



Neighbourhood Development Plan

Evidence Base
Update April 2022

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Key Issues

Theme	Issues
Population characteristics	1. The parish has a declining population, which is likely because the village has fewer permanent occupants with the rise in furnished holiday lets. It could also be due to a rise in single occupancy. 2. There is an ageing population, and particularly within the oldest age groups. Traditionally incomers to the village have been older people, choosing to retire to the north Norfolk coast. The ageing population may indicate a need for more smaller unit housing or a need for specialist housing for older people.
Housing growth	• Burnham Market is designated a Key Rural Service Centre by the King's Lynn and West Norfolk District Council's Core Strategy, and so considered suitable for proportionate growth in new housing. • The King's Lynn and West Norfolk 2016 Local Plan allocated land for development of 32 residential dwellings and a car park, and this has been delivered. There is no allocation proposed for the emerging local plan. • Over the last three years permission has been granted for a small number of dwellings beyond the allocated site. These have mainly been barn conversions and this potential will be finite and could be depleted. Given that there is no proposed allocation in the emerging local plan, future housing growth will likely be reliant on windfall permissions unless the Neighbourhood Development Plan choose to allocate • Many of the permissions have required the demolition of an existing dwelling, and this could erode the character of the village. • The Neighbourhood Development Plan could consider supporting the emerging local plan and allowing small scale housing proposals outside of the development boundary. • Since 2011 there has been a small number of residential annexes permitted. This could be an indication of the need to care for ageing relatives and perhaps links to the ageing population. Some annexes are now used as furnished holiday lets.
Affordable housing	• The level of affordable housing is similar to other communities, though the proportion is actually much higher when you take into account the number lived in permanently.
Availability of local services and accessibility	• Burnham Market is a fairly sustainable location, with a good range of local services and facilities, and this will make it an attractive place to both live and visit.

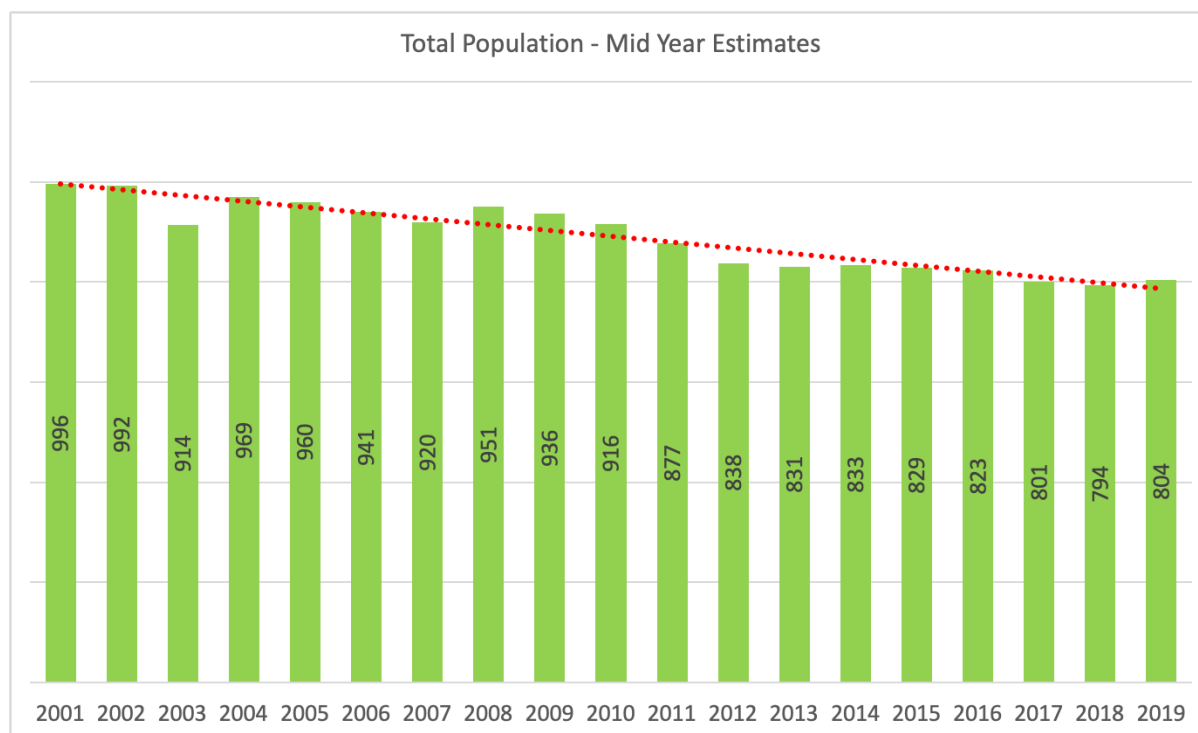
	• There is a core group of services that are essential community facilities, such as the post office, school, village hall and doctors surgery. The sustainability of these could be questioned because of the declining population. Other services – such as shops, restaurants and cafes are much more geared towards the holiday trade. • Modest additional housing could support the ongoing viability of some local services, such as local shops and the pub, as could tourism, although it does already seem to be thriving • Whilst the bus service provides access to neighbouring places, not all the bus stops offer a comfortable waiting facility. • Most of the local facilities are walkable for many people and this will help not only with being physically active, but will also provide for chance meetings and so foster a sense of community. However, over 20% find that their ability to be active is limited and a number of households have no car • Access into the countryside and open spaces for recreational reasons is reasonable, although it could be better.
Carbon emissions	• Per household carbon emissions are higher than elsewhere, mainly due to the level of transport emissions and consumption of services. This in part is due to the rurality of the community, but could also be linked with the high level of visitors. The neighbourhood plan could support a reduction in emissions through policies that reduce the need to travel or encourage a modal shift.
Natural Environment	a) Although there are no designated wildlife sites within the plan area, the North Norfolk Coast is nearby and there are several adjacent county wildlife sites. It is possible that wildlife from these sites visit or is present within the neighbourhood area, and it could be important to protect such habitat networks. b) Additional housing growth within Burnham Market could lead to increased recreational pressure on the nearby North Norfolk coast, which has multiple wildlife designations. c) There are areas of priority habitat in the parish; there is potential for these to be affected by development and they do not have the same level of protection as designated sites. d) Surface water flooding is an issue in parts of the parish, including the built-up area, it will be important to ensure this is not worsened through new development. e) Sewage pump / works is 70 years old, not coping. Specific location in the village where there was a bungalow, replaced by 3 large properties, one has recently applied for a swimming pool. Lost a bungalow with 3, 5 bed properties. A strain on the infrastructure.

Local Landscape	f) Part of the neighbourhood area, including the settlement, falls within the Norfolk Coast Area of Outstanding Natural Beauty, which has been designated for its outstanding landscape value. Development within the parish will be required to conserve and enhance the beauty of the area. g) Development, particularly major development of 10 or more dwellings or on the settlement edge, has the potential to impact the landscape setting, which should be protected.
Historic Environment	h) Burnham Market has a rich history, with a multitude of listed buildings, two scheduled monuments and a designated conservation area. Conservation area status affords some protection to heritage assets and their setting, though there is potential for development, especially that adjacent to or just outside the village centre, to impact the historic nature of the village. The design of new development is particularly important with respect to this.

Population Characteristics

According to mid-year population estimates from the Office of National Statistics (ONS), Burnham Market has a current population of 804. **Figure 1** shows how the population has shown a downward trend since 2001 although more recently levelling off. The results of the 2021 Census will indicate whether this trend has happened in the way predicted by the ONS population estimates.

Figure 1: Total Population

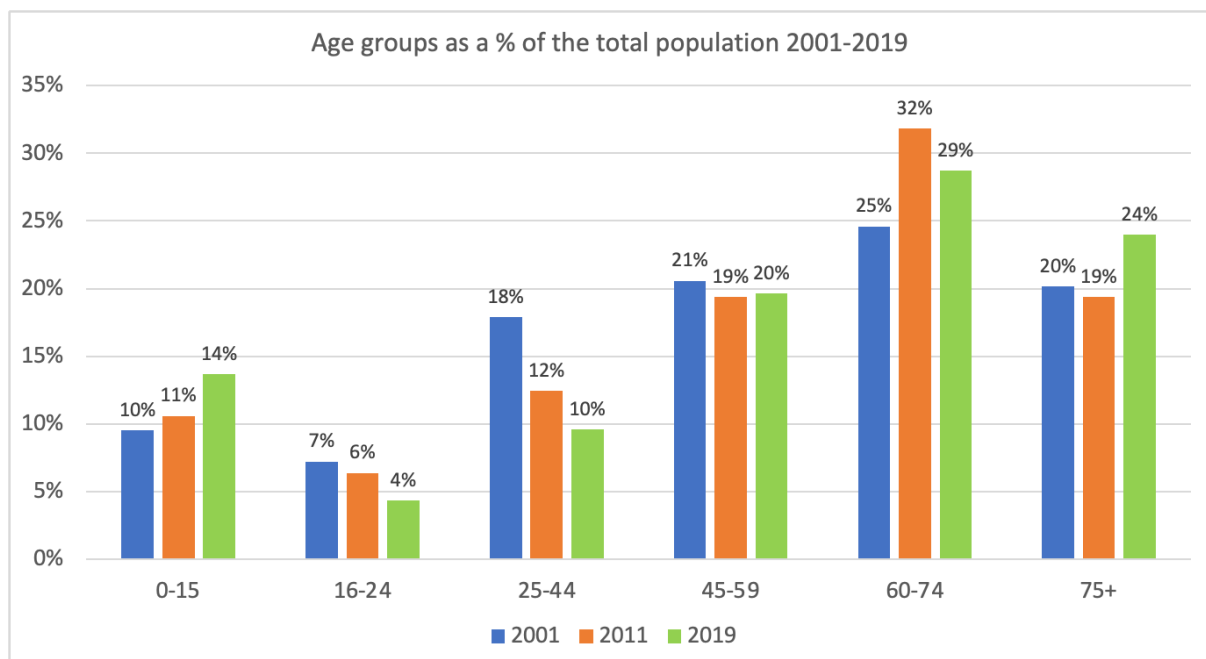


Source: ONS, Mid-Year Population Estimates at Parish Level

The change in age structure over time between 2001 and the mid-2019 population estimates is provided in **Figure 2**. The population has aged over this time with the proportion of people in the Burnham Market population aged 60 and above increasing from 45% to 53% between 2011 and 2019. Between 2011 and 2019 there was a slight decrease in the proportion of people aged 60-64, but a higher increase in people aged 75+. The proportion of people in the 45-60 age group has remained fairly static. Burnham Market has been a popular place for older people to retire, which could be one reason for the ageing population.

There is a slightly higher proportion of females than males, with 2019 split 54%/46% female to male. The difference is particularly marked in the age groups 16-24 (66%/34%) and 60-74 (57%/43%), though note that the numbers of younger people are low, thus the percentage difference is higher.

Figure 2: Population age structure



Source: ONS, mid-year population estimates

Issues:

3. The parish has a declining population, which is likely because the village has fewer permanent occupants with the rise in furnished holiday lets. It could also be due to a rise in single occupancy.
4. There is an ageing population, and particularly within the oldest age groups. Traditionally incomers to the village have been older people, choosing to retire to the north Norfolk coast. The ageing population may indicate a need for more smaller unit housing or a need for specialist housing for older people.

Housing Profile

Detailed evidence with respect to this is provided by the Housing Needs Assessment (2022) which was commissioned by AECOM.

Affordable Housing

Affordable housing comprises:

- Affordable housing to rent
- Shared ownership or shared equity
- Discounted market sales housing

Some of these options offer a more affordable route to home ownership, and the Government has introduced a number of options over the years to enable people to get their first home, whether to rent or buy. A new tenure option called First Homes is being introduced by the Government.

There are currently 101 affordable homes in Burnham Market, according to data supplied by the Borough Council. The size and type is provided in **Figure 3**. Just over a fifth is sheltered housing specifically designed for older people.

Figure 3: Affordable Housing

Number of Beds	General Needs	Sheltered Housing
Bedsit (0)	6	-
1	-	23
2	35	-
3	31	-
4	2	-
Total	74	23

Source: West Norfolk Borough Council, Housing Data 2018

In addition to the data provided in **Figure 3**, four affordable units were completed in Burnham Market at Foundry Fields, 2 for rent and 2 for shared ownership.

This works out at around 15% of the total number of domestic properties (according to the Council Tax register) or 30% of the properties lived in permanently by residents. This is a reasonable supply of affordable homes.

- King's Lynn and West Norfolk 13%
- Norfolk 17%
- England 19%

According to data supplied by West Norfolk Borough Council (November 2021) there are currently 10 people/families on the housing register for Burnham Market. It is unclear from the data whether these people have an existing link, such as family connection or employment, to the village or whether they want to move here because it is a desirable location.

The Housing Needs Assessment will provide further detailed evidence with respect to affordable housing.

Issues:

1. The level of affordable housing is similar to other communities, though the proportion is actually much higher when you take into account the number lived in permanently.

Unoccupied Properties

The National Planning Policy Framework does not make any allowance for the impact of second homes or holiday homes in a local authority's housing target. Additionally, whilst every effort is made to reduce the number of empty properties there are in the community and bring them back into use, no such device exists for second homes.

The Borough Council collects some useful data with respect to Council Tax. In October 2021 almost 50% of domestic properties within Burnham Market are either second homes or holiday homes, see **Figure 4**. A further 5% of properties are empty and unoccupied, which means less than 50% of homes are occupied by people who live there permanently.

Figure 4: Home ownership categories from Borough Council of King's Lynn & West Norfolk Council Tax records (2021)

Household Type	Number	%
Total empty and unoccupied domestic properties	34	5%
Total domestic properties registered as no-one's sole or main residence*	191	29%
Total non-domestic properties shown in the business rates list as 'Self-catering accommodation and premises'**	117	24%
Total domestic properties in the council tax list	664	

* These are properties which are either second homes for personal use, or second homes available for let for fewer than 210 days a year and are shown in the council tax list

** These are properties which are available for let for 210 days or more a year so are shown in the business rates list

The current available census data, although somewhat out of date, enables a comparison with other areas. The rates are significantly higher than the national or borough picture, 42% of properties unoccupied compared to 4% and 15% respectively. They are also higher than many surrounding communities, see **Figure 5**. At the time of the 2011 census 42% of homes in the plan area were unoccupied, which is 9% less than current data from the borough council indicates. Note that the base data is slightly different, so the two figures are not exactly comparable, but it remains a marked increase over 10 years.

Figure 5: Resident and unoccupied household spaces

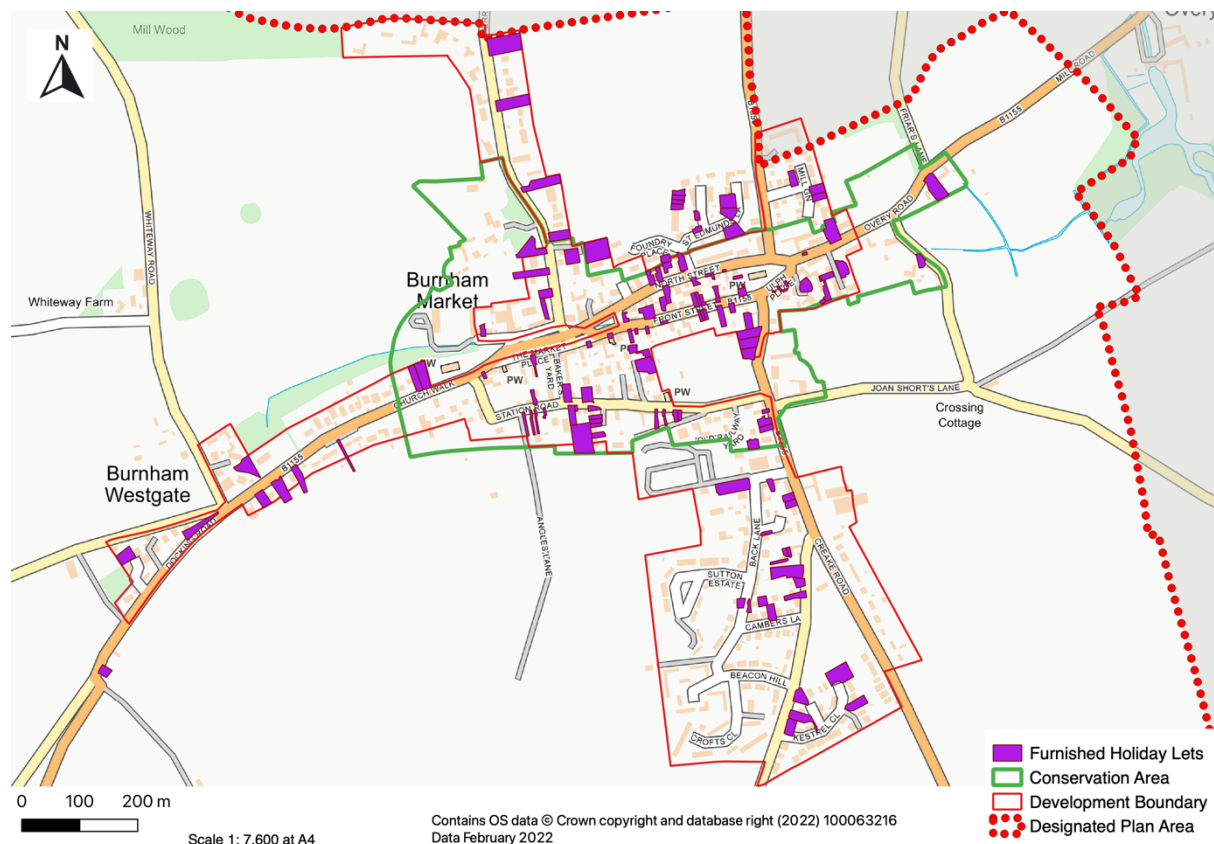
Parish	Total households	Households with no usual residents	% with no usual residents
Burnham Market	789	329	42%
Burnham Overy	216	153	70%
Burnham Thorpe	103	35	34%
North Creake	235	65	28%
Stanhoe	197	52	26%
Docking	644	154	24%
Brancaster	844	438	52%
West Norfolk Borough	73,962	11,039	15%
National			4%

Source: Census 2011, Nomisweb.co.uk

Furnished Holiday Lets

The neighbourhood plan steering group conducted their own field research to calculate the number of FHLs in February 2022. This involved a review of local holiday company websites, Local Authority planning portal records, postcode finder and in person walking tours around the village. This found there to be 109 properties identified as self-catering holiday units under business rates valuations and an additional 36 properties let out but not registered for business rates (**Figure 8**). This totals 145 FHLs, see **Figure 6**, which highlights there are FHLs on most streets in the village, though there is a particular concentration in the village centre.

Figure 6- Furnished Holiday Lets known in Burnham Market (February 2022)



In the consultation survey Part 2 (Dec 2021) Question 9 asked how respondents felt about the number of FHLS in Burnham Market, 136 people answered with 76.5% (104 people) saying there was too many (**Figure 7**).

Figure 7- Question 9 from the Consultation Survey Part 2 (December 2021)

Q9. Do you feel that the number of furnished holiday lets is an issue in Burnham Market?Furnished Holiday Lets (FHLs) are properties run as businesses which are let out for more than a set number of days per year and pay no council tax or Parish precept.			
Answer Choice		Response Percent	Response Total
1	Too many	76.5%	104
2	About right	13.2%	18
3	Not sure	10.3%	14
Please make any comments here:			31
answered			136
skipped			5

Figure 8 Fieldwork research undertaken by the steering group to understand the amount of holiday lets by postcode in Burnham Market. (Feb, 2022)

HOLIDAY LETS BY POSTCODE 24.2.2022

RESOURCES/KEY:

- **Postcodes/addresses:** KLWNBC Planning Portal Records and Postcode Finder
- **Tax Office:** Self Catering Holiday Units Business Rates Valuations- FHL-109
- **Holiday Lets not registered for Business Rates Valuations via:** FHL-36
- **Total FHLS = 145 (109+36)**
- Barefoot Retreats, Norfolk Hideways, Sowerbys, Glaven Valley, Sykes, Norfolk Cottages
- Burnham Market Cottages, Dog-friendly Cottages, Airbnb, Owners' websites etc.
- Letting listings not found for 6 FHLs but properties included in total
- **Second Home - not commercially let-** SH
- Full-time Household- FTH
- **Holiday Let Bungalows. Total 17 B**
- Electric Car Charging Point ECP (2 mentioned in lettings descriptions)- **ECCP**
- Car Park Permit offered with 1 property letting.- CCP
- **Land Registry:** Affordable housing bought under 'Right to Buy' and now privately owned.- Sold

The Lamp House, Church Walk		FHL			Sleeps 6	3 x OSP	
Pebble Cottage, Docking Road		FHL			Sleeps 6	2 x OSP	
Eden House, Herrings Lane		FHL			Sleeps 8	2 x OSP	
Orchard House, Herrings Lane		FHL			Sleeps 10	5 x OSP	
Harpers, 11 Mill Green - B		FHL			Sleeps 6	2 x OSP	

Brewers, 7 Front Street		FHL			Sleeps 10	3 x OSP	
The Garden House, 24 Front Street		FHL			Sleeps 6	No OSP	
Petts Cottage, 33 Front Street		FHL			Sleeps 4	No OSP	
Fortune Cottage, 35 Front Street		FHL			Sleeps 4	No OSP	
Albion House, 43 Front Street		FHL			Sleeps 6	No OSP	
School House Cottages, 55 Front Street		FHL			Sleeps 6	No OSP	
Wheelwright Cottage, 1-2 Gents Yard, Creak Road		FHL			Sleeps 5	No OSP	
Field Cottage, Creak Road		FHL			Sleeps 6	4 x OSP	
The Foundry, Creak Road		FHL			Sleeps 6	No OSP	
The Old Forge, Creak Road		FHL			Sleeps 6	2 x OSP	
Field Lodge		FHL			Sleeps 4	2 x OSP	
Sandy Toes Lodge		FHL			Sleeps 6	2 x OSP	
Twelve Burnham Lodge		FHL			Sleeps 4	2 x OSP	
Flint Cottage, 24 Beacon Hill Road - B		FHL			Sleeps 4	Ample OSP	
Claremont House, Beacon Hill Road		FHL			Sleeps 8	Ample OSP	
The Hollies, Beacon Hill Road		FHL			Sleeps 6	2 x OSP	
Alice House, Bellamys Lane		FHL			Sleeps 6	2 x OSP	
Hornbeam, Back Lane		FHL			Sleeps 10	5 x OSP	
Barley Cottage, 3 The Maltings, Station Road		FHL			Sleeps 6	2 x OSP	
5 The Maltings, Station Road		FHL			No Listing found but blue trade waste bins		
Victory Cottage, 7 The Maltings, Station Road		FHL			Sleeps 2	2 x OSP	
Olive Tree House, Station Road		FHL			Sleeps 12	6 x OSP	
Revas, Station Road		FHL			Sleeps 6	2 x OSP	
Rosemary House, Station Road		FHL			Sleep 6	2 x OSP	ECCP
Bay Tree Cottage, 4 Rogers Row, Station Road		FHL			Sleeps 4	No OSP	

Angel Cottage, 92 Market Place		FHL			Sleeps 4	No OSP	
Hammonds House, 51 Market Place		FHL			Sleeps 8	1 x OSP	
Market View, Catherine Place, 21 North Street		FHL			Sleeps 10	2 x OSP	
The Pheasantry, 11 Sussex Farm Lane		FHL			Sleeps 6	3 x OSP	
Oystercatchers, 4 St Edmunds Lane		FHL			Sleeps 4	2 x OSP	
Aspall Escape, Annexe at 4 Ethelberts Close		FHL			Sleeps 2	1 x OSP	
10A Church Walk - Annex	FHL				Sleeps 2	1 x OSP	Sold
Graylings, 2 Church Row Cottages, Church Walk	FHL				Sleeps 8	4 x OSP	
Cobblestones, 3 Church Row Cottages, Church Walk	FHL				Sleeps 6	5 x OSP	
Ebeneezers Cottage, Church Walk	FHL				Sleeps 6	3 x OSP	
The Pond House, Church Walk	FHL				Sleeps 8	Ample OSP	
The Sheiling, Church Walk	FHL				Sleeps 4	2 x OSP	
Owl Cottage, 2 Woodside, Docking Road	FHL				Sleeps 8	3 x OSP	
Beacon Lodge, Herrings Lane	FHL				Sleeps 8	3 x OSP	
Downlands, Herrings Lane	FHL				Sleeps 5	2 x OSP	
Easterly, Herrings Lane	FHL				Sleeps 8	Ample OSP	
Lark House, Herrings Lane	FHL				Sleeps 6	3 x OSP	
Mallards, Herrings Lane	FHL				Sleeps 8	4 x OSP	
Over Norton, Herrings Lane - B	FHL				Sleeps 8	4 x OSP	
Saltmarsh House, Herrings Lane	FHL				Sleeps 12	Ample OSP	
Duckling Cottage, 3 Mill Green - B	FHL				Sleeps 6	1 x OSP	
Dolphin, 12 Mill Green - B	FHL				Sleeps 4	1 x OSP	
Merrymeet, 3 Kestrel Close - B	FHL				Sleeps 6	Ample OSP	
Hideaway, 5 Kestrel Close - B	FHL				Sleeps 8	4x OSP	
Olive's Cottage, 7 Kestrel Close - B	FHL				Sleeps 6	5 x OSP	
Hares End, 12 Kestrel Close - B	FHL				Sleeps 6	3 x OSP	
Malabar, 14 Kestrel Close - B	FHL				Sleeps 8	2 x OSP	

Spoonbills, 17 Kestrel Close - B	FHL				Sleeps 6	Ample OSP	
Style Cottage, 4 Front Street	FHL				Sleeps 8	1 x OSP	
Ivy Cottage, 8 Front Street	FHL				Sleeps 4	No OSP	1 x CPP
Lavender Cottage, 14 Front Street	FHL				Sleeps 5	1 x OSP	
Palgrave Barn, 17 Front Street	FHL				Sleeps 4	No OSP	
Escourt House, 2 Front Street	FHL				Sleeps 10	No OSP	
Rose Cottage, 31 Front Street	FHL				Sleeps 4	No OSP	
Bluebell Cottage, 38 Front Street	FHL				Sleeps 3	No OSP	
Skeet Cottage, 40-42 Front Street	FHL				Sleeps 6	No OSP	
April Cottage, 48 Front Street	FHL				Sleeps 4	1 x OSP	
Newtons Cottage, 50 Front Street	FHL				Sleeps 6	2 x OSP	
Arch Cottage, 52 Front Street	FHL				Sleeps 5	1 x OSP	
The Bakehouse, 2 The Old Bakery, 56 Front Street	FHL				Sleeps 4	No OSP	
3 The Old Bakery, 56 Front Street	FHL				Sleeps 4	No OSP	
Beavers Cottage, 64 Front Street	FHL				Sleeps 6	Ample OSP	
1 Railway Cottage, Railway Court, Creake Road	FHL				Sleeps 6	2 x OSP	
2 Railway Cottage, Railway Court, Creake Road	FHL				Sleeps 6	2 x OSP	
Creake Road Cottage, Creake Road	FHL				Sleeps 10	3 x OSP	
Field Piece Cottage, Creake Road	FHL				Sleeps 10	4 x OSP	
Beacon Hill Barn, 100 Beacon Hill Road	FHL				Sleeps 10	Ample OSP	
1 Moodie Cottage, Beacon Hill Road	FHL				Sleeps 6	2-3 OSP	
Mahonia, 2 Archway Cottages, Back Lane	FHL				Sleeps 6	2 x OSP	
End Cottage, Back Lane	FHL				Sleeps 4	No OSP	
Flint Cottage, Back Lane	FHL				Sleeps 2	No OSP	
Kitts Cottage, Back Lane	FHL				Sleeps 6	2 x OSP	
Pantiles, 2 Back Lane	FHL				Sleeps 4	1 x OSP	
Sutton Cottage, Back Lane	FHL				Sleeps 2	No OSP	

Wild Strawberry Cottage, 2 Stonegate Yard, Beacon Hill Road	FHL				Sleeps 4	2 x OSP	
Plumtree Cottage, 4 Stonegate Yard, Beacon Hill Road	FHL				Sleeps 4	2 x OSP	
Coopers Cottage, 5 Stonegate Yard, Beacon Hill Road	FHL				Sleeps 4	2 x OSP	
The White House, 3 Station Road	FHL				Sleeps 4	No OSP	
Beehive Cottage, 5 Station Road	FHL				Sleeps 8	No OSP	
8 Station Road	FHL				Listing not found.		
Charnwood Cottage, 11 Station Road	FHL				Sleeps 4 + 2*	No OSP	* 2 in annexe
The Old Blacksmiths Cottage, 1 The Maltings, Station Road	FHL				Sleeps 3	2 x OSP	
4 The Maltings, Station Road	FHL				No Listing found but blue trade waste bins		
Brentburn, Station Road	FHL				Sleeps 4	No OSP	
Croftwood, Station Road	FHL				Sleeps 6	Ample OSP	
Limestone House, Station Road	FHL				Sleeps 8	6 x OSP	
Sea Lavendar Cottage, Station Road	FHL				Sleeps 4	No OSP	
Wheel House, Station Road	FHL				Sleeps 8	3 x OSP	
1 Rogers Row, Station Road	FHL				Sleeps 4	No OSP	
Burr Cottage, 6 Rogers Row, Station Road	FHL				Sleeps 4	No OSP	
Shingle Cottage, 10 Rogers Row, Station Road	FHL				Sleeps 4	No OSP	
Burnham Loft, 58A Market Place	FHL				Sleeps 2	No OSP	
Craig House, 65 Market Place	FHL				Sleeps 10	No OSP	
The House on The Green, 79 Market Place	FHL				Sleeps 6	No OSP	
Goosebec, 4 Market Place	FHL				Sleeps 5	2 x OSP	

Aviaries Barn, 21 Market Place	FHL				Sleeps 2	1 x OSP	
Red Gables, 7 North Street	FHL				Sleeps 9	Ample OSP	
Catherine Place 27 North Street	FHL				Sleeps 6	3 x OSP	
Creake House, 30 North Street	FHL				Sleeps 6	1 x OSP	
Foundry Stables, 33 North Street	FHL				Sleeps 6	1 x OSP	
Foundry Barn, 35 North Street	FHL				Sleeps 6	1 x OSP	
Allpoints Cottage, 40 North Street	FHL				Sleeps 4	1 x OSP	
Tern Cottage, 46-48 North Street	FHL				Sleeps 6	No OSP	
Cobbles, 52 North Street	FHL				Sleeps 6	No OSP	
Flint Cottage, 58 North Street	FHL				Sleeps 3	No OSP	
3 The Old School, North Street	FHL				Sleeps 6	2 x OSP	
Nelson Lodge, Overy Road	FHL				Sleeps 11	Ample OSP	
Flat, Church House, Overy Road	FHL				No Listing found		
St Andrews Barn, Overy Road	FHL				Sleeps 6	3 x OSP	
The Gardens, Overy Road	FHL				Sleeps 12	3 x OSP	
Prosperos Barn, Joan Shorts Lane	FHL				Sleeps 4	1 x OSP	
Nelson's Nook, 3 Ulph Place	FHL				Sleeps 4	Ample OSP	
Snowdrop, 5 Ulph Place	FHL				Sleeps 4	No OSP	
Nelson Cottage, 7 Ulph Place	FHL				Sleeps 4	No OSP	
Plumms Yard Annexe, 12 Ulph Place (Garden Folly)	FHL				Sleeps 2	1 x OSP	
St Georges, 14 Ulph Place	FHL				Sleeps 8	2-3 OSP	
Arthur's, 21 Ulph Place	FHL				Sleeps 9	2 x OSP	
Knoll Cottage, Stanhoe Road	FHL				No listing found.		
Walnut Cottage, Stanhoe Road	FHL				Sleeps 5	Ample OSP	
East Cottage, 1 Crow Hall Cottages, Docking Road	FHL				No Listing found.		

Pepys House, 4 Crow Hall Cottages, Docking Road	FHL				Sleeps 8	4 x OSP	
Crowberry Barn, 4 Crow Hall Barns, Docking Road	FHL				Sleeps 6	Ample OSP	
Lavandula, 2 Sandells Walk	FHL				Sleeps 6	2 x OSP	
Sandells, 8 Sandells Walk	FHL				Sleeps 5	1 x OSP	
Grayling, 9 Sandells Walk	FHL				Sleeps 4	2 x OSP	
10 Sandells Walk	FHL				Sleeps 4	2 x OSP	
11 Sandells Walk	FHL				Sleeps 4	2 x OSP	
Little Pearl, 1 St Edmunds Lane	FHL				Sleep 4	2 x OSP	
Sandpiper, 7 St Edmunds Lane	FHL				Sleeps 10	2 x OSP	
1 Patternmakers Close	FHL				Sleeps 4	2 x OSP	
1 Foundry Place	FHL				Sleeps 6	3 x OSP	
Saltwater, Cambers Lane - B	FHL				Sleeps 6	1 x OSP	
Spring Cottage, Cambers Lane - B	FHL				Sleeps 4	2 x OSP	
Diggers Rest, 4 St Ethelberts Terrace, Creak Road	FHL				Sleeps 6	2 x OSP	
La Mouette, 5 St Ethelberts Terrace, Creak Road	FHL				Sleeps 6	2 x OSP	

Other concerns brought up were to do with parking, local data there are a total of 145 FHLs, sleeping approximately 758 people. These have a total of 198 parking spaces¹ between them, which equates to an average of 1.3 spaces per FHL. In many cases FHLs are like Houses in Multiple Occupation and accommodate several families, having 5-7 bedrooms. Indeed, there are 10 FHLs that can each accommodate 10 people, with an average of 2.4 spaces each and two of them have no allocated parking spaces. The data also suggests there are 15 FHLS which are considered to have ample onsite parking, which is a very low number compared to the total of FHLS in the parish.

In total the number of FHLS when breaking up the data in Figure 8 and Figure 9 which do not allocate any car parking spaces are 36 FHLS:

- Sleeps 2 = 3 FHL
- Sleeps 3= 2 FHL
- Sleeps 4 (+1 Sleeps 4 +2 in annexe*) = 19 FHLS
- Sleeps 5= 1 FHL
- Sleeps 6= 8 FHLS
- Sleeps 8 = 1 FHL
- Sleeps 10= 2 FHLS

¹ Based on local field research conducted February 2022

Figure 9-Total numbers a FHL sleeps and the number of on-site parking (ONS) available (breakdown of Figure 8 above)

FURNISHED HOLIDAY LETS	SLEEPS	HOW MANY SPACES ALLOCATED?	TOTAL PEOPLE FHL SLEEP IN PARISH? = 758	TOTAL NUMBER PEOPLE ONS CAN ALLOCATE? 198
	2	2		
	2	1		
	2	1		
	2	0		
	2	0		
	2	0		
	2	1		
TOTAL = 8 2 SLEEPS (16 PEOPLE) AND 8 OSP	2	1	16	8
	3	0		
	3	2		
TOTAL 3 = 3 SLEEPS (9 PEOPLE) AND 2 OSP	3	0	sold	2
	4	0		
	4	0		
	4	2	1+cpp?	
	4	2		
	4			
	4	0		
	4	0		
	4	2		
	4	2		
	4	1		
	4	0		
	4	0		
	4	0		
	4	0		
	4	1		
	4	0		
	4	0		
	4	0		
4+2 IN ANNEX	4	1		
	4	2		

	4	2		
	4	2		
	4	0		
	4	0		
	4	0		
	4	0		
	4	0		
	4	0		
	4	1		
	4	1		
	4	0		
	4	0		
	4	0		
	4	2		
	4	2		
	4	2		
	4	2		
	4	2		
TOTAL = 38 4 SLEEPS AND 37 PARKING SPACES	4	2	152 or 154 including 2 annex	37
	5	4		
	5	2		
	5	1		
	5	1		
	5	2		
TOTAL = 6 5 SLEEPS (30 PEOPLE) AND 10 OSP	5	0	30	10
	6	3		
	6	2		
	6	2		
	6	0		
	6	0		
	6	0		
	6	4		
	6	0		
	6	2		
	6	2		
	6	2		
	6	2		
	6	2		
	6	3		
	6	5		

	6	3		
	6	3		
	6	1		
	6	ample		
	6	5		
	6	3		
	6	ample		
	6	0		
	6	2		
	6	ample		
	6	2		
	6	2		
	6	2		
	6	2		
	6	2		
	6	ample		
	6	0		
	6	3		
	6	1		
	6	1		
	6	1		
	6	0		
	6	0		
	6	2		
	6	3		
	6	ample		
	6	2		
	6	3		
	6	1		
		2		
TOTAL= 47 6 SLEEPS (276 PEOPLE) AND 79 OSP	6		276	79
		2		
	8	2		
	8	n/a		
	8	1		
	8	4		
	8	0		
	8	3		
	8	3		
	8	0		
	8	4		
	8	4		
	8	4		
	8	2		

	8	1		
	8	0		
	8	3		
TOTAL= 16 8 SLEEPS (128 PEOPLE) AND 35 OSP	8	4	128	35
TOTAL= 1 9 SLEEPS AND 0 OSP	9	0	9	0
	10	5		
	10	3		
	10	5		
	10	2		
	10	0		
	10	3		
	10	4		
	10	Ample OSP		
	10	0		
TOTAL = 10 10 SLEEPS (100 PEOPLE) AND 24 OSP	10	2	100	24
TOTAL= 1 11 SLEEP AND AMPLE OSP	11	ample	11	ample
	12	6		
	12	ample		
TOTAL= 3 12 SLEEPS (36 PEOPLE) AND 9 OSP	12	3	36	9+

Issues

- **Less than 50% of domestic properties in Burnham Market are occupied by people who live there permanently, which will have an impact on the level of community togetherness and the viability of some local services, such as the primary school.**
- **The proportion of unoccupied properties is increasing and may continue to do so into the future.**

Housing Growth

Burnham Market is designated a Key Rural Service Centre by the King's Lynn and West Norfolk District Council's Core Strategy (2011) and this designation is being carried forward in the emerging local plan. This is largely due to the good range of services and facilities available to serve the existing community, despite its lower than average population compared to other Key Rural Service Centres. Indeed, according to the 2016 local plan, *"Burnham Market is one of few rural settlements which does not suffer from declining services, managing to retain and attract small businesses and therefore provide a sustainable service offer to surrounding villages and hamlets."*

Key Rural Service Centres help to sustain the wider rural community. They provide a range of services that can meet basic day-to-day needs and a level of public transport that can enable access to and from the settlement.

The Site Allocations and Development Management Policies Plan 2016 included Policy G17.1, which is the allocation at Foundry Field. This was allocated for residential development of 32 dwellings as well as a public car park and toilets. This included 4 affordable homes (2 rental and 2 shared ownership). The number of dwellings was much higher than the 12 that would have been expected given the population and location within the AONB, but the higher number of accepted so as to deliver the car park. This allocated site has come forward and has been delivered. The local plan review does not propose an allocation for more housing in the village.

Apart from the new dwellings on the allocated site, there have been 27 planning permissions which have been granted, started, or completed in the last 5 years (2017-2022) according to housing data by the BCKLWN (2022) presented in figure 6 (the full table is in Appendix A of this paper).

- Twelve of the permissions have been granted
- Six of the permissions have started
- Six have completed between November 2020 and April 2022

Out of the 27 planning permissions, a number of these reflect variations of conditions on the same site, so in total there are 24 different sites which have planning permissions. The total net gain of new residential dwellings in Burnham Market is 55; 18 of these are from barn conversions into new residential dwellings. Clearly this avenue for housing permissions is finite. These permissions represent windfall development, outside of any planned growth in the Local Plan. It is interesting to note that many of the permissions involve the demolition of an existing dwelling and replacement with a greater number.

Figure 10: List of recent permissions in Burnham Market (2017 to 2022)

Planning ref	Location	Description	Net gain	Status
17/00259/F	Land South of Hall Farm Cottage, Herrings Lane	Construction of single storey dwelling incorporating existing building	1	GRANTED
18/00966/F	Croftwood Station Road	Change of Use from Outbuilding to Dwelling including alterations and extension	1	COMPLETED APRIL 2021

18/01415/F	Gallow Hill Farm Stanhoe Road	Conversion of barns to two dwellings and extension of existing farmhouse	2	STARTED
18/01645/CU	Stable Cottage, 52 Market Place	Change of Use from residential to a mixed use of A1 (retail) and Residential	0	GRANTED
19/00215/F, 17/01401/F	Granvilla, Station Road	19/00215/F - Variation of condition 2 of planning permission 18/01637/F: VARIATION OF CONDITIONS 3, 4, 5, 6, 7, 8, 9 of planning permission 17/01401/F 17/01401/F - Demolition of existing bungalow and replacement with two new dwellings, together with reconfiguration of existing s	1	COMPLETED JANUARY 2021
19/00400/F	Fisher & Sons North Street	Variation of condition 2 of planning permission 16/01797/F. Decision approved at appeal (17/08/17) and description changed to "The renovation of existing building to provide one shop with flat above and one new dwelling. Demolition of workshop to rear of site. Addition of four new dwellings"	6	GRANTED
19/00542/F	Jack Wills 16 Market Place	Minor external and internal alterations to facilitate the change of use of the upper floors to a self-contained flat.	1	GRANTED
19/01471/F	Burnham Rise Herrings Lane	Existing house and associated garden structures are to be demolished. A 2-storey replacement dwelling - three timber pavillion structures with pitched roofs on a masonry plinth is proposed. The scheme includes a driveway and associated hardstanding for vehicle parking.	0	GRANTED
19/01648/F	Woodcroft Herrings Lane	Demolition of existing dwelling and construction of new detached dwelling	0	COMPLETED JUNE 2021
19/01731/F	Church Pightle Station Road	Demolition of detached bungalow and erection of 3 x 2-storey dwellings and 1 x garage	2	STARTED

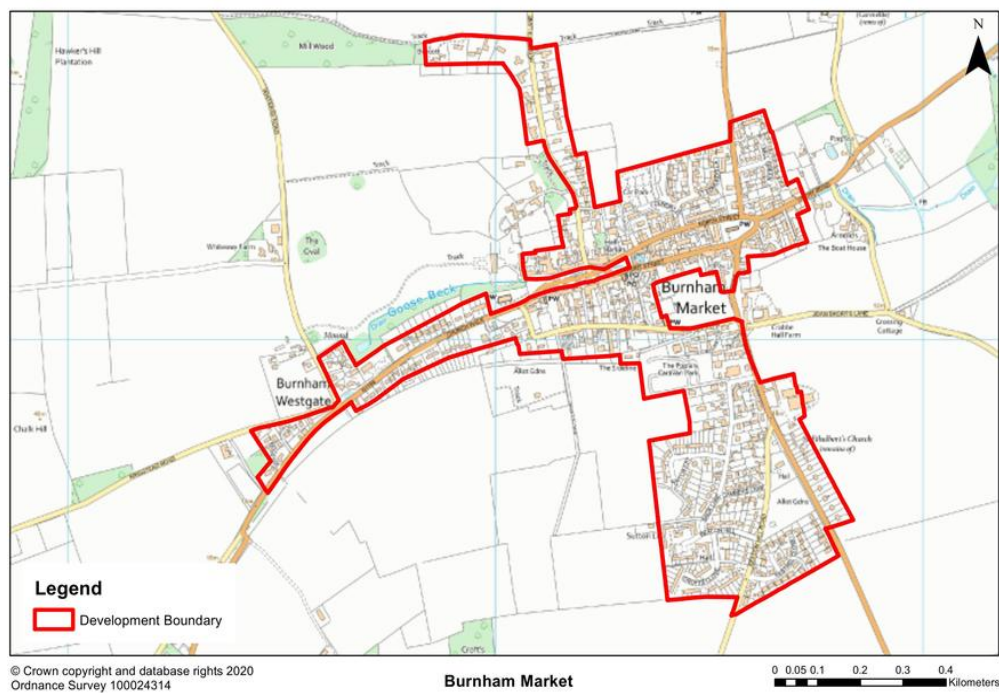
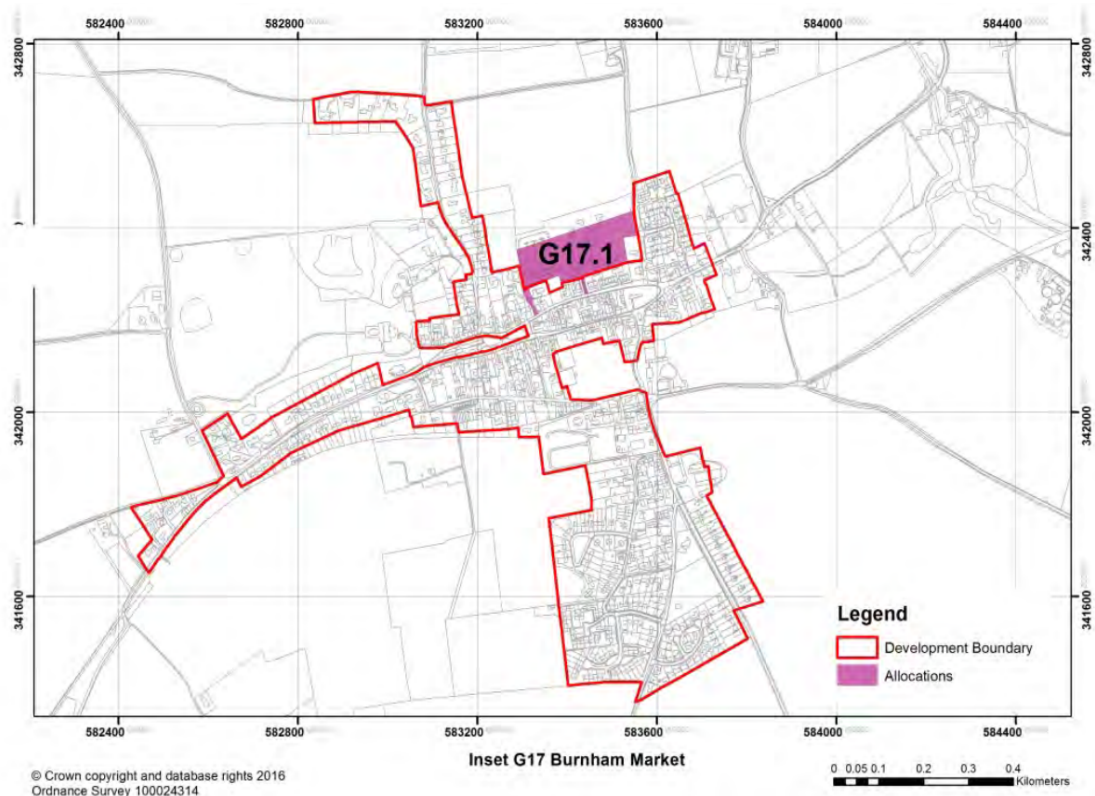
19/02109/F	Cherry Trees Church Walk	Demolition of an existing dwelling and replacement with a pair of link detached dwelling and associated external works	1	GRANTED
20/00643/F	Bunessan Herrings Lane	Demolition of existing house and rebuilding with new garage and art studio	0	STARTED
20/00929/F	Cradle Hall Farm Docking Road	Conversion of existing farm buildings into 5 residential dwellings	5	GRANTED
20/01866/F	Land Northwest of 40 Sutton Estate	Residential development of 9no. dwellings.	9	GRANTED
21/00429/F, 20/01680/F, 20/00744/F	Goose Bec Church Walk	21/00429/F - Variation of Condition 1 of Planning Permission 20/01680/F: Demolition of existing dwelling and erection of five dwellings (Revision Of 20/00744/F)	4	STARTED
21/00821/PACU1	Bruce And Co Accountants, 4 Ulph Place	Application to determine if prior approval is required for proposed change of use from office to dwelling (Schedule 2, Part 3, Class O)	1	GRANTED
21/00861/F	Tern Cottage 46 - 48 North Street	Demolish and re-build single storey, detached, garden outbuilding as ancillary accommodation to main dwelling (revised scheme)	1	GRANTED
21/00084/F	Redlands, Back Lane	Development of 6 dwellings following demolition of existing dwelling.	5	COMPLETED OCTOBER 2021
21/01263/F	Tradewinds, Docking Road	Proposed New Build Dwelling to site including five bedrooms	0	STARTED
21/02160/F	Appletrees, Herrings Lane	Proposed replacement dwelling and garage/store.	0	STARTED

21/02306/F	Sunnymead, Whiteway Road	Replacement dwelling	0	GRANTED
21/01558/F, 20/00904/F	Sussex Barn, Sussex Farm, Ringstead Road	20/00904/F - Proposed conversion of barns to 9No residential dwellings with associated works 21/01558/F - VARIATION OF CONDITION 2 OF PLANNING PERMISSION 20/00904/F: Proposed conversion of barns to 9No residential dwellings with associated works.	9	COMPLETED JANUARY 2021
21/01957/F	Doctors Surgery, Church Walk	Demolition of GP Surgery and erection of 4no. dwellings.	4	COMPLETED APRIL 2022
21/02121/F, 17/02079/F, 17/00630/F	25 Front Street Burnham Market Julers Yard 21 Front Street Burnham Market	17/00630/F -Construction of dwelling and car port/outbuilding. 17/02079/F -Variation of condition 2 of planning permission 17/00630/F (Construction of a dwelling and car port/outbuilding) 21/02121/F -Variation of condition 2 of planning permission 17/02079/F to amend drawings.	1	GRANTED
		TOTAL	55	

There has also been a small number of permissions for residential annexes, and this might reflect an ageing population and the need for care. A number of such annexes are now used as Furnished Holiday Lets.

Burnham Market has a development boundary in the existing SADMP (2016) and emerging local plan review (2016-2036); that in the emerging local plan is shown above at **Figure 11**. In the adopted local plan, residential development would be considered unacceptable in principle outside of the development boundary, except for specific types such as affordable housing. In the emerging local plan, small scale residential development could be acceptable outside of the development boundary, but the policy sets out this this does not apply unless the Neighbourhood Development Plan specifically allows it.

Figure 11: Burnham Market Site Allocation G17.1 in the BCKLWN Adopted SADMP (2016) and now shown as completed in the Emerging Local Plan Review (2016-2036)



Bungalow Replacements

The following data illustrates the loss of bungalows and the significant increase in density of occupation and the resultant demand on the aged sewerage system over the past decade. Obviously single storey properties are not the only type of dwelling/plot being targeted by developers, but they are increasingly attractive to them due to the plot size and the potential for infill development.

No account has been taken of the impact on parking/pollution. The cumulative effect on the loss of habitat or increase in light pollution due to extensive installation of glazing and exterior lighting in the replacement properties.

Figure 12- Evidence collected by the steering group identifying bungalow replacements in Burnham Market

Property Location	Number of dwellings	Number of storeys	Number of bedrooms	Numbers accommodated	Number of bath/shower rooms inc WC	Guest WC	Notes
Original: Granvilla, Station Road 17/014041/F 18/01637/F variation 19/02194/F	1	1	3	6	1	0	Back to back development. *Limestone – is a Furnished Holiday Let (FHL) - Permission was for 3 bedrooms/3 bathrooms but it was built with the 'study' on ground floor as 4 th bedroom with en suite
Replacements: Limestone House (FHL) 69 Market Place	1 1	2 2	3* 3	6(excel 8) 6	3 3	1 1 2	
Site net gain:	1		3(4*)	6(8*)	5(6*)		Total WC gain: 7(8*)

Property Location	Number of dwellings	Number of storeys	Number of bedrooms	Numbers accommodated	Number of bath/shower rooms inc WC	Guest WC	Notes
Original: Church Pightle, Station Road 19/01731/F 20/02067/F variations	1	1	3	6	1	1	Size unconfirmed but based on similar properties.
Replacements: 1.No names yet 2.	3	3 3	6 6	12 12	5 4	1 1	

3. Site net gain:	2	3	6 15	12 30	4 12	1 2	Total WC gain: 14
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Property Location	Number of dwellings	Number of storeys	Number of bedrooms	Numbers accommodated	Number of bath/shower rooms inc WC	Guest WC	Notes
Original: The Bungalow, Station Road 16/01440/F	1	1	2	4	1	0	This is a second home.
Conversion: Point House	1	2	3	6	2	1	
Site net gain:	0		1	2	1	1	Total WC gain: 2

Property Location	Number of dwellings	Number of storeys	Number of bedrooms	Numbers accommodated	Number of bath/shower rooms inc WC	Guest WC	Notes
Original: Redwalls, Station Road 11/00793/F	1	1	5	10	2	0	Now an FHL.
Conversion: Olive Tree House (FHL)	1	2	6	12	3	1	
Site net gain:	0		1	2	1	1	Total WC gain: 2

Property Location	Number of dwellings	Number of storeys	Number of bedrooms	Numbers accommodated	Number of bath/shower rooms inc WC	Guest WC	Notes
Original: Park Cottage, Church Walk	1	1	3	6	1	0	This is a second home.

15/01501/F + variation							*This is a shower room next to the ground floor study.
Replacement: Park View	1	2	4	8	5	1*	
Site net gain:	0		1	2	4	1	Total WC gain: 5

Property Location	Number of dwellings	Number of storeys	Number of bedrooms	Numbers accommodated	Number of bath/shower rooms inc WC	Guest WC	Notes
Original: Burnham Lodge, Church Walk 13/01686/F	1	1	3	6	2	0	
Replacement: Burnham Lodge	1	2	5	10	4	1	
Site net gain:	0		2	4	2	1	Total WC gain: 3

Property Location	Number of dwellings	Number of storeys	Number of bedrooms	Numbers accommodated	Number of bath/shower rooms inc WC	Guest WC	Notes
Original: Goosebec, Church Walk 20/00744/F	1	1.5	3	6	2	1	
Replacements: 1.No names yet	5	2	3	6	2	1	
2.		2	3	6	2	1	
3.		2	3	6	2	1	
4.		2	3	6	2	1	

5. Site net gain:	4	2	3 12	6 24	2 8	1 4	Total WC gain: 12
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Property Location	Number of dwellings	Number of storeys	Number of bedrooms	Numbers accommodated	Number of bath/shower rooms inc WC	Guest WC	Notes
Original: Locksley Cottage North Street 15/00887/F 16/01070/F variation 18/01055/F	1	1.5	4	8	2	1	Size unconfirmed but based on similar properties.
Replacements: 21 Catherine Place (FHL) 23 Catherine Place 25 Catherine Place 27 Catherine Place (FHL)	4	3 3 3 3	5 5 4 4	10 10 8 8	4 4 4 4	1 1 1 1	Both 21 and 27 Catherine Place are now FHL.No. 27 does not let the top floor.
Site net gain:	3		14	28	14	3	Total WC gain: 17

Property Location	Number of dwellings	Number of storeys	Number of bedrooms	Numbers accommodated	Number of bath/shower rooms inc WC	Guest WC	Notes
Original: Trinity House - old single storey extension 14/01494/F	0	1	1	2	0	1	*Permission is for 3 bed/2 bathrooms with studio/office/WC in garden but this was built as 4 th bed with en suite annex (house currently on
Replacement: Hattie's Cottage (SH)	1	2	3*	6	2*	1	

Site net gain:	1		2 (3*)	4(6*)	2(3*)	0	the market). This is now a second home. Total WC gain: 2(3*)
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When Hattie's Cottage was built the same developer renovated Trinity House (3 bed). They also built a studio/office/WC in the garden of that property and the 2021 sale of Trinity House featured the en suite 4th bedroom annexe. Neither of these properties have off street parking.

Property Location	Number of dwellings	Number of storeys	Number of bedrooms	Numbers accommodated	Number of bath/shower rooms inc WC	Guest WC	Notes
Original: Juler's Yard, Front Street – whilst not a bungalow a beautiful garden and old wall were replaced with an overbearing mock Georgian house. 17/00630/F	0	0	0	0	0	0	*Included in the permission is a games room with en suite and study in the garden. It has two off street parking place but if permission had been sought for 4 bed it would have needed 3 parking spaces. This is now a second home.
Replacement: Truelove's Cottage (SH)	1	2	3*	6	4	1	
Site net gain:	1		3	6	4	1	
							Total WC gain: 5

Property Location	Number of dwellings	Number of storeys	Number of bedrooms	Numbers accommodated	Number of bath/shower rooms inc WC	Guest WC	Notes
Original: Tradewinds, Docking Road 21/01263/F	1	1	2	4	1	0	

Replacement: Tradewinds	1	2	5	10	5	1	Under construction but already on Rightmove for completion in September.
Site net gain:	0		3	6	4	1	
							Total WC gain: 5

Property Location	Number of dwellings	Number of storeys	Number of bedrooms	Numbers accommodated	Number of bath/shower rooms inc WC	Guest WC	Notes
Original: Redlands, Back Lane 21/00084/F	1	1	3	6	1	0	Under construction.
Replacement:	6						
1.No names yet.		2	2	4	2	1	
2.		2	2	4	2	1	
3.		2	3	6	2	1	
4.		2	3	6	2	1	
5.		2	3	6	2	1	
6.		2	3	6	2	1	Total WC gain: 17
Site net gain:	5		13	26	11	6	

Property Location	Number of dwellings	Number of storeys	Number of bedrooms	Numbers accommodated	Number of bath/shower rooms inc WC	Guest WC	Notes
Original: Wildwood Cottage, Herrings Lane							Size unconfirmed but

13/00896/F 13/01741/F variation	1	1	3	6	1	0	based on similar properties.
Replacement: Wildwood Cottage	1	3	6	12	6	1	This is a second home.
Site net gain:	0		3	6	5	1	Total WC gain: 6

Property Location	Number of dwellings	Number of storeys	Number of bedrooms	Numbers accommodated	Number of bath/shower rooms inc WC	Guest WC	Notes
Original: Greenways, Herrings Lane 11/02154/F	1	1	3	6	1	0	Size unconfirmed but based on similar properties.
Replacement: Saltmarsh House (FHL)	1	1.5	6	12	6	1	Now an FHL.
Site net gain:	0		3	6	5	1	Total WC gain: 6

Property Location	Number of dwellings	Number of storeys	Number of bedrooms	Numbers accommodated	Number of bath/shower rooms inc WC	Guest WC	Notes
Original: Winston, Creak Road 15/01619/F 16/00705/F variation	1	1	2	4	1	0	
Replacement: Kestrels	1	2	4	8	4	0	

Site net gain:	0		2	4	3		Total WC gain: 3

Property Location	Number of dwellings	Number of storeys	Number of bedrooms	Numbers accommodated	Number of bath/shower rooms inc WC	Guest WC	Notes
Original: Endymion Creake Road 17/00224/F	1	1	2	4	1	0	
Replacement: Endymion	1	2	4	8	3	0	
Site net gain:	0		2	4	2		Total WC gain: 2

Property Location	Number of dwellings	Number of storeys	Number of bedrooms	Numbers accommodated	Number of bath/shower rooms inc WC	Guest WC	Notes
Original: 10 Mill Green 18/01665/F	1	1	3	6	1	0	This is a second home.
Replacement: Ilex	1	1.5	3	6	2	1	
Site net gain:	0		0	0	1	1	Total WC gain: 2

Overall Housing Issues:

- Burnham Market is designated a Key Rural Service Centre by the King's Lynn and West Norfolk District Council's Core Strategy, and so considered suitable for proportionate growth in new housing.
- The King's Lynn and West Norfolk 2016 Local Plan allocated land for development of 32 residential dwellings and a car park, and this has been delivered. There is no allocation proposed for the emerging local plan.
- Over the last three years permission has been granted for a small number of dwellings beyond the allocated site. These have mainly been barn conversions and this potential will be finite and could be depleted. Given that there is no proposed allocation in the emerging local plan, future housing growth will likely be reliant on windfall permissions unless the Neighbourhood Development Plan choose to allocate
- Many of the permissions have required the demolition of an existing dwelling, and this could erode the character of the village.
- There has been a real increase in Furnished Holiday lets in the parish which can bring further strain on infrastructure
- The Neighbourhood Development Plan could consider supporting the emerging local plan and allowing small scale housing proposals outside of the development boundary.
- Since 2011 there has been a small number of residential annexes permitted. This could be an indication of the need to care for ageing relatives and perhaps links to the ageing population. Some annexes are now used as furnished holiday lets.

Availability of Local Services and accessibility

Burnham Market has a lower-than-average population size but has a good range of services in comparison to other settlements designated as Key Rural Service Centres by the Core Strategy. According to the local plan, Burnham Market is one of few rural settlements which does not suffer from declining services, managing to retain and attract small businesses and therefore provide a sustainable service offer to surrounding villages and hamlets. The village has an attractive marketplace with independent retailers/ shops, as well as cafes, restaurants, and the Hoste Arms on the village green.

Tourists, both day visitors and those holidaying locally, help to sustain the village services. The area has a considerable supply of tourist accommodation, including the bespoke Poplars Holiday Park development. The new public car park and toilets on the allocated site at Foundry Field were provided specifically with visitors in mind.

However, there are many local facilities that more clearly serve the needs of the local community, such as:

- St Mary's church, All Saints church, St Henry's Catholic church and the Methodist church;
- Post office;
- Three pubs – the Hoste, No. 29 and The Nelson;
- Village Hall;
- Children's play area;
- Surgery;
- Primary school (although this is outside of the parish and Neighbourhood Development Plan area);
- The garage; and
- Allotments.

Whilst tourists and second homes owners may well support local shops and cafes and the village vibrancy that is evident, it is not so obvious that they would provide the same level of support for essential community facilities, such as those listed above. With around 50% of homes being second homes, there is a risk that such community facilities could become under-used and at risk.

Burnham Market is also connected to coastal villages via the Coast-hopper bus route along the A149. There are bus stops in the village. Whilst the one on North Street have shelters, others do not.

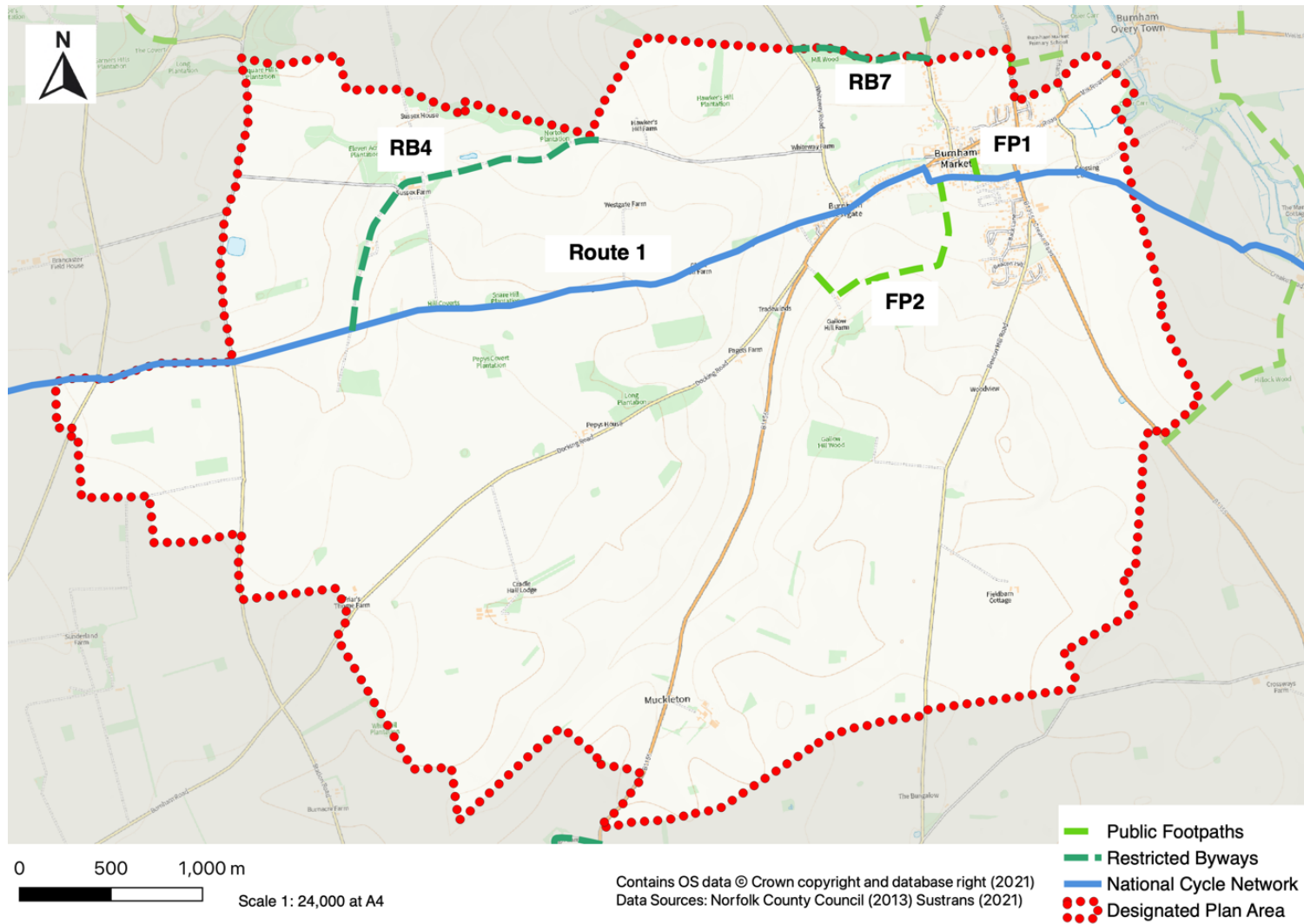
The village has a network of kerbed footways. Although these are narrow and intermittent in places, often being on just one side of the road, they generally enable reasonable and safe sustainable access to the various services and facilities in the village. With respect to cycling within the village, the 20mph speed limit will generally mean that many people will feel safe to cycle within the built-up-area. There is, however, the National Cycle Network Route 1 (see **Figure 13**) which runs through the parish, entering the village along Creake Road and leaving on Ringstead Road, all on-road rather than off-road. National Cycle Route 1 (NCR1) links Lowestoft to King's Lynn via Wells-next-the-Sea, and provides access to surrounding the countryside as well as Wells and ultimately King's Lynn.

Realistically, NCR1 is a recreational route for occasional trips rather than functional day to day routes to access services.

Around 10% of the resident population report that their day to day activities are limited a lot, whilst another 12% report it is limited a little. With the ageing population, this could increase. Clearly,

many of these will not enjoy the same ease of access as others and this is another indicator of the potentially growing need for care or residential annexes. Around 10% of households have no car and with the bus service being limited, they will have relatively poor access to wider services.

Figure 13: Public Rights of Way



As shown in **Figure 13**, there is a small number of Public Rights of Way within and around the village. These enable people to access the open countryside which is considered important for physical and mental well-being. However, the routes appear fragmented, with no circular walks available that do not involve walking along the road.

Issues

- **Burnham Market is a fairly sustainable location, with a good range of local services and facilities, and this will make it an attractive place to both live and visit.**
- **Modest additional housing could support the ongoing viability of some local services, such as local shops and the pubs, as could tourism, although it does already seem to be thriving.**
- **It will be important to retain those community facilities that are considered important for day to day needs.**
- **Whilst the bus service provides access to neighbouring places, not all of the bus stops offer a comfortable waiting facility.**
- **Most of the local facilities are walkable for many people and this will help not only with being physically active, but will also provide for chance meetings and so foster a sense of community. However, over 20% find that their ability to be active is limited and a number of households have no car.**
- **Access into the countryside and open spaces for recreational reasons is reasonable, although it could be better for walking.**

Carbon Emissions

The University of Exeter's tool [Impact](#) provides communities with data on their carbon emissions, helping to determine the sources of carbon emissions and areas where focused action can make the biggest contribution to cutting local emissions. Impact was developed by the Centre for Sustainable Energy and the University of Exeter's Centre for Energy and the Environment.

Figure 14 provides a breakdown of consumption emissions per household, which largely relates to what households in the parish emit. It includes things that people choose to consume, such as goods, food and appliances. The transport element calculates miles driven/flown and not the presence of a road in the area. The largest impact area is the consumption of goods and services, which makes up 39% of the total footprint. Of this, the purchase of goods is the most significant element. Housing makes up 10% of the total footprint. The per capita consumption footprint is significantly higher for Burnham Market than the national average.

Figure 14: Consumption emissions per household

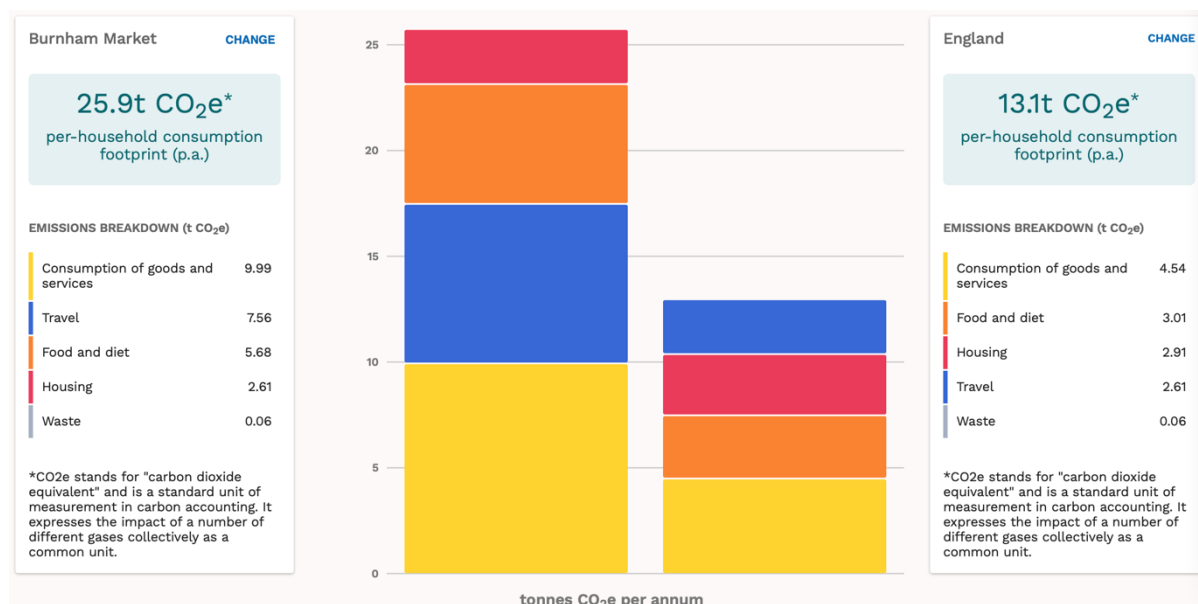
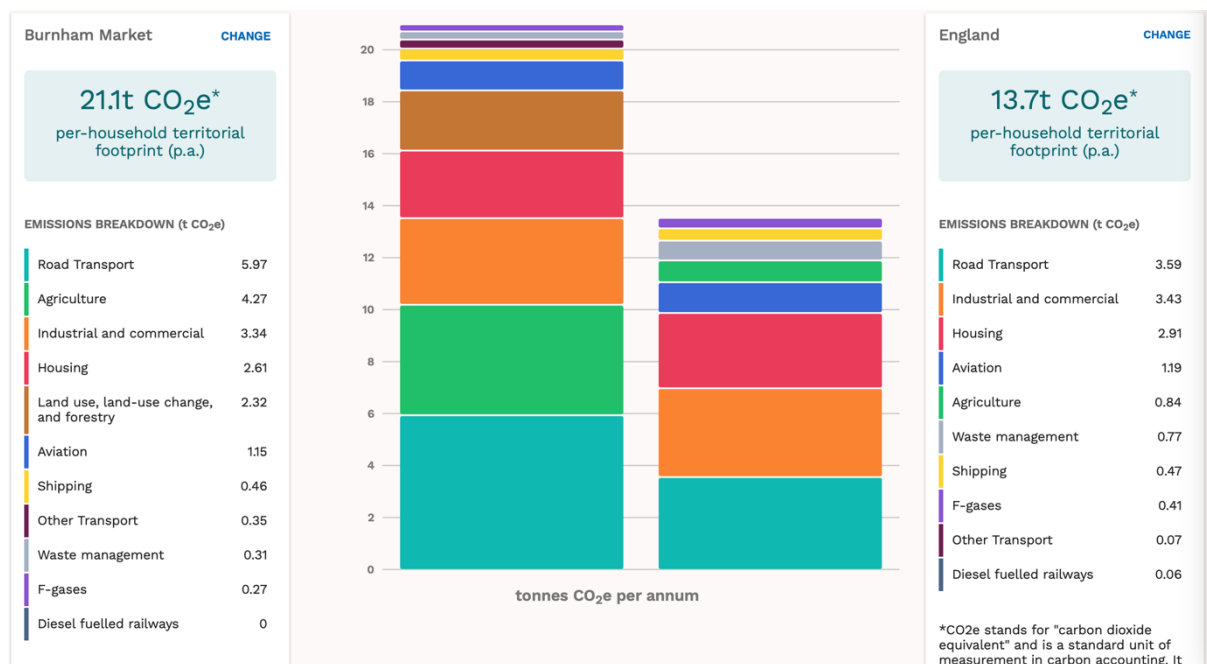


Figure 15 shows territorial emissions per household, this includes emissions from activities within the parish boundary, covering road transport, industrial and commercial emissions, agriculture, and household energy use. In Burnham Market, road transport is the greatest emitter, 28%, followed by agriculture at 20%. Industrial and commercial uses make up 16% of the total footprint. Overall, the per-household territorial footprint is higher than the national average, which is perhaps unsurprising given Burnham Market's rurality and popularity as a visitor destination.

Figure 15: Territorial emissions per household



Although housing is not one of the highest emitters with either measure, it does nonetheless contribute towards a higher footprint than seen elsewhere. There is no mains gas in Burnham Market, so most dwellings use oil, though many newer properties have air source heat pumps. This, and to some extent, road transport, are areas the neighbourhood plan can influence.

Issues

- **Per household carbon emissions are higher than elsewhere, mainly due to the level of transport emissions and consumption of services. This in part is due to the rurality of the community, but could also be linked with the high level of visitors. The neighbourhood plan could support a reduction in emissions through policies that reduce the need to travel or encourage a modal shift.**

Natural Environment

There are no Natural England statutory designated sites in the neighbourhood area, though there are a number of important designations within 2km to the north, this includes:

- North Norfolk Coast Special Area of Conservation (SAC), Special Protection Area (SPA), Site of Special Scientific Interest (SSSI) and Ramsar site;
- Greater Wash Special Protection Area (SPA);
- Holkham National Nature Reserve (NNR); and
- Scolt Head Island NNR.

The North Norfolk Coast has multiple overlapping designations, it extends some 40km between Hunstanton and Weybourn. The area consists primarily of intertidal sands and muds, saltmarshes, shingle banks and sand dunes. There are extensive areas of brackish lagoons, reedbeds and grazing marshes. The coast is of great physiographic interest and the shingle spit at Blakeney Point and the offshore shingle bank at Scolt Head Island are of special importance.

A wide range of coastal plant communities are represented, and many rare or local species occur. The whole coast is of great ornithological interest with nationally and internationally important breeding colonies of several species. The geographical position of the North Norfolk Coast and its range of habitats make it especially valuable for migratory birds and wintering waterfowl, particularly brent and pink-footed geese. The area, much of which remains in its natural state, now constitutes one of the largest expanses of undeveloped coastal habitat of its type in Europe. It is possible that given the proximity to the plan area, important bird species could travel through or be present in Burnham Market.

There are several non-statutory designations, County Wildlife Sites, adjacent or within close proximity of the neighbourhood area. Wildlife designations are marked on **Figure 16**.

Although there are no wildlife designations within the parish, Natural England identifies that there are or is potential for important **habitat networks**, these are shown in **Figure 16**. Parts of the parish contain **Habitats of Principle Importance** for biodiversity conservation, those which are most threatened, in greatest decline or where the UK holds a significant proportion of the world's total population. The predominant type of priority habitat is deciduous woodland. Local authorities have a duty to consider the conservation of these habitats, and development that would adversely affect these would not normally be acceptable.

Figure 16: Wildlife designations and habitat

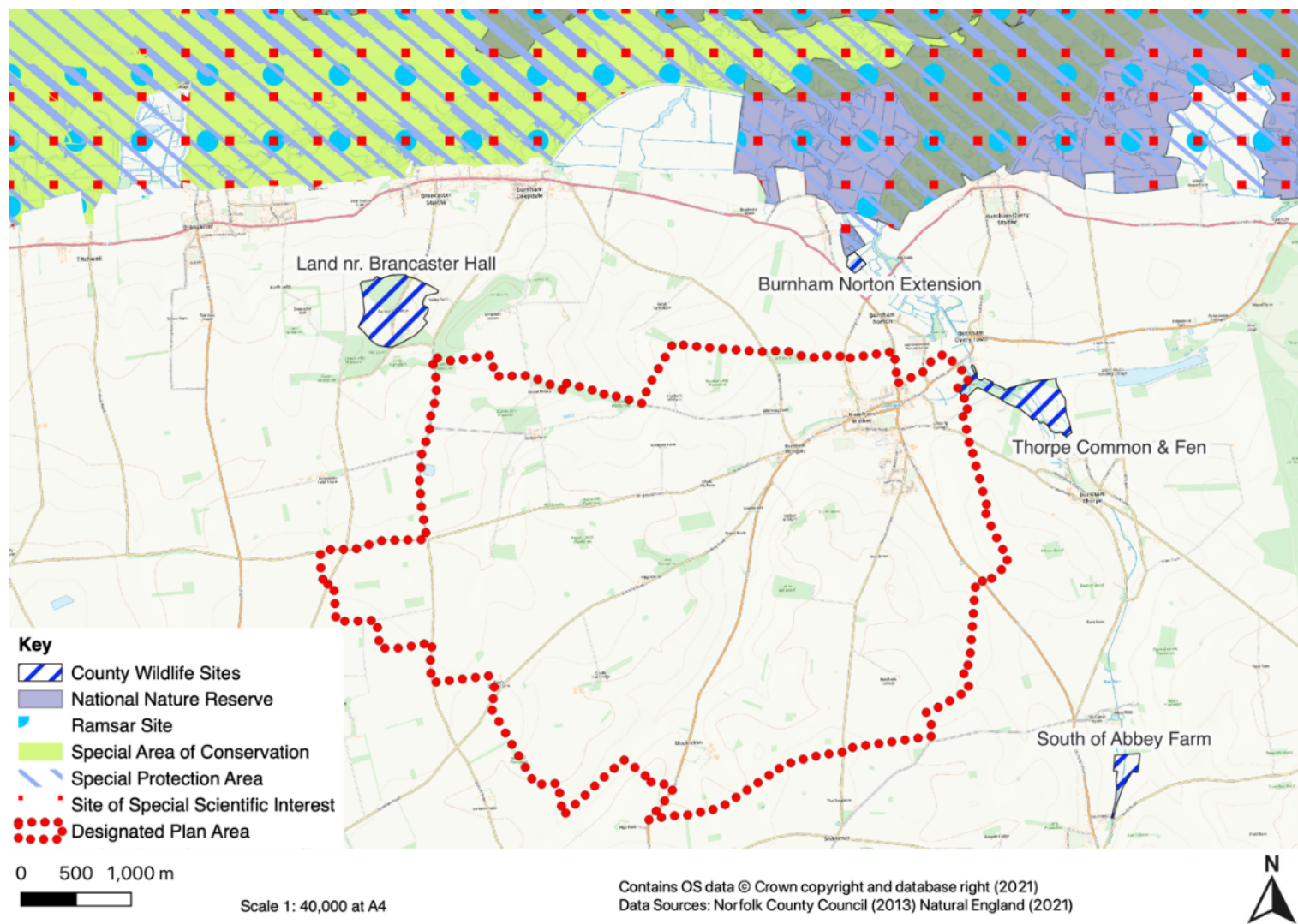


Figure 17: Habitat Networks

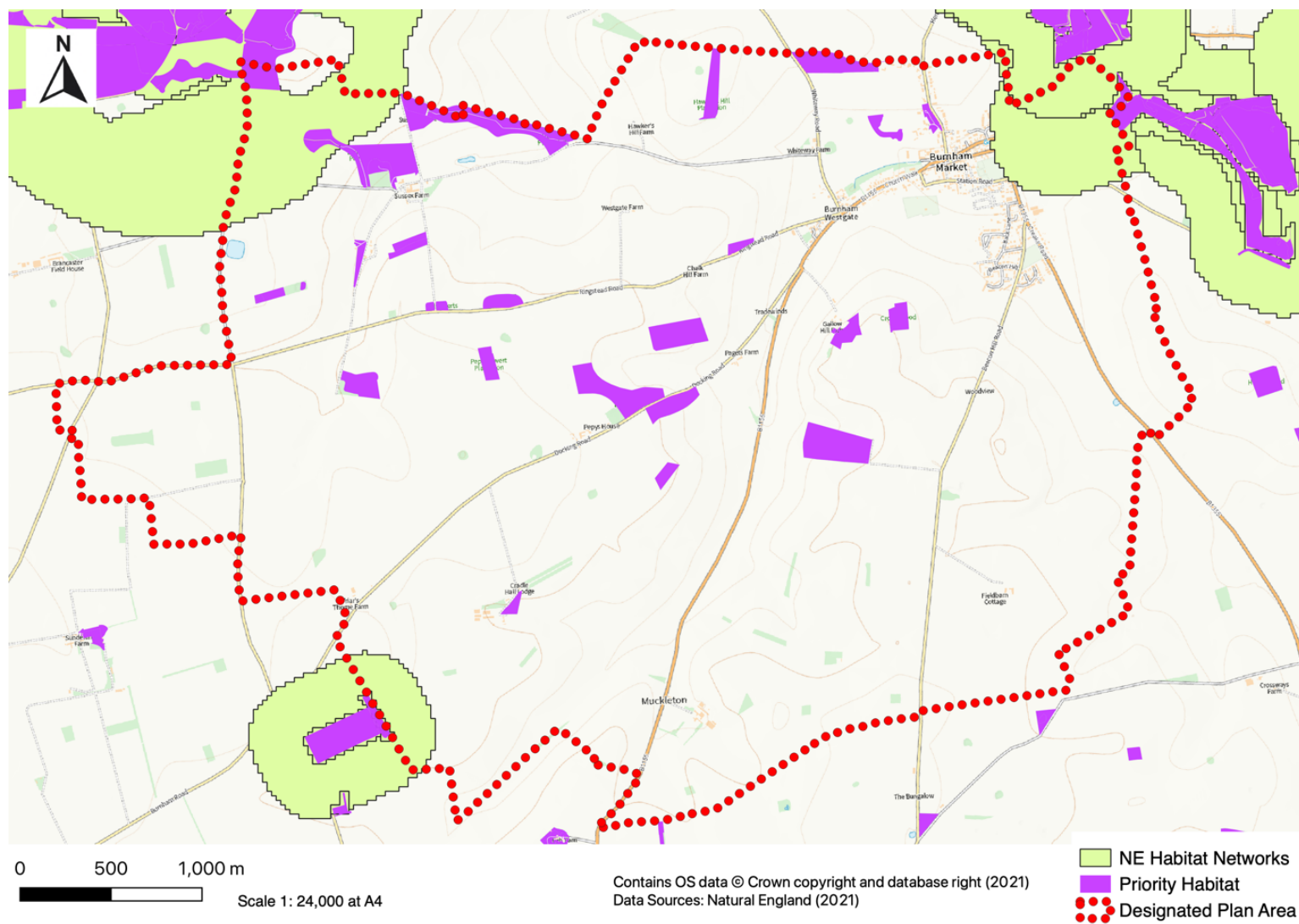
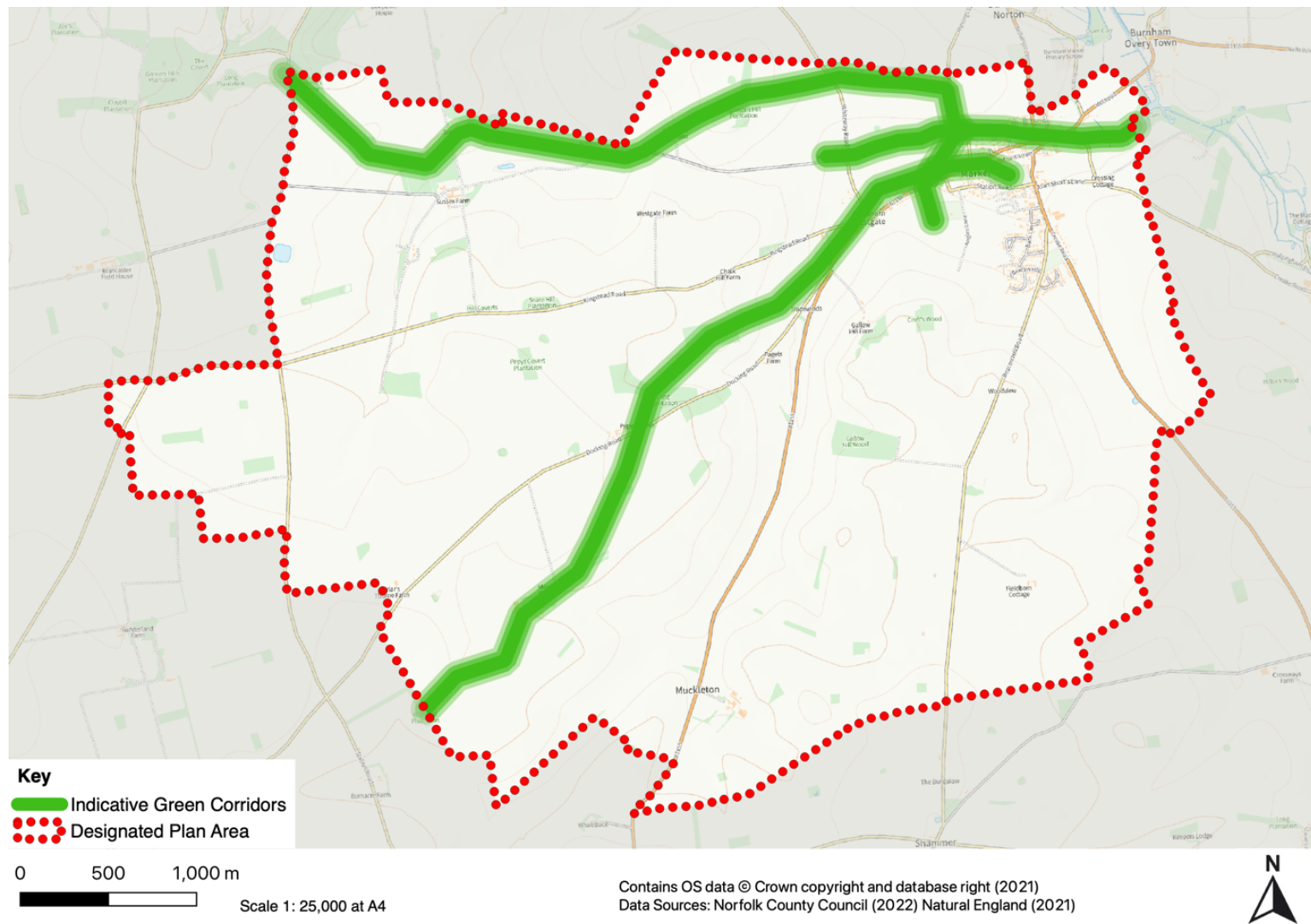
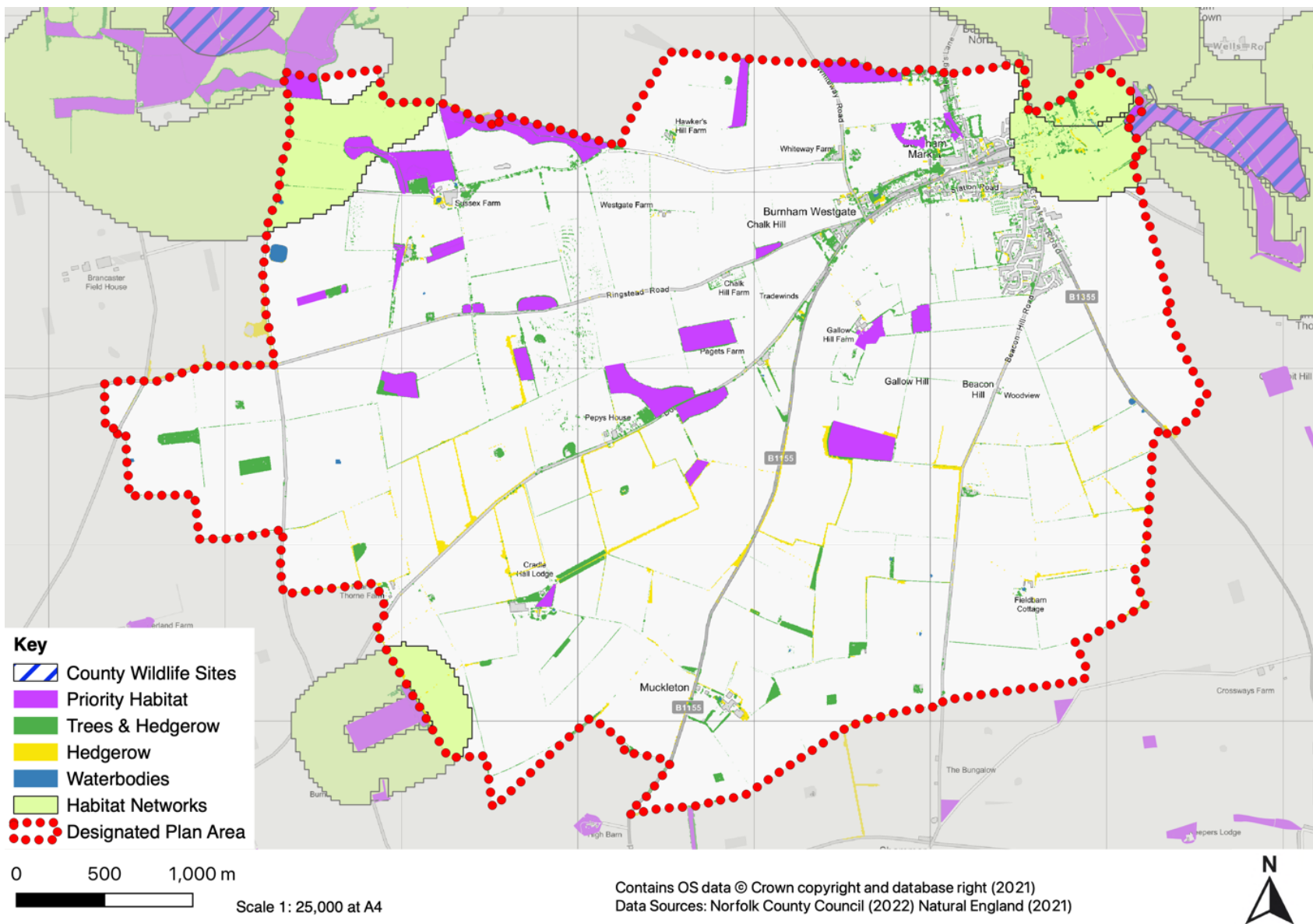
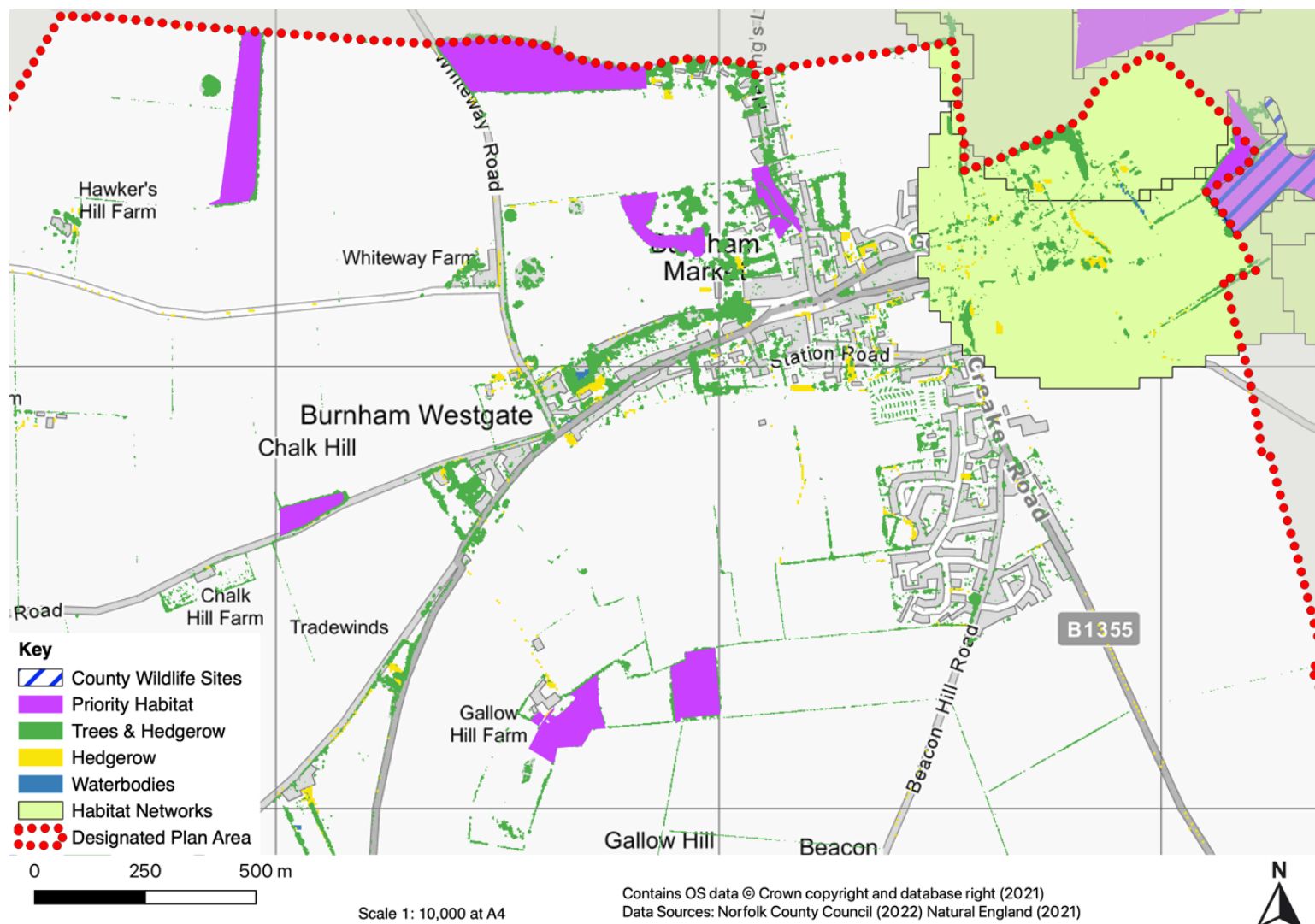


Figure 18 –Biodiversity & Green Corridors in Burnham Market (Identified by the Norfolk County Council Norfolk Biodiversity Information Service, 2022)







Issues

- i) Although there are no designated wildlife sites within the plan the North Norfolk Coast is nearby and there are several adjacent county wildlife sites. It is possible that wildlife from these sites visit or is present within the neighbourhood area, and it could be important to protect habitat networks.**
- j) Additional housing growth within Burnham Market could lead to increased recreational pressure on the nearby North Norfolk coast, which has multiple wildlife designations.**
- k) There are areas of priority habitat in the parish; there is potential for these to be affected by development and they do not have the same level of protection as designated sites.**

Flood Risk

The settlement is situated within Flood Zone 1 and the watercourse for flood warning in this area is from the north Norfolk coast at Burnham Overy Staithe from the North Sea². As stated in the King's Lynn and West Norfolk Borough Strategic Flood Risk Assessment Level 2 Community Level Guidance Tables (2019), the area is within the North Norfolk Catchment Flood Management Plan, part of the Rural Areas sub-area. Within this sub-area, current flood mitigation is out of proportion to the level of flood risk or is not effective.

In the King's Lynn and West Norfolk settlement Surface Water Management Plan: Stage 1 (2010) Burnham Market was identified as one area out of sixteen which is most at risk of surface water flooding. The BCKLWN Strategic Flood risk Assessment Stage 1 (Section 6.8) identifies that flood risk from groundwater is also a potential due to the characteristics of underlying chalk features. For example, the River Burn is a chalk stream and the section upstream of Burnham Thorpe and Goose Beck tributary at Burnham Market can dry out as they are groundwater fed. Conversely when groundwater levels are high, flows will increase.

Surface water flood risk is an issue in parts of the neighbourhood area, including within the built-up area. **Figure 20**, taken from the Environment Agency, demonstrates that there are patches of high, medium, and low flood risk across the parish, including within the built-up area, with the potential for flooding to the highway and private property. The BCKLWN Strategic Flood risk Assessment Stage 2 (2019) also highlighted that the most likely source of flooding will be from surface water. The existing drainage features The Goose Bec is suggested to run through the centre of the settlement from West to East, running parallel to Church Walk and Front Street B1155.³

Over the last 10 years there have been 3 verified reports of internal flooding in the Parish. During the winter of 2020/21 the area received an above normal amount of rainfall and significant flooding occurred in some parts of the area. Norfolk County Council's flood investigation report⁴ identifies two incidences of internal flooding within Burnham Market, on Docking Road and Church Walk. In this instance the cause of the flooding was due to an overloaded system that could not take further runoff towards the ordinary watercourse, surface water runoff from rainfall and underground springs flowing off adjacent fields, a pinch point in a culvert, and an overflowing attenuation feature. In addition, flooding affected many parts of the highway and people's private gardens. A series of recommendations have been made to prevent future flooding. These do not relate to planning, but action could be taken to ensure that future development takes account of localised flood risk issues.

During the 20/21 floods in Burnham Market there was also a serious issue with foul sewage, with sewage bubbling up from manholes. The Burnham Market Water Recycling Centre is the pumping station located with the brown circle in **Figure 19**, which pumps the waste to a treatment works, and is over 70 years old. According to the data by The Rivers Trust (2022) in 2021 this sewer storm overflow had spilled 105 times in a space of 65 days for a total of 1554 hours discharging this

² [Flood risk assessment - Level 1 | Flood risk assessment - Level 1 | Borough Council of King's Lynn & West Norfolk \(west-norfolk.gov.uk\)](#)

³ [Strategic Flood Risk Assessment level 2 | Borough Council of King's Lynn & West Norfolk \(west-norfolk.gov.uk\)](#)

⁴ <https://www.norfolk.gov.uk/-/media/norfolk/downloads/rubbish-recycling-planning/flood-and-water-management/flood-investigation-reports/fir066-kings-lynn-wn-winter-flood-event-2020-21.pdf>

overflow into the River Burn. The reason why that the water company (Anglian Water) provided was to do with Gw Inundation⁵.

Figure 19- Burnham Market Water Recycling Centre, River Burn (The Rivers Trust, 2022)



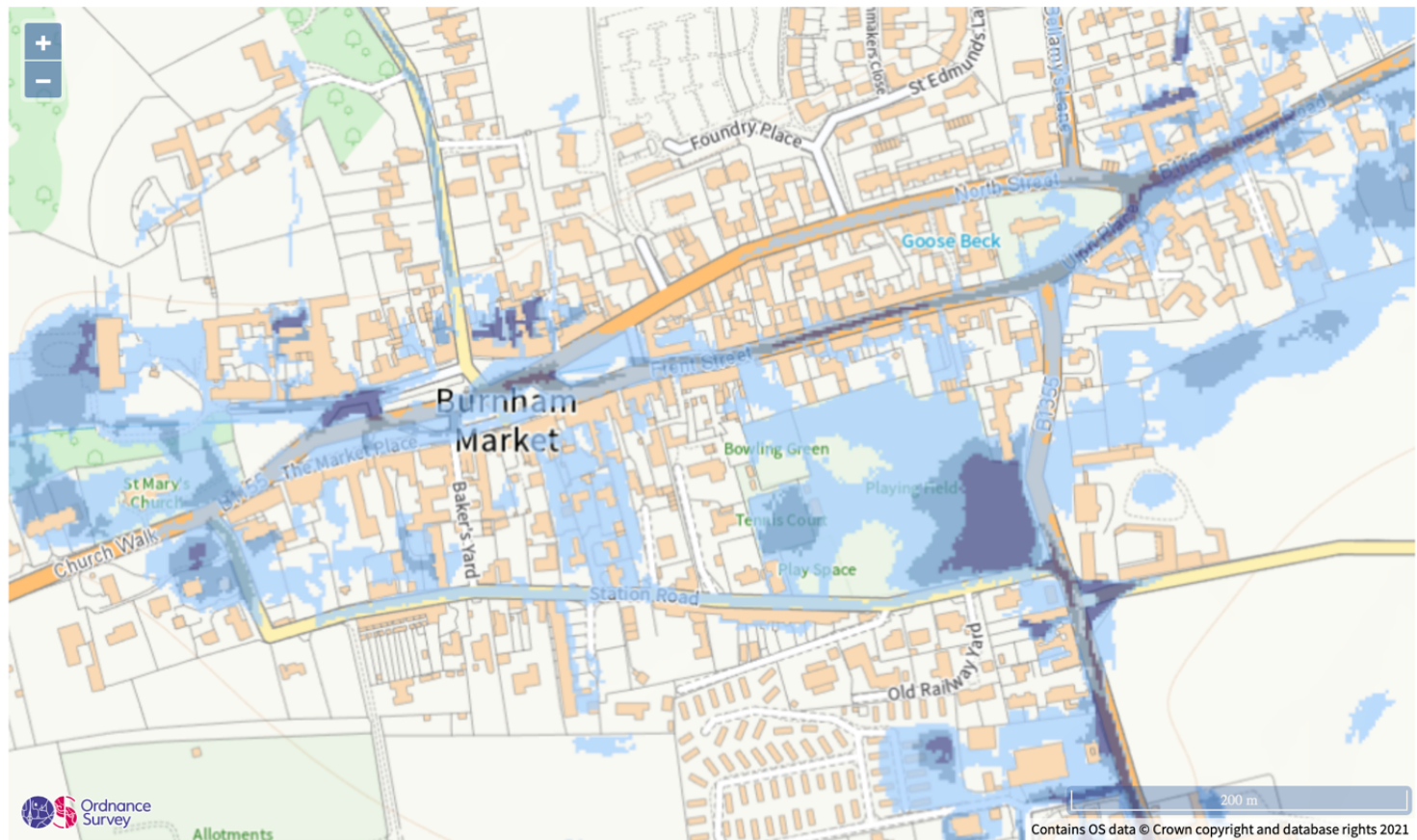
⁵ Source- The Rivers Trust (2022)- [Investigate | Is my river fit to play in? \(arccgis.com\)](https://www.rivers-trust.org.uk/investigate/is-my-river-fit-to-play-in/)

Figure 20 Surface Water Flooding Risk



Extent of flooding from surface water

● High ● Medium ● Low ○ Very low

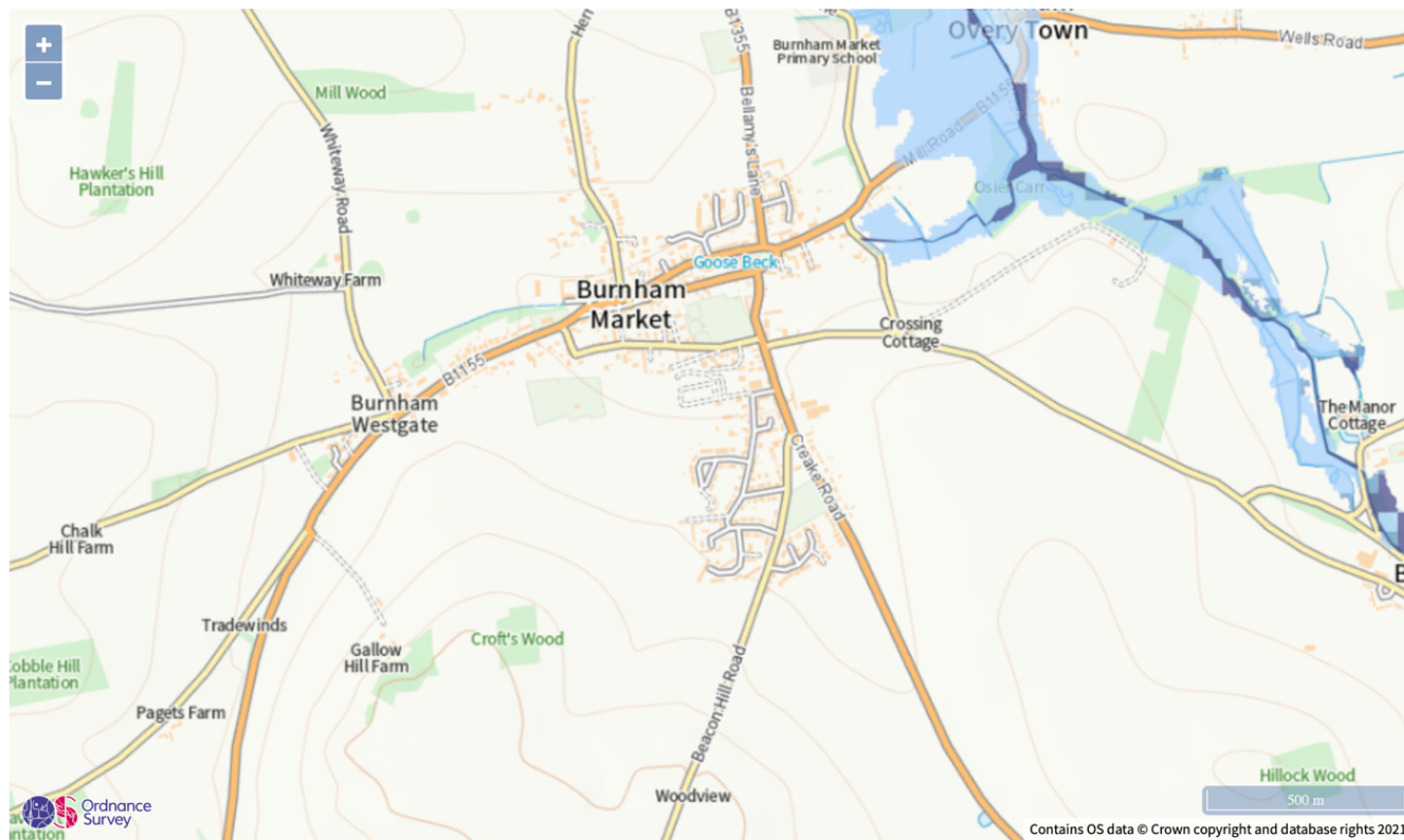


Extent of flooding from surface water

● High
 ● Medium
 ● Low
 ○ Very low

Environment Agency future flood risk modelling shows that most of the neighbourhood area is at low risk from fluvial flooding, though there is a small area to the north-east and adjacent the plan area that is medium risk, see **Figure 20**.

Figure 21 Flood Risk from Rivers and the Sea



Extent of flooding from rivers or the sea

● High ● Medium ● Low ● Very low

Issues:

- I) Surface water flooding is an issue in parts of the parish, including the built-up area, it will be important to ensure this is not worsened through new development.**

Local Landscape

Part of the neighbourhood area, including the main settlement, falls within the Norfolk Coast Area of Outstanding Natural Beauty (AONB), see **Figure 22 and 23**. The AONB was designated in 1968 in recognition of its scenic beauty, remarkable landscape and cultural diversity, and unique and special wildlife⁶. It includes the greater part of the remaining unspoiled coastal areas between the Wash and Great Yarmouth. The Norfolk Coast landscape displays a striking diversity of scenery, embracing a rich mix of coastal features and contrasting inland agricultural landscapes, of which are influenced by the proximity of the sea. Much of the character and quality of the AONB landscape can be attributed to the contrasts which arise from its diversity.

As described in the Norfolk Coast AONB Integrated Landscape Guidance- Section 1 (2021):

“The North Norfolk coastline between Old Hunstanton to the west and Bacton to the east, which includes the wild and remote coastal marshes of the North Norfolk Heritage Coast – a changing mixture of sand and mud flats, dunes, shingle, saltmarsh, reedbeds and grazing marsh - with its internationally important and renowned birdlife. It also includes the soft, eroding cliffs of glacial sands and gravels east of Weybourne, which are important geologically as well as scenically, and the rolling farmland, estates, and woodland of the coastal hinterland, with important areas of heathland.”

Section 2 of the Norfolk Coast AONB Integrated Landscape Guidance (2021)⁷ also shows that the landscape character Burnham Market falls within is **“Rolling Open Farmland”** (ROF). As stated in their geology & coastal geomorphology overview relevant to Burnham Market:

“The Norfolk Coast AONB is underlain by a concealed platform of ancient rocks, with layers of Mesozoic and Cenozoic sediments. One of the Mesozoic layers, the soft Kimmeridge Clay formation which covered the Fen basin, was excavated by Ice Age glaciers, mixed and transported southwards, and eastwards to cover much of central Norfolk...The chalk strata dip gently from west to east and form rolling hills just inland from the coast, rising to approximately 70m AOD. The low chalk escarpment is masked by glacial till, but the west facing dip slope forms a rolling plateau with a few shallow river valleys running westwards into the Wash.”

Section 3 of the Norfolk Coast AONB Integrated Landscape Guidance (2021)⁸ goes further to describe the beauty of the AONB alike Burnham Market:

“The open chalkland plateau to the west of the AONB is a remote, open farmed landscape with only sparse settlement, including large imposing homesteads built of brick or carstone and flint. The landform becomes more rolling towards the east, where there is a settled agricultural landscape of narrow lanes, prominent churches, hedge banks and windblown hedgerow trees. The farmland is subdivided by tranquil, rural river valleys, with small meandering rivers, well defined arable slopes and grazing meadows on the valley floor.”

Section 3 also highlights important key issues regarding new development within the AONB and how it is strictly controlled. Pressures the Norfolk Coast AONB designation are facing includes:

⁶ Norfolk Coast AONB Integrated Landscape Guidance- Section 1 (2021): [Integrated-landscape-character-intro-section-1.pdf \(norfolkcoastaonb.org.uk\)](https://norfolkcoastaonb.org.uk/integrated-landscape-character-intro-section-1.pdf)

⁷ Norfolk Coast AONB Integrated Landscape Guidance- Section 2 (2021): [Integrated-landscape-character-intro-section-2.pdf \(norfolkcoastaonb.org.uk\)](https://norfolkcoastaonb.org.uk/integrated-landscape-character-intro-section-2.pdf)

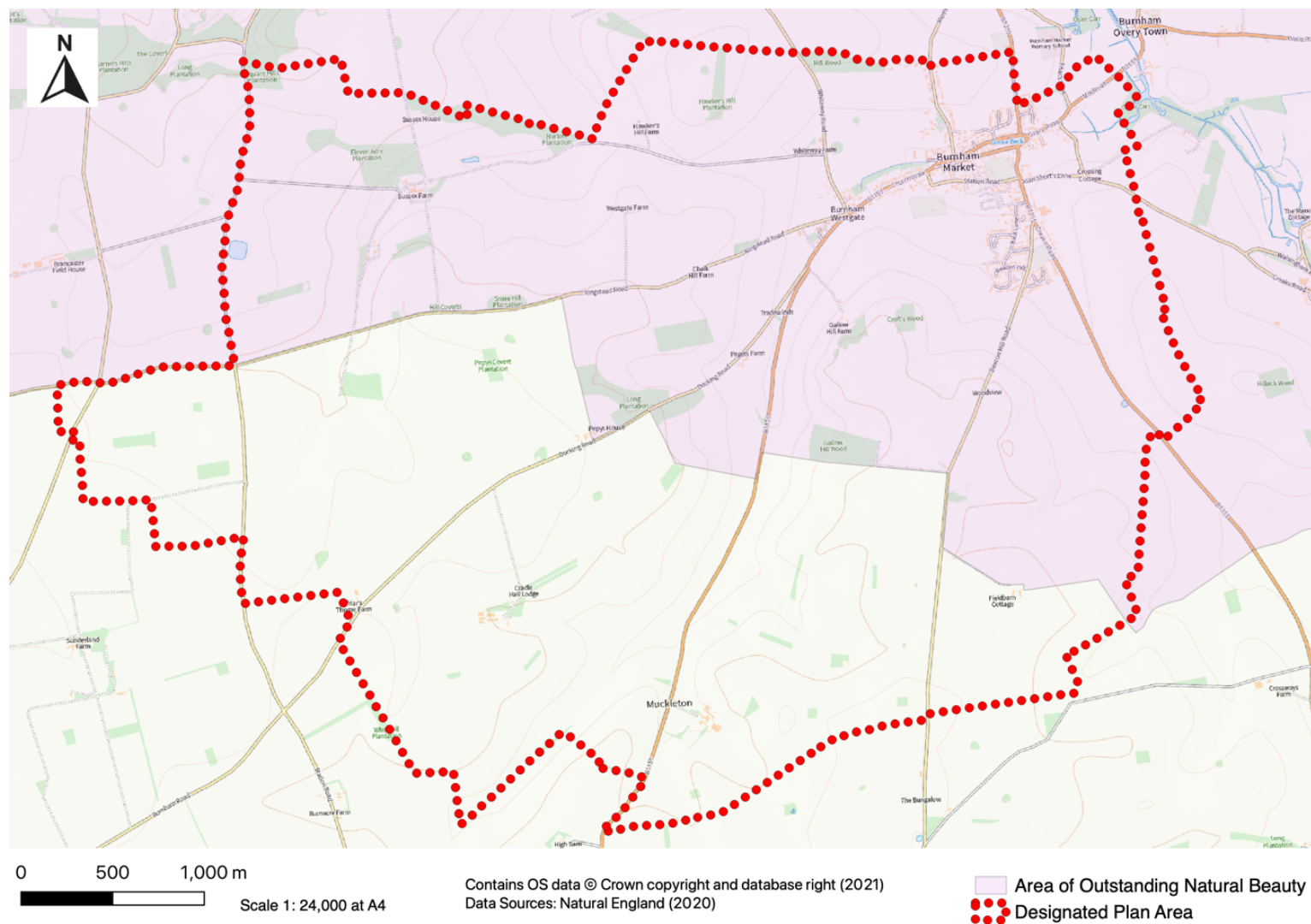
⁸ Norfolk Coast AONB Integrated Landscape Guidance- Section 3 (2021): [Integrated-landscape-character-intro-section-3.pdf \(norfolkcoastaonb.org.uk\)](https://norfolkcoastaonb.org.uk/integrated-landscape-character-intro-section-3.pdf)

- expansion on the fringes of settlements, which may influence the ‘gateways’ to towns and villages along principal approach roads
- subdivision of larger gardens and/or ‘selling off’ fields within villages to create small plots for individual houses or extensions, both of which can result in a loss of mature trees and the historic patterns of buildings and open spaces which are an integral part of the distinctive local character of towns and villages
- conversion of farm buildings to residential development, which can result in the ‘gentrification’ of the countryside, with driveways, parking areas, power lines, ornamental fences, and gardens – all of which may be totally out of character in an agricultural landscape setting
- Local character and distinctiveness of built form has been gradually eroded as traditional features (such as building materials) have been replaced by standard, suburban-style conversions, extensions and built development, along with ornamental fencing, planting and security lights. The cumulative effect of many small-scale changes tends to be a homogenisation of distinctive character.
- The purchase of properties for second homes is also a significant force for change within the Norfolk Coast AONB, which has resulted in rising property prices and changes in the socio-economic character of traditional settlements.

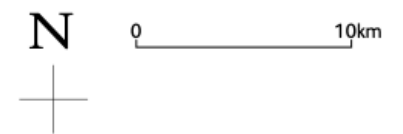
The designation helps to protect the natural features, but also settlements and working environments that are distinctive characteristics of the countryside. The designation allows for sustainable development, in ways that further enhance the character of the area. The AONB Management Plan (2019-2024)⁹ did set out some key objectives for new development, these are listed in **Figure 24**. However, these have been withdrawn for now and are being reviewed, meaning the AONB Management Plan 2014-2019 is still in use, but we still think they highlight some important features which are relevant to the expectations of the Norfolk Coast AONB and hope some will be taken forward with regard to the reference to neighbourhood planning.

⁹ <http://www.norfolkcoastaonb.org.uk/mediaps/pdfuploads/pd005034.pdf>

Figure 22: Extent of the Area of Outstanding Natural Beauty in Burnham Market



**Norfolk Coast Area of
Outstanding Natural Beauty**



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Figure 24: AONB Objectives which was shown in the AONB Management Plan 2019-2024

Objectives from the AONB Management Plan 2019-2024 (before being withdrawn) for New Development in the Norfolk Coast AONB

- a) Ensuring that any new development conserves and enhances the natural beauty of the Area and provides net environmental gain
- b) Ensure that changes to the built environment respect the landscape character and special qualities of the Area, and reinforce a sense of place and local distinctiveness
- c) Ensure that local development plans give great weight to conserving and enhancing the Area's natural beauty
- d) Ensure that new housing and infrastructure is only sited in locations that are 'future proof' in relation to rising sea levels and other environmental factors
- e) Take opportunities to remove or mitigate existing degraded sites and unsympathetic development and infrastructure
- f) Refuse planning permission for 'major development' unless there are exceptional circumstances and where there is a clear demonstration that it is in the public interest
- g) Ensure that new construction activities and changes to existing buildings and infrastructure take appropriate opportunities to improve sustainability, for example by sensitive incorporation of measures to reduce the use of energy, water and other resources, and biodiversity enhancements
- h) Avoid new or upgraded infrastructure (roads, railways, aerodromes, power and communications overhead lines and masts, etc.) that harm the landscape, nature, air quality or tranquillity
- i) Ensure that planning decisions outside of the boundary of the Area take full account of any impact on its setting
- j) Require a Landscape and Visual Impact Assessment that meets the latest standards of any development that may have negative impacts on the Area of its setting
- k) Retain dark night skies and encourage minimisation of light pollution
- l) Make affordable housing available to the local population where needed, using existing housing where possible and with sensitive use of exception sites where necessary
- m) Encourage the local community to understand, engage and contribute to the planning process
- n) Encourage local communities to develop and adopt neighbourhood plans, which include consideration and protection of their local natural environment
- o) Ensure that the Area benefits from funding linked to new built development, both within and outside it, to enable monitoring and mitigation of resultant increased recreational pressures
- p) Ensure that the impacts of the key external factors are understood and included in development strategies and plans

Source: Norfolk Coast AONB Management Plan 2019-24

The West Norfolk Landscape Character Assessment¹⁰ identifies that the neighbourhood area falls within the 'Rolling Open Farmland' character area. The area is characterised by open rolling arable farmland that slopes gently down to the north. There are a few strips or areas of woodland to break

¹⁰ KLWN Landscape Character Assessment, Final Report March 2007, Chris Blandford Associates

up the long expansive views across the patchwork of irregular fields. Straight well-maintained hedgerows delineate the field boundaries. About Burnham Market it states:

The key area of settlement is around the small but neatly organised Burnham Market (which contains a variety of houses and shops). The settlement has spread along a valley, and also follows the course of the Goose Beck, a short tributary of the River Burn that rises just west of St. Mary's Church by a colourful mix of buildings. Built character within the village comprises a dynamic mixture of colour-washed buildings, interspersed with bricks. Remaining settlement pattern is characterised by isolated dwellings and farmsteads scattered throughout the open arable farmland with a visible medium-scale field pattern. Straight ditches or hedgerows predominantly demarcate field boundaries. Deciduous and mixed woodland areas occasionally mark field boundaries forming blocks of trees that break up the openness of the landscape. The B1155 runs north-south through the middle of the area from Burnham Market to Stanhoe south of the area. In addition narrow relatively straight country lanes criss-cross the landscape providing access to the isolated farmsteads and villages. The sense of tranquillity is strong in the area away from the B1155 and Burnham Market.

The planning guidelines include:

- Seek to conserve the generally undeveloped, rural character of the area and related strong sense of tranquillity.
- Ensure that any new appropriate development responds to historic settlement pattern and is well integrated into the surrounding landscape.
- Seek to ensure the sensitive location of development involving tall structures (such as telecommunications masts and wind turbines for example) in relation to prominent skyline locations both within the character area and within adjacent character areas.
- Seek to conserve the landscape setting of Burnham Market.
- Seek to conserve the panoramic views across the area and adjacent areas.
- Seek to promote the use of local materials appropriate to existing landscape and built character.

Issues

- **Part of the neighbourhood area, including the settlement, falls within the Norfolk Coast Area of Outstanding Natural Beauty, which has been designated for its outstanding landscape value. Development within the parish will be required to conserve and enhance the beauty of the area.**
- **Development, particularly major development of 10 or more dwellings or on the settlement edge, has the potential to impact the landscape setting, which should be protected.**

Historic Environment

Burnham comes from the Old English meaning 'village on a stream', and the present settlement is an amalgamation of several small villages; Burnham Westgate, Burnham Ulph and Burnham Sutton.

There is archaeological evidence that the chalk valley in which Burnham Market is situated has been settled since prehistoric times. There is some evidence for early settlement in the parish; a number

of Neolithic axeheads and Neolithic pottery have been found. Bronze Age axeheads and a palstave have also been found¹¹.

During the Saxon period Burnham was a settlement of some importance and status, probably the heart of a larger estate, which subsequently broke down to form the different manors and parishes of the Burnhams. The amount of Middle Saxon pottery and high quality continental metalwork found in the parish suggests that during the Middle Saxon period there was a market or trading centre (NHER 18496) at Burnham, which continued to develop as a settlement during the Late Saxon period. The settlement probably shifted its focus slightly to where the present village is, developing along a narrow green which became the main street.

There were three parishes in Burnham Market that gradually merged over the course of the medieval period. There were five churches in the present-day parish, nothing remains of St Andrew's and St Edmund's Westgate, and St Ethelbert's Burnham Sutton is in ruins, although some Norman work has survived. Two churches remain today at either end of the village, All Saints' Church Burnham Ulph (grade II* listed) was built in the late 12th century, and St Mary's Westgate (grade I listed) dates mainly from the 14th and 15th centuries, with elaborate early 16th century carvings on the battlements.

Burnham Market has a wealth of post medieval buildings, for example Satchell's Foundry House, which has unusual cast iron decoration, made in a foundry in Burnham Market in the early 19th century. Forge House is an early 16th century house, as are Lion Cottage and Clare House, both of which contain remarkable examples of early 16th century ceilings. Burnham Westgate Hall is a late 18th century house, surrounded by a small park. The Great Eastern Railway arrived in Burnham Market in the 1880s and closed in the 1960s.

The central part of the village is designated a Conservation Area, which contains a high concentration of listed buildings, particularly around the village green, see **Figure 25**. The Conservation Area Appraisal refers to the green as the centrepiece of Burnham Market, lined by the most attractive mixture of Georgian town houses, cottages, and shops. There are 58 listed buildings overall and two Scheduled Monuments, the Anglo-Saxon cemetery and Bowl Barrow and Pillbox, both are shown in **Figure 25**. The special quality of Burnham Market Conservation Area, while greatly enhanced by listed buildings¹² owes as much to the large number of important unlisted buildings within its boundaries. These are traditional buildings which, by their position, their group value in relation to other buildings close by and their use of local traditional materials, contribute to the character of the village. The character of Burnham Market Conservation Area owes a great deal to the use of local materials, red brick and orange pantiles are the most common combination.



¹¹ Taken from the Burnham Market Parish Profile on Norfolk Heritage Explorer

¹² <https://historicengland.org.uk/listing/the-list/data-downloads/>

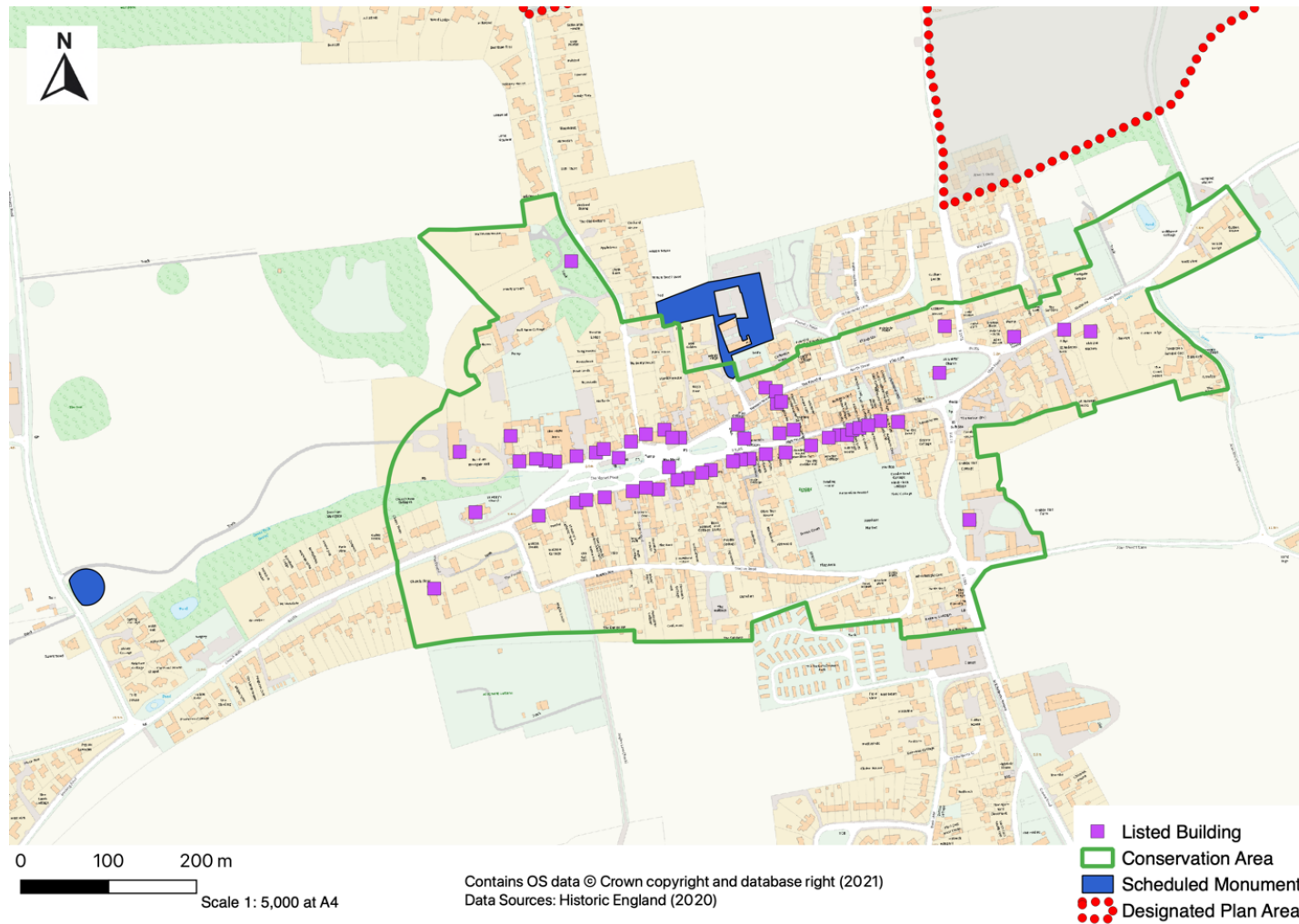
However, a variety of materials have been deployed throughout the area and are listed in the Borough Council of King's Lynn & West Norfolk's Burnham Market Conservation Character Statement (1992) including:

- Red brick, pink brick, and Gault brick (yellow)
- Chalk or clunch (squared blocks and random)
- Pebble and cobble (coursed and random)
- Plaster and colourwash
- Orange, smut grey and black glazed pantiles
- Welsh slate
- Lead
- Flint is used in construction of a number of buildings and walls

Notable important unlisted buildings identified in the Burnham Market Conservation Character Statement (1992) include but are not limited to ones on Station Road, North Street and Front Street.¹³

¹³Burnham Market Character Statement (1992) [Conservation areas documents | Borough Council of King's Lynn & West Norfolk \(west-norfolk.gov.uk\)](#)

Figure 25: Historic environment:



Issues

- **Burnham Market has a rich history, with a multitude of listed buildings, two scheduled monuments and a designated conservation area. Conservation area status affords some protection to heritage assets and their setting, though there is potential for development, especially that adjacent to or just outside the village centre, to impact the historic nature of the village. The design of new development is particularly important with respect to this.**

Appendix A: Full table of recent planning permissions for Burnham Market (BCKLWN, April 2022)

Permission Reference	Address	Description	Main Res Dev Type	PDL	Gross Area	Units	Units Not Super	Units Lost	Gain Not Super	Granted Date	Initially Started Date	
17/00259/F	Land South of Hall Farm CottageHerrings LaneBurnham MarketNorfolk, Burnham Market	Construction of single storey dwelling incorporating existing building	New residential building	N	64.71	1	1	0	1	09/06/2017		
17/01401/F	Granvilla Station Road Burnham Market Norfolk PE31 8HA, Burnham Market	Demolition of existing bungalow and replacement with two new dwellings, together with reconfiguration of existing southern access and associated hard and soft landscaping improvements.	New residential building	Y	11.57	2	1	1	0	20/09/2017	28/05/2021	2

17/02079/F	Julers Yard21 Front StreetBurnham MarketNorfolkPE31 8EJ, Burnham Market	Variation of condition 2 of planning permission 17/00630/F (Construction of a dwelling and car port/outbuilding): To vary previously approved drawings	Variation of Condition	Y	622	1	1	0	1	03/01/2018	08/03/2018	2
18/00966/F	CroftwoodStation RoadBurnham MarketKing's LynnNorfolkPE31 8HA, Burnham Market	Change of Use from Outbuilding to Dwelling including alterations and extension	New residential building	Y	0	1	1	0	1	11/07/2018	07/04/2021	0
18/01645/C U	Stable Cottage52 Market PlaceBurnham MarketNorfolkPE31 8HD, Burnham Market	Change of Use from residential to a mixed use of A1 (retail) and Residential	Conversion of existing dwelling(s)	Y	400	1	1	1	0	01/11/2018		
18/01415/F	Gallow Hill FarmStanhoe RoadBurnham MarketNorfolkPE31 8JS, Burnham Market	Conversion of barns to two dwellings and extension of existing farmhouse	Change of use of non-res building to dwelling(s)	Y	7215	2	2	0	2	31/01/2019	04/08/2021	

19/00215/F	Granville Station Road Burnham Market Norfolk PE3 1 8HA, Burnham Market	Variation of condition 2 of planning permission 18/01637/F: VARIATION OF CONDITIONS 3, 4, 5, 6, 7, 8, 9 of planning permission 17/01401/F - Demolition of existing bungalow and replacement with two new dwellings, together with reconfiguration of existing s	New residential building	Y	1157	1	1	0	1	01/04/2019	08/04/2019	0
19/00400/F	Fisher & Sons North Street Burnham Market Norfolk, Burnham Market	Variation of condition 2 of planning permission 16/01797/F	New residential building	Y	0	7	7	0	7	02/05/2019		
19/00542/F	Jack Wills 16 Market Place Burnham Market Norfolk PE3 1 8HE, Burnham Market	Minor external and internal alterations to facilitate the change of use of the upper floors to a self-contained flat.	Change of use of non-res building to dwelling(s)	Y	293	1	1	0	1	12/06/2019		

19/01471/F	Burnham RiseHerrings LaneBurnham MarketKing's LynnNorfolkPE31 8DW, Burnham Market	Existing house and associated garden structures are to be demolished. A 2-storey replacement dwelling - three timber pavillion structures with pitched roofs on a masonry plinth is proposed. The scheme includes a driveway and associated hardstanding for ve	New residential building	Y	2727	1	1	1	0	17/10/2 019		
19/01648/F	WoodcroftHerrings LaneBurnham MarketKing's LynnNorfolkPE31 8DW, Burnham Market	Demolition of existing dwelling and construction of new detached dwelling	New residential building	Y	1086	1	1	1	0	10/12/2 019	30/06/202 1	3
19/01731/F	Church PightleStation RoadBurnham MarketNorfolkPE3 1 8HA, Burnham Market	Demolition of detached bungalow and erection of 3 x 2-storey dwellings and 1 x garage	New residential building	Y	3436	3	3	1	2	10/06/2 020	07/11/202 0	

19/02109/F	Cherry TreesChurch WalkBurnham MarketKing's LynnNorfolkPE31 8DH, Burnham Market	Demolition of an existing dwelling and replacement with a pair of link detached dwelling and associated external works	New residential building	Y	863	2	2	1	1	10/07/2 020		
20/00929/F	Cradle Hall FarmDocking RoadBurnham MarketKing's LynnNorfolkPE31 8JX, Burnham Market	Conversion of existing farm buildings into 5 residential dwellings	Change of use of non- res building to dwelling(s)	Y	27183	5	5	0	5	02/09/2 020		
20/00904/F	Sussex FarmRingstead RoadBurnham MarketKing's LynnNorfolkPE31 8JY, Burnham Market	Proposed conversion of barns to 9No residential dwellings with associated works	Change of use of non- res building to dwelling(s)	Y	21129	9	9	0	9	04/09/2 020	05/01/202 1	
20/00643/F	BunessanHerrings LaneBurnham MarketKing's LynnNorfolkPE31 8DW, Burnham Market	Demolition of existing house and rebuilding with new garage and art studio	New residential building	Unknow n	1067	1	1	1	0	19/05/2 021	08/09/202 1	

21/00429/F	Goosebec Church Walk Burnham Market King's Lynn Norfolk PE31 8DH	Variation of Condition 1 of Planning Permission 20/01680/F: Demolition of existing dwelling and erection of five dwellings (Revision Of 20/00744/F)	New residential building	Y	2903	5	5	1	4	20/05/2 021	10/08/202 1
21/00821/P ACU1	Bruce And Co Accountants4 Ulph PlaceBurnham MarketNorfolkPE3 1 8HQ, Burnham Market	Application to determine if prior approval is required for proposed change of use from office to dwelling (Schedule 2, Part 3, Class O)	Change of use of non- res building to dwelling(s)	Unknow n	94	1	1	0	1	08/06/2 021	
21/00084/F	RedlandsBack LaneBurnham MarketKing's LynnNorfolkPE31 8EY, Burnham Market	Development of 6 dwellings following demolition of existing dwelling	New residential building	Unknow n	1576	6	6	1	5	24/09/2 021	06/10/202 1

21/01558/F	Sussex BarnSussex FarmRingstead RoadBurnham MarketNorfolkPE31 8JY, Burnham Market	VARIATION OF CONDITION 2 OF PLANNING PERMISSION 20/00904/F: Proposed conversion of barns to 9No residential dwellings with associated works	New residential building	Y	21129	9	9	0	9	12/10/2021		
20/01866/F	Land North West of40 Sutton EstateBurnham MarketKing's LynnNorfolkPE31 8EX, Burnham Market	Residential development of 9no. dwellings.	New residential building	N	9783	9	9	0	9	15/10/2021		
21/01263/F	TradewindsDocking RoadBurnham MarketKing's LynnNorfolkPE31 8JU, Burnham Market	Proposed New Build Dwelling to site including five bedrooms	New residential building	Unknown	1921	1	1	1	0	04/11/2021	08/11/2021	
21/02160/F	AppletreesHerrings LaneBurnham MarketKing's LynnNorfolkPE31 8DW, Burnham Market	Proposed replacement dwelling and garage/store	New residential building	Y	1047	1	1	1	0	08/02/2022	08/02/2022	

21/00861/F	Tern Cottage46 - 48 North StreetBurnham MarketNorfolkPE3 1 8HG, Burnham Market	Demolish and re-build single storey, detached, garden outbuilding as ancillary accommodation to main dwelling (revised scheme)	New residential building	Unknow n	200	1	1	0	1	28/02/2 022		
21/01957/F	Doctors SurgeryChurch WalkBurnham MarketKing's LynnNorfolkPE31 8DH, Burnham Market	Demolition of GP Surgery and erection of 4no. dwellings	New residential building	Unknow n	4476	4	4	0	4	07/03/2 022	12/04/202 2	
21/02306/F	SunnymeadWhite way RoadBurnham MarketKing's LynnNorfolkPE31 8DJ, Burnham Market	Replacement dwelling	New residential building	Unknow n	2043	1	1	1	0	18/03/2 022		
21/02121/F	25 Front StreetBurnham MarketKing's LynnNorfolkPE31 8EJ, Burnham Market	Variation of condition 2 of planning permission 17/02079/F to amend drawings	Variation of Condition	Unknow n	622	1	1	0	1	25/03/2 022		

[illegible]

Appendix B: Font coded Burnham Market housing data between 2017 and 2022 (BCKLWN, April 2022)

In the table below the 27 planning permissions which were granted, started or had been completed are colour coded. The permission column is colour coded into yellow, green and red to show how the numbers were calculated for the first part of the housing growth section in the neighbourhood development plan. Some of the permissions overlapped with others, even though some of these are called different things for example Julers Yard 21 Front Street and 25 Front Street are to do with the same site but have various permissions.

The planning references in *ITALICS* are for permissions which relate to one site only. The references in **BOLD** are the original/first planning permissions on the site related to housing data and the references UNDERLINED relate to a **BOLD** box. This helped break up counting the overlapping housing data sent over by the Borough Council. In total there are 27 planning permissions related to the 27 planning permissions.

Note: Appendix A shows the exact data the BCKLWN in April 2022 sent over to the steering group. This had slight errors which had been rectified in Appendix B but was left including the status column for odd sites not being updated. However, development in sites will be ongoing with constant changes so the information collected at this stage dates June 2017 and April 2022.

Key: Font coded boxes to calculate planning permissions which relate to the same address

Bold	Original Planning permission on a site
<i>Italics</i>	Planning permission on one site only
<u>Underlined</u>	New planning permission on a site where an original one exists-linking up

Permission Reference	Address	Description	Granted Date	Initially Started Date	Completed Date	Status
17/00259/F	Land South of Hall Farm CottageHerrings LaneBurnham MarketNorfolk, Burnham Market	Construction of single storey dwelling incorporating existing building	09/06/2017			GRANTED
17/01401/F	Granvilla Station Road Burnham Market Norfolk PE31 8HA, Burnham Market	Demolition of existing bungalow and replacement with two new dwellings, together with reconfiguration of existing southern access and associated hard and soft landscaping improvements.	20/09/2017	28/05/2021	28/05/2021	COMPLETED
17/02079/F	Julers Yard21 Front StreetBurnham MarketNorfolkPE31 8EJ, Burnham Market	Variation of condition 2 of planning permission 17/00630/F (Construction of a dwelling and car port/outbuilding): To vary previously approved drawings	03/01/2018	08/03/2018	23/11/2020	COMPLETED
18/00966/F	CroftwoodStation RoadBurnham MarketKing's LynnNorfolkPE31 8HA, Burnham Market	Change of Use from Outbuilding to Dwelling including alterations and extension	11/07/2018	07/04/2021	07/04/2021	COMPLETED
18/01645/CU	Stable Cottage52 Market PlaceBurnham MarketNorfolkPE31 8HD, Burnham Market	Change of Use from residential to a mixed use of A1 (retail) and Residential	01/11/2018			GRANTED
18/01415/F	Gallow Hill FarmStanhoe RoadBurnham MarketNorfolkPE31 8JS, Burnham Market	Conversion of barns to two dwellings and extension of existing farmhouse	31/01/2019	04/08/2021		STARTED
19/00215/F	GranvillaStation RoadBurnham MarketNorfolkPE31 8HA, Burnham Market	Variation of condition 2 of planning permission 18/01637/F: VARIATION OF CONDITIONS 3, 4, 5, 6, 7, 8, 9 of planning permission 17/01401/F – Demolition of existing bungalow and replacement with two new dwellings, together with reconfiguration of existing s	01/04/2019	08/04/2019	05/01/2021	COMPLETED
19/00400/F	Fisher & SonsNorth StreetBurnham MarketNorfolk, Burnham Market	Variation of condition 2 of planning permission 16/01797/F	02/05/2019			GRANTED
19/00542/F	Jack Wills16 Market PlaceBurnham MarketNorfolkPE31 8HE, Burnham Market	Minor external and internal alterations to facilitate the change of use of the upper floors to a self-contained flat.	12/06/2019			GRANTED

19/01471/F	Burnham RiseHerrings LaneBurnham MarketKing's LynnNorfolkPE31 8DW, Burnham Market	Existing house and associated garden structures are to be demolished. A 2-storey replacement dwelling – three timber pavillion structures with pitched roofs on a masonry plinth is proposed. The scheme includes a driveway and associated hardstanding for ve	17/10/2019			GRANTED
19/01648/F	WoodcroftHerrings LaneBurnham MarketKing's LynnNorfolkPE31 8DW, Burnham Market	Demolition of existing dwelling and construction of new detached dwelling	10/12/2019	30/06/2021	30/06/2021	COMPLETED
19/01731/F	Church PightleStation RoadBurnham MarketNorfolkPE31 8HA, Burnham Market	Demolition of detached bungalow and erection of 3 x 2-storey dwellings and 1 x garage	10/06/2020	07/11/2020		STARTED
19/02109/F	Cherry TreesChurch WalkBurnham MarketKing's LynnNorfolkPE31 8DH, Burnham Market	Demolition of an existing dwelling and replacement with a pair of link detached dwelling and associated external works	10/07/2020			GRANTED
20/00929/F	Cradle Hall FarmDocking RoadBurnham MarketKing's LynnNorfolkPE31 8JX, Burnham Market	Conversion of existing farm buildings into 5 residential dwellings	02/09/2020			GRANTED
20/00904/F	Sussex FarmRingstead RoadBurnham MarketKing's LynnNorfolkPE31 8JY, Burnham Market	Proposed conversion of barns to 9No residential dwellings with associated works	04/09/2020	05/01/2021		STARTED
20/00643/F	BunessanHerrings LaneBurnham MarketKing's LynnNorfolkPE31 8DW, Burnham Market	Demolition of existing house and rebuilding with new garage and art studio	19/05/2021	08/09/2021		STARTED
21/00429/F	Goosebec Church Walk Burnham Market King's Lynn Norfolk PE31 8DH	Variation of Condion 1 of Planning Permission 20/01680/F: Demolition of existing dwelling and erection of five dwellings (Revision Of 20/00744/F)	20/05/2021	10/08/2021		STARTED
21/00821/PACU1	Bruce And Co Accountants4 Ulph PlaceBurnham MarketNorfolkPE31 8HQ, Burnham Market	Application to determine if prior approval is required for proposed	08/06/2021			GRANTED

		change of use from office to dwelling (Schedule 2, Part 3, Class O)				
<i>21/00084/F</i>	RedlandsBack LaneBurnham MarketKing's LynnNorfolkPE31 8EY, Burnham Market	Development of 6 dwellings following demolition of existing dwelling	24/09/2021	06/10/2021		STARTED
<u>21/01558/F</u>	Sussex BarnSussex FarmRingstead RoadBurnham MarketNorfolkPE31 8JY, Burnham Market	VARIATION OF CONDITION 2 OF PLANNING PERMISSION 20/00904/F: Proposed conversion of barns to 9No residential dwellings with associated works	12/10/2021			GRANTED
<i>20/01866/F</i>	Land North West of40 Sutton EstateBurnham MarketKing's LynnNorfolkPE31 8EX, Burnham Market	Residential development of 9no. dwellings.	15/10/2021			GRANTED
<i>21/01263/F</i>	TradewindsDocking RoadBurnham MarketKing's LynnNorfolkPE31 8JU, Burnham Market	Proposed New Build Dwelling to site including five bedrooms	04/11/2021	08/11/2021		STARTED
<i>21/02160/F</i>	AppletreesHerrings LaneBurnham MarketKing's LynnNorfolkPE31 8DW, Burnham Market	Proposed replacement dwelling and garage/store	08/02/2022	08/02/2022		STARTED
<i>21/00861/F</i>	Tern Cottage46 - 48 North StreetBurnham MarketNorfolkPE31 8HG, Burnham Market	Demolish and re-build single storey, detached, garden outbuilding as ancillary accommodation to main dwelling (revised scheme)	28/02/2022			GRANTED
<i>21/01957/F</i>	Doctors SurgeryChurch WalkBurnham MarketKing's LynnNorfolkPE31 8DH, Burnham Market	Demolition of GP Surgery and erection of 4no. dwellings	07/03/2022	12/04/2022		STARTED
<i>21/02306/F</i>	SunnymeadWhiteway RoadBurnham MarketKing's LynnNorfolkPE31 8DJ, Burnham Market	Replacement dwelling	18/03/2022			GRANTED
<u>21/02121/F</u>	25 Front StreetBurnham Market King's LynnNorfolkPE31 8EJ, Burnham Market	Variation of condition 2 of planning permission 17/02079/F to amend drawings	25/03/2022			GRANTED