

**EVIDENCE BASE: CHAPTER 18: NATIONAL CENSUS DATA RELEVANT TO C&S NP: WORKING NOTES**

This demographic “time bomb” was first identified from the survey undertaken for the Community Plan in 2012 and further supported by results from the 2011 census.

**Commented [T1]:** ONS 2011 Census **Age by Single Year, 2011 (QS103EW)**

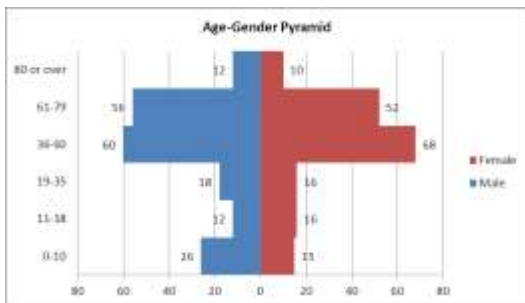


Figure XX: Corpusty & Saxthorpe Community Plan Survey 2012 showing demographic structure of the village at that time with marked ageing population structure

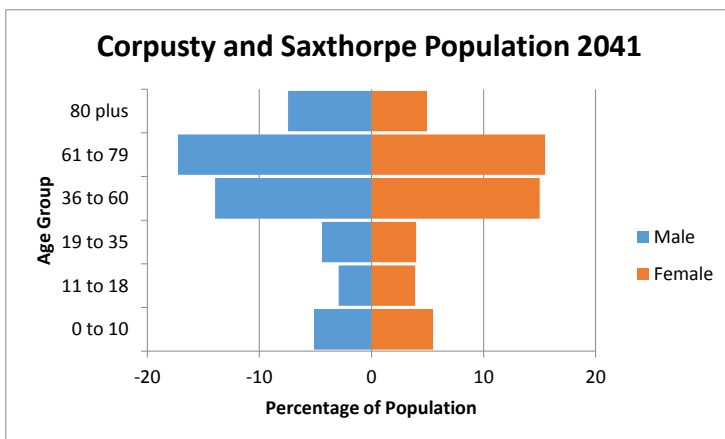


Figure XX: Corpusty & Saxthorpe Demographic Structure based on Community Plan (2012) figures with emendations from Census 2011 showing likely structure in 2041

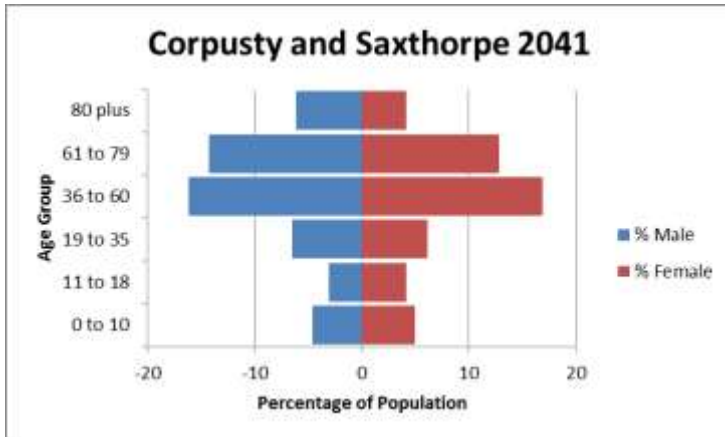


Figure XX: Corpusty & Saxthorpe Demographic Structure based on Community Plan (2012) figures with emendations from Census 2011 showing likely structure in 2041 WITH ADDITION OF PROPOSED HOUSING UNITS IN THE PERIOD 2015-20 AND CONSEQUENT ALTERATION TO AGE STRUCTURE OF THE VILLAGE

**Commented [T2]:** NOTE IN PARTICULAR (A) THE LARGE SIZE OF 36-60 YEAR COHORT IN THIS FIGURE AS COMPARED WITH SAME COHORT IN PRECEDING FIGURE (B) THE LARGER SIZE OF THE 19-35 YEAR AGE COHORT IN THIS FIGURE AS COMPARED WITH THE PRECEDING FIGURE (C) THE APPARENT LONGER SURVIVAL OF MEN IN THE VILLAGE AS COMPARED WITH WOMEN.

## How this Plan is organised

1.10 This Plan is divided into three sections:

**Section 1: A Vision for Corpusty & Saxthorpe**, which sets out

- a) a brief description of Corpusty & Saxthorpe today
- b) the issues that have influenced the vision
- c) the Vision Statement and Core Objectives
- d) the future vision for Corpusty & Saxthorpe.

**Section 2: Neighbourhood Plan Policies**, which sets out policies to support the overall vision.

**Section 3: Housing Allocation Policies - Site Specific Requirements**, which set out site-specific policies for the allocated residential sites.

1.11 This entire document forms the Neighbourhood Development Plan for Corpusty & Saxthorpe. Under the Localism Act, Sections 2 and 3 form the Plan's policies.

1.12 A large amount of background information informs the Plan (this is known as the 'Evidence Base'). A summary document (Corpusty & Saxthorpe Neighbourhood Plan: Evidence Base Summary) appears at Appendix XXX and the detailed evidence appears as **Appendices XXX-XXX**.

Taken together these documents provide evidence of the results of empirical investigation, specialist reports and detailed consultation process and the conclusions arrived at as a result of those consultations.

### 1.13 A Note on the Evidence base

This plan derives from a wide range of evidence. This evidence base falls into the following types and includes specially commissioned reports by experts on specific matters, rigorously derived quantitative material, rigorously collected qualitative material as well as material derived from less formal methods of data collection. These data include information about objective matters which can be easily counted, for example numbers of people resident in the community at a particular time and also carefully collected information telling us about people's opinions, goals and aspirations as well as their experience of living in the community.

## ABOUT CORPUSTY & SAXTHORPE

### 1. Introduction

**Understanding Corpusty & Saxthorpe is the starting point for producing a good Neighbourhood Plan. This is because the Corpusty & Saxthorpe Neighbourhood Plan is an opportunity to plan the community's future, in particular addressing the two broad strategic questions:**

**What are the problems that the Plan could address?**

**What are the opportunities the Plan could make the most of?**

### 2. CORPUSTY & SAXTHORPE TODAY

A wide range of issues was taken into account to produce this plan.

These concerns and aspirations derive from rigorous and extensive long term consultation within the community. This consultation process began in 2009 with preparation of a Community Plan. In July/August 2010 the community instituted and completed a rigorous survey based investigation of the village. This was the first step in the evidence base for the current Neighbourhood Plan. Subsequent consultation based evidence components were accumulated in the following years, ending with extensive survey, focus group and public consultative events in 2014. A summary of these consultative processes together with their reports and summaries appears **as Appendices ?? to ??** to this report.

However, in broad terms the first community meeting on 8 May 2013 agreed that the community should make a neighbourhood plan and after discussion agreed on a number of topics which should inform further consultation in the community as to the goals of the Neighbourhood Plan.

Further consultation about these broad goals took place by means of a questionnaire which was circulated in December 2013. (see Appendix XXX) Table ?? shows how the consultation objectives were then consolidated into a limited number of broader themes. These themes form the structure of the rest of this section.

## VISION STATEMENT AND CORE OBJECTIVE

### People and Housing

The parish of Corpusty & Saxthorpe has a population of 697 people living in a total of 315 dwellings and 315 households. None of the dwellings was shared.

A review of available housing data shows that:

- 73.65 per cent of households owned their homes (compared with the national average of 63.34 per cent and an East of England average of 69.59 per cent).
- Of those households who owned their own homes, 60.35 per cent owned their properties outright and 39.65 per cent had a mortgage or other type of loan.
- 23.81 per cent of households rented their accommodation (as compared with 16.84 per cent nationally) of which:
  - 40 per cent rented from the social rented sector
  - 60 per cent rented from the private sector
  - As to types of dwelling in the community: There is a marked absence of small housing units such as flats, maisonettes, apartments, caravans or other temporary structures, and only 3.81 per cent of the total housing stock falls into one of these categories, while 0.63 per cent of households live in what are classified as a “Caravan or Other Mobile or Temporary Structure”.
- 29.52 per cent of households consist of retired people.
- 66.35 per cent of households had at least one member who was economically active.
- The Community Plan showed that: 66.2 per cent of the households had somebody who had lived in Corpusty and Saxthorpe for more than 10 years and 21.6 per cent of households had somebody who had lived in the community for over 30 years. 29.5 per cent of households have lived in the community for 10 years or less.

In the light of these figures, it is not surprising that consultation with local people has revealed concerns about the affordability of housing in Corpusty & Saxthorpe, particularly for young people in general and young single people in particular as well as for young families. People also expressed a strong opinion that the community lacks an appropriate range of housing types. Their perception is that many new developments in Norfolk are skewed towards larger dwellings and that this pattern would not be appropriate for the longer term development of Corpusty & Saxthorpe. This current of opinion revealed in the consultation process chimes closely with the objective demographic analysis which informs this plan (see Appendix ???). It indicates the importance of engaging with the problems of types of housing appropriate to the demographic future of the community and not

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Accommodation Type - Households, 2011 (QS402EW)

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Tenure - People, 2011 (QS403EW)

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**Area: Corpusty and Saxthorpe (Parish)**

**Accommodation Type - Households, 2011 (QS402EW)**

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thinking of the problem as one solely of *numbers* of dwelling. This means that to engage with local concerns and with national and LDF housing policies, it will be desirable for new housing developments to accommodate local aspirations and views as to need and desirability of particular types of development appropriate to locally expressed preferences. In addition to this generally expressed preference, the 2011 Community Plan Survey revealed that almost 64 per cent of households would like the village to have an increased number of affordable housing units available for rent. As we have seen, the 2011 census data show there is strong demand for rented accommodation, almost 25 per cent of households in the village holding this type of tenure, close to the 27.2 per cent for this type of accommodation in North Norfolk generally.

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### **Environment and Design: Environment, Agriculture and “Green” Issues [ Agriculture and Food Production , Design]**

Norfolk is a very rural county with a relatively small population for its land area. North Norfolk has a long coastline and all communities are formed by and gain amenity value from their proximity to attractive landscapes and coast. Corpusty & Saxthorpe shares these characteristics, the two villages joined across the upper reach of the River Bure by an ancient bridge and overlooked by the now disused church of St Peter situated on a hill to the south of Corpusty, one of the highest points in the area. The two villages’ history can be traced back to the Little Domesday Book of c. 1086. Notable grade II listed buildings include the Manor House and the Mill and Mill House. The specialist report commissioned for the plan notes that: “The listed buildings in the plan area and their immediate surroundings are afforded protection by the legislation but their wider prospects are vulnerable. All the listed buildings occupy key sites and it is important that the wider character of each location is preserved. It is also important to consider all the buildings in the plan area, as the existing pattern of settlement should not be compromised by future development.” (Appendix XXX Richmond Report p. 5). It is very significant that 30 per cent of people choose to live in Corpusty & Saxthorpe because of the village life style and the rural location. And most people who live here live in their main residence. Only a small number, 4.8 per cent, of people in the village who responded to the Community Plan Survey are living in their secondary residence. This is a rather lower percentage of second homes as a percentage of total housing stock in North Norfolk generally where the figure is just over 9 per cent<sup>1</sup>.

- Like many Norfolk villages, Corpusty and Saxthorpe do not appear uniform from a design perspective. Indeed the overall impression is of a pleasing assembly of buildings from different periods on the settlements’ history. Thus there are the medieval churches, the Manor House, remnants of a sometimes troubled and impoverished agricultural past in the form of tiny homes in Little London and of traditional warrens of small buildings, known as “courts”, at the centre of both

<sup>1</sup> Michael Oxley, Tim Brown, Ros Lishman, Richard Turkington, Rapid Evidence Assessment of the Research Literature on the Purchase and Use of Second Homes, Centre for Comparative Housing Research Leicester Business School, De Montfort University, The Gateway, Leicester, LE1 9BH, 2006.

Corpusty and Saxthorpe. Row terraces more characteristic of the Midlands indicate a time when a railway company built for its staff, while a foundry, a lemonade factory and other small nineteenth century industry hint of an industrial and manufacturing past. Some stand out houses at the centre of Corpusty are uncompromisingly and originally 1960s and the Mountains Road development is stark in its 1970s character. Together, all these buildings form a pleasing hodge podge spread across the two central settlements of Corpusty and Saxthorpe with the outlying settlements of Little London and Irmingland.

### Design Statement

Coordination of site, proportion, shape, materials, colour and detail are crucial to the proposed developments.

- The following guidelines will help achieve the harmonious developments in the village.
- **1. Site:**
- Successful schemes will enhance their topographical position and reinforce local development patterns without slavishly aping them. Access will be clear and safe. Consideration will be given to both scale and mass and to the 'fit' within the local surroundings. In all, an integral harmony with the neighbourhood will be sought.
- **2. Proportion:** Specific regard will be given to the relationship of the proposal with any neighbouring buildings with particular focus on mass and rooflines. Conformity to the existing "look and feel" of the twin villages, will be encouraged it is not intended to disbar the iconoclastic, contemporary or distinctive building.
- **3. Shape**
- It is to be hoped that future developments will add to the pleasing variety of architecture of the villages through the inspired use of shape (and detail)., the presumption will be against massy buildings, however larger dwellings such as terraces and semi-attached houses will be perfectly acceptable given that they conform to the site strictures noted above and, additionally, converse with each other through creative use of
- shape. In developing architectural proposals shape should not mean regimentation.
- **4. Materials**
- The presumption is that new dwellings will be brick-built or skinned. The brick should reflect that hitherto locally available, and should conform in texture and colour to
- precedence of older buildings in the villages. The use of low grade clay imported from overseas will be discouraged.
- The use of flint as a detail would be encouraged in keeping with other villages in North Norfolk. Wood can also be used structurally or as detail.
- Where brick is not to be used, industrial finishes such as metal, concrete clapboard ,painted

block or pebbledash may be best avoided - the over-riding principle is that whatever construction material is used should sit harmoniously with both its neighbourhood and the local architectural vernacular.

- **5 Colour**

- In choosing colour thought should be given to both the local built and the natural environments. In addition, the consequences of age on any chosen colours should be defined within any proposal.

- **6.Details**

- Detailing will add distinctiveness to the villages as well as visual interest to the actual buildings. As noted above, flint and wood can be used as details to great effect as well as harmony with the local heritage and would be welcome.
- In addition to the above, thought may be given to how best to make sustainability for the proposed buildings as aesthetically pleasing as possible.

- **AGRICULTURE AND LANDHOLDING –**

- Agricultural production around the community is almost entirely arable with an emphasis on grain, sugar beet and some legumes. Local landowners are currently pursuing creative engagement with agriculture related enterprises such as power production, composting, anerobic digestion, photovoltaic energy production and small scale wind power. Inevitably at a time of great change and concern for the environment, there is a balance to be found between the goals of such rural entrepreneurs and the expressed preferences of the people of the community.

- It is significant that only 6 per cent of people in employment in the community are employed in the agricultural sector<sup>2</sup>
- With regard to care for the environment and conservation, local footpaths and rights of way are greatly valued by members of the community and also by visitors. The Community Plan Survey showed that 93% of respondents wanted footpaths kept open and well signed. 55% wanted to know more about what local farmers and landowners are doing with the land around the village because they thought about local land use as impinging upon their enjoyment of the local environment.
- Local people are keen on environmental conservation and there seem to be a large number of photovoltaic (PV) installations to generate electricity as well as some heat pumps and other forms of power generation as indicated in the specialist report commissioned for this plan.

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<sup>2</sup> Strictly speaking this is in the census sector described as: Agriculture, Forestry and Fishing

- Similarly, the Neighbourhood Plan Consultation event (Appendix XXX) indicated a high demand for the removal of public lighting in some areas of the village.

### **Making a Living: Facilities, Entrepreneurship, businesses and employment**

- A large area of remnant common land, the village green, stands at the centre of Corpusty and is a focal point for both villages.
- The community has the following excellent range of facilities: a junior school catering for about 100 children, the church of St Andrew in Saxthorpe, a village hall and extensive land used for local functions and classes and school sports events, an old village hall adjacent to and also used by the school, an old station building used by the school, a sewing machine repair business, a general store/post office, a public house, an art gallery/dressmaking/clothes design business, an agricultural machinery engineering business, two small garages/second hand vehicle businesses, several facilities offering holiday letting services. Other businesses located or based in the village include: builders, painters/decorators, electricians, plumbers, a taxi company, a craft woodwork, furniture maker. In addition within or adjacent to the parish boundary there are of course several farms with their associated rural enterprises including composting and waste based power generation.
- Of the total population of 697 people, 580 were aged 16 years or older in 2011. This is the "adult population".
- Sixty five per cent of adults were employed/economically active<sup>3</sup>; of people aged between 16 and 74, 20.5 per cent were self-employed and 19 per cent were retired
- Of those people who were self employed, 4.5 per cent employed other people
- Of adult population, 25 per cent had no formal qualifications while 26.55 per cent had first degree qualifications or above<sup>4</sup>. The equivalent percentages for England as a whole are 22.46 and 27.37.
- In terms of the Office of National Statistics definition of "deprivation"<sup>5</sup>, 58.70 per cent of community households were in some sense deprived, this is slightly higher than English figure of 57.46 per cent.

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Economic Activity, 2011 (QS601EW)

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<sup>3</sup> Economically active means: either in employment, or not in employment but seeking work and ready to start work within two weeks, or waiting to start a job already obtained.

<sup>4</sup> Degree (BA, BSc), Higher Degree (MA, PhD, PGCE), NVQ Level 4-5, HNC, HND, RSA Higher Diploma, BTEC Higher level, Professional Qualifications (Teaching, Nursing, Accountancy).

<sup>5</sup> The dimensions of deprivation are indicators based on the four selected household characteristics - Employment (any member of a household not a full-time student is either unemployed or long-term sick); Education (no person in the household has at least level 2 education, and no person aged 16-18 is a full-time



- Looking to the future, the Neighbourhood Plan Public Consultation (Appendix XXX) revealed a high demand for light industrial or “entrepreneurial area” with identification of one particular area as being a site welcomed for such development. Given the likely development of new housing in the next decade, the role this might play in adjusting the community’s demography to a “growth and rebalanced” trajectory, small scale and local employment creating entrepreneurial activity would be important and also hark back to an earlier period in the villages’ history when small scale industry gave local employment to village people.

## **Education**

### **Wellbeing & Flourishing: Sport, Leisure and Communal Facilities**

- The term “flourishing”<sup>6</sup> describes what modern research on wellbeing considers to be a combination of high levels of emotional well-being, psychological well-being, and social well-being<sup>7</sup>. These may be considered as aspects of what people describe in everyday language as “community”.
- The Community Plan Survey showed that:
  - Thirty per cent of households came to live in the village because they wanted a rural/village lifestyle.
  - 40 per cent of people appreciate the rural/village lifestyle as something they like and want to keep.
  - Almost 55 per cent of households think the best thing about the village is the community spirit and local identity.
- The ways in which the community develops, its physical environment, design, service provision &c will all be elements in the future flourishing of its population. These are important considerations when we consider that according to the 2011 census:
  - Just over 20 per cent of the population have health problems or disabilities that have lasted, or were expected to last, at least 12 months, and limited daily activities a lot. This includes problems related to old age.
  - A minority – 41.2 per cent of the households in the community – *do not* exhibit any

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student); Health and disability (any person in the household has general health 'bad or very bad' or has a long term health problem.); and Housing (Household's accommodation is either overcrowded, with an occupancy rating -1 or less, or is in a shared dwelling, or has no central heating).

<sup>6</sup> Horwitz, A. V. (2002). Outcomes in the sociology of mental health and illness: Where have we been and where are we going? *Journal of Health and Social Behavior*, 43, 143-151.

<sup>7</sup> Snyder, C. R., Lopez, S. J., & Pedrotti, J. T. (2011). *Positive psychology: The scientific and practical explorations of human strengths*. Los Angeles: Sage.

form of what the 2011 census describes as some form of deprivation<sup>8</sup>

- 12.6 per cent of usual residents spend some (and sometimes substantial amounts) of their time providing unpaid care for dependent members of their household (this does not include normal child care responsibilities).
- 80 per cent of usual residents of the community consider themselves to be in good or very good health.

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### **Getting Around: Communications, Transport and Rights of Way**

The 2011 Community Plan survey (Appendix ??) showed that:

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- Fifty one per cent of respondents use cars or vans to travel to work, 91% travel to the doctor this way and 90% use their motor vehicle to go shopping.
- Only 1.2 per cent of people use the bus to go to work.
- Going to school is different; of the respondents who take children to school 42% walk, 22% go by bike and 20% travel by car.
- All secondary pupils have the option to travel by bus but we have no data on how they actually get to school although observation of the number of children waiting for and arriving from the morning and afternoon buses suggests that these are well-used.
- Overall, of all journeys by anybody from the village to any destination, 86% are by car. The bus accounts for less than 5% of all journeys according to the Community Plan Survey.
- Poor bus service provision means that when asked how bus service provision might be improved, 43% of households said they did not use the buses but at the same time 31% of respondents said they would use them if there were more, 12% wanted more daytime buses and 9% of households wanted more evening/night services to and from Norwich. 36% of households wanted more daytime services to Aylsham and 22% wanted more to Norwich and Holt.
- A small but significant 8% of house-holds reported they have difficulty in leaving the village at all. They are likely to people who are elderly and/or infirm who depend on others to help them for hospital visits, shopping and other essential journeys.
- The 2011 census deepened the Community Plan Survey findings with the following information:
  - 7.62 per cent of households did not have a car or a van
  - 46.98 per cent of households had one car or van

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<sup>8</sup> The dimensions of deprivation are indicators based on the four selected household characteristics - Employment (any member of a household not a full-time student is either unemployed or long-term sick); Education (no person in the household has at least level 2 education, and no person aged 16-18 is a full-time student); Health and disability (any person in the household has general health 'bad or very bad' or has a long term health problem.); and Housing (Household's accommodation is either overcrowded, with an occupancy rating -1 or less, or is in a shared dwelling, or has no central heating).

- 92.38 per cent of households had 1 or more cars or vans as compared with 74.21 nationally, indicating once again the importance of private transport for living in a rural area such as Corpusty & Saxthorpe.
- With regard to footpaths and rights of way, the Community Plan Survey showed that an overwhelming 93% of people want footpaths kept open and well signed.