

HOLME-NEXT-THE-SEA

NEIGHBOURHOOD PLAN 2016-2036

FUTURE HOUSING IN HOLME-NEXT-THE-SEA



Evidence Base: Research Report

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Future Housing in Holme

1 INTRODUCTION

1.1 Background

1.1.1 This report draws together the various information sources used to inform the development of housing policies in the Neighbourhood Plan and describes the approach followed in reaching a recommendation to allocate a small site for housing in the village.

1.1.2 It reflects the outcome of discussions with the Planning Policy (PPT) and Housing Strategy Teams (HST) at the Borough Council (BCKL&WN) and has been revised and updated in the light of feedback from the consultations that have taken place within the Parish.

1.2 Policy context – SVAH and organic growth

1.2.1 Within the Core Strategy (2011) Holme is classified as a Smaller Village and Hamlet (Policy CS02). This is the lowest tier in the settlement hierarchy, reserved for villages with little or no services where it is deemed inappropriate to seek further development.

1.2.2 In the adopted plans, the Smaller Villages and Hamlets do not have development boundaries and development is limited to specific identified needs only in accordance with Policy CS06 (Development in Rural Areas). The isolated houses and smaller groups of rural dwellings lying beyond the main settled area are excluded from the hierarchy and treated as part of the wider countryside.

1.2.3 Core Strategy Policy CS06 indicates that more modest levels of development will be permitted in order to meet local needs and to maintain the vitality of the communities within the Smaller Villages and Hamlets - where this can be achieved in a sustainable manner, particularly with regard to accessibility to housing, employment, services and markets, and without detriment to the character of the surrounding area or landscape. This policy notes that sites may be allocated for affordable housing or exception housing in accordance with criteria to support the housing strategy.

1.2.4 Policy DM3 of the SADMP (2016) indicates the types of development considered appropriate in the Smaller Villages and Hamlets. This includes housing as follows: (i) to support the operation of rural businesses (ii) the sensitive infilling of small gaps within an otherwise continuously built up frontage where the development is appropriate to the scale and character of the group of buildings and its surroundings and it will not fill a gap which provides a positive contribution to the street scene.

1.2.5 The policy context for DM3 notes that the Borough Council has identified a potential need for a modest amount of development in these smaller settlements to reflect local preferences (in conformity with the Government's Localism Agenda), to allow the settlements to adapt to changing needs and to help deliver the National Planning Policy Framework's aim of boosting significantly the supply of housing. It indicates that very modest housing growth will be permitted in the form of limited infill development as per the Policy, and rural exception sites providing affordable housing for local people.

1.3 Information sources

1.3.1 Most of the quantitative information presented in this report is based on analysis of 2001 – 2011 data extracted from ONS sources by the NDP team (notably Census and Valuation Office Agency). Although this source is a little dated, it is the only comprehensive and consistent source of information available – and for information related to *resident population* it is superior to

alternatives such as the Council Tax or Electoral Registers which do not reliably report residence / second home ownership.

1.3.2 This has been supplemented by more recent information supplied by the BCKL&WN Planning Policy Team (sourced from Norfolk Insight) and the Housing Strategy Team (extracted from various published sources using the 2017 version of their Parish Profiling Tool).

2 TRENDS IN HOUSEHOLDS AND POPULATION GROWTH

2.1 Pattern of change in resident population from 2001 to 2011

2.1.1 The NDP Evidence Base Research Report 1 “Socio-Economic Profile of the Neighbourhood Area” (2016) provides a detailed analysis of the socio-economic characteristics of the resident population including household structure, mobility, employment and housing. Some of the pertinent findings are presented here.

2.1.2 In 2011 the Census recorded 239 people and 126 households *normally resident* in the Parish. Average household size was low at less than 2, but slightly higher in 2011 than in 2001 (see table below).

2.1.3 In terms of evolving trends between 2001 and 2011 there was a substantial decline in resident population (-26%) and households (-28%)

2.1.4 In addition there was a reduction in the 25-44 year olds age group (-12%) and an increase in the 60+ group (+7%)

	2001 (Count)	2011 (Count)	Change (Count)	Change (%)
All residents	322	239	-83	-25.78
Males	165	124	-41	-24.85
Females	157	115	-42	-26.75
Households	176	126	-50	-28.41
Average household size	1.83	1.90	0.07	3.68
Change in usually resident population: 2001-2011 (Parish)				
Source: 2001 and 2011 Census (ONS)				

2.2 Forecast population growth

2.2.1 At the time of writing, there are 216 people on the Electoral Roll. Given the population structure (220 residents over 18yrs in 2011 Census) and the fact that responses to the January 2018 Consultation suggests that many of the newer second home owners are signing up to the local Electoral Register, this suggests that the decline in resident population is ongoing. Without some form of intervention to reverse the trend it seems unlikely that the resident population will grow in the Plan Period.

2.2.2 Despite the strong downward trend in population revealed by the Census data, estimates supplied by the Housing Strategy Team, suggest a growth of 31 persons from 247 in 2014 to 278 in 2036 (and an increase of 28 in the NDP period between 2016 and 2036).

2.2.3 These figures however are based on ONS projections and a caveat has been attached to indicate that there are some known flaws in the projections particularly in smaller villages like Holme where development is likely to be limited and other factors such as second homes are at play.

3 HOUSING STOCK

3.1 Pattern of change in stock from 2001 to 2011

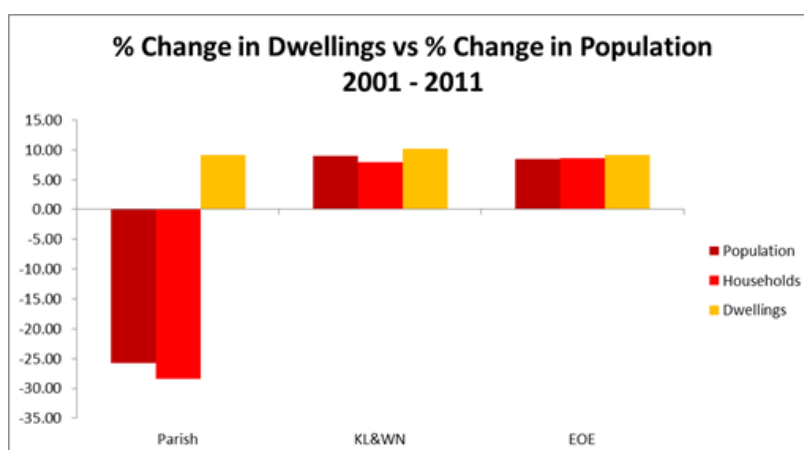
3.1.1 Analysis of the 2001-11 Census and VOA figures reveals some interesting features in terms of the pattern of change in the Parish housing stock (for details see Evidence Base Research Report 1 Socio-Economic Profile of the Neighbourhood Area, 2016):

- An increase in the permanent dwelling stock (+9%) greater than the national average
- A majority of the fixed housing stock (55%) in use as a second or holiday home (or empty). This result is identical to the figures for coastal West Norfolk presented in the research report prepared by Neil McDonald on behalf of the Borough Council (May 2015)
- A disproportionately large element of mobile accommodation (greater than the number of homes with at least one usual resident)
- An imbalance in the housing supply, reinforced by recent growth in the higher Council Tax Bands at the expense of the lower bands (see Table below)

Council Tax Band	2001	2011	Change	
	Count	Count	2001-2011	%
BANDS A-D	147	142	-6	-2.64
BAND E	33	36	3	1.36
BANDS F-H	40	60	20	9.27

Change in Permanent Dwelling Stock by Aggregated Council Tax Bands (Parish)
Source: Valuation Office Agency data (ONS)

3.1.2 Against the background of a 28% reduction in resident households highlighted above, a striking feature of the 2001-11 change data is the growth in dwelling stock in Holme of almost 10% in the 10 years between the Census Surveys (see below).



3.1.3 In addition the Census data reveals a mismatch between housing stock and household size ie 75% of dwellings have three or more bedrooms whereas 83% of households consist of two or fewer people.

3.2 Housing completions, replacement dwellings and more recent change

3.2.1 We have been unable to obtain housing completions figures for the last Plan period - however we know from the published VOA data that 18 houses were added to the net total residential stock between 2001 and 2011. Of these, 8 were added between 2001 and 2005.

3.2.2 In addition we know from Norfolk Insight data that from 2006 to 2016, 11 dwellings were completed, two were under construction and two more were granted planning permission but building work had not started. In the same period a number of houses were lost through the construction of replacement dwellings. As a result the net housing completions figure for this 10 year period was four.

3.2.3 A particular feature of the replacement dwellings in the Parish is that without exception they have resulted in the loss of modest, often single storey dwellings to extremely large 'designer' houses built as speculative developments aimed at the second homes and investment markets. These generally are neither suitable nor accessible to the local market, down-sizers or intending retirees wishing to relocate to Holme and this trend is taking its toll on the potential resident population.

3.3 Type and size of dwellings

3.3.1 There are some definitional, data collection and timing differences between the ONS Census and VOA data so that the total number of properties varies between sources. The Census figure for "household spaces" (275 in 2011 Census cf 238 VOA) is however the only source of publicly accessible information that can be disaggregated on a consistent basis.

3.3.2 For the purposes of analysing the composition of the dwelling stock the Census therefore has been taken to be reasonably representative in terms of the present situation. This indicates that 69% (191) of the *fixed dwelling* stock (275) in the Parish takes the form of detached houses or bungalows, followed by 17% semi-detached, 13% terraced and 1% other.

3.3.3 In 2011, only 45% of these dwellings (126) had at least one usual resident (referred to here as a *principal home*). The remainder were second homes, holiday lets or empty

3.3.4 Of the 126 principal homes, around 60 % were owned outright, 29% were mortgaged, 9% were rented and 3% were rent-free. 33% of these (42) had four or more bedrooms, 43% had three bedrooms and the remaining 24% had two bedrooms or less.

3.3.5 In addition to the above fixed structures, Environment Agency aerial imagery reveals 130 - 140 caravans / mobile homes in the Parish. These are mainly distributed across four caravan sites plus two glamping sites but also include a number of individual holiday lodges and timber structures.

4 PROBLEMS AND PREFERENCES

4.1 Problems and issues

4.1.1 It is clear from the evidence presented above that the local housing market presents some particular challenges:

- Principal homes (those occupied by full-time residents) are now in the minority (<45%)
- There is a mis-match between (small) average household size and (large) dwelling size
 - According to the Census around 70% of principal homes are detached and 75% have 3 or more bedrooms
 - In contrast more than 80% of households contain only one or two persons

- An existing imbalance in the structure of the total housing stock has been worsened by growth in the highest Council Tax Bands (around 10%) at the expense of the smallest.

4.1.2 In addition to the above, modest homes with larger gardens have become a target for speculative development and are being replaced by very large homes which are often unique in design, and neither accessible nor suitable for the local market. Of concern these changes have been helped by relatively recent relaxations in replacement dwellings policy which have encouraged developers and investors, adding more certainty to the promise of very significant financial gain. Sadly these replacements too often not only result in the loss of a modest home but also much of the surrounding garden / green space which is a distinguishing feature of the village and something which sets it apart from its coastal neighbours.

4.1.3 According to research carried out by the NDP Team there are further dimensions to this problem:

- Firstly, much of the stock of smaller traditional houses and period cottages has been taken up by second home owners and holiday lets, many of which are clustered around the more central parts of the village (see map).
- Secondly, the growth in holiday lets is obscured by the different ways these are managed – so whereas the non-domestic rates register shows 24 holiday lets in Holme (July 2017), the number of properties publicly advertised for holiday letting is around twice this number (42 in December 2017). Both classes of ownership impact negatively on the strength of the local community, but whereas many second home owners make a positive contribution to village life, most holiday visitors have little involvement and many holiday rentals remain empty for long periods of time so that parts of the village can often feel empty and uninviting as a result.



4.1.4 Given the nature of the changes in the housing market it is perhaps unsurprising that the resident community declined by almost 30% between 2001 and 2011. These changes have been creeping in for the past 20 years and have led to a situation in which younger families, downsizers and intending retirees cannot compete and effectively are excluded.

4.1.5 In terms of absolute numbers these changes may appear small, but Holme is one of the smaller villages in the Borough and the attitude of a community that once welcomed its second homeowners (and many are both long-standing and active participants) has hardened. If Holme's resident community is to survive the problem clearly must be addressed by planning policy.

4.2 Borough Council Preferences

4.2.1 The Borough Council does not expect to be making housing allocations to the Parish during the period of the Neighbourhood Plan. Notwithstanding this, as noted in Section 1.2 above the Council has identified a potential need for a modest amount of development in smaller settlements to reflect local preferences, to allow the settlements to adapt to changing needs and to support Government's aim of boosting the supply of housing.

4.2.2 Against the policy background described in Section 1.2, the Planning Policy Team have indicated a strong preference for future housing provision in Holme to be based on a model of organic growth. As a guide they have indicated that the level of growth in the Neighbourhood Plan period (2016-2036) should be similar, *pro rata*, to that in the previous period and in accordance with ongoing policy this should be based on infill.

4.3 Parishioners preferences – questionnaire survey results

4.3.1 A great deal was learned about the views of local community through the Neighbourhood Plan Questionnaire Survey

4.3.2 More than 70% of respondents indicated that they are not concerned about the supply of new houses. This is not surprising when according to the Census c60% of residents owned their homes outright and almost 30% were privately owned with a mortgage or loan (2011). Despite this the need for smaller and more affordable market homes suitable for younger families and downsizers was recognised in the survey and 85% of respondents felt that there is some need for semi-detached homes.

4.3.3 More than 80% respondents said the most appropriate or acceptable location for any new homes is fronting the existing road network, reinforcing the established linear form of development. Two-thirds of respondents indicated that they would find back land development unacceptable.

4.3.4 Single dwelling infill is the preferred scale for new housing and most people favour traditionally designed houses constructed with local building materials.

4.3.5 The survey showed that the majority of people feel that groups of new houses, particularly cul de sacs or a small estate would be unacceptable and large, tall and expensive homes, are particularly unpopular.

5 REQUIREMENTS

5.1 Approach

5.1.1 Given the absence of a target housing figure or any identified need, but armed with a clear steer from the local and national policy approach (including the fact that the government has stated that regardless of size, all settlements can make a contribution to the housing supply), some strong

evidence of problems and issues and some firmly stated preferences, the NDP Team decided to get a better understanding of requirements by following the steps below:

- 1) Estimating the number of additional new homes that might be needed to meet the Borough Council's criteria
- 2) Examining the physical capacity of the Parish to accommodate this number, taking account of environmental constraints (including flood risk and the Protected Sites) and the requirement to introduce a Development Envelope in Holme
- 3) Identifying policies that would address at least some of the issues posed by replacement dwellings and growth in second / holiday homes
- 4) Re-consulting the community on the preferred way forward

5.2 Estimate of new homes contribution 2016 – 2036

5.2.1 As noted above, we have been unable to obtain housing completions figures specifically corresponding to the last Plan period. However we know from VOA data that around 8 houses were added to the net total residential stock between 2001 and 2005 (see Section 3.2). In addition, we know from Norfolk Insight data that from 2006 to 2016, the net completions figure is four.

5.2.2 From the above it would be reasonable to assume that a maximum growth of 12 could be used as the basis for estimating Holme's contribution to the housing supply over a period of around 15 years. If this figure is scaled up for the 20 year NDP period we would be looking to accommodate up to 16 new homes.

5.2.3 The sensitivity of this figure can be "tested" using an alternative approach based on population growth, similar to the overall approach followed by the Housing Strategy Team to estimate the Borough-wide requirements.

5.2.4 The projected growth figures for Holme based on data supplied to HST by the ONS (see Section 1.3) indicate an increase of 31 persons from 247 in 2014 to 278 in 2036. This is equivalent to an increase of 28 in our NDP period. Assuming a household size of less than two (2011 Census =1.9), these figures also suggest that Holme would need to accommodate around 16 new homes to meet the target (ie 28/1.9).

5.2.5 *Of course, the NDP team's own analysis, based on population change between the 2001-11 Census shows a 26% reduction in residents from 329 in 2001 to 239 in 2011 (and a 28% reduction in households from 176 to 126).* Furthermore, HST advice is that the ONS growth forecasts are known to be less reliable for small settlements and in areas where there is a large proportion of second homes. The result does however suggest that even in the most optimistic growth scenario, a maximum of 16 new homes between 2016 and 2036 would represent a very reasonable contribution to the housing supply, *if this is sustainable.*

5.3 Estimate of infill capacity

5.3.1 Given some uncertainties surrounding the above figure, a GIS exercise was undertaken to calculate the number of houses that could be accommodated within the agreed boundary of the proposed Development Envelope, based on a policy of Infill Only.

5.3.2 Using a mixture of typical house types found within the village (terraced, small and medium-sized detached), the result of this exercise indicates that, if necessary, more houses could be accommodated in this way.

5.3.3 The conclusion from this exercise is that there is no need to allocate additional sites. However, the Parish may not want to rely on infill only – and Borough Councillors have indicated that they want to see some flexibility to accommodate housing in the Smaller Villages and Hamlets of West Norfolk. In addition, a number of NDP Questionnaire Survey respondents indicated that

they would like to see some new homes in the village – a number actually suggested sites including the Old Cricket Pitch and the Parish Council’s land on Peddars Way North.

5.3.4 A further complication has been added to the problem of estimating infill numbers by the EA who are in the process of revising the Flood Maps. They have indicated that they would welcome an approach that restricts the development of housing in areas at risk of flooding but are not willing to hand over the new flood contours at present. Any change in the contours could have quite an impact on the Development Envelope boundaries – especially in the area on the north-west side of the village (to the south of the area inundated by flood waters in 2013).

5.3.5 The results of the above exercise were reviewed in a meeting with the Borough Council (22/09/17) and it was agreed that in the spirit of Localism – the NDP Team should organise a further consultation to help guide the approach. This would allow the Parish to decide between an Infill Only Option or Infill plus a small site allocation which could add some certainty to the growth figures and also allow parishioners preferences to be reflected in the associated specification.

5.4 Site identification and selection

5.4.1 Five alternative sites were identified for the consultation as follows:

- Two sites put forward by developers in response to the Borough Council’s “Call for Sites”
 - Land at the northern end of Eastgate, behind the Old Smithy (referred to locally as Marsh Lane) – actually proposed as a site for holiday lodges
 - Land in the centre of the village, located between Eastgate and Kirkgate
- Two sites suggested by parishioners through the NDP Questionnaire Survey
 - Land owned by the Parish Council, adjacent to the Park Piece off Peddars Way
 - The Old Cricket Pitch, south of Main Road off Chalk Pit Lane
- One further site which came forward as a direct result of consulting the owner of the Old Cricket Pitch
 - Land off Eastgate to the south of the Old Dairy and north of The Square, currently including an agricultural barn (Eastgate Barns)

5.4.2 The location of these sites, as presented at the public consultation exhibition in January 2018, is shown on the map. Details of the sites and supporting material used to support the associated consultation can be found in Section 7.2.

5.4.3 More than 80 people attended the consultation event, including principal and second home owners, developers and landowners, local business and wildlife interests and representatives of neighbouring parish and town councils.

5.4.4 On arrival, each consultee was provided with a feedback form and asked to complete and return the form before leaving (see Appendix). The first part of the form listed out and sought comments on the draft policies (presented in detail in the poster exhibition).

5.4.5 The second part of the form dealt specifically with the possible site allocations. Each of the sites was listed and the poster exhibition presented maps and short descriptions, including an indication of the number and size of houses that might be allocated. Respondents were asked to indicate whether they would / would not support each (or any) of the sites – limiting the number supported to a maximum of two. They were also encouraged to make comments. 67 forms were returned.

5.4.6 A summary of the overall response and the response for those on the Electoral Register only is shown in the Table below. The pattern of voting is very similar and of note:

- The two sites proposed via the Borough Council’s Call (Marsh Lane and Eastgate/Kirkgate) attracted very low levels of support (3% - 9% of the votes) and very high levels of “objection” (76% - 85%).

- The two sites put forward in the NDP Survey (Chalk Pit Lane and Peddars Way) each attracted reasonable levels of support (c30% - 40%) but the vote was divided and each also attracted a significant number of “objections” (40% - 55%).
- The final site (Eastgate Barn) was supported by c70–75 % of voters, with only 16% of all respondents and 23% of those on the Electoral Roll not supporting this option.

5.4.7 In summary, the preferences expressed are very clear with Eastgate Barn emerging as the preferred and least controversial option and with a strong level of support.



5.5 Evaluation of the sites

5.5.1 Each of the sites was also evaluated using the standard HELAA methodology (Norfolk Housing and Land Availability Assessment: Methodology – Final, July 2016). This takes account of a wide range of criteria to assess availability, suitability and impacts in order to inform the selection of sites as part of the plan-making process (including access, servicing and marketability, historic and natural environment, any special designations or constraints on development, neighbouring uses etc). The process was supervised by a professional Town Planner.

5.5.2 The sites were scored Red /Amber/Green against each individual criteria (where Red indicates detrimental impact that cannot easily be mitigated, Amber implies some mitigation may be necessary to render the site suitable for development and Green indicates no constraint or impact with respect to the criterion in question). The percentage of the maximum score was then calculated. The results are summarised in the Table below, alongside those analysed from the consultation feedback.

5.5.3 Two of the sites, Marsh Lane and the land west of Eastgate each scored three Red Lights and these two sites also achieved the lowest percentage of the maximum score available (54% and 65% respectively). Chalk Pit Lane and Peddars Way each achieved 77% of the maximum score. Eastgate Barn achieved the highest overall HELAA Score of 88%.

Site	HELAA Assessment		Consultation Vote			
	% of Max Score	No. of Red Lights	All Respondents		Electoral Roll only	
			% Support	% Object	% Support	% Object
"Marsh Lane" / End of Eastgate	54	3	3	84	4	85
Land west of Eastgate	65	3	8	76	9	81
Chalk Pit Lane	77	0	30	52	32	55
Peddars Way / by Park Piece	77	0	41	40	40	51
Eastgate Barn	88	0	74	16	70	23

5.5.4 The combined results of the HELAA and the consultation response clearly place the Eastgate Barn site ahead of the rest ie highest HELAA score with no red lights together with the greatest level of support both from all respondents and when considering only those on the Electoral Register. The ranking of the site as Number 1 in the assessment is strengthened by the fact that it achieves good scores all round and attracts least objections ie not only would it be the most popular choice for a housing allocation, it is also has the least constraints technically.

5.6 Complementary housing policies

5.6.1 Given the evidence of the declining resident community, the imbalance in the housing stock and the issues surrounding second homes and replacement dwellings, a number of housing policies were drawn up to help address some of the associated problems. These included policies to support principal home ownership and to limit the size and plot ratio of new and replacement dwellings.

5.6.2 These policies were reviewed with the Borough Council's Planning Policy Team in December 2017 and subsequently taken to consultation in January 2018, along with the options for site allocations. The feedback on the policies was extremely positive with very many positive comments and only two respondents (recorded as not on the Electoral Roll) opposing the proposed Principal Homes policy.

6 CONCLUSION

6.1.1 It is clear from the evidence presented in this report that Holme has some special housing issues and these are linked to the decline in resident population which has weakened the community and, unless addressed, threatens to undermine it altogether ie

- A majority of the fixed housing stock in use as a second or holiday home/rental
- A disproportionately large element of mobile accommodation

- An imbalance in the housing supply, reinforced by growth in the higher Council Tax Bands at the expense of the lower bands
- A mismatch between housing stock and household size ie 75% of dwellings have three or more bedrooms whereas 83% of households consist of two or fewer people

6.1.2 These issues have not been solved by above-average increases in the new housing stock, and if anything, they have been fuelled by more recent planning policy which removed the controls on replacement dwellings, encouraging speculative development and leading to the loss of smaller village homes.

6.1.3 It is clear that the community has strong views about development. There is deep and widespread concern about the growing dominance of second and holiday homes in the village and the fact that younger families and downsizers cannot live or remain in a place where new homes are no longer affordable and modest dwellings are being replaced by very large and expensive “designer” houses that often remain empty for long periods of time.

6.1.4 The results of the consultations also show that many residents are sceptical about the need (as opposed to the demand) for more homes and feel that these may not be the solution to the problems faced by the community – hardly surprising given recent experience and the fact that the resident community is in decline.

6.1.5 There are also strong views about the sorts of places that any new homes should go, the way in which they are fitted in with the existing housing stock, the size, style and building materials that should be used in their construction. Again, many of these views are influenced by recent experience – something which stands out very clearly in the free text comments recorded by individuals who participated in the survey.

6.1.6 In order to address these concerns, a focused “package” of draft housing policies was worked out and this was taken to the January 2018 Consultation. The underlying intention was to try, through the Neighbourhood Plan, to make a difference going forwards and in particular to give Holme a more sustainable future by supporting a strong, vibrant community (cf NPPF7) by supplying the type of housing needed.

6.1.7 The main components of the housing package included:

- Future housing to be based essentially on a model of organic growth characterised by infill
- New and replacement dwellings to be subject to a principal homes occupancy condition
- Size and plot ratios to be controlled in order to better suit residents’ requirements and redress the imbalance in the housing supply and
- The option of a small allocation of new houses specified to respond to local preferences with respect to size, design, layout and materials

6.1.8 It is important to note that the intention is not to seek to increase the overall quantum of housing growth envisaged by the Local Plan but to provide a more locally sustainable approach that has the support of the community.

6.1.9 The January 2018 Consultation was very well attended and the feedback clearly indicates that there is a very good level of support for the package, including a small housing allocation of around five new homes on the preferred (Eastgate Barn) site. On this basis the package of policies was taken forward for refinement and incorporation into the Draft Neighbourhood Plan.

7 APPENDIX

7.1 References

McDonald, M (2015) *Assessing Kings Lynn and West Norfolk's Housing Requirement*. Report prepared by NM Strategic Solutions on behalf of Kings Lynn & West Norfolk Borough Council.

Central Norfolk Strategic Housing and Economic Land Availability Assessment: Methodology, Final July 2016

BCKL&WN (2017) Parish Profile Tool, Graphs & Tables, Pre-Release Version, August 2017

Holme next the Sea Parish Council

Neighbourhood Plan Questionnaire Survey, May – June 2016

Socio-Economic Profile of the Neighbourhood Area: Evidence Base: Research Report 1 (August 2016)

Questionnaire Survey : Analysis and Overview of Findings, Evidence Base: Research Report No 2, November, 2018

QUESTIONNAIRE SURVEY RESULTS:

ALL RESPONDENTS Evidence Base: Questionnaire Results Report 1 (August 2016)

MAIN HOME RESPONDENTS Evidence Base: Questionnaire Results Report 2 (October 2016)

SECOND HOME RESPONDENTS Evidence Base: Questionnaire Results Report 3 (October 2016)

POINTS OF VIEW Evidence Base: Questionnaire Results Report 4 (November 2016)

7.2 Sites consultation material



Holme-next-the-Sea Neighbourhood Plan

ALLOCATION OF LAND FOR HOUSING AND ECONOMIC DEVELOPMENT

HOW DOES IT AFFECT HOLME-NEXT-THE-SEA?

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WEBSITE: www.holme-next-the-sea-plan.co.uk



Holme-next-the-Sea Neighbourhood Plan

WHAT ARE HOUSING DEVELOPMENT ALLOCATION SITES?

- The government requires all Planning Authorities to demonstrate that they have sufficient land available to meet forecast housing needs for at least five years. This includes the Borough Council of Kings Lynn and West Norfolk.
- In order to demonstrate a five year housing land supply, Local Authorities keep a register of possible development sites which is normally updated annually. As part of this process they issue 'Calls for Sites' which allow land owners to propose sites for possible development.
- Proposed sites are screened using a standard methodology to see if they are suitable, available and achievable. Those which pass the screening process are then investigated in more detail to see if they should be allocated in the Local Plan for development.
- It's in everybody's interests to work together to identify suitable housing land sites to ensure that housing needs can be met and that the BC can demonstrate the required 5 year land supply. Failure to do so makes it very hard to control inappropriate development.

WEBSITE: www.holme-next-the-sea-plan.co.uk



HAVE SITES BEEN PROPOSED IN HOLME-NEXT-THE-SEA?

- IN THE BOROUGH COUNCIL'S LAST CALL FOR SITES TWO SITES WERE PUT FORWARD FOR HOLME-NEXT-THE-SEA

- SITE 1 IS TO THE EAST OF MARSH LANE BEHIND THE OLD SMITHY.

- SITE 2 IS IN THE CENTRE OF THE VILLAGE TO THE WEST OF EASTGATE.

WEBSITE: www.holme-next-the-sea-plan.co.uk



ARE ANY OTHER SITES PROPOSED FOR DEVELOPMENT IN HOLME?

- IN CONSULTATIONS ON THE NEIGHBOURHOOD PLAN PARISHIONERS HAVE SUGGESTED THREE POSSIBLE SITES FOR HOUSING DEVELOPMENT

- THESE ARE:
 - LAND BORDERING THE OLD CRICKET PITCH ON CHALK PIT LANE
 - LAND OFF EASTGATE CURRENTLY USED AS BARN
 - LAND OFF PEDARS WAY ADJOINING PARK PIECE

WEBSITE: www.holme-next-the-sea-plan.co.uk



Holme-next-the-Sea Neighbourhood Plan

HOW WILL A DECISION BE MADE ABOUT THESE PROPOSED SITES?

- The Borough Council has passed the two sites that came from its Call for Sites to the Parish to be screened as part of the Neighbourhood Plan. These have been pooled with those suggested by parishioners to give five sites for evaluation.

THE VIEWS OF PARISHIONERS WILL PLAY A KEY ROLE IN DECIDING WHETHER ANY OF THESE SITES SHOULD BE DEVELOPED AND IT IS IMPORTANT THAT YOU MAKE YOUR VIEWS KNOWN NOW.

- With strong support, one (or possibly 2) of the sites could be allocated for development in the Neighbourhood Plan. They would need to pass the formal screening assessment to determine suitability in planning terms. With strong support and a satisfactory screening outcome they may then go forward for more detailed consideration.

Details of the five sites are shown on the next five displays

WEBSITE: www.holme-next-the-sea-plan.co.uk



Holme-next-the-Sea Neighbourhood Plan

Holme-next-the-Sea Neighbourhood Plan Development Site Proposal

LAND OFF EASTGATE - EXISTING BARN



SOURCE: Parishioner suggestions in Neighbourhood Plan Consultation

PROPOSED USE: Approximately 5 small homes depending on design and capacity

TYPE OF HOUSING: Similar to Old Dairy next door; Small houses & traditional materials

WEBSITE: www.holme-next-the-sea-plan.co.uk



Holme-next-the-Sea Neighbourhood Plan

Holme-next-the-Sea Neighbourhood Plan Development Site Proposal LAND TO THE WEST OF PEDDARS WAY



SOURCE: (Past) Parish Council - long term investment decision

PROPOSED USE: Housing to meet longer term parish housing needs; 50% Overage until c. 2030

TYPE OF HOUSING: A maximum of five small homes to meet parish needs and preferences

WEBSITE: www.holme-next-the-sea-plan.co.uk



Holme-next-the-Sea Neighbourhood Plan

Holme-next-the-Sea Neighbourhood Plan Development Site Proposal CHALK PIT LANE - EDGE OF THE OLD CRICKET PITCH



SOURCE: Parishioner suggestions in Neighbourhood Plan consultation

PROPOSED USE: A minimum of five homes subject to design and capacity

TYPE OF HOUSING: 1200-1700 sq. ft. possibly including market, affordable and self-build

WEBSITE: www.holme-next-the-sea-plan.co.uk



Holme-next-the-Sea Neighbourhood Plan

Holme-next-the-Sea Neighbourhood Plan Development Site Proposal LAND TO THE WEST OF EASTGATE IN THE CENTRE OF THE VILLAGE



SOURCE: Developer response to Borough Council Call for Sites
PROPOSED USE: Four large, detached houses and two affordable houses
TYPE OF HOUSING: Market plus affordable

WEBSITE: www.holme-next-the-sea-plan.co.uk



Holme-next-the-Sea Neighbourhood Plan

Holme-next-the-Sea Neighbourhood Plan Development Site Proposal LAND TO THE EAST OF MARSH LANE BEHIND THE OLD SMITHY



SOURCE: Developer response to Borough Council Call for Sites
PROPOSED USE: Tourism
TYPE OF TOURISM: Not known

WEBSITE: www.holme-next-the-sea-plan.co.uk



Holme-next-the-Sea Neighbourhood Plan

IT MAY HELP YOU TO KNOW THE FOLLOWING....

- The Borough Council is not planning to make housing allocations in Holme but would like housing growth to continue through infill between houses – at rates similar to past levels.
- The Neighbourhood Plan is making provision for this

The neighbourhood plan is not required to make any housing allocations

WEBSITE: www.holme-next-the-sea-plan.co.uk



Holme-next-the-Sea Neighbourhood Plan

HOWEVER, IT MIGHT ALSO HELP YOU TO KNOW...

- **The census tells us** that the resident population of Holme fell by c30% between 2001 and 2011.
- The decline is continuing and the remaining residents are ageing. There are very few children in the village
- Over 50% of homes are second homes.
- **The Questionnaire Survey tells us that** 76% of respondents feel that there is some need for inexpensive homes for first time buyers and 61% think there is some need for retirement homes. The majority think there are not enough younger people in Holme and the need for smaller and more affordable market homes suitable for younger families and down-sizers is recognised

Holme is a small village with minimal services but a small allocation of homes suitable for young families and downsizers, restricted to full-time residents, could help redress the imbalance and give us a more sustainable future.

WEBSITE: www.holme-next-the-sea-plan.co.uk

7.2 January 2018 Consultation Feedback Form

HOLME-NEXT-THE-SEA NEIGHBOURHOOD PLAN

FEEDBACK ON POSSIBLE DRAFT POLICIES

All your comments are welcome and will be taken into account in the final preparation of the Draft Neighbourhood Plan. There will be another Public Consultation when it is complete.

Are you on the Electoral Roll for Holme-next-the-Sea?	<i>Please answer Yes or No</i>
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Would you support a Neighbourhood Development Plan with the Draft Policies that have been suggested?	<i>Please answer Yes or No</i>
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SUBJECT	COMMENTS
VISION and OBJECTIVES	
SUGGESTED POLICIES	COMMENTS
GENERAL Sustainable Development	
PROPOSED ZONING SYSTEM: Settlement Zone Development Envelope Garden Land Managed Coastal Change Zone Protected Sites Drove Orchards SMP Adaptation & Resilience Zone	

<p>ECONOMY Natural Capital & Ecosystem Services Sustainable Tourism Equestrian Land Uses</p>	
<p>BUILT ENVIRONMENT Design & Character Pattern of Development Street Scene and Character Heritage Conservation Area Heritage Assets</p>	
<p>NATURAL ENVIRONMENT Protection of Views Advertising and Signage Tranquillity Dark Skies Pollution Water Quality Biodiversity</p>	
<p>SOCIETY New Homes Principle Residences Replacement Dwellings Extensions Local Green Spaces</p>	
<p>ANY OTHER COMMENTS</p>	

***PLEASE PUT YOUR COMPLETED FORM IN THE
BOX BY THE DOOR BEFORE YOU LEAVE***

HOLME-NEXT-THE-SEA NEIGHBOURHOOD PLAN

FEEDBACK ON POSSIBLE FUTURE DEVELOPMENT

All your comments are welcome and will be taken into account in the final preparation of the Draft Neighbourhood Plan. There will be another Public Consultation when it is complete.

Are you on the Electoral Roll for Holme-next-the-Sea?	<i>Please answer Yes or No</i>
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**PLEASE INDICATE SUPPORT FOR A MAXIMUM OF TWO SITES.
YOU DO NOT HAVE TO SUPPORT ANY.**

SUGGESTED SITE	WOULD SUPPORT	WOULD <u>NOT</u> SUPPORT	COMMENTS
A - Land on Peddars Way at the edge of Park Piece.			
B - Land at the end of Eastgate behind The Old Smithy.			
C - Land to the West of Eastgate and north of Main Road.			
D - Land to the East of Eastgate near Main Road (currently the site of agricultural barns).			
E - Land to the East of Chalkpit Lane (the site of the old cricket pitch).			

***PLEASE PUT YOUR COMPLETED FORM IN THE
BOX BY THE DOOR BEFORE YOU LEAVE***