gov.uk/ukxi/2012/637/pdfs/ukxi_20120637_en.pdf)

“The two villages of Corpusty and Saxthorpe, united by the river Bure, will move positively into the 21st Century, while preserving the agricultural, historical and industrial character of the community by developing well-designed new dwellings appropriate to our significant heritage together with provision for small scale local employment opportunities.”

## 5 AIMS, OBJECTIVES AND CONSTRAINTS

The Neighbourhood Plan Steering Group referred to long and well-established standard methods for structuring the planning consultations for work such as this<sup>7</sup>, namely:

1. Facilitate the community's identification of its aims.
2. Develop these into feasible objectives.
3. Explore the constraints and opportunities which might limit or facilitate achievement of those objectives.

### 5.1 AIMS OF THE NEIGHBOURHOOD PLAN

The Aims of this Plan are firmly rooted in extensive discussion, consultation and deliberation within the community as already described above.

The outcomes of initial consultations were considered by the Parish Council in May 2014 and distilled into the following Aims, to:

1. Engender a vibrant, inclusive and caring community.
2. Enhance and not devalue the architectural and landscape character of the villages and improve the quality of the housing.
3. Increase the number of young families.
4. Improve and support services for an elderly population.
5. Increase economic activity in the parish.
6. Take account of the nature and capacity of the roads within the parish.
7. Take account of the effect of public transport on the village.

The meaning of these Aims is described and explained in more detail below:

#### 5.1.1 To engender a vibrant, inclusive and caring community:

This takes account of one of the key pieces of quantitative information informing this Plan, the demographic report, ( see Appendix 2).

This report shows that as in so many rural communities in Norfolk and elsewhere in the UK, the Corpusty and Saxthorpe population is getting older. Together with this, property prices are rising and as a result young people find it hard to find housing and jobs within the area. The way that ageing is likely to affect the community can be seen by looking at the demographic projections commissioned for this report (Appendix 2). These give us a picture of the age and gender structure of the village looking into the future. In fact, these "models" show us how the village population will look as far ahead as 2041. If the village is not to become even more demographically "unbalanced", it would be

---

<sup>7</sup>Lefevre, Pierre; Kolsteren, Patrick; De Wael, Marie-Paule; Byekwaso, Francis; Beghin, Ivan (December 2000). "[Comprehensive Participatory Planning and Evaluation](#)". Antwerp, Belgium: IFAD. Retrieved 2008-10-21. McTague, C. & Jakubowski, S. Marching to the beat of a silent drum: Wasted consensus-building and failed neighborhood participatory planning. *Applied Geography* 44, 182–191 (2013)]

Arnstein, Sherry R. (July 1969). "A Ladder Of Citizen Participation". *Journal of the American Institute of Planners*. **35** (4): 216.

Cowan, S. E. "Democracy, Technocracy and Publicity: Public Consultation and British Planning, 1939-1951. (2010).

sensible to encourage young families to move into or remain in the village and to be able to find employment and affordable housing locally. The studies showed very clearly that without new appropriate housing, in future our village would consist mainly of the elderly which would have long term consequences for the school and local businesses.

**5.1.2 To enhance and not devalue the architectural and landscape character of the villages and improve the quality of the housing:**

The way the villages look and how they are situated within the countryside form a backdrop to our day-to-day lives. It is quite likely that we do not consciously notice how things look as we go about our daily routines. To preserve the best of what we have around us, a Design Guide has been produced. This will help prospective developers and builders to understand better what village people think would be in keeping with the way the village looks. This Design Guide can be seen at Appendix 14 and pages 59-66 of this Plan where various features of the local architecture have been identified as characteristic of general appearance of the villages. Future developments should be in keeping with this guide.

**5.1.3 To Increase the number of young families. It is hoped that housing policies will help retain and attract young families in the village.**

**5.1.4 To improve and support services for an elderly population: The housing policies will help to address the shortage of appropriate housing for the elderly (see Appendix 12).**

**5.1.5 To increase economic activity in the parish.**

Changes to the village development boundary will allow provision of new business units within the newly defined area, particularly on the Matlaske Road. The intention is to enhance the development of local employment prospects within the village.

**5.1.6 To take account of the nature and capacity of the roads within the parish.**

The village wishes to have a traffic calming scheme in the centre of the village. This Aspiration will be addressed by the Parish Council in the future.

**5.1.7 To take account of the effect of public transport on the village.**

This is an Aspiration. Unfortunately, most aspects of public transport are beyond the scope of the Neighbourhood Plan. Nonetheless, the Parish Council will continue to press for improvements to public transport provision, including where possible as part of policies within the Neighbourhood Plan.

## 5.2 OBJECTIVES OF THE NEIGHBOURHOOD PLAN

The Neighbourhood Plan Objectives described in the last section were grouped under the following seven Themes:

1. People and Housing.
2. Environment: natural and historic.
3. Design and Character.
4. Making a Living: Facilities, Entrepreneurship, Businesses and Employment.
5. Education.
6. Well-being & Flourishing: Sport, Leisure and Communal Facilities.
7. Getting Around: Communications, Transport and Rights of Way.

From these Themes, the following detailed Objectives were developed in the light of consultation within the community.

### 5.2.1 People and Housing

- 1.1 Increase the amount of housing available for young families and single people.
- 1.2 Increase the quantity of affordable housing.
- 1.3 Increase the quantity of appropriate housing for the elderly.
- 1.4 Allow infill housing where appropriate.

### 5.2.2 Natural Environment

- 2.1 Preserve agricultural land for food production.
- 2.2 Preserve the Bure valley and ensure no damage to the Priority Habitats Areas
- 2.3 Preserve the wildlife of the village, its nature reserves and its surrounding area.
- 2.4 Promote the use of renewable energy sources by encouraging micro-generation.
- 2.5 Encourage schemes for insulating properties and for low carbon development.

### 5.2.3 Historic Environment

- 3.1 Ensure that new housing takes account of the rich archaeological heritage of the Parish
- 3.2 Enhance the architectural and landscape character of the parish and improve the quality of the housing.

### 5.2.4 Design and Character

- 4.1 Use existing examples of building types and features around the village as guides for future developments, while encouraging innovative architecture of high quality.
- 4.2 Use NNDC Design Guidelines as a basis for development.

### 5.2.5 Making a living

- 5.1 Help local businesses to thrive.
- 5.2 Promote the installation of ultra-fast broadband.
- 5.3 Encourage development of businesses including some light industry as part of the proposed Business Area - subject to its impact on neighbours.

- 5.4 Discourage industrial activities which involve the movement of heavy vehicles within and close to the village.
- 5.5 Encourage existing and new agricultural and horticultural businesses.
- 5.6 Seek to develop brown-field sites for development in preference to the loss of agricultural land to semi-industrial purposes.

#### **5.2.6 Education**

- 6.1 Encourage development which secures the future of the Primary School.
- 6.2 Support plans for expansion of the school and other educational opportunities.

#### **5.2.7 Well-being and Flourishing**

- 7.1 Support St. Andrew's Church as the centre of the Parish's spiritual, cultural and community life.
- 7.2 Explore new uses for St. Peter's Church.
- 7.4 Sport and leisure- maintain and enhance the appearance and upkeep of the village green.
- 7.4 Encourage healthy activities by keeping access to the countryside open on footpaths and promote the development of new rights of way.
- 7.5 Preserve the play areas within the village.
- 7.6 Encourage the upkeep of allotments.

#### **5.2.8 Getting around**

- 8.1 Improve road safety by the introduction of traffic calming schemes.
- 8.2 Improve accessibility to local towns by trying to increase public transport.
- 8.3 Improve accessibility to medical and other services by supporting community volunteer schemes.

## 5.3 CONSTRAINTS, CHALLENGES AND OPPORTUNITIES

### 5.3.1 Physical and geographical constraints

Much of the land in the Neighbourhood Plan Area is agricultural, and most of this is Grade 3. Grades 1 and 2 are the best and most versatile. There is some Grade 2 land. This is shown in Figure 2.

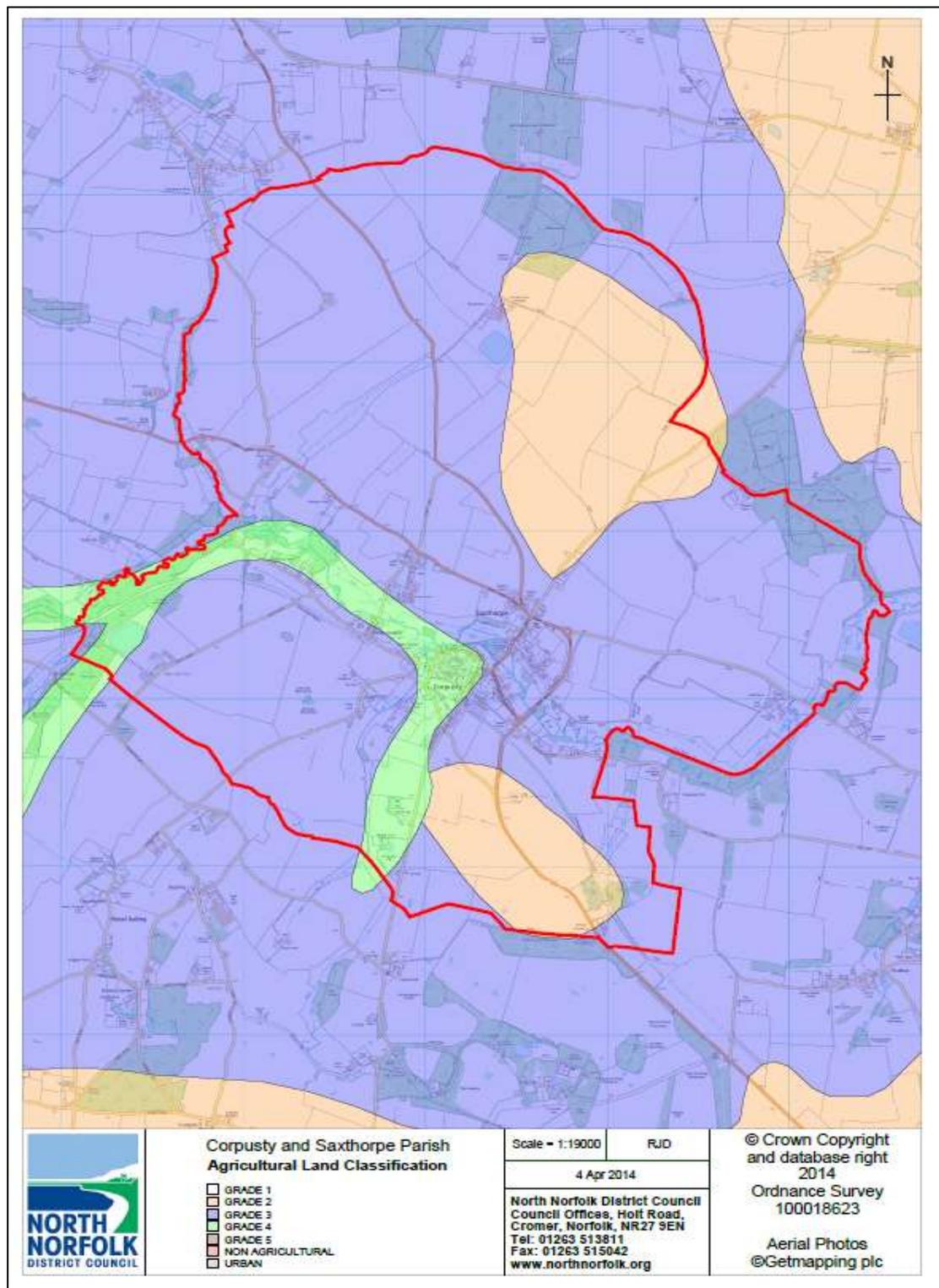
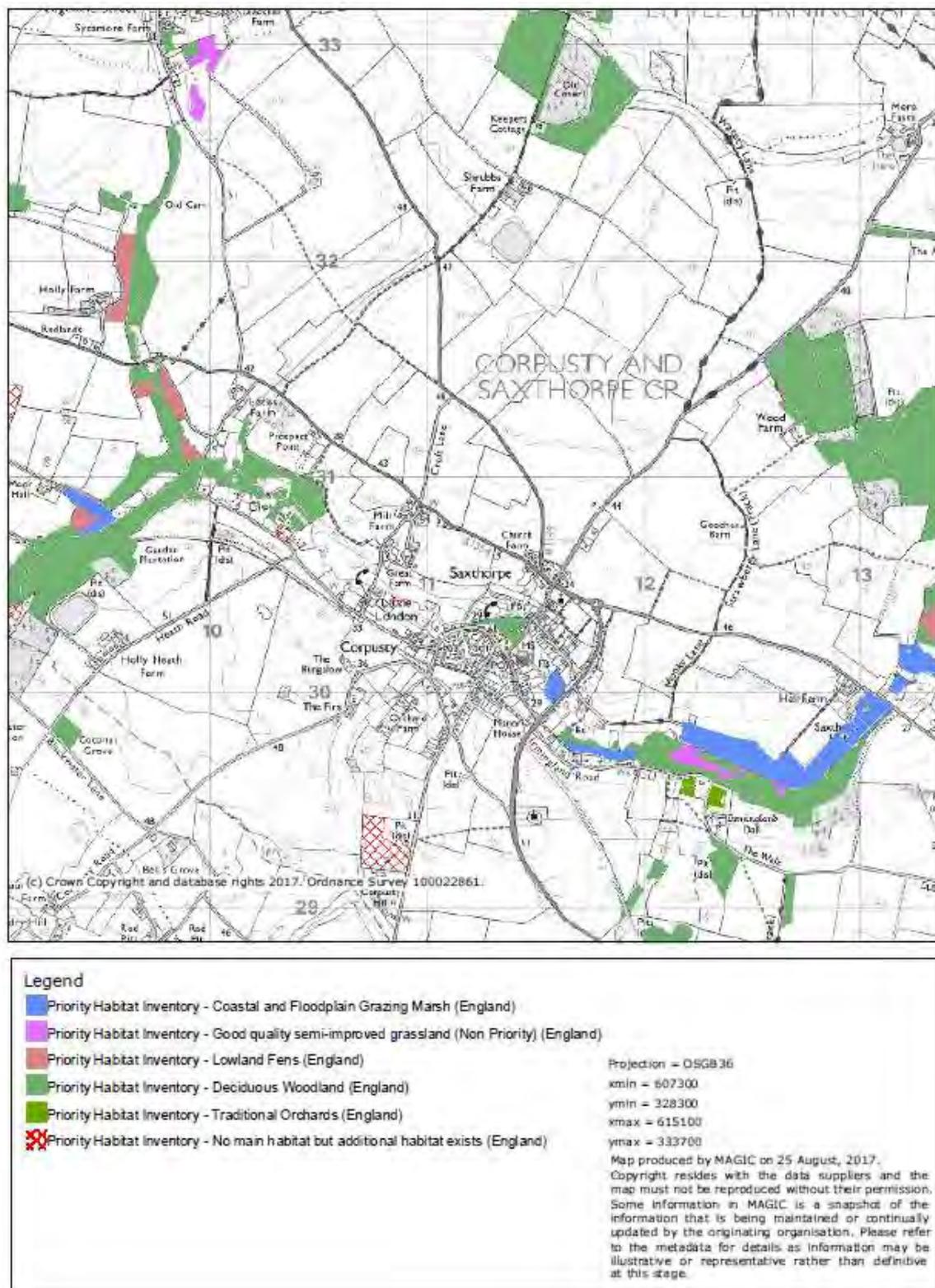


Figure 3: Corpusty and Saxthorpe: agricultural land classifications

The parish has some Priority Habitats. These are shown in Figures 4, together with Nature Conservation Areas at Figure 5.



**Figure 4: Corbusty & Saxthorpe: Priority Habitats**



Figure 5: Corpusty and Saxthorpe: Nature Conservation Areas

The River Bure runs through the centre of the Parish, with the village of Corpusty on its south bank and Saxthorpe to the north. The two villages form one administrative parish and thus the Neighbourhood Plan Area. The River Bure is designated a Habitat Priority Area. Thus, in accordance with the National Planning Policy Framework, the overarching goal is to minimise pollution and other adverse effects on the local and natural environment and to allocate land with the least environmental or amenity value, where consistent with other policies in the Local Development Framework.

The river has a wide flood plain and building is not permitted on this. See Figures 5, 6, 7 and 8 for details of this and other flood-risk related matters.

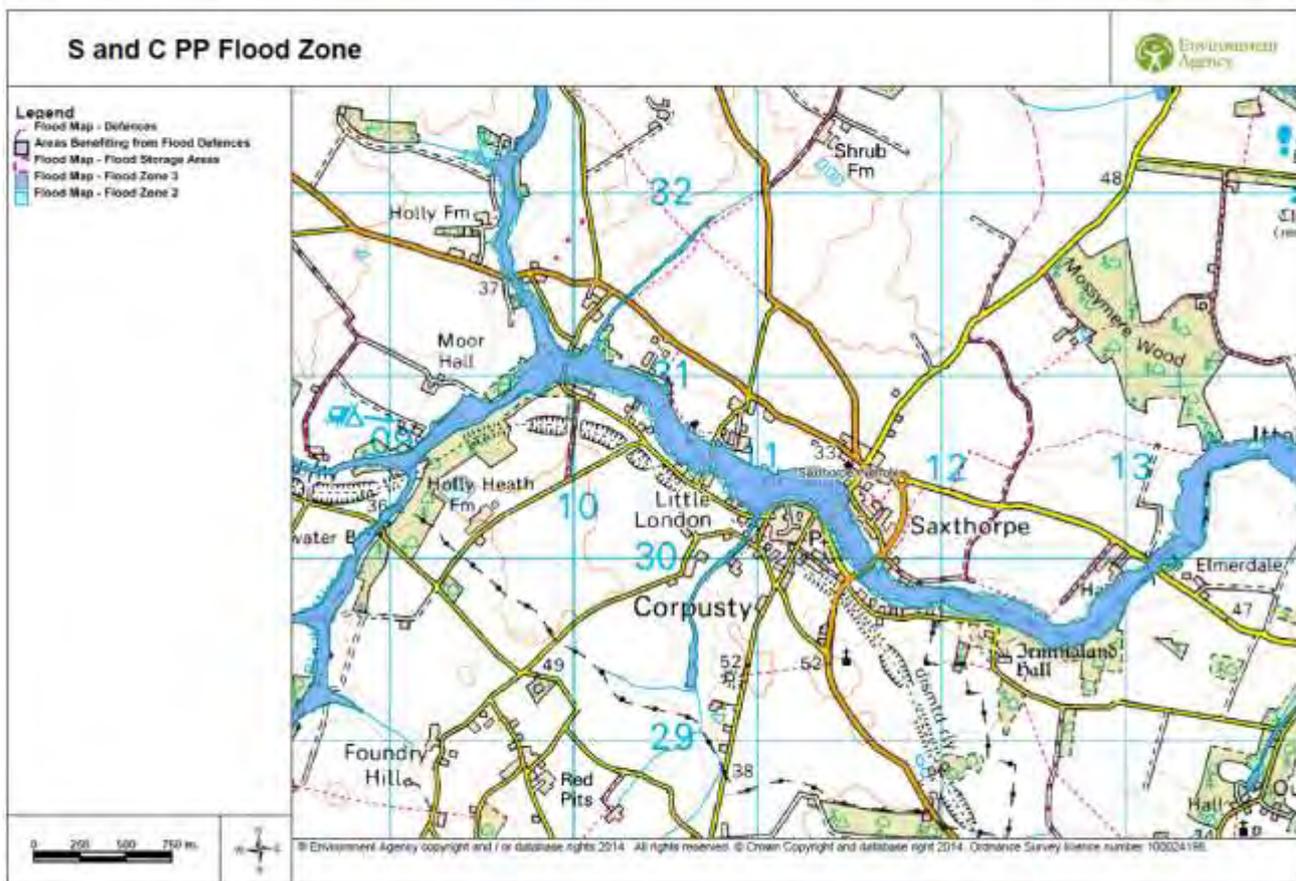
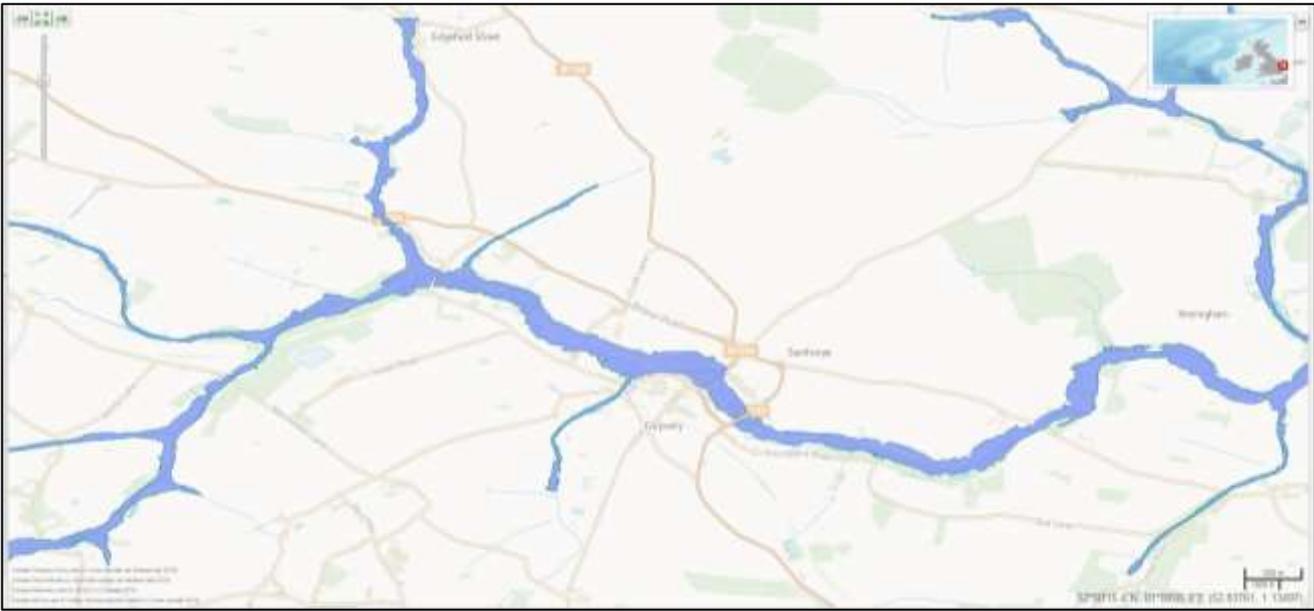
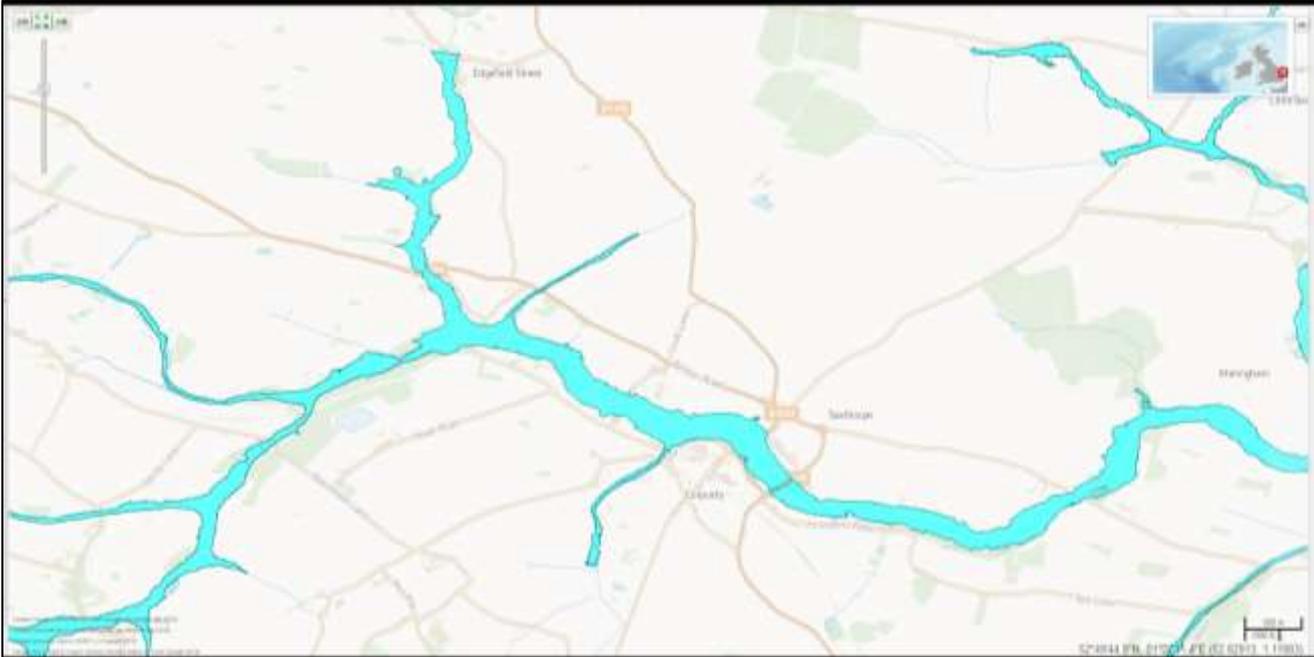


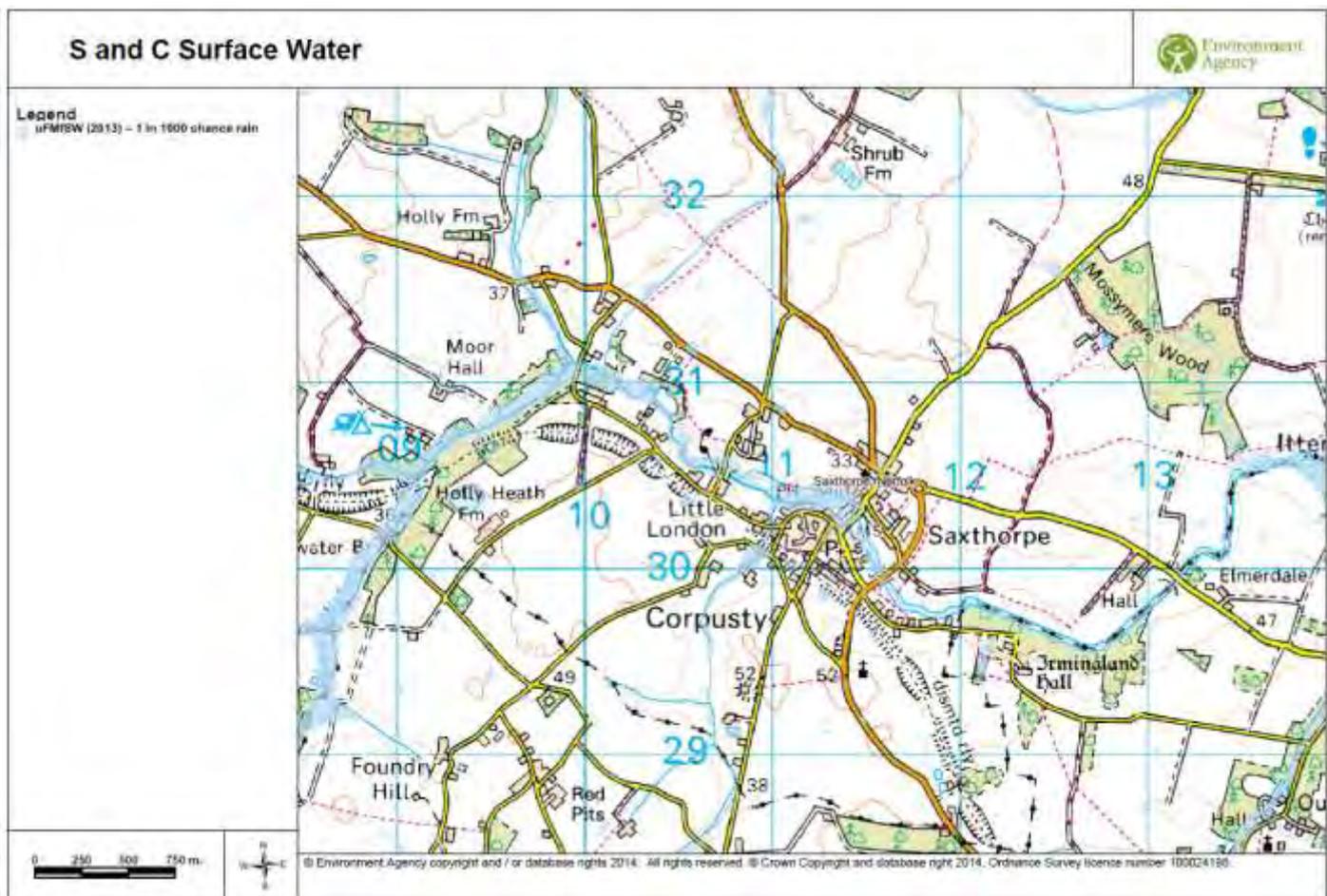
Figure 6: Saxthorpe & Corpusty PP Flood Zone



**Figure 7: Flood Zone 2: Land Assessed as having between a 1 in 100 and 1 and 1,000 annual probability of river flooding**



**Figure 8: Flood Zone 3: Land Assessed as having between a 1 in 100 or greater annual probability of river flooding**

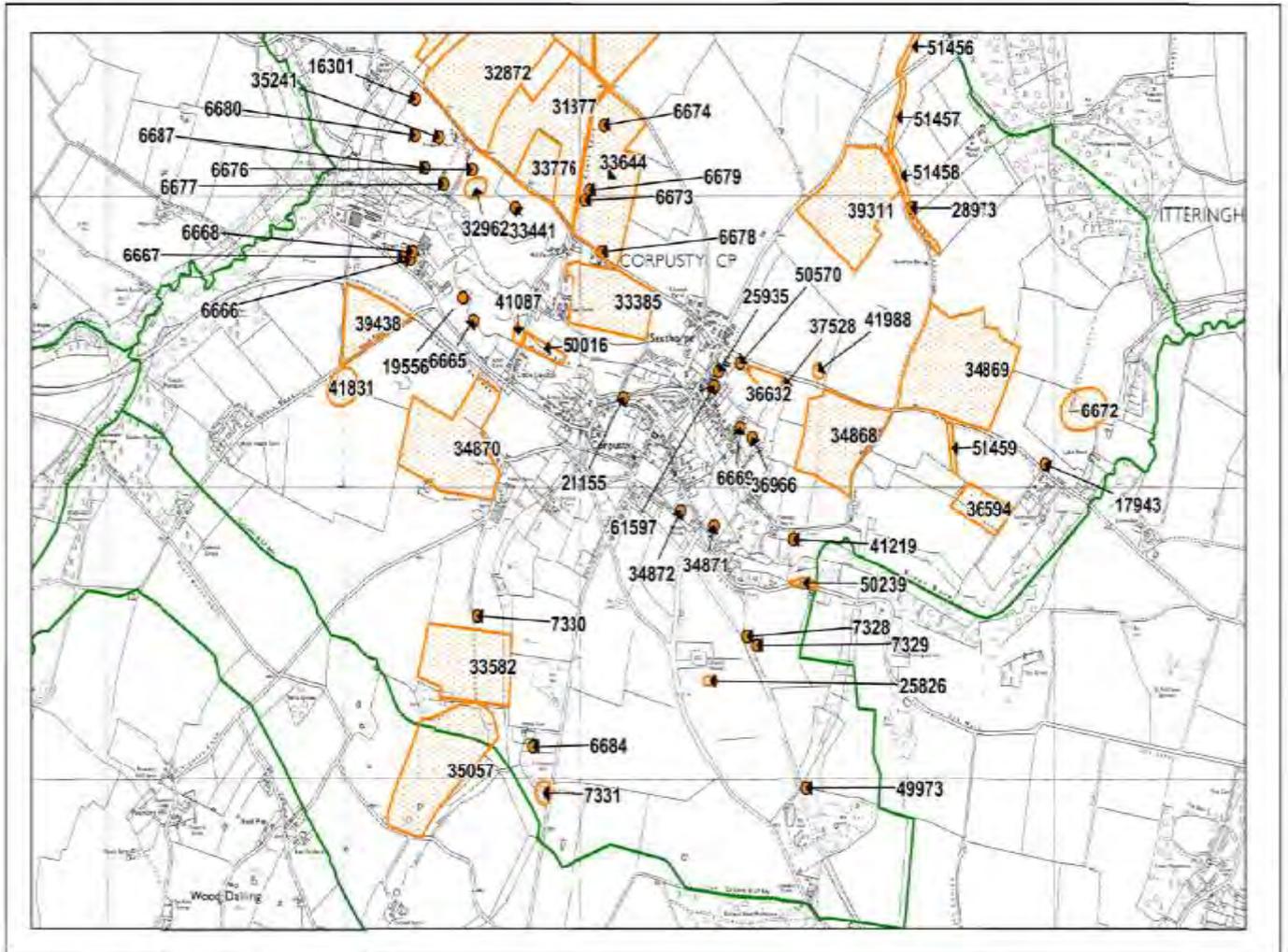


**Figure 9: Corpusty and Saxthorpe surface water 1:1000 chance of rain 2013**

The sewage treatment system is owned and run by Anglian Water. It is situated at the east end of Saxthorpe between Monks Lane and the River Bure. Treated sewage is discharged into the river. Consultation with Anglian Water (see Appendix 9) ascertained that existing capacity allows for some further housing development. During these investigations, it became apparent that prior to submitting plans any intending developer would be advised to apply to Anglian Water for confirmation of capacity capabilities.

All mains sewage from Corpusty and Saxthorpe is channelled through a pump situated opposite the village shop. Silt builds up at this pump and also at the pump situated at Little London means that the entire system has to be cleared by regular jetting. This is usually done once each year by the water management authority, Anglian Water. Any new development would have to take account of this silt build up in the existing system and of course have separate disposal for surface water.





© Crown copyright and database rights 2011 Ordnance Survey 100019340

**Figure 11: Corpusty and Saxthorpe south section, surface finds**

**Table 1: Surface Finds: key to Figures 9 and 10**

6682	St Andrew's Church, Saxthorpe, Corpusty	Building	Centred TG 1160 3043
6696	Corpusty Mill	Building	TG 1144 3030 (point)
7367	St Peter's Church, Corpusty	Building	TG 114 294 (point)
11529	Manor House	Building	Centred TG 1147 2987
18032	1 and 2 Post Office Lane, Saxthorpe	Building	TG 1149 3032 (point)
20585	Hillside Cottage, The Street, Corpusty	Building	TG 1104 3019 (point)
24747	Former Castle Inn	Building	TG 1155 3037 (point)
41220	Cottage adjacent Bloomfield House, The Street	Building	Centred TG 11232 30289

47897	Little London Farm House	Building	TG 1096 3024 (point)
53743	Farm buildings at Hill Farm, Briston Road, Saxthorpe	Building	Centred TG 1092 3081 (17m by 15m)
55566	Corpusty Primary School	Building	Centred TG 1131 3017
58072	Corpusty Primitive Methodist Chapel	Building	TG 1140 3004 (point)
60622	The Barn, The Street, Saxthorpe	Building	Centred TG 1148 3035
6664	Multi-period finds scatter	Find Spot	Centred TG 10 32
6665	Neolithic or Bronze Age axehead	Find Spot	TG 1054 3057 (point)
6666	Neolithic axeheads	Find Spot	TG 1028 3078 (point)
6667	Neolithic axehead	Find Spot	TG 1025 3079 (point)
6668	Neolithic axehead	Find Spot	TG 1029 3081 (point)
6669	Neolithic axehead	Find Spot	TG 1167 3020 (point)
6670	Neolithic axehead	Find Spot	Unknown location
6671	Multi-period finds scatter	Find Spot	Centred TG 10 32
6672	Bronze Age palstave	Find Spot	Centred TG 131 302
6673	Roman figurine	Find Spot	TG 1102 3098 (point)
6674	Roman pottery	Find Spot	TG 1110 3124 (point)
6675	Roman pottery	Find Spot	TG 1095 3197 (point)
6676	Roman and medieval pottery	Find Spot	TG 1054 3109 (point)
6677	Medieval pottery	Find Spot	TG 1042 3104 (point)
6678	Medieval pottery	Find Spot	TG 1109 3081 (point)
6679	Medieval pottery	Find Spot	TG 1103 3102 (point)
6680	Medieval pottery	Find Spot	TG 1029 3120 (point)
6683	Medieval pottery	Find Spot	unknown location
6684	Flint eolith	Find Spot	TG 107 291 (point)
6685	Human remains	Find Spot	unknown location
6686	Medieval coin	Find Spot	TG 1136 3206 (point)
6687	Medieval rings	Find Spot	TG 1034 3109 (point)
7328	Neolithic flints	Find Spot	TG 1170 2949 (point)
7329	Neolithic axeheads	Find Spot	TG 1174 2946 (point)
7330	Neolithic axehead	Find Spot	TG 1056 2956 (point)
7331	Metal working debris	Find Spot	Centred TG 108 289
11460	Unprovenanced Palaeolithic flint handaxe	Find Spot	unknown location

16301	Multi-period coins	Find Spot	Not displayed (sensitive)
17943	Roman coin	Find Spot	TG 1296 3008 (point)
19556	Neolithic axehead	Find Spot	TG 1050 3065 (point)
21155	Neolithic flints	Find Spot	TG 1118 3031 (point)
25826	Early Saxon and medieval metalwork	Find Spot	Centred TG 11 29
25935	Medieval and post medieval metalwork	Find Spot	TG 11 30 (point)
28499	Multi-period pottery	Find Spot	Centred TG 09 31
28973	Iron Age coin	Find Spot	Not displayed (sensitive)
31859	Multi-period finds scatter	Find Spot	Centred TG 10 31
31877	Multi-period finds scatter	Find Spot	Not displayed (sensitive)
32150	Multi-period finds	Find Spot	Centred TG 10 32
32737	Multi-period finds scatter	Find Spot	Centred TG 11 32
32872	Multi-period finds scatter	Find Spot	Centred TG 10 31
32962	Multi-period finds	Find Spot	Centred TG 10 31
33042	Multi-period finds scatter	Find Spot	Centred TG 09 31
33385	Multi-period finds scatter	Find Spot	Centred TG 11 30
33386	Multi-period finds scatter	Find Spot	Not displayed (sensitive)
33441	Saxon and medieval metalwork	Find Spot	TG 10 30 (point)
33442	Multi-period finds scatter	Find Spot	Centred TG 11 31
33443	Multi-period finds scatter	Find Spot	Centred TG 11 32
33580	Medieval and post medieval metalwork	Find Spot	Centred TG 11 32
33581	Medieval and post medieval metalwork	Find Spot	Centred TG 11 32
33582	Multi-period finds scatter	Find Spot	Centred TG 10 29
33643	Multi-period finds scatter	Find Spot	Centred TG 11 31
33644	Post medieval metalwork	Find Spot	Centred TG 11 31
33776	Prehistoric flint and post-medieval harness	Find Spot	Centred TG 10 31
34868	Early Saxon brooch and other metalwork	Find Spot	Centred TG 12 30
34869	Multi-period finds	Find Spot	Centred TG 12 30
34870	Roman coins and multi-period finds	Find Spot	Centred TG 10 30
34871	Post medieval ewer and token	Find Spot	TG 11 29 (point)
34872	Late Saxon buckle and post medieval token	Find Spot	TG 11 29 (point)
35057	Multi-period finds scatter	Find Spot	Centred TG 10 29

35241	Late Saxon unidentified object	Find Spot	TG 10 31 (point)
36594	Multi-period finds scatter	Find Spot	Centred TG 12 29
36632	Roman ring and medieval coins	Find Spot	Centred TG 11 30
36966	Late Saxon pottery	Find Spot	TG 1172 3017 (point)
37528	Medieval coins	Find Spot	TG 11 30 (point)
38157	Prehistoric flints	Find Spot	Centred TG 1129 3311
39311	Multi-period find scatter	Find Spot	Centred TG 12 30
39312	Multi-period finds scatter	Find Spot	Centred TG 11 32
39438	Multi-period finds scatter	Find Spot	Centred TG 10 30
41087	Medieval and post-medieval metalwork	Find Spot	Centred TG 10 30
41219	Medieval millstone	Find Spot	TG 11897 29825 (point)
41831	Multi-period finds	Find Spot	Centred TG 09 30
41988	Multi-period finds	Find Spot	Centred TG 12 30
42693	Medieval and post-medieval objects	Find Spot	Centred TG 10 32
49973	Medieval or post-medieval dress fastener	Find Spot	TG 11 28 (point)
50016	Multi-period finds	Find Spot	Centred TG 10 30
50239	Post-medieval weight	Find Spot	Centred TG 11 29
50570	Foundry Cottage (Church Cottage)	Find Spot	TG 11670 30428 (point)
51456	Post-medieval finds	Find Spot	Centred TG 12395 31512
51457	Multi-period finds	Find Spot	Centred TG 12329 31268
51458	Multi-period finds	Find Spot	Centred TG 12376 30979)
51459	Medieval and post-medieval finds	Find Spot	Centred TG 12561 30134
54142	Post-medieval finds	Find Spot	Centred TG 118 324
54143	Neolithic and post-medieval finds	Find Spot	Centred TG 11 31
55077	Medieval coins and knife end-cap, post-medieval knife end-cap	Find Spot	Centred TG 11 31 (404m by 371m)
61597	Medieval glass linen smoother	Find Spot	TG 1156 3035 (point)
6549	Site of fulling-mill	Monument	TG 0999 3113 (point)
6681	Site of Saxthorpe Castle	Monument	Centred TG 10 31
12392	Site of medieval chapel and post medieval workhouse	Monument	TG 1168 3021 (point)
12735	Site of lime kiln	Monument	TG 1200 2882 (point)
12987	Rectilinear enclosure and Iron Age chariot fitting	Monument	Centred TG 12 30
13416	Post-medieval tannery	Monument	Centred TG 0976 3150

13581	Route of Midland and Great Northern Joint Railway	Monument	Centred TG 01604 19784
13625	World War One airfield	Monument	Centred TG 118 317
15240	Site of windmill	Monument	Centred TG 111 302
16978	Pillbox	Monument	TG 1146 3048 (point)
17156	Post medieval building (site of)	Monument	TG 1017 3143 (point)
18241	Site of ring ditch	Monument	Centred TG 1045 3131
23490	ROC and Orlit post	Monument	TG 115 292 (point)
24505	World War Two crash site	Monument	TG 1007 3222 (point)
25311	Devil's Dish	Monument	Centred TG 130 309
29564	Site of ring ditch	Monument	Centred TG 1247 2983
29568	Rectangular enclosure	Monument	Centred TG 1279 3008
32926	Rectangular enclosure and multi-period finds	Monument	Centred TG 10 29
32991	Medieval and post medieval metalwork	Monument	Centred TG 11 31
36118	Medieval retting or tanning pit and other features	Monument	Centred TG 1163 2998
36304	Site of windmill	Monument	Centred TG 108 296
36406	Linear features	Monument	Centred TG 1281 2986
36439	Enclosure and linear feature	Monument	Centred TG 1178 3059
36440	Site of ring ditch and linear features	Monument	Centred TG 1185 3021
37256	Possible site of medieval settlement and multi-period finds	Monument	Centred TG 10 30 (455m by 478m)
51460	Multi-period finds and medieval ditches	Monument	Centred TG 12597 29868
51576	World War Two Aircraft Crash Site	Monument	TG 11759 28663 (point)
56254	World War Two pillbox and spigot mortar base beside the River Bure near Corpusty Mill	Monument	TG 1147 3013 (point)
56455	Early 19th Century milestone marking Norwich 14 miles and Holt 7 miles	Monument	TG 1179 2884 (point)
56456	Early 19th Century milestone marking Norwich 15 miles and Holt 6 miles	Monument	TG 1139 3020 (point)
60712	Undated features	Monument	Centred TG 1155 2990

### 5.3.3 Challenges

The demographic situation described earlier was identified first in the Community Plan in 2012 (Appendix 3) and further supported by results from the 2011 National Census<sup>8</sup>. The challenge is illustrated in Figures 11, 12 and 13, where the red sections are females and the blue sections males and the left-hand axis shows broad age groups.

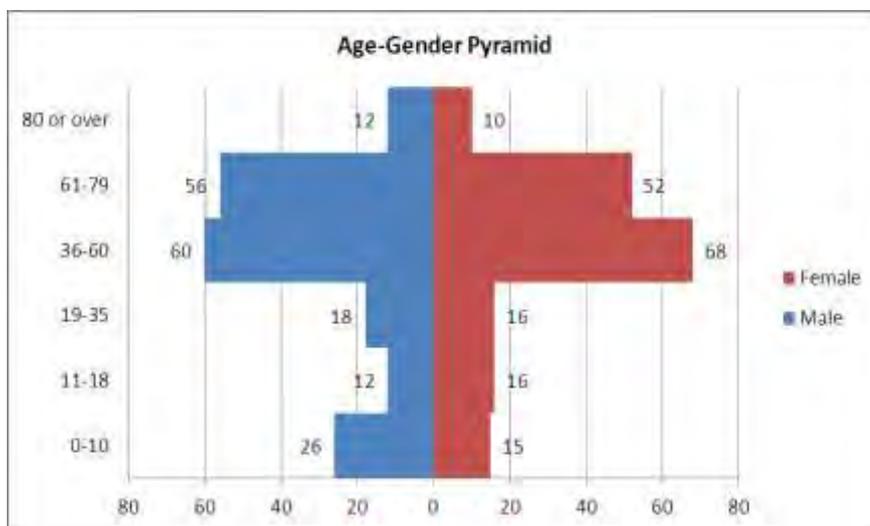


Figure 12: Corpusty & Saxthorpe Community Plan Survey 2012

Figure 12 shows that in 2012 the villages had many people aged 61 and above and the younger age groups were less well represented.

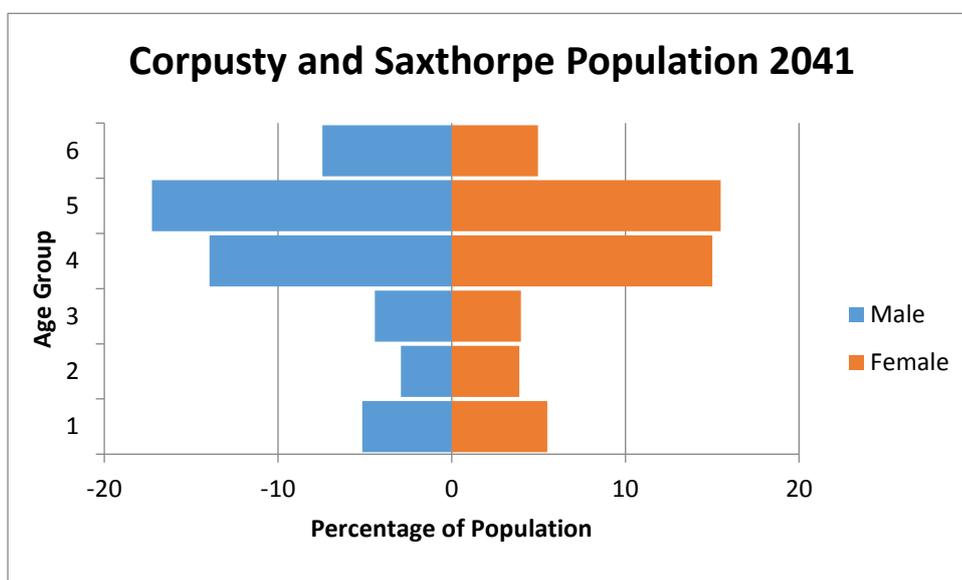
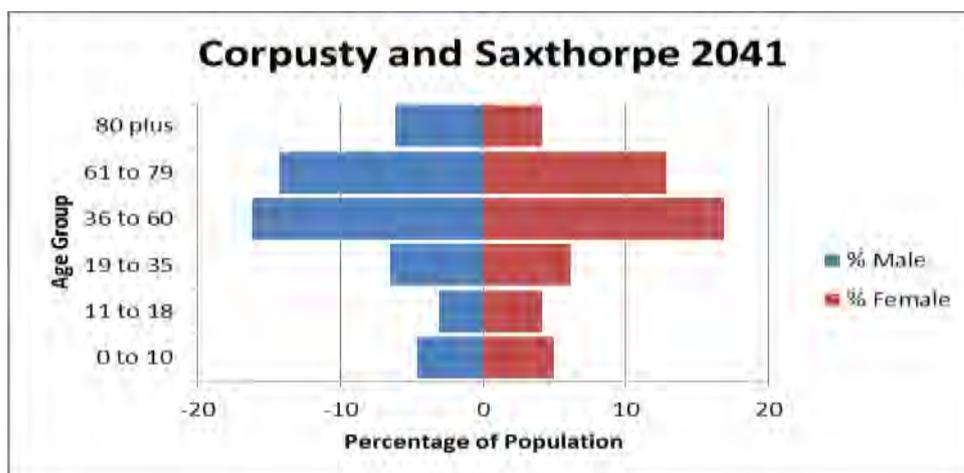


Figure 13: Corpusty & Saxthorpe Demographic Structure based on Community Plan (2012) data with updates derived from the 2011 National Census.

<sup>8</sup> These data may be seen and explored in more detail at:

<http://neighbourhood.statistics.gov.uk/dissemination/LeadAreaSearch.do?a=5&r=1&i=1001&m=0&s=1488994367207&enc=1&areaSearchText=nr11+6qe&areaSearchType=16&extendedList=true&searchAreas=>

Figure 13 is a projection – looking forward to the likely demographic structure of the villages in 2041 (see Appendix 2 to this Plan for the data from which this age gender pyramid is derived).



**Figure 14: Corpusty & Saxthorpe Demographic Structure based on the Community Plan survey (2012) data with emendations taking account of the 2011 Census and proposed new housing provision.**

And finally, Figure 14 shows the likely population structure of the village in 2041 adjusted to take account of the effect of increased population arising from addition of proposed new housing units in the period 2015-20. This projection suggests that such changes would alter the age structure of the village, in particular: (a) the large size of 36-60 year age cohort in this figure as compared with same cohort in preceding figures; (b) the larger size of the 19-35 year age cohort in this figure as compared with the preceding figures.

These are subtle changes because the overall population is not large, but they are significant for they point to how the villages might have developed by 2040 and in the years between. This information provides a background to how we can think about the target provision of both the *quantity* and *types* of accommodation for village people in the years ahead.

Tables 2 and 3 below show that the parish has a lower proportion of smaller homes with one or two bedrooms compared to England as a whole, and a higher proportion of larger homes. The differences are even evident when compared against regional or district data. This suggests it might be more difficult to get on the housing ladder in the parish because of the shortage of smaller and more affordable homes as compared with the situation more widely.

**Table 2: Houses with different numbers of bedrooms shown as a proportion of the total number of houses<sup>9</sup>**

Number of bedrooms	Parish	England
0 bedrooms	0%	2%
1 bedroom	3%	12%
2 bedrooms	30%	28%
3 bedrooms	45%	42%
4 bedrooms	16%	14%
5 or more bedrooms	5%	4%

**Table 3: Proportion of different housing types**

Housing type	Parish	England
Detached	56%	22%
Semi-detached	30%	31%
Terraced	12%	24%
Flat, apartment or maisonette	2%	21%

Table 3 shows that home ownership is relatively high and the proportion of people renting is rather low. The availability of places to rent could make it difficult to attract younger people to live in the parish or for young people to remain.

**Table 4: Proportion of households by tenure type**

Tenure	Parish	England
Owned	74%	63%
Social renting	10%	18%
Private renting	14%	17%

These Tables show how the parish has a relatively high proportion of detached houses and a low proportion of terraced houses or apartments. This seems to indicate a demand for smaller more affordable houses, especially in view of the demographic profile.

<sup>9</sup> Source: 2011 Census

Transport and traffic is a challenge in the Parish. The No. 45 Sanders Bus service provides the opportunity to commute into Norwich and back again at peak times for work or education purposes, although it is a 45 minute journey. Otherwise, however, opportunities are limited by the timing or frequency of public transport. It is not possible, for example, to commute to Holt, and buses are less than hourly. Residents therefore tend to be very dependent for most journeys on the private car, as do most people in North Norfolk.

Traffic in the villages and through the Neighbourhood Plan Area can be substantial and often exceeds the speed limit, as evidenced by our traffic surveys (Appendix 10). This, together with the often poor state of the roads, poses a safety risk for all roads users, and can deter people from walking and cycling, thus adversely affecting the general quality of life in the villages.

#### **5.3.4 Opportunities**

Within the proposed revised Village Development Boundary (also known locally as the “Village Envelope”) are areas which could be considered for in-fill housing. Such micro developments would go some way towards meeting increased demand for new residential properties.

With the prospect of new houses, an increase in the number of children in the village may lead to opportunities for the school to expand. This possible increase in the number of children makes it important that the open area outside the new Village Development Boundary is protected from any other development.

New development also brings the prospect of funds accruing from any developer in the form of “Section 106 allocations”.<sup>10</sup> These are payments made by any developer to finance necessary improvement which could include traffic calming schemes for the centre of the village, improvements to the existing school and other local infrastructure.

Negotiations with landowners willing to sell their land for development will include a clear expectation for improvements to the network of footpaths and bridleways in and around the village, a network which contributes in many small but significant ways to the wellbeing of the community. Figure 15 shows some of the existing public footpaths and bridleways.

Finally, renewable energy resources are considered. Experience in other parts of the country suggests that shared renewable energy generation, as between landowners/developers and the community, could be a way of encouraging such environmentally desirable developments. Future environmentally friendly energy generating projects might well be encouraged were they to include some facility for benefit sharing with the community<sup>11,12</sup>.

---

<sup>10</sup> <https://www.gov.uk/guidance/planning-obligations>

<sup>11</sup> Delivering community benefits from wind energy development: A Toolkit, A report for the Renewables Advisory Board, see: <https://www.cse.org.uk/downloads/toolkits/community-energy/planning/renewables/delivering-community-benefits-from-wind-energy-toolkit.pdf>

<sup>12</sup> Ejdemo, Thomas and Söderholm, Patrik, Wind power, regional development and benefit-sharing: The case of Northern Sweden, **Renewable and Sustainable Energy Reviews**, (2015), 47;C; 476-485, <https://ideas.repec.org/s/eee/rensus.html>

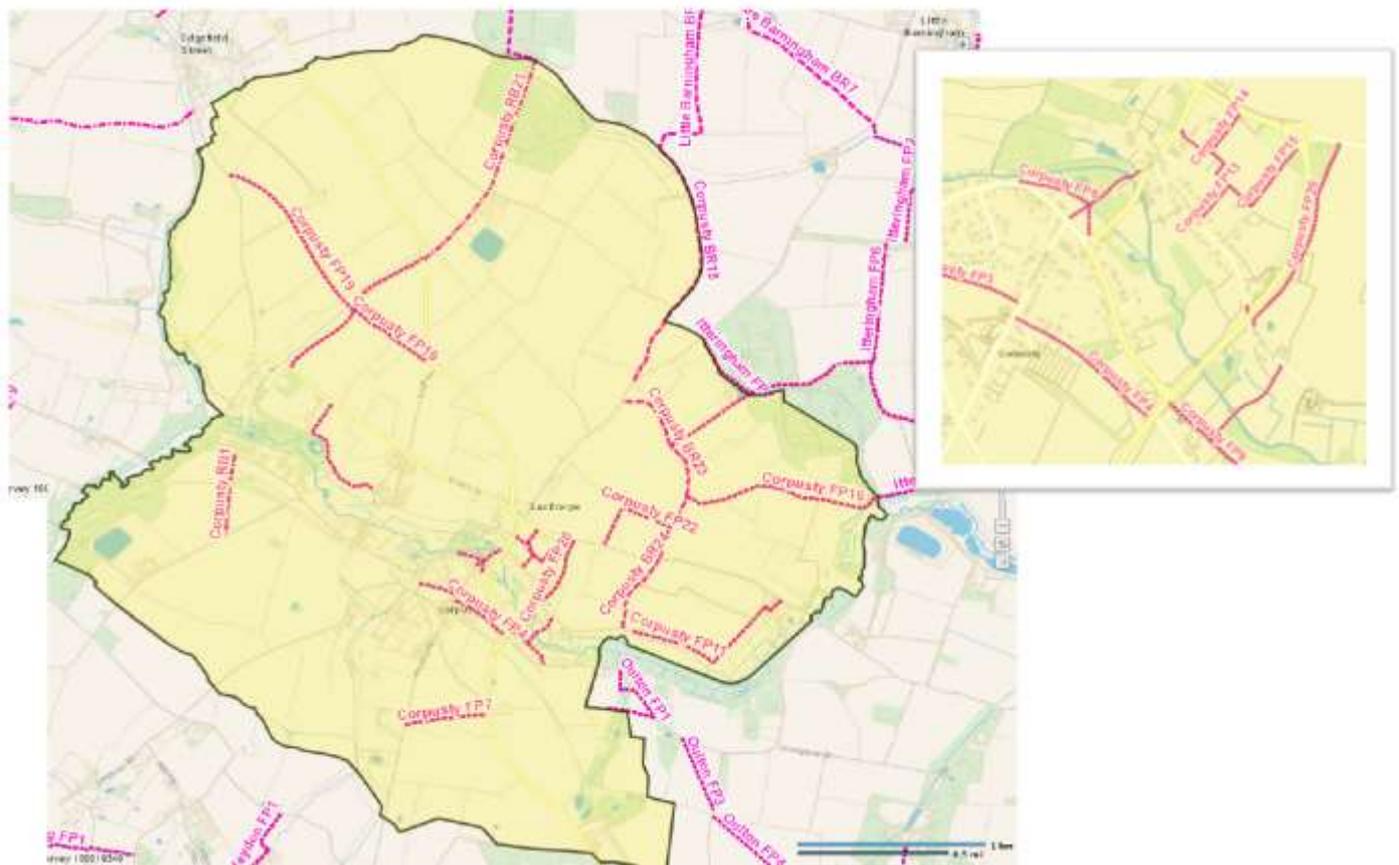


Figure 15: Corpusty & Saxthorpe: public footpaths and bridleways, showing entire Neighbourhood Area and Central Area of the Villages

## SECTION 2



## 6 PLANNING POLICIES AND COMMUNITY ASPIRATIONS

### 6.1 Introduction

It is clear from the consultation and from the Community Plan that the parish has many concerns and priorities that can be covered by planning policies. There is a distinction, however, between *desirable changes* and *those issues which are strictly planning matters*. To focus in this Neighbourhood Plan only on matters that are purely planning matters would only present part of the picture of what the community wants. We have already noted that this Neighbourhood Plan includes two distinct ways of presenting the community's views on its future. These are:

- **Policies** that relate to planning matters; and
- **Community Aspirations**; goals that the community can seek to take forward itself but which lie outside planning matters.

Thus, the following definitions should be kept in mind when reading the next section of this Plan.

#### Planning Policies

These set out what will be considered when:

1. Intending developers are making planning applications.
2. The Parish Council is commenting on such planning applications.
3. North Norfolk District Council is determining such planning applications and deciding whether or not to grant planning permission, and what conditions and obligations are required.

Only the Policies have any weight when determining planning applications; the supporting text is for explanation. Only these Planning Policies are assessed against the Basic Conditions. (See Basic Conditions Statement)

#### Community Aspirations

These cover issues about which the community feels strongly and wishes to see action, but which cannot be addressed through the planning system, even though they may be related to planning. Key to most of these issues is that they are matters for which the Parish Council and other groups within the Neighbourhood Plan Area can work or lobby without waiting for or requiring new planning proposals. Community Aspirations are not Planning Policies and are not required to be assessed against the Basic Conditions.

#### Evidence base for these policies and community aspirations

To inform this Plan, the following evidence was assembled over a period of several years. It derives from both quantitative and qualitative research and consists of the following:

- (a) Specially commissioned reports on specific matters prepared by experts;
- (b) Rigorously derived quantitative evidence, for example about demography and the Community Plan Survey – both of which were advised by experts from the London School of Economics and Political Science (LSE);

- (c) Rigorously collected qualitative material as well as material derived from less formal methods of data collection –for example, in the various qualitative consultations from 2014 onwards, the detailed interview material reported in Appendix 5.
- (d) Material collated from the National Census provided by the Office of National Statistics and available on-line as Neighbourhood Statistics <http://neighbourhood.statistics.gov.uk/>
- (e) The Community Plan Survey, reported in detail in Appendix 3.

These different types of data include:

- (a) information about objective matters, by and large these are variables which can be easily counted, for example numbers of people resident in the community at a specific time, and
- (b) information telling us about people’s opinions, goals and aspirations as well as their experience of living in the community.

In each case the research method is described.

Further details about the consultations and the evidence base can be found in the Appendices to this report. These are available on the Corpusty and Saxthorpe Parish Council website at:

<https://corpustyandsaxthorpeparishcouncil.wordpress.com/community-led-plans-neighbourhood-plans/>

**The Consultation Statement and Evidence Base are also available as separate documents.**

## 6.2 People and Housing

### 6.2.1 Introduction

In the absence of more housing, the population is growing unevenly, rental prices are high and there is an inadequate supply of housing.

In recognition of the national shortage of housing and the changing needs of the community, and following village consultations, the village agreed that more new houses will be needed, particularly to accommodate young couples and new families.

All new development needs to meet the principles of sustainable development as defined within the National Planning Policy Framework and National Planning Practice Guide. To achieve this, new housing will be of the right type, scale and density; and be proportional to the level of services and facilities on offer within the local area.

People who live in villages are the key to the viability and vitality of the services and facilities on offer. It is important to ensure that future housing development provides for wide ranging needs, scales of accommodation and for the full range from first time homes to lifetime homes.

This Plan encourages development appropriate to the Neighbourhood Plan Area, taking into consideration that:

- (i) NNDC policy requires 50% affordable housing but recognising that lower percentages are often delivered.

- (ii) It is desirable to ensure development is achievable by aiming for the maximum level of affordable housing up to 50% and never less than 25%, subject to a viability assessment which takes account of local incomes and the need to provide a range of housing types.
- (iii) For development to be guided in relation to scale and sustainable locations, this Neighbourhood Plan encourages developers to recognise that the community has expressed the view that any proposed new housing development should be within the extended village settlement boundary and that this view was clearly expressed in consultations and reflects the community's aspiration to retain a clear separation between the built environment and its rural setting.
- (iv) Norfolk County Council policy requires that housing and other development will contribute towards improving local services and infrastructure (such as transport, education, library provision, fire hydrant provision, open space etc.) through either the payment of a Community Infrastructure Levy (CIL), through planning obligations (via a s106 agreement / s278 agreement), or through use of planning condition/s.
- (v) Any application made for development purposes will be required to demonstrate that it meets the requirement or Norfolk County Council with regard to flooding and drainage<sup>13</sup>

For these reasons, three **Overarching Policies** have been developed with regard to the new Village Settlement Bounda

### 6.3 OVERARCHING POLICY 1: THE NEW VILLAGE SETTLEMENT BOUNDARY (PREVIOUSLY KNOWN AS THE "VILLAGE ENVELOPE)

**The Overarching Policy framing this Neighbourhood Plan recognises that the village is divided on its east side by the Link Road and intentionally includes the built area along the Irmingland Road within the Village Settlement Boundary. It is the intention of this Plan that housing will not be permitted adjacent to the Link Road or outside the new Village Development Boundary, see. Figure 16. The disused railway embankment forms a natural barrier to the south of the village. This will be retained wherever possible. The proposed extension of the settlement boundary is necessary because it facilitates appropriate infill development to meet a part of the identified housing needs. Without this extension, new dwellings and industrial areas could not be accommodated within the current settlement boundary. This might lead to a haphazard or patchy development that could seriously undermine the nature and beauty of the village within its rural setting.**

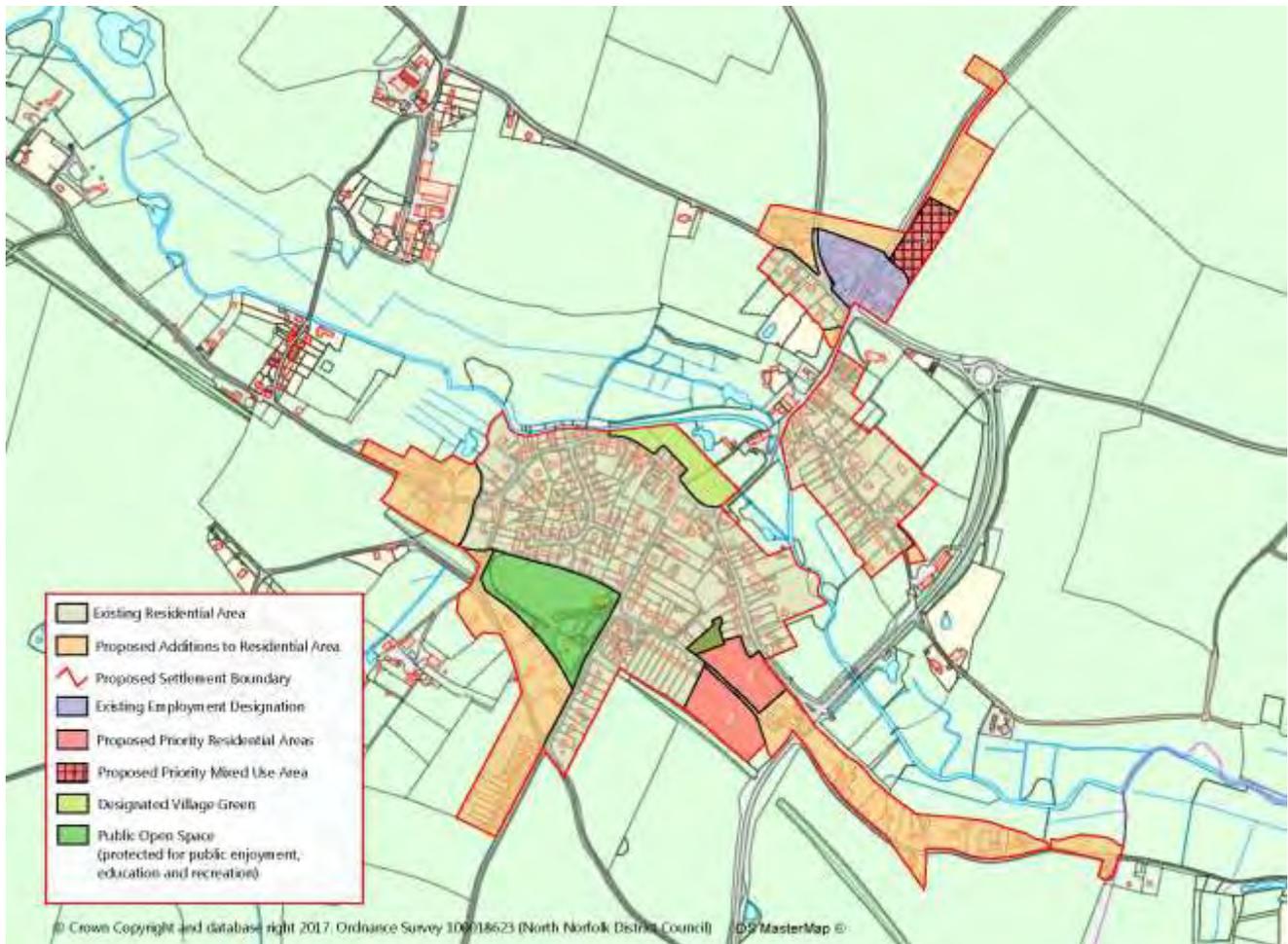
After consultation (see Appendix 13), the village settlement boundary has been extended to allow extra development in line with this Neighbourhood Plan within the new boundaries - but not outside them other than where this is in line with national policy as at the time of this Neighbourhood pPan. The consultation asked residents whether they agreed to the new proposed boundary or not and whether they wanted any changes made to the proposals. The new boundary was drawn to identify the built outskirts of the village as it exists in 2017 which is significantly larger than the previous development boundary.

There was overwhelming support for the new development boundary with two exceptions:

- (a) A wish to ensure full protection of the site to the south and west of the Village Hall: in response to very strongly expressed opinion in the community, the Plan envisages that the area around the village

hall should never be used for housing or other development save for one exception: possible use of an area to the south of the site, adjacent to the disused railway station, for a new school should funding become available for this purpose at some time in the future. Such provision could become necessary to cater for increased demand for school places consequent upon new housing and the planned attempt to reduce the age profile of the community in the years ahead.

- (b) A wish to extend slightly the settlement boundary on the Matlaske Road in a northerly direction: this was rejected because it was outside the built edge of the village.



**Figure 16: Corpusty & Saxthorpe: new Village Development Boundary approved by community consultation October 2015 and in light of subsequent comments.**

The following Objectives are served by the Overarching Policies to:

**1.1 Increase the amount of housing available for young families and single people:**

**1.4 Allow infill housing where appropriate:**

**2.3 Preserve the wildlife of the village, its nature reserves, and its surrounding area:**

**3.2 Enhance the architectural and landscape character of the parish and improve the quality of the housing:**

**5.1 Help local businesses to thrive.**

## **OVERARCHING POLICY 1: FRAMING PROVISIONS**

- 1. Proposals for development inside the settlement boundary will be encouraged provided they conform with the subsequent policies as outlined below in this document.**
- 2. Development will be particularly encouraged in the three priority areas identified in Figures 16 and 17 below**
- 3. All sites should take into consideration existing sewage capacities.**
- 4. This Policy also applies to Site 1 as previously designated by NNDC policy COR 01 <sup>1</sup>.**
- 5. Open space in Site 1 should be provided in the north part of the site, providing 0.15 hectares of public open space.**
- 6. Sites 1 and 2 contain hedges which should be preserved or replaced by appropriate alternative planting.**

<sup>1</sup> [https://www.north-norfolk.gov.uk/.../3-\\_core\\_strategy\\_-incorporating\\_development\\_...](https://www.north-norfolk.gov.uk/.../3-_core_strategy_-incorporating_development_...)

### **6.3.1 Priority Development Areas**

After consultation, three Priority Development Areas have been selected as appropriate for infill development Figures 16 and 17. Priority Development Areas 1 and 2 are for residential use. Priority Development Area 3 is for mixed residential development and business use.

Priority Development Area 1 is designated by NNDC but has not yet been developed. This might be because the site is small and by extending the area to include Priority Development Area 2 together the plots would be more desirable as a development. NNDC has designated an area of open space in Site1. The Neighbourhood Plan relocates this area of open space to the north of the site.





## **6.4 OVERARCHING POLICY 2: PROTECTION OF GREEN SPACES WITHIN THE VILLAGE DEVELOPMENT BOUNDARY**

**This applies to the area to the south of the Village Hall and at the centre of Corpusty between The Street, the River Bure and the Norwich Road, both as indicated in Figure 15.**

Local Green Space (LGS) designation provides special protection against development for green areas of particular importance to local communities. LGS can be designated through the District Council's Local Plan and through a Neighbourhood Plan. National policy states that any designation of LGS should be consistent with local planning for sustainable development in the district. It is not appropriate to seek such designation to prevent development of land which has been accorded planning permission. National policy also states that designation will not be appropriate for most green areas or open space. Within these conditions, the designation may be used:

- where the green space is in reasonably close proximity to the community it serves;
- where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- where the green area concerned is local in character and is not an extensive tract of land.

**Within these provisions, two sites are put forward for designation in this Neighbourhood Plan. In line with the requirements of the NPPF and national planning guidance an assessment has been undertaken. This may be seen in see Appendix 17. These provisions meet with the following Objectives:**

- 2.3 Preserve the wildlife of the village, its nature reserves, and its surrounding area.
- 3.2 Enhance the architectural and landscape character of the parish and improve the quality of housing.
- 7.4 Sport and leisure - maintain and enhance the appearance and upkeep of the village green.
- 7.5 Preserve the play areas within the village.

### **OVERARCHING POLICY 2: LOCAL GREEN SPACES WILL BE PROTECTED BY DESIGNATION**

**This designation applies to:**

- 1. the freehold green space surrounding the village hall;**
- 2. the village green, including the play area adjacent to the River Bure.**

## 6.5 OVERARCHING POLICY 3: RESIDENTIAL DENSITY

There is no longer a national definition guiding calculation of residential housing density. However, in the absence of guidance most Local Planning Authorities fall back on the PPS3 (Housing) definition<sup>13</sup>, which states that dwelling density is calculated by including only those site areas which will be developed for housing and directly associated uses, including access roads within the site, private garden space, car parking areas, incidental open space and landscaping and children's play areas, where these are provided. In the absence of recent guidance, developments should follow best modern practice, for example the London Housing Design Guide and Parker Morris space standards.<sup>14</sup>

North Norfolk's Core Strategy (Policy HO7) specifies a minimum density of not less than 30 dwellings per hectare for Service Villages. However appropriate buffering will be required in some sites and the provision of suitable green space is also a requirement. This is shown on Figures 16 and 17.

This Policy meets the following **Objectives**:

- 1.1 Increase the amount of housing available for young families and single people.
- 6.6 Increase the quantity of affordable housing.
- 6.7 Increase the quantity of appropriate housing for the elderly.
- 1.4 Allow infill housing where appropriate.

### OVERARCHING POLICY 3: RESIDENTIAL DENSITY

1. Gross dwelling density includes buffer planting, roads serving not only the development but also the wider area (e.g. distributor roads) and open space that serves not only the development but also the wider population.
2. Buffer planting within the defined residential development areas will successfully address landscape and visual impact issues. Such buffer planting will not form part of the net developable area.
3. A net density of 25 dwellings per hectare to be achieved.
4. Developers will be required to provide public access through the open spaces within the development areas.
5. Open space in Site 1 should be provided in the north part of the site, providing 0.15 hectares of public open space.
6. Sites 1 and 2 contain hedges which should be preserved or replaced by appropriate alternative planting.

<sup>13</sup> [https://www.housinglin.org.uk/\\_assets/Resources/Housing/Policy\\_documents/PPS3.pdf](https://www.housinglin.org.uk/_assets/Resources/Housing/Policy_documents/PPS3.pdf)

<sup>14</sup> [https://www.london.gov.uk/sites/default/files/interim\\_london\\_housing\\_design\\_guide.pdf](https://www.london.gov.uk/sites/default/files/interim_london_housing_design_guide.pdf):  
[https://en.wikipedia.org/wiki/Parker\\_Morris\\_Committee](https://en.wikipedia.org/wiki/Parker_Morris_Committee)

## DETAILED POLICIES

### 6.6 HOUSING

Policies featured in the yellow boxes and Aspirations, featured in the blue boxes in this section will help meet the following Objectives:

- 1.1 Increase the amount of housing available for young families and single people.
- 1.2 Increase the quantity of affordable housing.
- 1.3 Increase the quantity of appropriate housing for the elderly.
- 1.4 Allow infill housing up to three properties where appropriate.

#### **PLANNING POLICY H1. SCALE AND LOCATION OF NEW RESIDENTIAL DEVELOPMENT**

All new housing development will be expected to:

1. Respect the character of the area, type and styles of existing housing (see Appendix 9); and
2. Ensure that new housing takes account of the rich archaeological heritage of the parish by undertaking suitable archaeological investigations where required; and
3. Maintain the green spaces identified within this Neighbourhood Plan (See Appendix 9); and
4. Be of an appropriate scale and density in relation to the village respecting existing sizes and scales of buildings.
5. Be broadly in keeping with the best modern practice, for example the London Housing Design Guide ([https://www.london.gov.uk/sites/default/files/interim\\_london\\_housing\\_design\\_guide.pdf](https://www.london.gov.uk/sites/default/files/interim_london_housing_design_guide.pdf)) and the Parker Morris space standards ([https://en.wikipedia.org/wiki/Parker\\_Morris\\_Committee](https://en.wikipedia.org/wiki/Parker_Morris_Committee)).
6. Provide for cycle storage for each dwelling as well as adequate pedestrian facilities within a development.

Proposals for new residential development outside the settlement boundary will generally not be permitted unless:

7. Buildings are in general conformity with NNDC development policy SS2 <sup>1</sup>for rural green space areas.
8. It is a rural exception site, as defined by NNDC policy and meets a specific local need.
9. It can be clearly shown that the benefits significantly and demonstrably outweigh any adverse impacts, especially any which affect the rural landscape and open countryside.
10. It is in accordance with permitted development rights and is compatible with national and local policy guidance.

Proposals for residential development on identified priority sites:

Will require prior approval of a scheme of mitigation to minimise potential impacts on the North Norfolk Coast SAC/SPA and Ramsar sites arising as a result of increased visitor pressure, and on-going monitoring of such measures. Any financial contribution proposed should be at a scale likely to mitigate the potential impacts.

<sup>1</sup>[http://northnorfolk-consult.objective.co.uk/portal/planning/cs/adopted\\_csPointId=1291212985618/ID-1585643-ISSUE-SS-2](http://northnorfolk-consult.objective.co.uk/portal/planning/cs/adopted_csPointId=1291212985618/ID-1585643-ISSUE-SS-2)

## **PLANNING POLICY H2. HOUSING AND PLANNING OBLIGATIONS**

**The provision of all affordable housing will be expected to meet the planning definition of affordable housing.**

- 1. Affordable housing provision will be required for schemes involving 10 or more dwellings, if the following conditions are met;**
  - a. The proposal conforms to the requirements of all relevant policies contained within this Neighbourhood Plan; and**
  - b. At least 20% of the units meet standards for accessible and adaptable homes in line with optional Building Regulations M4(2), Optional Technical Standards<sup>1</sup>. This to apply to all housing.**
- 2. New homes must be designed and constructed such that they may be adapted to meet the changing needs of their occupants over time.**
- 3. For developments of 10 or more dwellings, the aim is to achieve provision of 50% affordable housing. Subject to a satisfactory viability statement from an intending developer which has been reviewed by the Parish Council. The aim is to ensure that even when there is an issue of viability at least 25% of dwellings will be provided as affordable. This is in conformity with the current NNDC Core Strategy policy<sup>4</sup>.**
- 4. At least 30%<sup>2</sup> of all new homes are required to meet the optional Building Regulation Requirement M4(2) for accessible and adaptable dwellings' which are suitable for many different age groups or provide for residential care or adapted living properties for the elderly, unless:**
  - a. Viability considerations dictate otherwise;**
  - b. It is not practical given the physical characteristics of the site;**
  - c. It would severely compromise the design and character of the area;**
  - d. Provision of additional 2 or 3-bedroom properties compensates for the deficit of such existing provision<sup>3</sup>.**
- 5. In addition to these affordable housing provisions, requirements relating to other planning obligations included within the Council's local plan should be met.**

1 <https://www.gov.uk/guidance/housing-optional-technical-standards>.

2. see evidence in demographic projections, Appendix 2.

3. See Census Accommodation Type - Households, 2011 (QS402EW).

4. The current core strategy states as follows: Provision of Affordable Housing Planning permission for the erection of new dwellings or conversion of existing buildings to dwellings will be permitted provided that, where it is viable to do so, the scheme provides affordable housing in accordance with the following:

(a) On all schemes of 10 or more dwellings or sites of more than 0.33 hectares in Principal and Secondary Settlements, not less than 45% of the total number of dwellings proposed are affordable;

(b) On schemes of 2 or more units or on sites larger than 0.1 hectares in Service Villages and Coastal Service Villages, not less than 50% of the total number of dwellings proposed are affordable.

## **COMMUNITY ASPIRATION CA1 – AFFORDABLE HOUSING – LOCAL CONNECTIONS**

The community and the Parish Council strongly believe that at least 50% of affordable housing within the plan area should be offered to people with a local connection, subject to compliance with equalities legislation.

This means that people with a strong local connection to the Parish and whose needs are not met by the open market will be first to be offered the tenancy or shared ownership of the home.

In this context “a strong local connection” means an applicant:

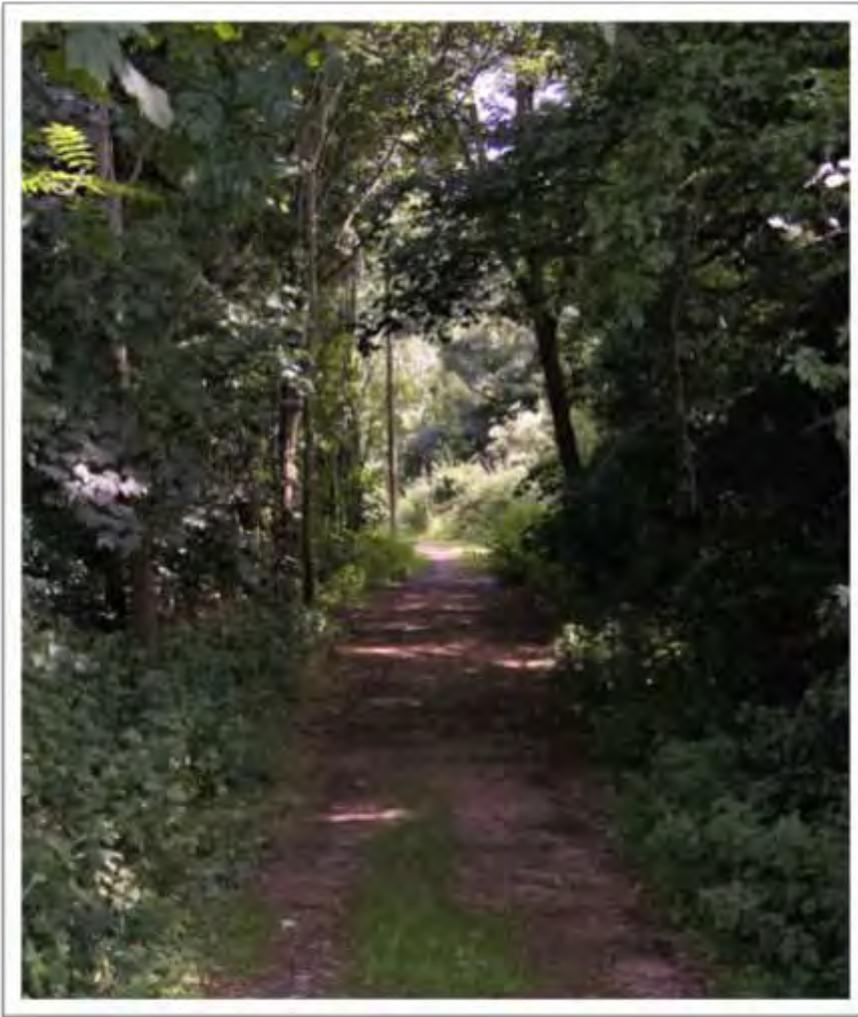
1. Has their principal home within the parish and has lived there for at least the last 2 years; or
2. Has lived in the Parish for 3 of the last 5 years; or
3. Has immediate family currently living within the Parish who have lived there for at least 3 continuous years; or
4. Has an essential need to live close to another person, due to a proven age or medical reason (such as essential care); or
5. Has worked within the parish for a continuous period of at least 2 years or has an essential or functional need to live close to their place of work in this parish or an adjoining parish.
6. However, national legislation requires that priority be given to those who have: an essential housing need, such as statutory homelessness, being a member of the military, and other statutory categories.

## **PLANNING POLICY H4. FURTHER SMALLER INFILL HOUSING WITHIN THE SETTLEMENT BOUNDARY**

Infill housing located inside the existing settlement boundary will be considered acceptable where:

1. It is appropriate and respects the rhythm and character of the street and is consistent with the existing form and character of surrounding buildings.
2. It consists of development of a site which has potential to provide houses which are suitably spaced compared with their neighbouring dwellings, and
3. are located between existing properties and non-greenfield sites; and
4. are not part of ‘green spaces’ identified within this NeighbourhoodPlan; and
5. where new buildings will either enhance the site and character of the area or conform to the surroundings and character of the area; and
6. it meets the conditions of all other relevant policies contained within this Plan.

## 6.7 NATURAL ENVIRONMENT



### **Introduction**

The Parish has a rich natural environment. This can be protected and enhanced through the planning process. The Parish is made up of a mosaic of natural and structural elements – the built-up areas of the villages both join with the River Bure and its river valley habitat, and are surrounded by a patchwork of productive agricultural fields.

The Parish hosts a number of County Wildlife Sites and two Roadside Nature Reserves. During the late 1970s and 1980s, Corpusty resident Anne Brewster made detailed records of wildlife, documenting the distribution of animals such as the Harvest Mouse and amphibians, recording plant species and mapping hedgerows. Anecdotal evidence suggests that, in common with other arable land in Britain, biodiversity has fallen in the parish since the middle of the 20th century, largely due to the removal of biodiverse habitats for agricultural purposes. Despite these depletions, it is likely that the parish retains more of its semi-natural habitats, albeit as small remnants, than many similar areas in Norfolk.

Agriculture is almost entirely arable with most of the area classified as Grade 3 (good to moderate quality). An area in the north-east of the parish and a somewhat smaller area in the south, together about 20% of the total area, are designated Grade 2 (very good quality). About 5% of the total area, along the valley bottom to the west of the village and along the tributary flowing from the south are designated Grade 4 (poor quality).

**Policies and Aspirations** in this section will help to meet the following **Objectives**:

- 2.1 Preserve agricultural land for food production.**
- 2.2 Preserve the Bure valley and ensure no damage to the Agri-Environment Schemes.**
- 2.3 Preserve the wildlife of the village and its nature reserves.**
- 2.4 Promote the use of renewable energy sources by encouraging micro-generation.**
- 2.5 Encourage schemes for insulating properties.**

#### **PLANNING POLICY E1: THE RIVER BURE AND VALLEY**

**The River Bure and its surrounding River Valley is identified as a key component of the Parish's Green Infrastructure<sup>1</sup> Network. The habitats found within river valleys are identified within the Priority Habitats and Species covered under Section 41 of the Natural Environment and Rural Communities Act 2006. Development proposals within or adjacent to this important and sensitive habitat area will only be permitted if:**

- The primary objective of the proposal is to conserve or enhance the habitat; or**
- The benefits of and need for the development in that particular location clearly outweighs the loss.**

**Any development proposal that may have an impact on the aquatic or terrestrial ecology of the River Bure and its river valley should be accompanied by an ecological assessment. Any mitigation and/or compensation measures outlined in such assessments will be secured via planning conditions and/or planning obligations.**

<sup>1</sup> a term used to refer to the living network of green spaces, water and other environmental features in both urban and rural areas. It is often used in an urban context to cover benefits provided by trees, parks, gardens, road verges, allotments, cemeteries, woodlands, rivers and wetlands. Green infrastructure is also relevant in a rural context, where it might refer to the use of farmland, woodland, wetlands or other natural features to provide services such as flood protection, carbon storage or water purification. Green infrastructure maintains critical ecological links between town and country."

## **PLANNING POLICY E2: AGRICULTURAL LAND<sup>1</sup>**

With the exception of developments within the identified Priority Areas, developments which permanently reduce the area of Grade 2 or Grade 3a agricultural land (the Parish contains no Grade 1 land) currently used for food production will only be permitted in exceptional circumstances. This would be in line with policies in the Local Development Plan including this Neighbourhood Plan.

Proposals on land identified as Grade 3 agricultural land will be required to be accompanied by an assessment identifying whether the land is Grade 3a or 3b to determine whether the land is to be considered as some of the best and most versatile agricultural land within the Neighbourhood Plan Area, and in accordance with NPPF.

<sup>1</sup> This is in accordance with NPPF para. 112/g

## **PLANNING POLICY E3: PROTECTION AND ENHANCEMENT OF LOCAL BIODIVERSITY**

Hedgerows in the Parish are already protected by the Hedgerow Regulations 1997. Thus, any affected by development requiring consent should be protected and, wherever possible, enhanced. Hedgerows in danger of removal as a result of development should be replaced within the site and accompanied by an after-care and management scheme secured by planning conditions. Supplementary planting which strengthens the existing network of hedgerows and ecological corridors will also be encouraged.

Proposals that may have an impact on any species or habitat within designated nature conservation areas (including County Wildlife Sites, Roadside Nature Reserves) should be accompanied by an ecological assessment and mitigation and/or compensation measures in accordance with NPPF 'mitigation hierarchy' (para. 118)<sup>1</sup>. Any mitigation and/or compensation outlining measures in such assessments will be secured via planning conditions and/or planning obligations.

Proposals that would lead to the enhancement of ecological network will be encouraged, particularly where they would improve habitat connectivity or support the management of the County Wildlife Sites, Roadside Nature Reserves and/or the Bure River Valley.

There is a wealth of mature trees in the village and proposals should respect these and seek to incorporate them within a planning proposal wherever possible tree preservation orders must be respected.

<sup>1</sup><https://www.gov.uk/guidance/national-planning-policy-framework/11-conserving-and-enhancing-the-natural-environment#para118>

#### **PLANNING POLICY E4: RENEWABLE ENERGY**

Development of renewable energy sources will be encouraged, where there are no significant adverse effects or where they are outweighed by the benefits.

Proposals should demonstrate how they make effective use of land, using poorer quality land in preference to higher grade land. All such applications should be accompanied by a Landscape and Visual Impact Assessment, Ecological Assessment, and Noise Assessment (where relevant). Where planning consent is required, the generation of electricity from solar panels and other renewable energy technologies will be encouraged on new and existing industrial and farm buildings, as well as on domestic buildings, where this does not detract from the design of the building.

#### **PLANNING POLICY E5: ENCOURAGE SCHEMES FOR LOW CARBON DEVELOPMENT**

New buildings will comply with national guidelines for carbon neutrality and energy efficiency.

When assessing planning applications, development proposals for carbon neutrality or zero-carbon buildings will be encouraged in determining development proposals and must also comply with the design policies (Appendix 14) and building regulations.

Good quality modern design appropriate to its surroundings will be supported.

#### **COMMUNITY ASPIRATION CA2 – RENEWABLE ENERGY AND INSULATION**

The Parish will promote and seek the use of renewable energy sources by encouraging micro-generation and encourage schemes for insulating properties.

Insulation of existing properties will be encouraged.

## 6.8 HISTORIC ENVIRONMENT

### Introduction

Corpusty and Saxthorpe are ancient communities and host a wealth of historic and archaeological remains that record the settlement's heritage and evolution. The two churches are both listed. St Andrew's is listed Grade 1 and St. Peter's is listed Grade 2\*. These are the oldest and largest buildings in the villages and play a very important cultural, historic and visual role in the Parish. There are several other important listed buildings in the villages which contribute to the character and cultural heritage of the Parish.

The archaeology of the area is well documented through the Norfolk Historic Environmental Record; this cites over 120 sites and finds in the Parish. The quantity and spread of remains dating from prehistoric times to the present day across the Parish indicate that any proposed development may disturb archaeological material. Development presents a great opportunity for further understanding the area's cultural heritage and any information and material gained will further enhance an understanding of the Parish and its links with the wider world.

The Policies in this section aim to meet the following Objectives:

- 3.1 Ensure that new housing takes account of the rich archaeological heritage of the Parish.**
- 3.2 Enhance the architectural and landscape character of the Parish and improve the quality of the housing.**

#### **PLANNING POLICY HE1: ARCHAEOLOGY**

**Due to the number of find-spots and non-designated archaeological areas in the Parish, all applications within 250 metres of an existing Historic Environment Record should consult with the Norfolk Historic Environment Service as to whether a more detailed archaeological survey is needed prior to determination of a proposal, see Figures 9 and 10.**



## **PLANNING POLICY HE2: VIEWS OF THE CHURCHES**

**The ancient views and settings of the two churches, St. Andrew's and St. Peter's, are a vital part of the village environment and should be maintained.**

**Development which might adversely affect the immediate or wider viewpoints of either of the two churches should be accompanied by a Landscape and Visual Impact Assessment.**

**In determining planning applications, any adverse effects on the views and settings of the churches will not be permitted.**

## 6.9 DESIGN AND CHARACTER

### Introduction

This Plan seeks to ensure that any new development is of a high quality and either conforms to the character, design and scale of the surroundings or enhances it. Developments can incorporate specific design features and grouping of buildings aiming to achieve an overall character complimentary to the surroundings.

This Neighbourhood Plan provides an appraisal of the key characteristics of the village built environment. An example is the use of flint and brick. Certain buildings were identified by the Parish Council as characteristic of the village. The rural character of the village must be respected in new developments to ensure that the distinctiveness of the area is maintained and enhanced. Examples of characteristic village buildings are shown in Figure 19.

Save in exceptional circumstances, for example of innovative architectural merit and appropriate scale, new buildings will be in keeping with the architectural and landscape character of the Neighbourhood Plan Area and comply with local and national guidelines for carbon neutrality and energy efficiency. Further building details are described together with illustrations in North Norfolk District Council's Design Guide as part of the Local Development Plan. This may be found at: <https://www2.north-norfolk.gov.uk/planning/10010.asp>

When assessing planning applications, development proposals for carbon neutral or zero-carbon development will be encouraged and given great weight in determining development.



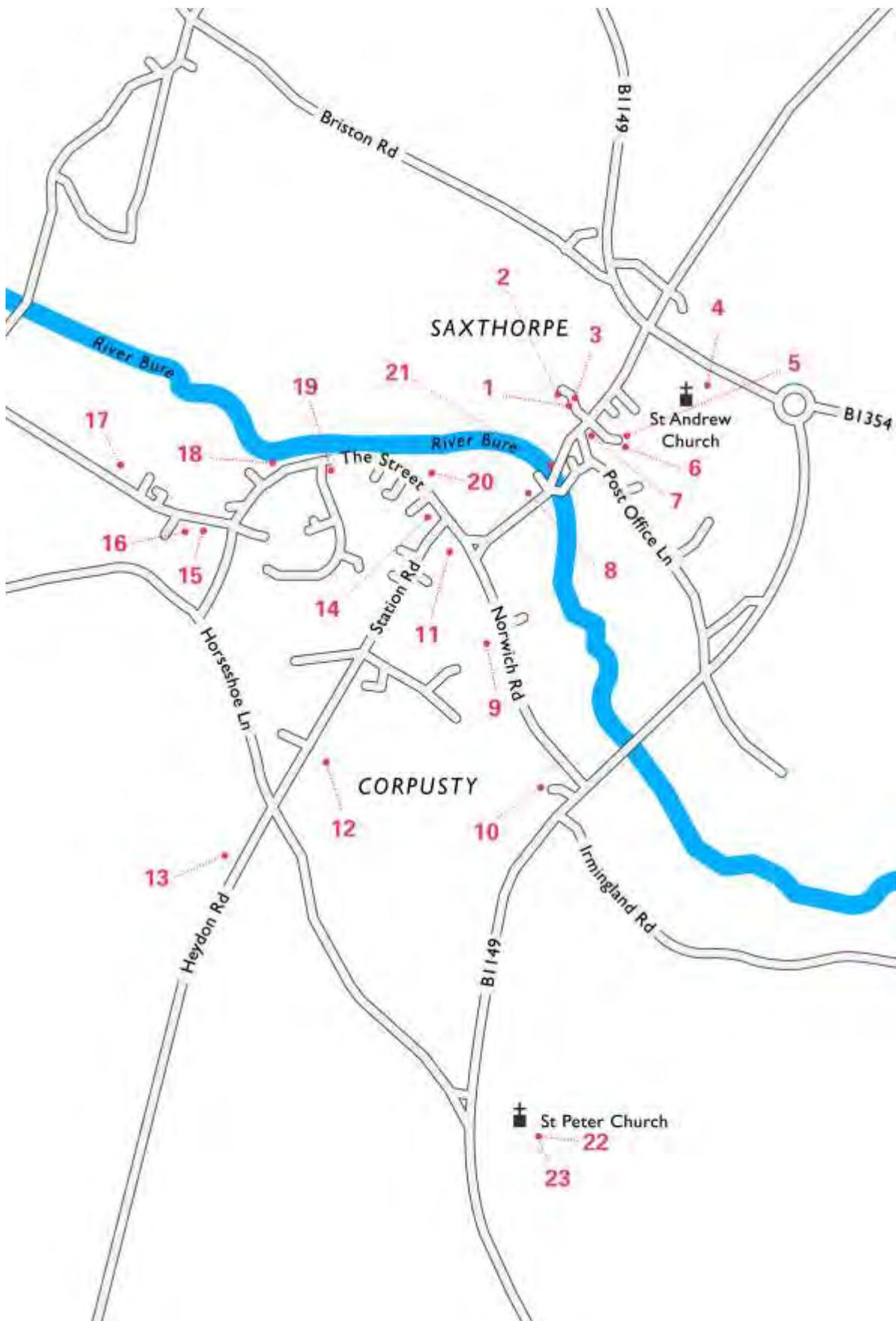


Figure 19: Plan of Saxthorpe & Corpusty showing positions of architectural features

**1 Brick with pantile roof**



**3 Wooden cladding and brick on mill and barn**



**2 Brick and flint construction with pantile roof**



**4 View of Saxthorpe from The Street Saxthorpe demonstrating cottage types**



**5 End of terrace forming entrance to Great Yard showing wedge dormer windows in Pitched roof**



**6 Great Yard showing typical terraced cottages with wedge dormers and common access**



**7 Old Post Office with stucco exterior**



**8 The Mill showing wooden cladding, brick with classical dormer windows**



9 Juxtaposition of Pink Cottage with 19<sup>th</sup> Century Methodist Chapel demonstrating simple cantilevered porch



10 16<sup>th</sup> Century brick and pantile Manor House Corpusty



11 Dutch Gable on Village school



12 Council Housing on Heydon Road



**13 Recent affordable housing Heydon Road**



**14 The pub from the village green**



**15 Eclectic architectural view showing gable-ends, chimneys lean-to extension and surrounding greenery**



**16 Little London barn conversion**



**17 Seventeenth Century farmhouse showing flint wall**



**18 Modern extension to cottage retaining original features and sympathetic use of stucco**



**19 Typical yard Corpusty**



**20 The old ginger beer factory conversion from the village green**



**21 Bridge railings over the Bure between Saxthorpe and Corpusty**



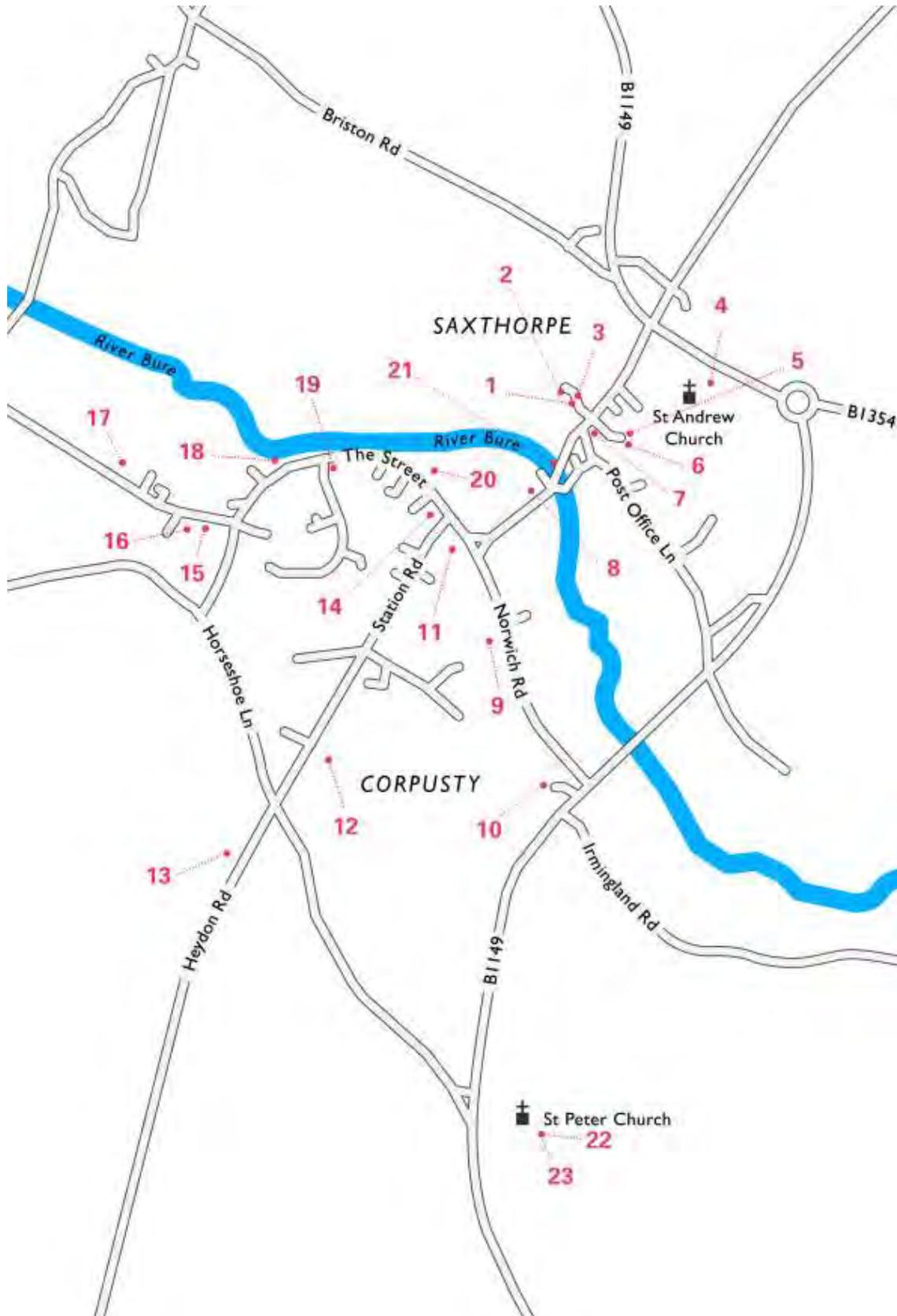
**22 View of St.Peter's church from Monks Lane**



**23 St Peter's Church**



Figure 19: Plan of Saxthorpe & Corpusty showing positions of architectural features



**St Andrew's Church from the south**



**The village green showing the pub and adjacent brick and flint cottages**



The Policies have been designed to meet the following Community Objectives:

4.1 Use existing examples of building types and features around the village as guides for future development.

4.2 Use the excellent and informative NNDC Design Guide as a basis for development.<sup>15</sup>

#### **PLANNING POLICY DC1. OVERALL CHARACTER**

Proposals should reflect the NNDC Design Guide<sup>1</sup> with particular reference to building details and also reflect the existing building types of the village as illustrated in Figure 19.

New residential development should have a density, scale, bulk and massing consistent and compatible with the existing prevailing character within the immediate and surrounding area to reflect local distinctiveness, character and appearance of the area. The only exception will be if a proposal results in a visual enhancement to the character and appearance of the area.

To retain the rural and spacious character of the Parish, development should in general be of low density of up to 25 dwellings per hectare. Higher density will only be acceptable where there is a need to blend with the surrounding character such as in developments offering terraced housing/ yards characteristic of the local vernacular architecture.

Buildings of exceptional architectural merit which are of modern design will also be encouraged providing they respect the scale and mood of the surrounding buildings.

<sup>1</sup> <https://www.north-norfolk.gov.uk/tasks/planning-policy/view-design-guide/>

#### **PLANNING POLICY DC2. OPEN SPACE**

The provision of open space in relation to any proposal should be in line with National and Local Guidelines.

#### **PLANNING POLICY DC3. SAFETY**

Norfolk Fire and Rescue Service advocates installation of sprinklers in all new developments. This Neighbourhood Plan follows this guidance in assessing proposed new developments.

---

<sup>15</sup> <https://www.north-norfolk.gov.uk/tasks/planning-policy/view-design-guide/>

## 6.10 MAKING A LIVING

### Introduction

The Plan seeks to help local businesses thrive by enhancing provision of premises for existing and new small businesses in and around the Parish. Equally important goals are to protect the countryside, avoid potential loss of high quality agricultural land, and support nature conservation.

New business premises and homes are needed, whilst ensuring that the impacts upon neighbours and the countryside are not significant. The policies relating to residential development will mean that more people will be living in the village. To ensure a sustainable community, it will be necessary to provide some low-key employment opportunities. The key objectives are to encourage some light industrial developments in a discrete business area and discourage noisy, large-scale industrial activities which involve movement of heavy vehicles within the village, thus facilitating and encouraging business and economic activity appropriate to the village surroundings.



It has been noticed that the number of heavy good vehicles has increased in recent years, both because of development and economic activity within the Neighbourhood Plan Area and also elsewhere. This plan aims to support commercial and industrial development because it will provide local employment, enabling people to work locally and attracting working age families into the village. This needs to be balanced, however, against the safety and amenity impact of any lorry traffic that will be generated by the new development. Many of the roads in the Parish are narrow and unsuitable for anything other than the occasional lorry or farm vehicle. This is especially the case within the village, where many houses are very close to the roads and so to the traffic using them.

The Highways Authority should be consulted on any new development resulting in increased traffic.

The Parish Council considers all planning applications within the Parish. Particular care will be taken when considering applications likely to generate lorry traffic. The expectation will be that a transport statement will be submitted with the application, but if this is not the case it will be requested via the District Council. The Parish Council will expect the transport statement to set out clearly what the impacts, if any, will be and how any adverse impacts will be mitigated and made acceptable, especially in terms of highway safety and residential amenity. This policy is not intended to apply to development, such as residential development, which might generate only the occasional lorry (such as for a parcel delivery) but which is essentially incidental to the function of the development.

**Policies and Community Aspirations** in this section aim to meet the following **Community Objectives**:

**5.1 Help local businesses to thrive.**

**5.2 Promote the installation of ultra-fast broadband internet.**

**5.3 Encourage the development of some light industry as part of the business area - subject to its impact on neighbours.**

**5.4 Discourage industrial activities which involve the movement of heavy vehicles within the village.**

**5.5 Encourage existing and new agricultural and horticultural businesses.**

**5.6 Discourage loss of agricultural land to semi-industrial purposes.**

#### **PLANNING POLICY B1. SMALL BUSINESSES AND LIGHT INDUSTRY**

**New buildings for light industrial or other business use (defined as categories A2, B1, B2, B8<sup>1</sup>) will be encouraged in the specific area identified within this Neighbourhood Plan for employment use, see Priority Area 3 in Figure 17. There will be an overriding preference for agricultural and horticultural uses, however, other uses which are appropriate in a rural area will also be supported. Design criteria for new buildings for business use will be similar to those for housing. This is an agricultural community in a rural area and use of barns as a style for new business units will be encouraged.**

**New buildings for light industrial or other businesses uses will be supported in principle, subject to the following conditions:**

- 1. The buildings are in the area identified within this plan.**
- 2. The proposal will be employment generating.**
- 3. The proposal will protect residential amenities and not result in a significant increase in heavy goods vehicles.**
- 4. The proposed buildings will be of an appropriate design and scale for the setting.**
- 5. Reasonable parking provision required to meet the needs of the business can be accommodated within the site or in an alternative suitable location.**
- 6. The proposal will not have any significant adverse environmental impacts.**
- 7. Non-agricultural land will be preferred rather than land currently used for food production.**

<sup>1</sup> [https://www.planningportal.co.uk/info/200130/common\\_projects/9/change\\_of\\_use](https://www.planningportal.co.uk/info/200130/common_projects/9/change_of_use)

## **PLANNING POLICY B2. HEAVY GOOD VEHICLES**

**Any proposed development that is expected to generate, by the nature of the development, increased heavy traffic which is likely to have significant impact on the village will comply with the requirements to produce a transport statement in line with national and local policy. Proposals should minimise conflict with other road users and maximise highway safety. This should set out the volume of lorry traffic anticipated and the measures that will be used to mitigate any adverse impacts, including proposals for which routes the traffic will use. This requirement is in line with NNDC Core Strategy and NPPF para. 32<sup>1</sup>.**

**There will be a local requirement that the transport assessment will seek to minimise conflict with other road users and ensure maximum safety.**

<sup>1</sup> <https://www.gov.uk/guidance/national-planning-policy-framework/4-promoting-sustainable-transport>

## **COMMUNITY ASPIRATION CA3. ULTRA-FAST BROADBAND AND MOBILE PHONE SERVICE**

**The Parish Council will promote schemes that achieve or help to achieve ultra-fast broadband and improved mobile phone services, provided that they do not result in unacceptable impacts to the character, amenity or environment.**

**Both super-fast broadband and a dependable mobile phone signal are essential to business development in the community.**

## 6.11 EDUCATION

### Introduction

This Neighbourhood Plan recognises that new homes are needed as well as businesses. This will increase the number of families with small children in the Parish.

It is important to secure the future of the existing primary school and support appropriate plans for the expansion of the school or the provision of other educational opportunities or facilities.

New development also brings the prospect of funds accruing from any developer in the form of Section 106 allocations. Possible uses of such finance will include traffic calming schemes for the centre of the village, improvements to the existing school as well as the further provision of educational facilities or access to education. This applies only when the mitigation is directly related to the development proposal.

**Policies and Community Aspirations in this section aim to meet the following Objectives:**

**6.1 Encourage development which secures the future of the Primary School.**

**6.2 Support plans for expansion of the Primary School and other educational opportunities.**





## **PLANNING POLICY ED1. THE PRIMARY SCHOOL AND EDUCATION FACILITIES**

**Policy H1 will encourage new housing in the village which in time will increase the number of resident new families and help secure the future of the school.**

**This policy seeks to retain the school and existing educational facilities.**

**Proposals which involve provision or enhancement of educational facilities will be supported subject to the following criteria:**

- **The buildings are of a high-quality design, suitable scale, suitable in their location while taking account of the character and appearance of the area or enhancing it.**
- **The proposal will have no significant detrimental impact upon residential amenities and neighbouring land uses.**
- **Parking provision required to meet the needs of the school will be accommodated within the site or in an alternative suitable location.**
- **The proposal will not have any significant adverse environmental impacts.**
- **The proposal is within a central location within the Settlement Boundary in a reasonably accessible location.**

## **PLANNING POLICY ED2. MOBILE LIBRARY**

**All developments that support the mobile library service and other sources and forms of information will be encouraged.**

## **COMMUNITY ASPIRATION CA4. PROMOTION OF ADULT EDUCATION & ENTERTAINMENT**

**The Parish Council will encourage adult education as well as helping to identify suitable accommodation for a film club venue.**

## **6.12 WELL-BEING AND FLOURISHING**

### **Introduction**

The core aim of any Neighbourhood Plan is to ensure that the planning process contributes to the well-being of the community. Corpusty and Saxthorpe host a number of community assets such as allotments, a children's play area and a village green which enhance everyday community life in the Parish and therefore need to be protected from any adverse impacts that may arise from development.

The two churches (St Peter's and St Andrew's) are key elements of the visual amenity of the Parish and therefore the views and setting of these buildings should be protected from obstruction for community enjoyment and identity.

Finally, the Parish boasts a number of discrete segments of footpaths, but there is scope for these to be joined up better into a circular route around the villages.

**The Policies in this section aim to meet the following Objectives:**

- 7.1 Support St. Andrew's Church as the centre of the Parish's spiritual, cultural and community life.**
- 7.2 Explore new uses for St. Peter's church.**
- 7.3 Sport and leisure: maintain and enhance the appearance and upkeep of the village green.**
- 7.4 Encourage healthy activities by keeping access to the countryside open on footpaths and promote the development of new public rights of way.**
- 7.5 Preserve the play areas within the village.**
- 7.6 Encourage the upkeep of allotments.**

#### **PLANNING POLICY W&F1: ST ANDREW'S CHURCH**

Land use proposals for St. Andrew's church which seek to extend the use of the church for cultural diversity and spiritual activities will be encouraged.

Alterations to St. Andrew's church that enable greater village participation in cultural and spiritual activities will also be encouraged, provided they do not harm the overall significance of the Grade 1 listed building and they are acceptable to the Diocesan Advisory Committee.

#### **PLANNING POLICY W&F2: FOOTPATHS AND PUBLIC RIGHTS OF WAY**

The network of the existing footpaths and public rights of way and green infrastructure in the Parish should be safeguarded, retained and enhanced.

Development proposals which include establishment of new public rights of way that would help to achieve a more circular route around the villages will be encouraged and will be considered to offer a significant community benefit when determining planning applications.

#### **PLANNING POLICY W&F3: ALLOTMENTS**

Development proposals resulting in loss of allotments will be permitted only if alternative land of equal or greater size, not more than half a mile distant from the existing site, is made available and is in a readily accessible location.



#### **COMMUNITY ASPIRATIONS CA5: ST PETER'S CHURCH**

**Improvements to St. Peter's churchyard and surroundings will be encouraged. The Parish Council will support and encourage the further restoration of the interior of St. Peter's Church which would lead to better community use.**

#### **COMMUNITY ASPIRATION CA6: PLAY AREAS**

**The two play areas shall be preserved for these purposes and community resources will be regularly allocated to their preservation, upkeep and enhancement.**

## 6.13 GETTING AROUND

### Introduction

Residents of the Parish need to be able to access work, education and other facilities and services. The Neighbourhood Plan would like to improve access to services, especially by sustainable means and in safety.

The evidence shows that the bus service is not very frequent, although it does enable journeys to be made at peak times and so provides for some work and education related trips. Services and facilities within the village are only sufficient to meet some daily needs. Combined, these factors at least partly explain why most journeys by residents are undertaken by car, and very few, except for high school related trips, use the bus. Indeed, as with most rural communities in Norfolk, there is a large degree of car dependency in the village which of course leads to a considerable amount of traffic when combined with that of visitors and through traffic.

In addition, the evidence suggests that in places within the village the average traffic speed exceeds the 30mph speed limit, whilst some vehicles have been recorded as travelling as fast as 95mph. The evidence shows that the speed of traffic is a great concern. Traffic safety is therefore a community priority. Although some natural features of the village restrict traffic speeds, such as the narrowness of some roads, observational evidence suggests that on-street car parking also tempers traffic speed by acting as an informal traffic calming scheme. The Neighbourhood Plan therefore allows for on-street car parking, unless it is replaced by more formal traffic calming measures where the natural traffic speeds would exceed 20mph.

The Neighbourhood Plan also aims to make walking and cycling within the village more attractive, in part to reduce reliance on the car for short journeys, but also for reasons of health and well-being. It is believed that lower traffic speeds will be supportive of this.

Local bus services are infrequent and the destinations are limited. For some residents, especially our older and less mobile residents, the use of public transport presents considerable difficulties. Evidence shows that some people find it difficult even to leave the village. It is also clear that this will become a bigger issue as the population ages. Community transport could have a role to play. There are many community transport schemes across Norfolk. These provide people with access to services that otherwise would be inaccessible. The community will hold discussions with the Norfolk Community Transport Association, an umbrella group set up to help community transport operators, and will aim to 'buddy' with existing schemes to help determine whether a local scheme is viable. Furthermore, proposals for such schemes will be considered very favourably, especially those that provide access to healthcare, which evidence suggests is particularly dependent on the car.

**Policies and Community Aspirations in this section aim to meet the following Objectives:**

**8.1 Improve road safety by the introduction of traffic calming schemes.**

**8.2 Improve accessibility to local towns by trying to increase public transport.**

**8.3 Improve accessibility to medical and other services by supporting community volunteer schemes.**

**PLANNING POLICY T1. TRAFFIC CALMING**

New development promoting and protecting highway safety will be encouraged. It is expected that traffic from new commercial/ industrial developments and new residential developments comprising five or more dwellings, will generally contribute to traffic calming measures within the settlement boundary where the Parish Council deems it necessary.

Following discussion with the relevant Highways Authority, the following scheme is envisaged: access “gates” to all roads leading into the village; further community approved traffic slowing devices in the central area of the village; a 20 mph limit throughout the central area.

**PLANNING POLICY T2. PUBLIC TRANSPORT**

New developments within the Development Boundary should provide improved bus stop facilities.

To ensure improved use of the bus stops there will be an expectation that the nearest bus stops will be brought up to a good standard, including, in consultation with the Parish Council, provision of a shelter.

**COMMUNITY ASPIRATION CA7: COMMUNITY AND VOLUNTARY TRANSPORT**

The community will investigate setting up and running a community transport scheme to provide improved access to key services such as health care. Schemes which promote volunteer transport or other appropriate initiatives will be encouraged.

# SECTION 3

## 7 NOTE FOR DEVELOPERS – GENERAL GUIDANCE FROM STATUTORY AGENCIES

In response to the Statutory Consultation June-July 2017, general advice was received from statutory agencies. Any intending developer should take note of this advice as follows:

AGENCY	WEBSITES
Natural England	<a href="http://magic.defra.gov.uk/">http://magic.defra.gov.uk/</a> <a href="http://www.nbn-nfbr.org.uk/nfbr.php">http://www.nbn-nfbr.org.uk/nfbr.php</a> <a href="http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx">http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx</a> <a href="https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making">https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making</a> <a href="http://magic.defra.gov.uk/">http://magic.defra.gov.uk/</a> <a href="http://www.landis.org.uk/index.cfm">http://www.landis.org.uk/index.cfm</a> <a href="https://www.gov.uk/government/publications/national-planning-policy-framework--2">https://www.gov.uk/government/publications/national-planning-policy-framework--2</a> <a href="http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/">http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/</a>
Sport England	<a href="http://www.sportengland.org/playingfieldspolicy">http://www.sportengland.org/playingfieldspolicy</a> <a href="http://www.sportengland.org/planningtoolsandguidance">http://www.sportengland.org/planningtoolsandguidance</a> <a href="http://www.sportengland.org/facilities-planning/planning-for-sport/forward-planning/">http://www.sportengland.org/facilities-planning/planning-for-sport/forward-planning/</a> <a href="http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/">http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/</a> <a href="https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-communities">https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-communities</a> <a href="https://www.gov.uk/guidance/health-and-wellbeing">https://www.gov.uk/guidance/health-and-wellbeing</a> <a href="https://www.sportengland.org/activedesign">https://www.sportengland.org/activedesign</a>
Environment Agency	<a href="http://www.english-heritage.org.uk/publications/environmental-quality-in-spatial-planning-supplementary-files/">http://www.english-heritage.org.uk/publications/environmental-quality-in-spatial-planning-supplementary-files/</a> <a href="https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/289894/LIT_2745_c8ed3d.pdf">https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/289894/LIT_2745_c8ed3d.pdf</a>
Historic England	<a href="http://www.historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/">http://www.historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/</a> <a href="https://historicengland.org.uk/images-books/publications/conservation-area-designation-appraisal-">https://historicengland.org.uk/images-books/publications/conservation-area-designation-appraisal-</a>

[management-advice-note-1/](#)

<https://content.historicengland.org.uk/images-books/publications/understanding-place-historic-area-assessments/heag146-understanding-place-haa.pdf/>

<https://historicengland.org.uk/images-books/publications/making-changes-heritage-assets-advice-note-2/>

<https://content.historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/gpa3.pdf/>



## **8. RISK ASSESSMENT**

The Neighbourhood Plan has been subjected to a risk assessment by the Parish Council in order to identify threats that could destabilise the Parish's vision for Corpusty & Saxthorpe and affect its delivery.

Most of these are outside the control of the Parish:

1. Changes in planning policies at national and district level before the end of the planning period in 2036.
2. Ad hoc changes to current national policy which prioritise development in determining planning applications will over-ride local planning policies.
3. Inconsistent interpretation of national and local planning policy by decision makers.
4. The use of imprecise language leading to ambiguity in neighbourhood planning policies. that obscures the intentions of the Neighbourhood Plan or allows unintended interpretation.
5. Failure to relate the Neighbourhood Plan adequately to the NNDC Local Development Framework, County-level plans and the National Planning Policy Framework.

## **9. CONSULTATION STATEMENT**

For the full Consultation Statement is a separate document which accompanies this Plan.

## **10. MONITORING AND REVIEW**

The Corpusty & Saxthorpe Neighbourhood Plan covers the period 2018 to 2036.

Development will take place during this time, both in the parish and outside it, and will have an impact on the community, as well as on the physical fabric of the village.

Each new development will influence what happens next and where.

It is essential to the long-term success of the Plan that developments in Corpusty & Saxthorpe are monitored and activities by neighbouring parishes are reviewed against those of this Neighbourhood Plan's objectives and against the policies designed to implement them.

North Norfolk District Council will ultimately determine planning applications in the Neighbourhood Development Area in line with their Core Strategy and cognisant of this Neighbourhood Plan. The Parish Council in its role as the executive agency for the Corpusty & Saxthorpe Neighbourhood Plan will also make arrangements to monitor developments and carry out an Annual Review. Assistance will be sought from parishioners and other interested parties in maintaining these review processes.

## **11. APPENDICES TO THIS REPORT: THE EVIDENCE BASE**

All Appendices to this report are available on the Corpusty and Saxthorpe website at:

<https://corpustyandsaxthorpeparishcouncil.wordpress.com/community-led-plans-neighbourhood-plans/>

APPENDIX 1: NEIGHBOURHOOD AREA DESIGNATION

APPENDIX 2: DEMOGRAPHY OF THE NEIGHBOURHOOD AREA

APPENDIX 3: CORPUSTY AND SAXTHORPE COMMUNITY PLAN SURVEY REPORT

APPENDIX 4: COMMUNITY CONSULTATION ON NEIGHBOURHOOD PLANNING OBJECTIVES

APPENDIX 5: REPORT ON COMMUNITY CONSULTATION

APPENDIX 6: COMMUNITY CONSULTATION PUBLICITY

APPENDIX 7: HERITAGE

APPENDIX 8: ENVIRONMENT

APPENDIX 9: WATER, DRAINAGE AND GREEN ISSUES

APPENDIX 10: CORPUSTY AND SAXTHORPE TRAFFIC SURVEYS

APPENDIX 11: CONSULTATION WITH LOCAL LARGE LANDOWNERS

APPENDIX 12: OVER 60s FOCUS GROUP CONSULTATION

APPENDIX 13: VILLAGE ENVELOPE CONSULTATION

APPENDIX 14: DESIGN GUIDE

APPENDIX 15: ASSESSMENT FOR GREEN SPACE DESIGNATION

APPENDIX 16: MINUTES FROM CORPUSTY AND SAXTHORPE PC RELEVANT TO INTENTION TO UNDERTAKE  
NEIGHBOURHOOD PLAN

APPENDIX 17: STRATEGIC ENVIRONMENTAL ASSESSMENT SCREENING OPINION

APPENDIX 17A: HRA SCREENING REPORT MAY 2018

APPENDIX 18: NATIONAL CENSUS DATA RELEVANT TO CORPUSTY & SAXTHORPE NEIGHBOURHOOD PLAN

APPENDIX 19: BASIC CONDITIONS STATEMENT

APPENDIX 20: CONSULTATION STATEMENT

APPENDIX 20A: CONSULTATION RESPONSES FROM JUNE – JULY 2017

## **12. LIST OF FIGURES AND TABLES IN THIS REPORT**

### **FIGURES**

**Figure 1: The boundary of the designated Neighbourhood Plan Area of Corpusty & Saxthorpe is indicated by the red line on this map**

**Figure 2: The Neighbourhood Plan in relation to National and District Policy**

**Figure 3: Corpusty and Saxthorpe: agricultural land classifications**

**Figure 4: Corpusty & Saxthorpe: Priority Habitats**

**Figure 5: Corpusty and Saxthorpe: Nature Conservation Areas**

**Figure 6: Saxthorpe & Corpusty PP Flood Zone**

**Figure 7: Flood Zone 2: Land Assessed as having between a 1 in 100 and 1 and 1,000 annual probability of river flooding**

**Figure 8: Flood Zone 3: Land Assessed as having between a 1 in 100 or greater annual probability of river flooding**

**Figure 9: Corpusty and Saxthorpe surface water 1:1000 chance of rain 2013**

**Figure 10: Corpusty and Saxthorpe north section, surface finds**

**Figure 11: Corpusty and Saxthorpe south section, surface finds**

**Figure 12: Corpusty & Saxthorpe Community Plan Survey 2012**

**Figure 13: Corpusty & Saxthorpe Demographic Structure based on Community Plan (2012) data with updates derived from the 2011 National Census.**

**Figure 14: Corpusty & Saxthorpe Demographic Structure based on the Community Plan survey (2012) data with emendations taking account of the 2011 Census and proposed new housing provision.**

**Figure 15: Corpusty & Saxthorpe: public footpaths and bridleways, showing entire Neighbourhood Area and Central Area of the Villages**

**Figure 16: Corpusty & Saxthorpe: new Village Development Boundary approved by community consultation October 2015 and in light of subsequent comments.**

**Figure 17: Priority Development Areas 1 and 2**

**Figure 18: Priority Development Area for Mixed Residential and Business Use**

**Figure 19: Plan of Saxthorpe & Corpusty showing positions of architectural features**

## **TABLES**

**Table 1: Surface Finds: key to Figures 9 and 10**

**Table 2: Houses with different numbers of bedrooms shown as a proportion of the total number of houses**

**Table 3: Proportion of different housing types**

**Table 4: Proportion of households by tenure type**

