



# Burnham Market

## Neighbourhood Development Plan

2022-2036

DRAFT POLICIES EXTRACTED FROM DRAFT NDP

Draft August 2022 v.1

## **Policy 1: Housing Mix**

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***Housing proposals will need to reflect local housing need using the best available and proportionate evidence. The Housing Need Assessment (2022) will be acceptable evidence.***

***Except for developments comprising self-build and conversions, where justified, new residential development should offer a housing mix whereby at least 90% of homes are three-bedrooms or fewer, unless evidence is provided either showing there is no longer such a local need, or the scheme is made unviable.***

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## ***Policy 2: Affordable Housing***

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***Affordable Housing delivered within Burnham Market should comprise:***

- ***70% Affordable Rented Housing***
- ***25% First Homes***
- ***5% Rent to Buy***

***In addition to the national eligibility criteria, the following local eligibility criteria, which aims to establish a local connection as a preference, will be applied, with the requirement to meet at least one of the following:***

- i. Current residents of the Parish who rent or live with other family members;***
  - ii. Ex-residents of the Parish who rent or live with other family members and who moved away within the last three years; or***
  - iii. People who rent or live with other family members outside the Parish but who have caring responsibilities in the Parish.***
  - iv. People who are employed in the Parish.***
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### ***Policy 3: Second Homes and Furnished Holiday Lets***

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- 1. Proposals for new affordable and market dwellings (including any net new additional dwellings on a site which have replaced a single property) will only be supported when it can be demonstrated that a planning condition and supporting Section 106 legal agreement will be imposed to guarantee that such dwellings will be the occupants' sole or main residence (where the residents spend the majority of their time when not working away from home or living abroad). This Section 106 Agreement will appear on the Register of Local Land Charges.***
  
  - 2. Occupiers of homes with a Principal Residence condition will be required to maintain proof that they are meeting the condition, and will be obliged to provide this proof as and when required by the Borough Council of King's Lynn and West Norfolk. Registration on the local Register of Electors will not alone be sufficient for this purpose and the Parish Council will co-operate with the Borough Council to monitor compliance with the restriction and in gathering and assessing evidence of any breach that may lead to enforcement action.***
  
  - 3. Where planning permission is required, proposals for the change of use of C3 (dwelling houses) of existing or new market dwellings (including any net new additional dwellings on a site which have replaced a single property) will not normally be permitted if this change of use is for Furnished Holiday Lets (Sui Generis).***
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## **Policy 4: Replacement Dwellings**

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***Proposals for replacement dwellings will be permitted provided that:***

- a) They are appropriate to their location with the new dwelling integrating into the surrounding landscape without having a visual impact greater than the existing building;***
- b) Do not adversely affect the amenity of neighbouring properties;***
- c) The proposed dwelling would not result in an increase in the height or scale of the original dwelling;***
- d) They are on a one-for-one basis; and***
- e) They include all the necessary infrastructure to enable direct connection to super high speed, Full Fibre Broadband.***
- f) Redevelopment of farm buildings should follow the design guidance set out under BF08- Design of Agricultural Buildings of the Design Codes and Guidance Document (2022).***

***Where permission is granted, consideration will be given to the control of future extensions by reduction or removal of permitted development rights.***

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## ***Policy 5: Extensions, Outbuildings (including Garages) and Annexes***

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***Development proposals for extensions to existing dwellings and the provision of annexes and outbuildings, including garages, will be permitted provided that they conserve and enhance landscape and scenic beauty and are appropriate to their location***

***Proposals should follow the design guidance set out under BF06- Extension and Conversion of the Design Codes and Guidance Document (2022)***

***Proposals for residential annexe accommodation will be considered favourably provided it is designed so that it can continue to be used as part of the main dwelling, without creating an independent dwelling unit, in future. Proposals for outbuildings should show that they are required for purposes that are incidental to the use of the host dwelling and its occupants. In both cases the new development must remain in the same ownership as the host dwelling and must share its existing access, parking, and garden.***

***Planning conditions will be imposed to restrict occupation of annexes to persons related or similarly linked to the occupants of the main dwelling. Conditions will be placed on consents for annexes and outbuildings preventing their use for holiday accommodation unless such use is an explicit part of the planning application, in accordance with Policy 3.***

***Where permission is granted, consideration will be given to the control of further extensions by reduction or removal of permitted development rights.***

***In view of the importance of home working to the Parish economy, all proposals should include provision for the necessary infrastructure to enable direct connection to super high speed, Full Fibre Broadband***

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## **Policy 6: Design**

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*All development, including extensions, will be expected to be consistent with the Burnham Market Neighbourhood Plan Design Guidance and Codes in general, and specifically as they apply to the following distinct character areas:*

- *CA1- Conservation Area*
- *CA2- Southern Cluster*
- *CA3- Modern Estate*
- *CA4- Edge Development*

*The Design Codes and the Checklist set out in Appendix B will be used to help assess all planning applications to determine their acceptability. The following design considerations from the Design Codes are especially important to the area:*

- a. Density in new residential developments should take into consideration the low to medium density ranges of the relevant character area as set out in The Burnham Market Design Codes. A density beyond that range will not generally be acceptable.*
- b. New development must have due regard to the heights and rooflines of other buildings in the area and the generally low profile of buildings. Typically, 1 to 2 storey buildings with pitched or hipped roofs depending on the character area. Dormer windows in the roof will not be permitted.*
- c. Materials and colours should respect the local vernacular and adjacent built environment as set out in each character area. (Examples are given in the Design Guidance Document, 2022)*
- d. Any new development should respect the linear settlement pattern and building layouts present in the relevant character area.*
- e. Buildings should be designed to front onto streets and ensure that streets or public spaces have good levels of natural surveillance from adjacent buildings.*
- f. New or existing development proposing boundary treatments are encouraged to use features set out in the relevant character area which may include hedgerows, trees, wooden fences, or low walls built from local materials.*
- g. Provide front and back gardens in new developments which respect the ratio of garden space to built form within the overall plot as set out in the relevant character area under Design Code BF-02. Front gardens should also be well planted to create an attractive environment and sense of openness.*
- h. Developments needing parking should locate this, preferably, at the side of the property to mitigate the impact of cars on the streetscape. However, if cars need to be parked at the front ensure at least 50% of the frontage is landscaped with a relevant property boundary treatment respecting the character area.*

- i. Protect, retain, and enhance existing landscape features to preserve the natural character of the village such as existing mature trees and roots, The Green, and the Local Green Spaces set out in Policy 9.*
- j. New developments should integrate new trees and vegetation to improve net gain and wildlife without blocking future views, particularly those identified in Policy 10.*
- k. Existing or new development including shops in character area CA1 should have consideration to Design Code SP07- Shop Fronts.*

*New developments should strive for high quality design that meets climatic targets for CO<sub>2</sub> emissions and can be constructed sustainably whilst respecting the relevant character area.*

*New development proposals within the Norfolk Coast AONB designation should also take account of the Norfolk Coast AONB Integrated Landscape Guidance Assessments (2021) when submitting an application.*

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## **Policy 7: Residential Parking Standards**

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*Proposals should consider all appropriate points made under Design Code SP-Streets and Parking, and Section 10 - Car Parking of the Design Guidance and Codes Checklist in Appendix B.*

*All parking areas and driveways should be designed to improve impervious surfaces such as permeable paving.*

*All parking areas and driveways are encouraged to provide opportunities for electric vehicle charging points.*

*For all new residential developments, where practicable and feasible, the following minimum standards shall apply for the provision of off-road vehicle parking:*

- 1 bed dwelling: 1 off-road car parking space*
- 2 bed dwelling: 2 off-road car parking spaces*
- 3 bed dwelling: 2 off-road car parking spaces*
- 4+ bed dwelling: 3 off-road car parking spaces*

### **On-street parking**

*On-street parking should be avoided in future development wherever possible particularly in character area CA1. Where these standards cannot be met or where there is a potential for on-street parking to occur because of the needs of visitors, streets will need to be designed to safely accommodate some on-street parking, which may include formal parking facilities such as parking bays.*

### **On-plot side or front parking**

*Where possible locate parking to the side of properties and ensure landscaping is used to avoid car parking being obtrusive in the street scene. Parking being provided on a driveway to the side of a dwelling should be of sufficient length (5m minimum) so the car can park behind the frontage line of the dwelling. When parking is provided to the side a minimum front garden depth of 3m should be provided.*

*If front parking is used, then its presence should be minimised with thorough soft landscaping. A minimum depth of 6m should be allocated to the length of on-plot parking to allow movement around parked vehicles and the screening of hedgerows or other boundary treatment features when parking is provided to the front of a dwelling.*

### **Garage parking**

*Parking being provided in a garage to the side of a dwelling should be in line with, or slightly set back from the frontage line of the existing dwelling, which is in- keeping with the character of the existing village and will reduce the visual impact of cars on the street. Garages should also provide sufficient room for cars to park inside them as well as providing some room for storage.*

### **Courtyard parking**

*Proposals for courtyard parking should complement the public realm through a high-quality design and use of materials, benefit from natural surveillance and bays must be arranged into groups of 4 spaces as a maximum.*

### **Cycle parking**

*New development proposals where there is no on-plot garage should provide covered and secured cycle parking within the domestic curtilage and be accessed by means of a door at least 900mm and the structure at least 2m deep.*

*Where possible cycle parking in garages should be accessed from the front of the building with a minimum garage size of 7m x 3m to allow space for cycle storage.*

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## **Policy 8: Biodiversity and Green Corridors**

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*The importance of the area for wildlife will be safeguarded, retained and habitats enhanced through positive action as part of the development process. All development proposals will need to demonstrate at least a 10% net gain in biodiversity, which should be achieved in the following ways:*

- a) In consultation with the local planning authority, use of an agreed biodiversity metric and biodiversity net gain plan;*
- b) Habitat secured for at least 30 years via planning obligations or conservation covenants;*
- c) Delivery of biodiversity net gain on site wherever possible and if it can be demonstrated that this is not feasible then delivery elsewhere within the Parish boundary, in the green corridors identified in Figure 22 as a priority;*
- d) Contribute towards enhancing, restoring or maintaining existing green infrastructure (such as county wildlife sites, priority habitats or corridors to those sites);*
- e) Wherever possible extending priority habitats, to reduce the loss of these valued habitats through fragmentation;*
- f) Through effective layout and design, development should recognise the location of existing green infrastructure and support appropriate uses and functions e.g. through incorporation of invertebrate, swift or bat boxes into the design of built infrastructure; and*
- g) Use of native British species of flora and fauna of local provenance.*

*Proposals that will affect trees or hedgerow must be accompanied by a survey which establishes the health and age of affected trees and/or hedgerow, and appropriate management plan. Where the incorporation of existing trees and hedgerows in the development design or translocation is not feasible and only as a last resort, any loss of trees or hedgerow must be compensated for by adequate replacement provision of greater value than the tree or hedgerow lost.*

*Replacement species must be native British species of local provenance. Developers should ensure local ecological connectivity is maintained and sufficient space is made available on the development site for this, unless exceptional circumstances can be demonstrated.*

*Proposed development within or adjacent to a Green Corridor will be required to:*

- Demonstrate an improvement in overall habitat connectivity;*
  - Enhance the function of the corridor; and*
  - Demonstrate how it will mitigate anything which reduces the ability of wildlife to move through the corridor, including barriers like buildings and hard surfaces, redirecting water courses, adding artificial lighting, and insensitive management of habitats e.g. hedge cutting in the bird breeding season.*
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## **Policy 9: Local Green Spaces**

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***The areas listed below and shown in Figure 24 are designated as Local Green Spaces:***

- 1. Foundry Field Play Area***
- 2. Angles Lane Allotments***
- 3. Playing field***
- 4. Market Place Green (including the War Memorial)***
- 5. The Pound***
- 6. Stubbings Field***
- 7. Burnham Westgate Hall Parkland***
- 8. Creake Road Allotments and adjoining field***
- 9. Sutton Estate Green***
- 10. St Ethelbert's Church Ruin***
- 11. Village Hall Field***

***These will be protected from inappropriate development in accordance with Green Belt Policy, except for the following deviations:***

***New buildings are inappropriate development, with the only exceptions to this:***

- a) Buildings for forestry or agriculture where the Local Green Space is used for commercial woodland or farmland;***
- b) The provision of appropriate facilities in connection with the existing use of land where the facilities preserve the openness of the Local Green Space and do not conflict with the reasons for designation that make it special to the community, such as for recreation or ecology;***
- c) The extension or alteration of a building if it does not impact on the openness or the reasons for designation that make Local Green Space special to the community; or***
- d) The replacement of a building provided the new building is in the same use and not materially larger than the one it replaces.***

***Other appropriate development includes:***

- a) Engineering operations that are temporary, small-scale and result in full restoration;***
- b) The re-use of buildings provided that the buildings are of permanent and substantial construction; or***
- c) Material changes in the use of land where it would not undermine the reasons for designation that make it special to the community.***

***Proposals that are on land adjacent to Local Green Space are required to set out how any impacts on the special qualities of the green space, as identified by its reason for designation, will be mitigated.***

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## ***Policy 10: Protection of Important Local Views***

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***The following seven views, shown in Figure 26 and described in Burnham Market's Neighbourhood Development Plan Views Assessment are identified as important public local views:***

- 1. St Margaret's Church from Foundry Field Play Area***
- 2. St Mary's Church from Market Place***
- 3. Top of Joan Shorts Lane***
- 4. Views of Sutton Estate green***
- 5. Angles Lane from top of footpath near Gallow Hill Farm***
- 6. Views of the Village Greens (Market Place)***
- 7. Views from top of Beacon Hill***

***Development proposals that would adversely affect these key views will not be supported. Proposals are expected to demonstrate that they are sited, and designed to be of a form and scale, that avoids or mitigates any harm to the key views.***

***All development proposals should take account of the Norfolk Coast AONB Integrated Landscape Guidance Assessment (2021) in relation to their impact on the views.***

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## **Policy 11: Dark Skies**

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*Proposals including external lighting in locations that are likely to be visible from the surrounding landscape will not normally be supported except where a requirement can be demonstrated in the interests of safety/security on public footways.*

*To minimise light pollution all planning consents must respect the following criteria in relation to external lighting:*

- *Fully shielded (enclosed in full cut-off flat glass fitments).*
- *Directed downwards (mounted horizontally to the ground and not tilted upwards).*
- *Avoid dusk to dawn lighting by introducing timed motion detectors; and*
- *Ensure lighting schemes such as LED streetlights will not cause unacceptable levels of light pollution particularly in intrinsically dark areas.*
- *Use low-energy lamps such as LED, metal halide or fluorescent sources.*
- *Street lighting should be avoided within areas of public realm, in line with existing settlement character as set out in the Design Guidance and Codes SP09- Street Lighting and Dark Skies (AECOM 2022).*

*Where internal lighting is likely to cause disturbance to humans or wildlife, proposals will be sought for mitigating pollution from internal light sources. Large windows and roof lights are particularly relevant in this context.*

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## **Policy 12: Surface Water Management**

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*Development proposals must be designed to manage flood risk effectively and not increase, and wherever possible reduce, the overall level of flood risk both to the site and elsewhere. Proposals specifically to improve surface water drainage, such as works to reinstate an effective drainage scheme, are encouraged.*

*Proposals should consider the flood mitigation solutions for relevant character areas as set out in Policy 6 and the Design Codes and Guidance Document (AECOM 2022).*

*Proposals should incorporate Sustainable Drainage Systems (SuDS) that are appropriate to the scale and nature of the development and designed to be an integral part of the green infrastructure. These may include:*

- *Attenuation ponds;*
- *Planting;*
- *Introduction of permeable driveways or parking areas*
- *Rainwater harvesting and storage features;*
- *Green roofs.*

*Such measures will be required except where this is not technically feasible or where it can be demonstrated that other factors preclude their use. Housing developments that do not result in water run-off that would add to or create surface water flooding, shall include the use of above ground open Sustainable Drainage Systems.*

*To mitigate against the creation of additional impermeable surfaces, there should be attenuation of greenfield (or for redevelopment sites as close to greenfield as possible) surface water run-off rates and run-off volumes within the development site boundary. These measures will be required unless the developer can provide justification to demonstrate that it is not practicable or feasible within the constraints or configuration of the site.*

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### ***Policy 13: Protection of Community Facilities***

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***The following community facilities and services will be designated as Community Facilities for the protection provided by Policy DM9 of the Local Plan. These are identified in Figure 32.***

- 1. All Saints' Church***
  - 2. Angles Lane Allotments***
  - 3. Bowls Club***
  - 4. Creake Road Allotments***
  - 5. Dentist***
  - 6. Doctors' Surgery***
  - 7. Garage***
  - 8. Playing Field Pavilion***
  - 9. Playground***
  - 10. Post Office***
  - 11. St Henry's Catholic Church***
  - 12. St Mary's Church***
  - 13. Tennis Club Pavilion***
  - 14. Vets***
  - 15. Village Hall***
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## ***Policy 14: Implementing Walking and Cycling Routes***

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***A sustainable movement scheme that enhances walking and cycling opportunities along the Heacham to Burnham Overy disused railway will be supported. The Local Planning Authorities should work closely with the Parish Council and residents of Burnham Market on such routes being implemented.***

***As set out in Figures 36 and 37 planning applications coming forward to create or improve the circular routes mapped would be supported and encouraged.***

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## ***Policy 15: Burnham Market Conservation Area***

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***Development proposals within Burnham Market Conservation Area must have particular regard to character area CA1- Conservation Area under Policy 6 and the following:***

- a) Burnham Market Conservation Area Character Statement which identifies nine areas, each with its own distinct character;***
- b) The effect of the proposal on the significance of any designated heritage assets and important unlisted buildings that are identified in the Character Statement and Figure 40;***
- c) Protecting the setting, which is characterised by rolling countryside to the west and south, rising up at Gallow Hill and Cobble Hill on either side of a sweeping valley, from development which adversely affects views into and out of the area;***
- d) Use of locally distinct building materials, such as red brick, chalk, pebble, cobble, flint, orange pantiles, building styles and techniques;***
- e) The mix of building types and their arrangement with respect to each other and the street, with effort taken to retain gaps within the settlement that create interest and changing views; and***
- f) Significant townscape and landscape features, such as historic walls, ponds, trees, hedges and open spaces, including those at junctions within the Conservation Area.***

***All proposals should identify opportunities for enhancing the Conservation Area and should be supported by appropriately detailed information to allow an informed assessment of any impacts. Outline applications for new buildings in the Conservation Area will not be acceptable.***

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