



Neighbourhood Development Plan

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Summary of key points

Who was consulted?

Residents (permanent and second homeowners), visitors, local landowners and people who work in Burnham Market were consulted on key issues for the neighbourhood plan for 5 weeks from 23 November to 31 December 2021.

How were people consulted?

The consultation included a survey with 17 questions. A flyer giving the online survey address and Steering Group telephone number for those requesting a paper copy of the questionnaire or further information, was distributed to all households in the neighbourhood area. People were able to pick up additional copies of the survey from the village hall or members of the steering group, or they could complete it online.

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Posters were put up around the village and in a number of shops. Details of the survey were also advertised on the parish council's website, Facebook page and in the Burnham's Parish Newsletter. Three drop-in sessions took place, which 25 people attended. These provided an opportunity for people to talk to members of the steering group about the Neighbourhood Plan, as well as complete the survey.

Overall, 566 responses were received to the survey, including 479 from residents (permanent and second homeowners), which represents 60% of the current population¹ of Burnham Market.

Main issues and concerns raised

- Respondents to the survey were generally against future development in the village, with many concerned that this is spoiling the special qualities of Burnham Market. In particular there is a view that recent development, especially of large homes, has not met local need and only benefited outsiders, including developers.
- The number of Furnished Holiday Lets and the impact this has on the community is a key concern and there is strong support for restricting second home ownership of any new properties going forward.
- There is a sense that the community needs rebalancing – in relation to the properties being built, shops and services that are available and the level of permanent residents compared to holiday makers.
- There is strong support for protecting the natural environment, through re-wilding, planting wildflowers and trees and helping residents to improve gardens so they are more attractive to wildlife. In relation to this, second/holiday homes were recognised to often have low maintenance gardens which have limited value for wildlife.
- Protecting local green spaces and views for future enjoyment of the community is important
- The design of any new housing is important, especially in relation to preserving the heritage of the village.
- Access into the countryside is important, people would like to see more footpaths, especially to Burnham Thorpe.

Analysis of individual survey questions

Demographics

Q1. What is your main connection with Burnham Market? Almost half of people completing the survey live in Burnham Market on a permanent basis; nearly 40% are second homeowners. Data provided by the Borough Council indicates that around 50% of the housing stock is second homes or furnished holiday lets, so this split appears to be representative. 11 of the respondents who live permanently in the village also work there.

¹ Based on a total population of 804, based on ONS mid-year population estimates for 2019

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Response	Proportion	Number
Main home	47.5%	265
Work here	12.7%	71
Second home	38.4%	214
Holiday let owner	1.1%	6
Landowner	0.2%	1
Prefer not to say	3.2%	18
		558

Q2. What is your age group?

Response	Proportion	Number
Under 18	1.1%	6
18-25	10.3%	58
26-49	30.3%	170
50-69	34.9%	196
70-84	17.6%	99
85+	2.9%	16
Prefer not to say	2.9%	16
		561

Q3. What is your employment status?

Response	Proportion	Number
Full-time employed	25.1%	141
Part-time employed	12.3%	69
Self-employed	28.3%	159
Retired	26.2%	147
Unemployed and seeking work	0.5%	3
Unemployed	0.4%	2
Homemaker	6.1%	34
Student	11.9%	67
Carer	0.4%	2
Prefer not to say	1.4%	8
		561

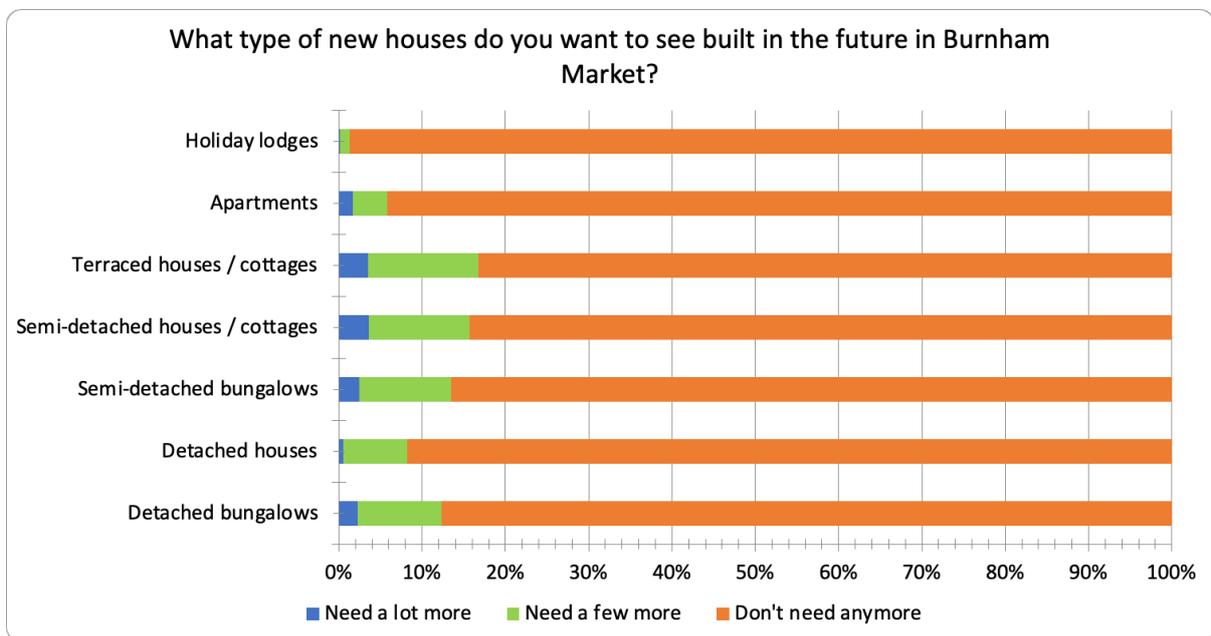
Comments received in relation to the demographic questions included:

- Parents live in the village; I grew up here
- We retired here
- I used to work here before moving to the village
- I was born in the village
- My family have been here for generations
- We visit as often as we can, currently pre-retirement, but will visit more often when retired.

Housing

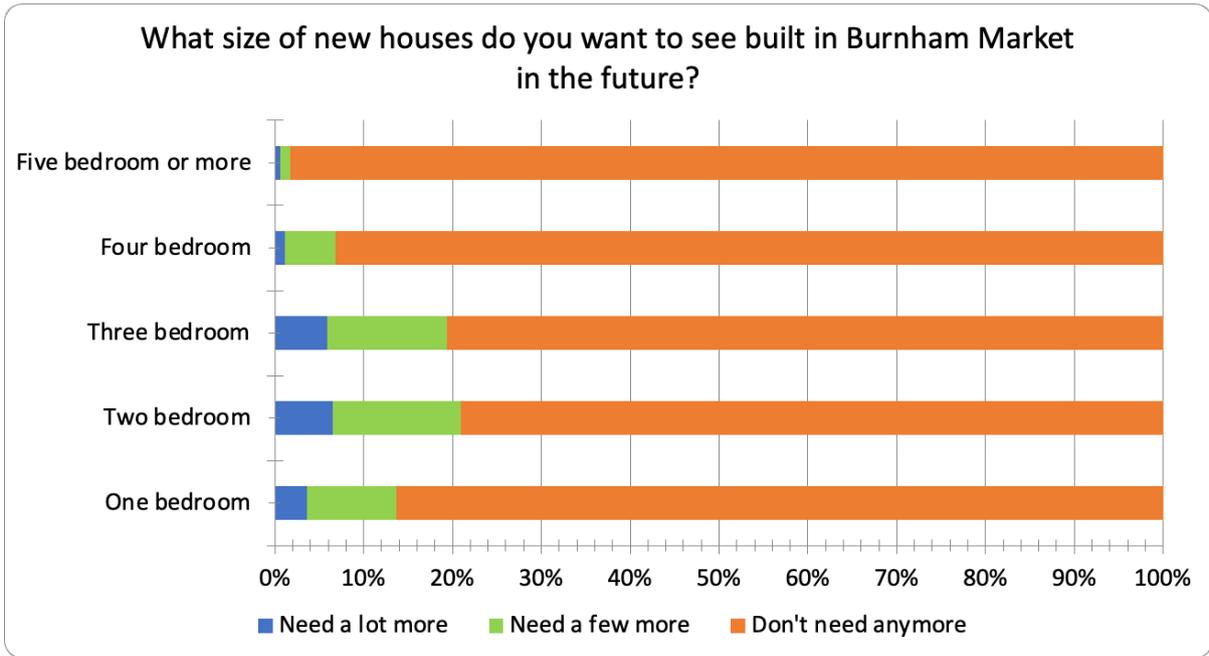
Q4: What type of new houses do you want to see built in the future in Burnham Market?

The majority of respondents felt the village did not need any further housing development – on average 89% of respondents answered that we ‘don’t need anymore’ to any new housing. Should there be new development, terrace houses/cottages or semi-detached houses/cottages/bungalows would likely be most supported. Around 15% of respondents felt that ‘a lot more’ or ‘a few more’ of these housing types were needed. There is least support for additional holiday lodges. In the comments at the end of this section some respondents argued that a policy of ‘no development’ would not support a re-balance of the housing market/stock in Burnham Market, which is needed to enable younger people and families to remain or move into the village.

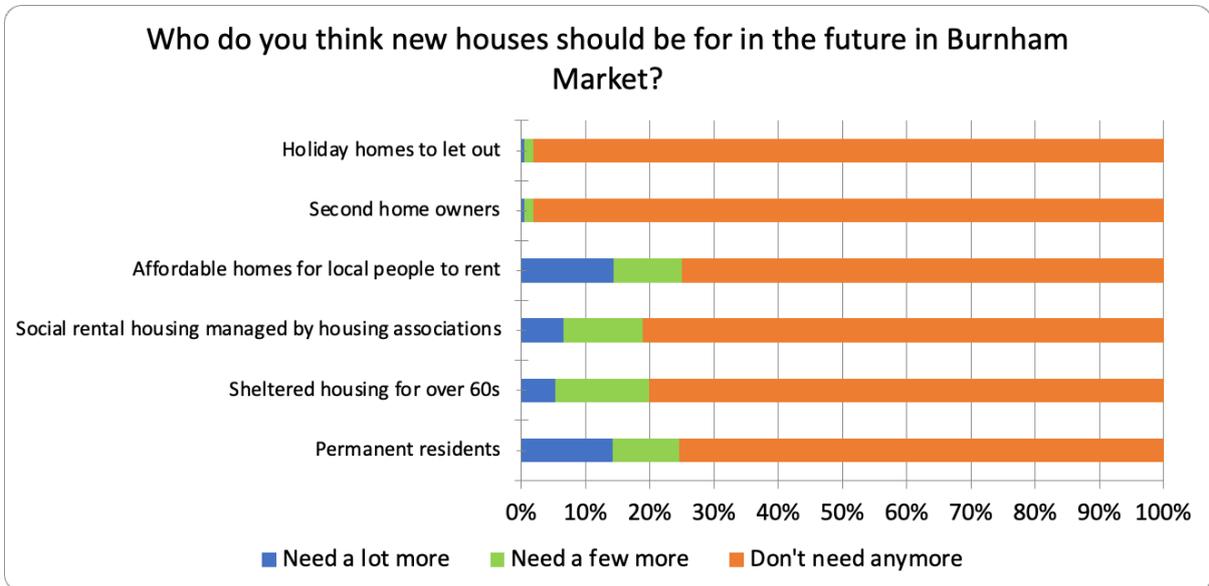


Q5. What size of new houses do you want to see built in Burnham Market in the future?

As with the previous question, there is a lack of support generally for more housing in the village. The responses indicate more support for smaller homes, especially two or three bedroom. A Housing Needs Assessment would provide more analysis and detail of local need in relation to this.

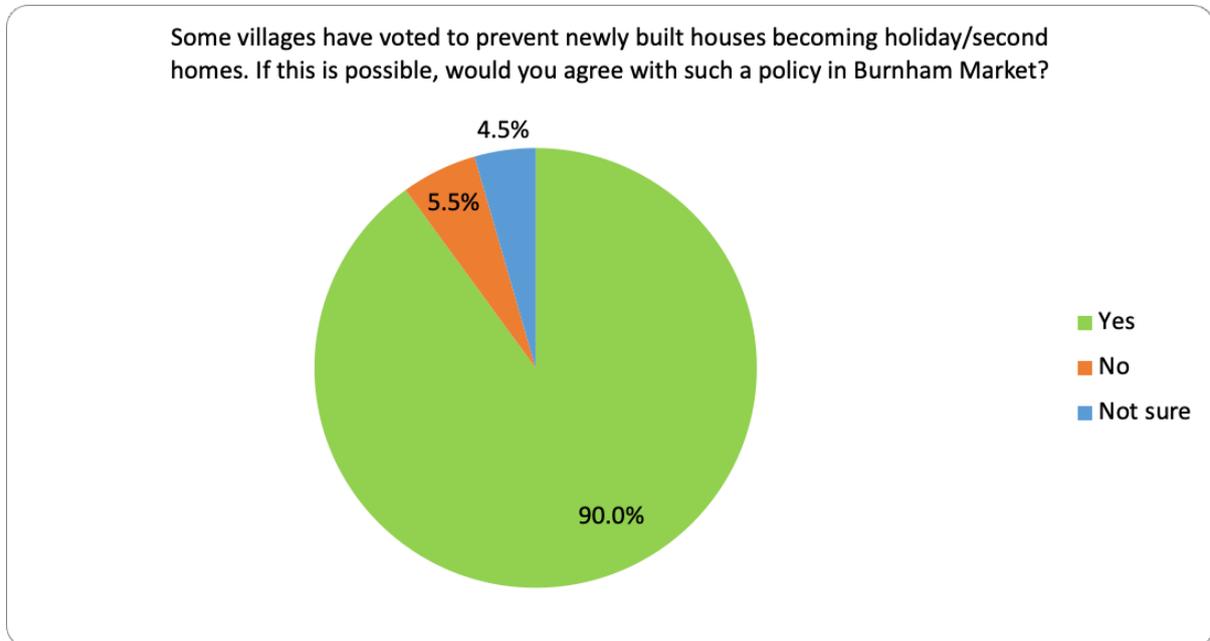


Q6. Who do you think new houses should be for in the future in Burnham Market? Where new housing is supported, or accepted, respondents felt this should be for permanent residents, or affordable housing for local people to rent. 138 respondents felt there needed to be a lot more or a few more affordable homes and 135 felt there should be a lot more or a few more homes for permanent residents. Additional homes for holiday lets or second homes are not generally supported.



Q7. Some villages have voted to prevent newly built houses becoming holiday/second homes. If this is possible, would you agree with such a policy in Burnham Market? There was strong support for this, with 90% of respondents in favour. Analysing the responses by people’s main connection to Burnham Market indicates that 89% of permanent residents are in favour and 91% of second homeowners. Very few second homeowners left comments in relation to this, whereas permanent residents provided comments in relation to the

impact of second homes, with these felt to break up the community, issues with properties standing empty much of the year, the impact it has on house prices, pricing younger people out of the market. There were some comments about the importance of welcoming holiday and second homeowners, but that re-balancing the housing market is needed. The distinction between furnished holiday lets and second homes is not always made, but some respondents highlighted that the impacts are different.

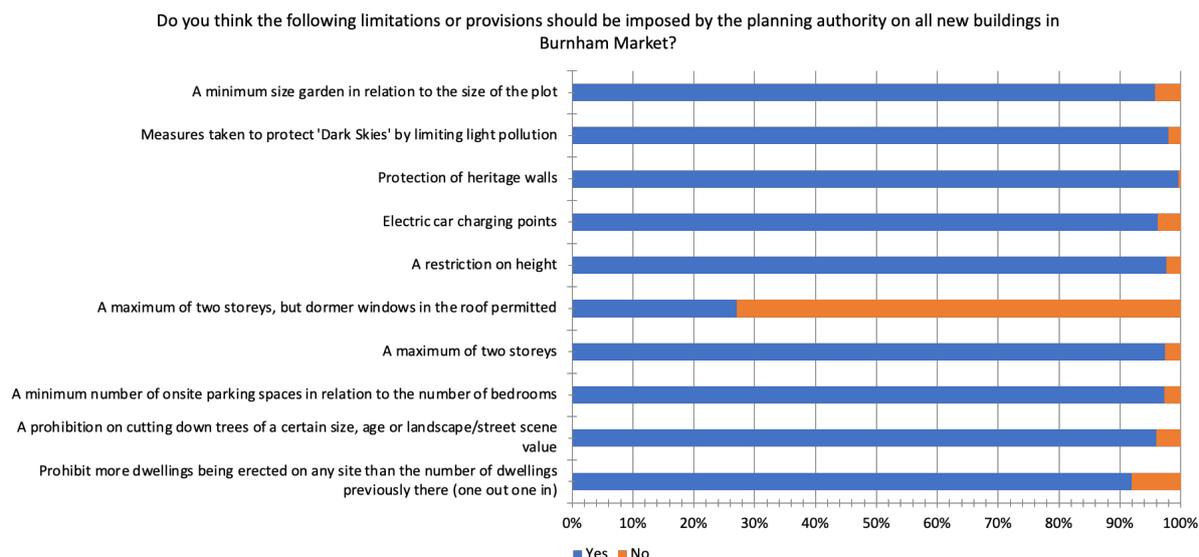


Design and Village Identity

Q8. Do you think we should have a policy that requires any future development to adhere to guidelines so that it reflects local identity and styles? There is strong support for this, with 97% of respondents, 536 people, in favour. This was also highlighted in the comments where people referred to the importance of design, diversity and preserving the character of the village. Adequate parking for new development is considered important.

Q9. Do you think the following limitations or provisions should be imposed by the planning authority on all new buildings in Burnham Market? A very high proportion of people agreed with each of these limitations, 96% or above, for all except 'a maximum of 2 storeys, but dormer windows in the roof permitted'. 73% of people disagreed with this.

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Q10. If you think that size of a dwelling in relation to the plot should be restricted, what should it be restricted to? The majority of respondents felt that the size of house should be restricted to 25% of the overall plot size. Comments were received from respondents in relation to individual homes on large plots being demolished and many new large homes being built in their place, or large gardens being lost to development, changing the character of the village.

Response	Proportion	Number
75% house to plot size	3.1%	17
50% house to plot size	17.9%	97
25% house to plot size	78.9%	427
		541

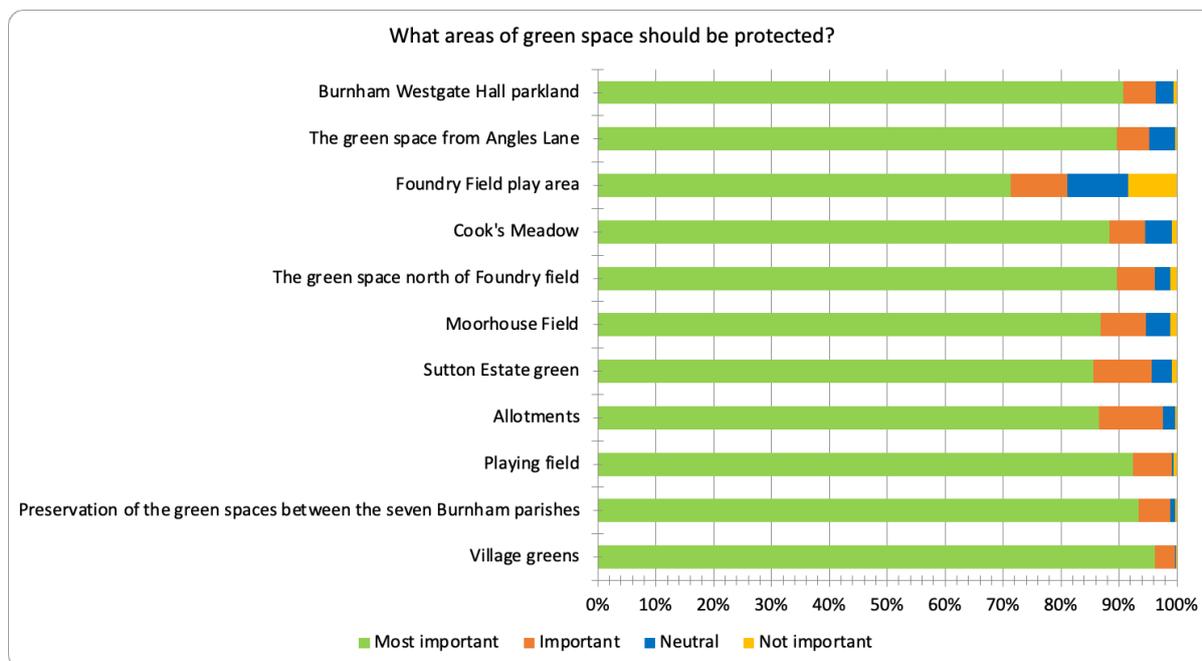
Heritage Assets

Q11. Please list any buildings or structures of heritage value in the parish that could be identified in the Neighbourhood Plan. The following were suggested by respondents:

- The former railway track bed and buildings
- Bolton House and it’s garden walls
- Homes in North Street, Front Street, Station Road and Overy Road
- The Friary in Friars Lane
- The Church ruins at the bottom of Beacon Hill
- The wall at the west side of Herrings Lane between Market House and Mulberry House
- The wall forming the northern and western boundary of Westgate Hall Kitchen Garden, to the north of the Hoste Arms
- The Sutton Estate
- Base of a Spigot Mortar, an anti-tank weapon which was supplied to the Home Guard, in the garden of Sunnymede, Whiteway Road
- St Ethelberts ruins and grounds

Environment

Q12. What areas of green space within the village do you think are special and worth protecting? All the suggested green spaces, except Foundry Field Play Area, were felt to be ‘most important’ to over 85% of respondents. Almost a fifth of respondents were ‘neutral’ or felt that the play area was ‘not important’ for protection.



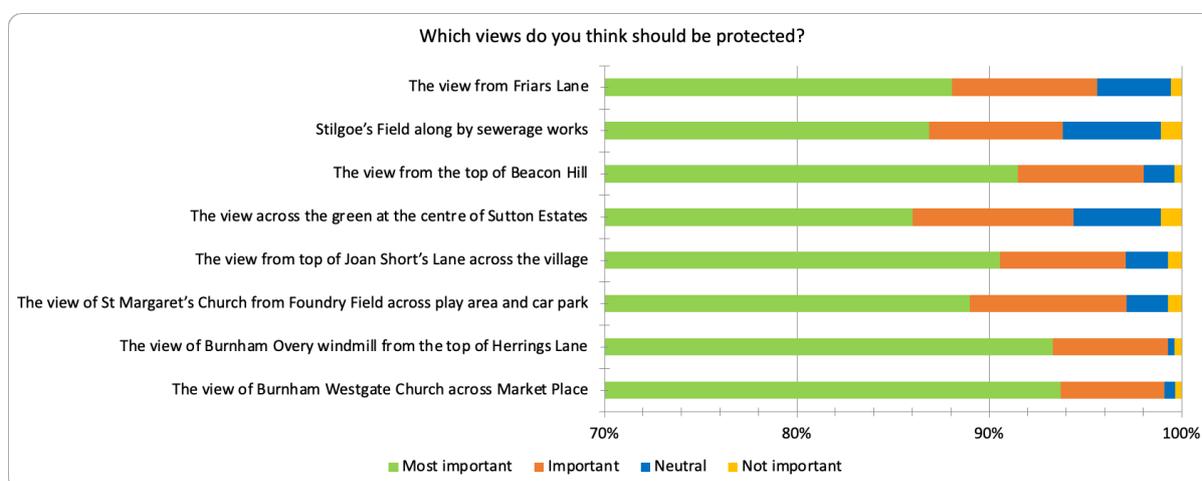
Other suggestions of special green spaces in the parish included:

- The Pound
- Green space north of Foundry Field
- Stubbings Field
- Burnham Westgate Hall walled kitchen garden
- Bellamy’s Lane towards St Margarets
- St Ethelberts
- The old railway trackbed
- Area between the school and Mill Green and Friars Lane and Bellamy Lane
- Farmland leading up the hill to the south of the village
- Behind the stables on Overy Road
- The field at the village hall
- The meadow on Joan Shorts Lane
- Stilgoes Barley field east of and in front of Crabbe Hall farmhouse

Q13. Which views do you think should be protected? All of the suggested views were felt to be ‘most important’ or ‘important’ by over 90% of respondents. The view of Burnham Westgate Church across Market Place, and view of Burnham Overy windmill from the top of Herring Lane received the greatest level of support. Other suggestions included:

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1. The view between the top of Angles Lane and Gallow Hill Farm looking across to the village
2. Views across the village green
3. View of the sea from Herrings Lane
4. The view of St Margarets Church and Burnham Overy Town towards Holkham, from Herrings Lane
5. Views of the Friary
6. View of the rooftops on approaching Burnham Market on the Fakenham Road
7. View from Burnham Westgate Church down through the village
8. View across from Whiteways Road to Herrings Lane and along Cross Lane
9. View from Millwood to the north and south
10. View of Beacon Hill from the playingfield
11. View of the old railway route



Q14. Please provide comments if you were affected by the 2020/21 flooding in Burnham Market. 45 comments were left in relation to flooding, mainly by respondents who live in the village permanently. Below is a summary:

- A strong, permanent community is essential when events like this take place.
- The impact could have been significantly worse, had it not been for the pandemic preventing many second homeowners/visitors from being in the village.
- Some homes are still not habitable a year later.
- There is also an ongoing issue with the sewers.
- It was not possible to travel through the village due to the road flooding, and this was an issue for an extended period of time after the actual floods.
- It took a long time before the statutory bodies took action to pump out the water and deal with the problem.
- Drainage channels, ditches and highway drains need to be maintained properly to prevent similar floods in the future, which may also be more likely due to climate change.
- Concern that future development will worsen drainage issues.
- Development in the vicinity of the badly affected area should be resisted.
- Villagers invested themselves in flood prevention measures – sandbags, pumps, pipework.

Q15. What could be done to improve the quality of the natural environment. A summary of responses is given below:

- The level of second homeowners/furnished holiday lets has an impact on the environment as these homes tend to have low maintenance gardens, which are less beneficial to wildlife.
- Planting of wildflowers and bulbs on the village green spaces, meadows and verges – a ribbon of wildflowers connecting the Burnhams.
- Reduce hard landscaping, such as fences and paving, in new developments
- Work with the Norfolk Wildlife Trust (or similar) to improve habitat
- Work with local farmers to re-wild areas of their land
- Community led tree planting
- Involve the primary school in planting of wildflowers / trees
- Support/encourage residents to have more wildlife friendly gardens
- Ensure development does not result in the loss of trees or hedgerow
- Taking measures to address parking in the village centre, especially preventing parking on grass verges
- Improve habitat at ponds
- Designate 'natural zones' in the parish and put a plan in place to maximise the environment in these zones – planting of species that will maximise wildlife benefit, such as lavender.
- Protect large gardens, preventing them from being developed.

Q16. Are there permissive paths you would like to see established in Burnham Market? All suggestions, with the number of times they were put forward are listed below. There were many suggestions that these routes could be for both walking and cycling.

- Foundry Field car park to St Margaret's Church (349)
- The edge of Whiteway Road to the Pit (347)
- Along Joan Short's Lane towards Burnham Thorpe (357)
- A path and cycle track along the old railway route (33)
- Reinststate the wooden bridge as you walk through the woods from the Sewer Treatment road, which allows you to walk over the set aside land to Thorpe Church (2)
- Extend the path up Beacon Hill (2)
- Circular walk, top of Herrings Lane, left along the track to Whiteway Road, turn left back down to Burnham Market Pit
- Footpath should continue from Westmead, Docking Road along the road to Crossing Cottage, to make a circular walk up to Gallow Hill Farm, across fields and down Angles Lane safer
- Path from Whiteway Road to Westgate Hall kitchen garden from the village green gates to the hall
- A roadside path from the start of the footpath to Gallow Hill Farm to the start of the pavement on Docking Road
- A path from the bottom of Whiteway Road to Whiteway Farm
- Bellamy Lane to St Margarets Church

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- Reinststate the right of way across the field above Hawkers Hill Farm, allowing a walk from Herrings Lane from the market place
- Access to Crofts Wood / extension of the path from Angles Lane to the allotments
- Path up Creake Road to the footpath which leads down into Burnham Thorpe
- A path which leads from Back Lane to Station Road

Final comments

Q17. Are there any other issues you feel we should address in the Neighbourhood Plan.

A summary of comments made includes:

- Lobby government to ensure Furnished Holiday Lets pay Council Tax.
- Address parking issues in the village centre and ensure people use the public car park as intended.
- Tourism is part of Burnham Market's heritage, it's always been busy with visitors especially in the summer, this should be supported.
- More activities that foster a stronger community, and bring back 'village life'.
- More affordable housing that encourages young families to stay/move here or homes for people who work in the village.
- Prevent more second homes / holiday lets to improve the balance of housing in the community.
- Support a broadening of the retail offering – a small supermarket, chemist, bank suggested.
- Retain important heritage features.
- Address traffic issues through the village centre - extend the 20mph speed limit, make certain routes one-way, more double yellow lines.
- There needs to be investment in infrastructure like telecoms, sewage, public transport.
- There is real, but perhaps hidden, inequality in the village that should be addressed
- Prevent future development.
- Burnham Market is one of the most attractive villages in Norfolk, and this should be preserved and celebrated.
- More community facilities, including an improved village hall.
- Improve cycle routes.

Feedback from the consultation events

Three events were held, two at the village hall and one at Sutton Lea, during December. 25 people attended. Various discussions took place about the purpose of a Neighbourhood Plan and what can be achieved. Many attendees were concerned about development and how community life has changed for permanent residents of the village.

Key themes to come out of the events include:

- There is strong feeling that future housing should be for local people. There was some enthusiasm from attendees for more smaller and affordable homes.

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- Parking is a significant issue with many people indicating that the current approach is not working. Suggestions were made in relation to the public car park and how this is managed, as well as accessible parking on the green.
- Residents of Sutton Lea feel distant from the rest of the community in Burnham Market, isolation is a concern for some older people.
- Design of new housing is important. Discussions about energy efficiency, use of traditional materials and parking were had with residents.
- Sustainability of the school was discussed, with numbers falling each year due to fewer local families with school-aged children.
- Surface water flooding and overflowing of sewage is a concern following the floods of Winter 20/21.