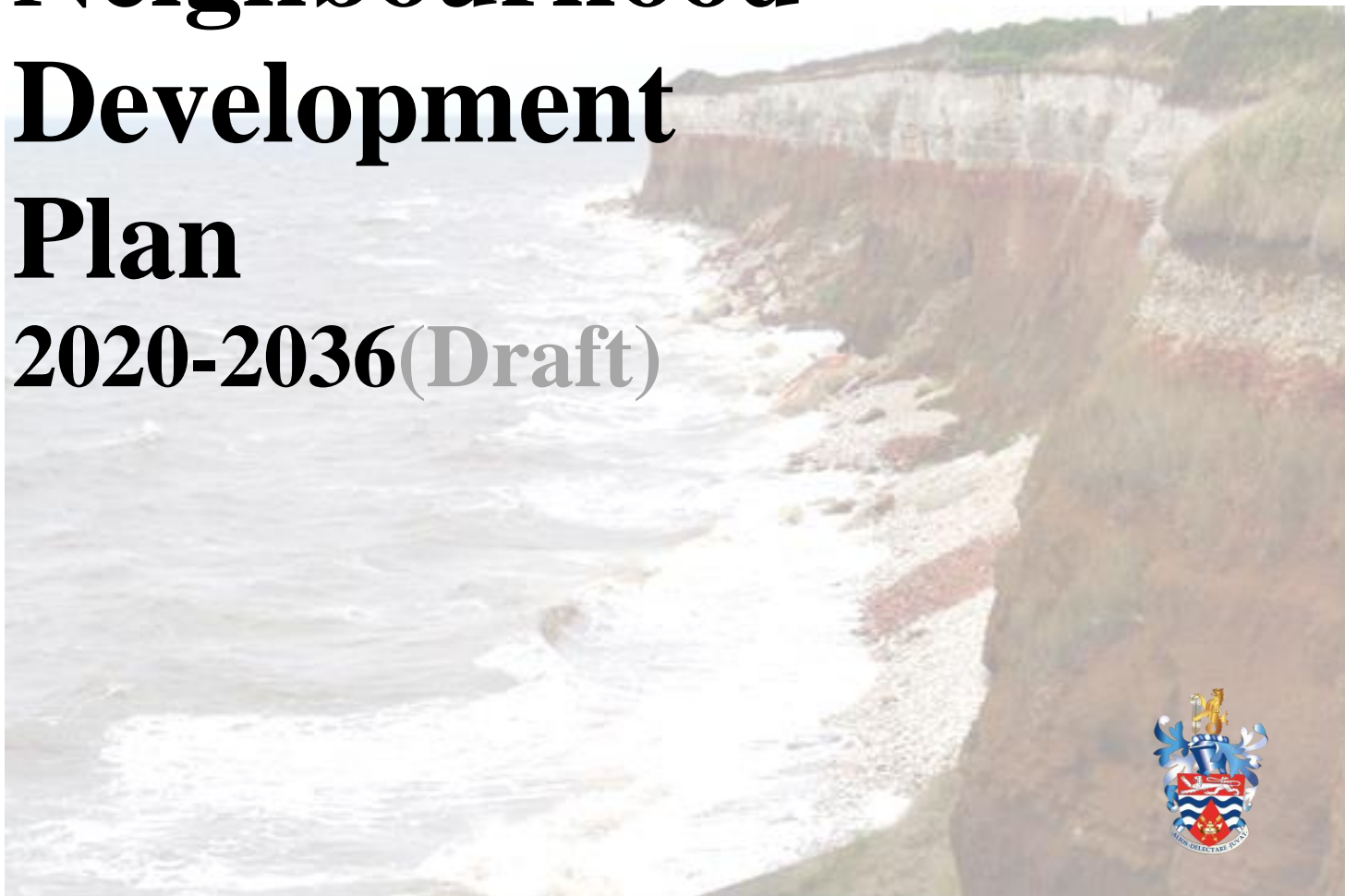


# Hunstanton Neighbourhood Development Plan 2020-2036(Draft)



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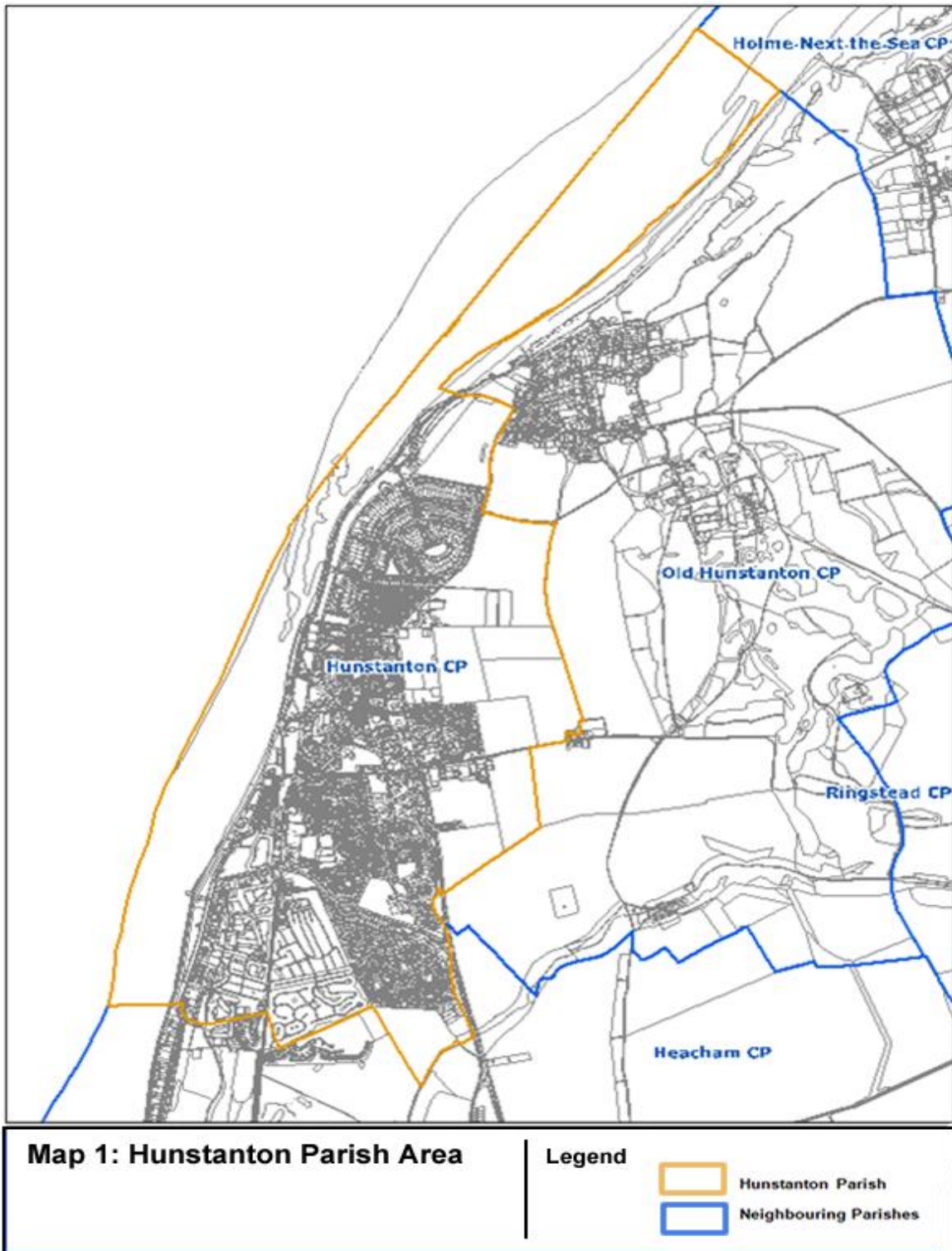
# Hunstanton Neighbourhood Development Plan (HNDP)

## **Background – The Localism Act**

1. The Localism Act was introduced in November 2011.
2. Its aim was to devolve more decision-making powers from central government and provide:
  - new freedoms and flexibilities for local government;
  - new rights and powers for communities and individuals;
  - reform to make the planning system more democratic and more effective;
  - reform to ensure that decisions about housing and infrastructure are made locally.
3. Through the development of a Neighbourhood Plan (NP), Hunstanton will now be able to propose the direction and degree of its own future development.
4. The Localism Act of 2011 introduced Neighbourhood Planning into the hierarchy of spatial planning in England. Once a Neighbourhood Plan has been ‘made’, it becomes a legal document and then sits alongside the Core Strategy (CS) and the Site Allocations and Development Management Policies document (SADMP) and the County Minerals and Waste Plans (CMWP). It informs all future planning decisions that the local planning authority (LPA) makes about that particular community.
5. The HNDP describes a vision for the future of Hunstanton, which has been established through engagement with local residents and extensive consultation throughout the area (see Statement of Consultation). It takes into account their comments, observations and concerns about its future and brings them, together with census information, strategic and statistical information, into one document that voices the town’s objectives, together with the policies required for their realisation. The community’s overwhelming desire is to make Hunstanton an even better place to live and work, both now and for future generations.
6. Hunstanton Town Council was given the authority to prepare a Neighbourhood Plan for the entire area of its parish on 5 February 2013. (See map of parish area *Map 1* which includes a strip along Old Hunstanton beach as far as Holme-next-the-Sea.)



Map 1: Hunstanton Parish area





7. The Neighbourhood Plan is to cover the same period as the Borough Council's Local Plan. Currently it is expected along with the development and implementation of a new local plan, to be in force until 2036.

## Consultation statement

8. The Plan has been developed by a working party consisting of town councillors, members of the Civic Society, representatives from the Schools and the Town Clerk. It takes into account a Viewfinder Survey and Hunstanton Parish Plan of 2004 as well as the results of a Questionnaire which was sent out in 2016, feedback from Public Presentation Days in 2016 and feedback received from statutory consultees. Full details are provided in the HNDP Consultation and Basic Conditions Statement document.

## Role of the Hunstanton Neighbourhood Development Plan

9. The Hunstanton Neighbourhood Development Plan (HNDP) provides development management policies to help enhance the quality and contribution of future development within Hunstanton Parish by providing additional policy tools for:

- i. Hunstanton Town Council to consider and refer to when providing consultation responses to new applications for planning permission;
- ii. Borough Council of King's Lynn & West Norfolk as Local Planning Authority (LPA) to use in the formal consideration and determination of applications for planning permission;
- iii. Norfolk County Council as the local authority responsible for determining minerals and waste planning applications and County Council development proposals e.g. for schools, libraries and youth provision;
- iv. The Planning Inspectorate to consider in the event of an appeal against any refusal of planning permission issued by the LPA that cites HNDP policies as part of the reasons for refusal.

## General Introduction

10. The Town of Hunstanton is situated on the East side of the mouth of The Wash at its junction with the North Norfolk Coast. Because of its west-facing position, it enjoys views of the sun setting across The Wash beyond the Lincolnshire coast. Immediately to the south is the large village of Heacham. King's Lynn is 16 miles and London 120 miles in a southerly direction. To the east is the village of Old Hunstanton and then a number of small villages lead along the A149 towards Wells (17 miles) and then Sheringham and Cromer.

11. The town developed as a result of the vision of the local squire, Henry L'Estrange Styleman le Strange. In the 1840s he foresaw it becoming a purpose-built sea bathing resort. The first building, probably designed by William Butterfield, was the 'New Inn' opened in 1846 and now named the Golden Lion Hotel. Further development was slow until the arrival of the railway in 1862. Most of the properties in the central area date from the Victorian era and Herbert George Ibberson designed several in the arts & crafts style. Housing estates to the north and south were built during the 1950s and 1960s. Glebe House School, Downs Road House, the fire and police stations were the only buildings on the east side of the A149 until Smithdon High School was built in 1953. Estates were then built on that side in 1980s and 1990s as well as the Manorfields estate of bungalows to the south of the town.



Photo 1: Golden Lion



Photo 2: Town Hall



12. The Town Council meets in a Grade II listed Town Hall designed by George Skipper. It fronts onto The Green with views over The Wash. The town centre has a variety of mainly independent retail shops. Residents are very aware of the natural environment and are anxious to preserve that as well as a separation from Heacham to the south and Old Hunstanton to the east.

13. The town has its own unique identity. It has a quadruple function of being 1) a service hub for surrounding villages, 2) a seaside resort, 3) a popular retirement area and 4) a dormitory for the sub-regional centre of King's Lynn.

14. Although none of the parish is included within the Norfolk Coast Area of Outstanding Natural Beauty it is almost adjacent to it. The cliffs with their bands of carrstone, red and white chalk are quite unique and they have been named in the top 10 geological sites in the UK and Ireland. The Wash is a Site of Special Scientific Interest (SSSI), Special Protection Area (SPA), Special Area of Conservation (SAC) and is an internationally important wetland (Ramsar site).

Photo 3: Hunstanton cliffs



## Demographics

15. In comparison with neighbouring parishes, the land area of the town of Hunstanton is quite small. The total area within the parish, excluding the strip along the beach, is only 30% of the area of Holme-next-the-Sea and 15% the area of Heacham. Although we think of Hunstanton as having the wide green open spaces that our founder Henry le Strange envisaged, the green space area is only a little more than the area of the domestic gardens and is about a tenth of the areas within Holme and Old Hunstanton and about 6% of those within Heacham and Ringstead. The amount of ground covered by domestic buildings in Hunstanton (8.5%) and by non-domestic buildings (2.8%) is far higher than in neighbouring parishes.

Figure 1: Physical environments & land usage

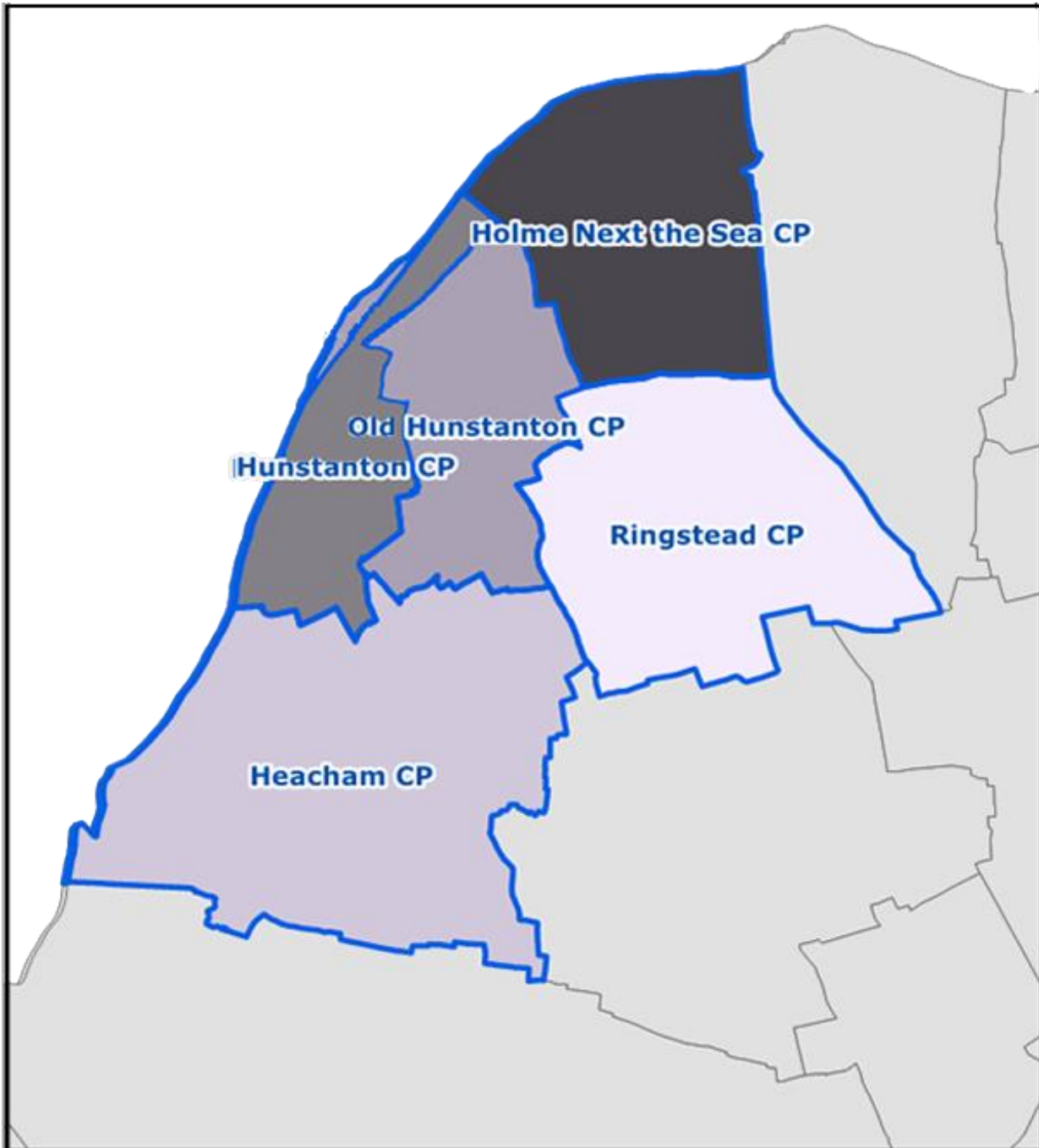
Parish	Total area '000 sq.m	Domestic Buildings	Non-Domestic Buildings	Roadways	Dom Gardens	Green Space
Heacham	14510	240	38	312	112	12431
Holme nts	7365	33	5	59	208	6672
<b>Hunstanton</b>	<b>2250</b>	<b>192</b>	<b>65</b>	<b>296</b>	<b>662</b>	<b>734</b>
Old Hunstanton	19579	54	20	91	214	7051
Ringstead	11504	24	14	85	115	11230
Totals	55208	543	142	843	1311	38118

Figures taken from Office for National Statistics – Physical environment- Jan 2005




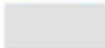


Map 2: Hunstanton Parish boundaries and adjacent parishes



Map 2: Hunstanton Parish boundaries and adjacent parishes

Legend

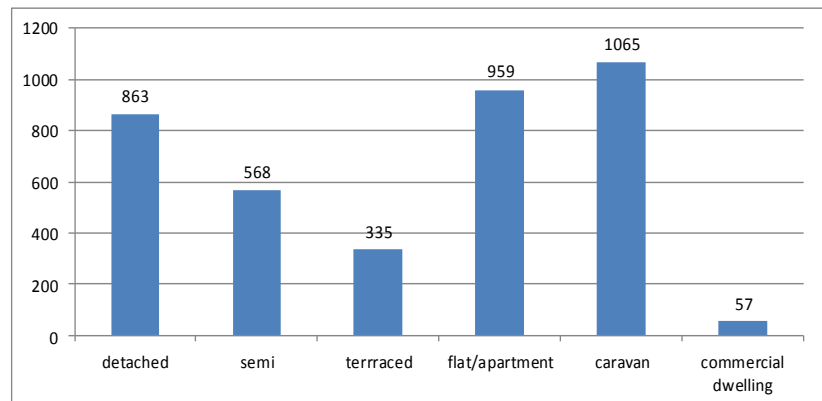
-  Parish boundary Hunstanton and adjacent parishes
-  BCKLWN other parishes



16. The figures produced by the 2011 Census show that the residents of 2090 households were in unshared accommodation of which 1505 (72%) were houses or bungalows, 581 (24%) in flats or apartments and 4 (0.2%) in caravans. 591 (25%) households did not have a car or van and 47 (2%) did not have any central heating. The total number of household spaces using census data was 3847 but of these only 2093 had one or more usual residents. The remaining 1754 (with no usual residents) includes 1065 caravans and 689 holiday or second homes.

Figure 2a:- Persons and dwellings in 2011- Parish demographics

- Resident population 4229
  - 440 under 16
  - 2079 16 to 64
  - 1710 65 and over
- Dwellings 3847
  - Detached 863
  - Semi 568
  - Terraced 335
  - Flat/apartment 959
  - Caravan 1065
  - Commercial dwelling 57



17. The number of non-principal (second) homes (via taxbase data and hence data will differ, from census information) shows that the number of non-principal homes in 2017 was 17.9% of the taxable housing stock in the town (figure 2b). In parishes along the coast this figure rises, Brancaster Neighbourhood Plan (approved 2015) gave an estimate that 65% of the Brancaster’s housing stock is non-principal homes. As housing stock availability declines in these areas, the consequence will be increasing pressure and demand for non-principal homes within the Hunstanton Parish area.

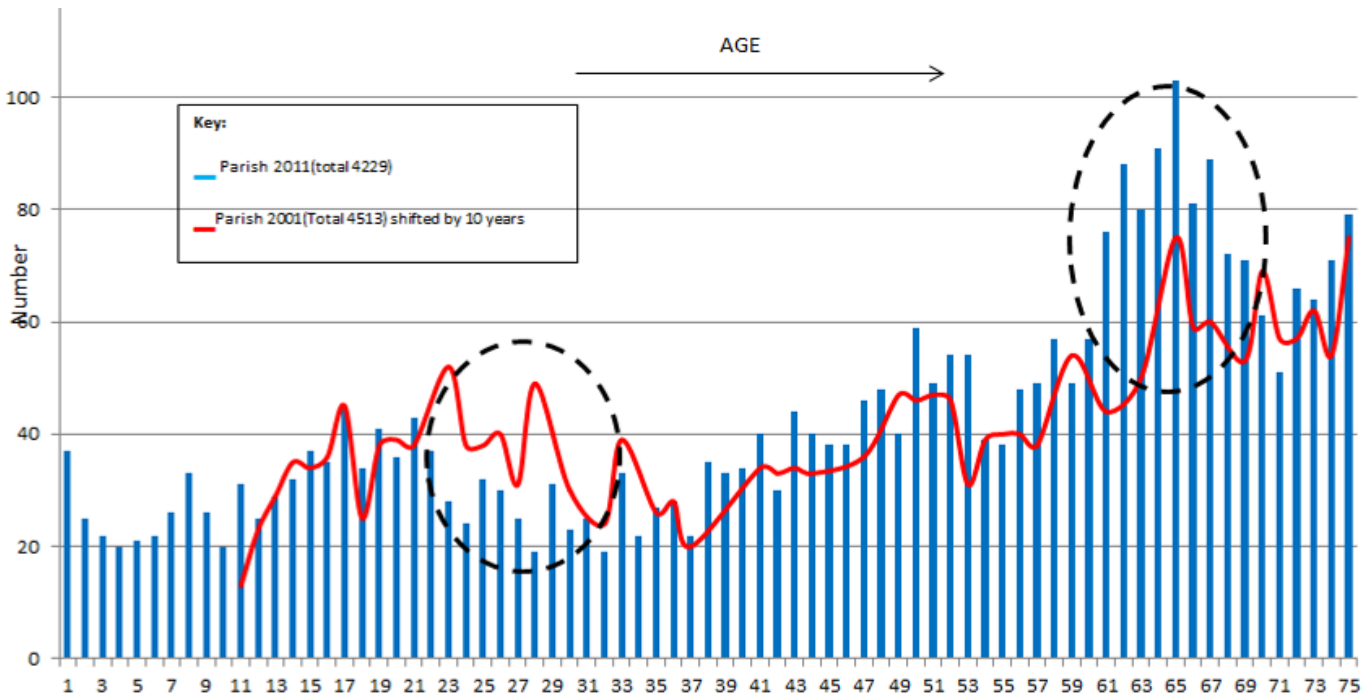
Figure 2b: -Hunstanton Taxbase Report for Second homes from Nov 2010 to October 2017 (data BCKLWN)

Figures set year	Number of total properties	Number of second homes	% Second Homes
Nov 2010	2,838	358	12.6%
Nov 2011	2,862	378	13.2%
Nov 2012	2,864	492	17.2%
May 2013	2,858	505	17.7%
Oct 2013	2,872	502	17.5%
Oct 2014	2,861	521	18.2%
Oct 2015	2,878	510	17.7%
Oct 2016	2,871	505	17.6%
Oct 2017	2,894	517	17.9%



18. Including 181 people in communal establishments (mainly nursing homes), the total population of the town was 4229. *Figure 3* shows the numbers of persons of each year of age in 2011 with the overlain red line showing the numbers that might be expected had the population in 2001 merely grown older by 10 years. It can be seen that there is a massive loss of 20 to 34 year olds but an influx of 60 to 68 year olds.

Figure 3: Comparing populations – Parish demographics (2)



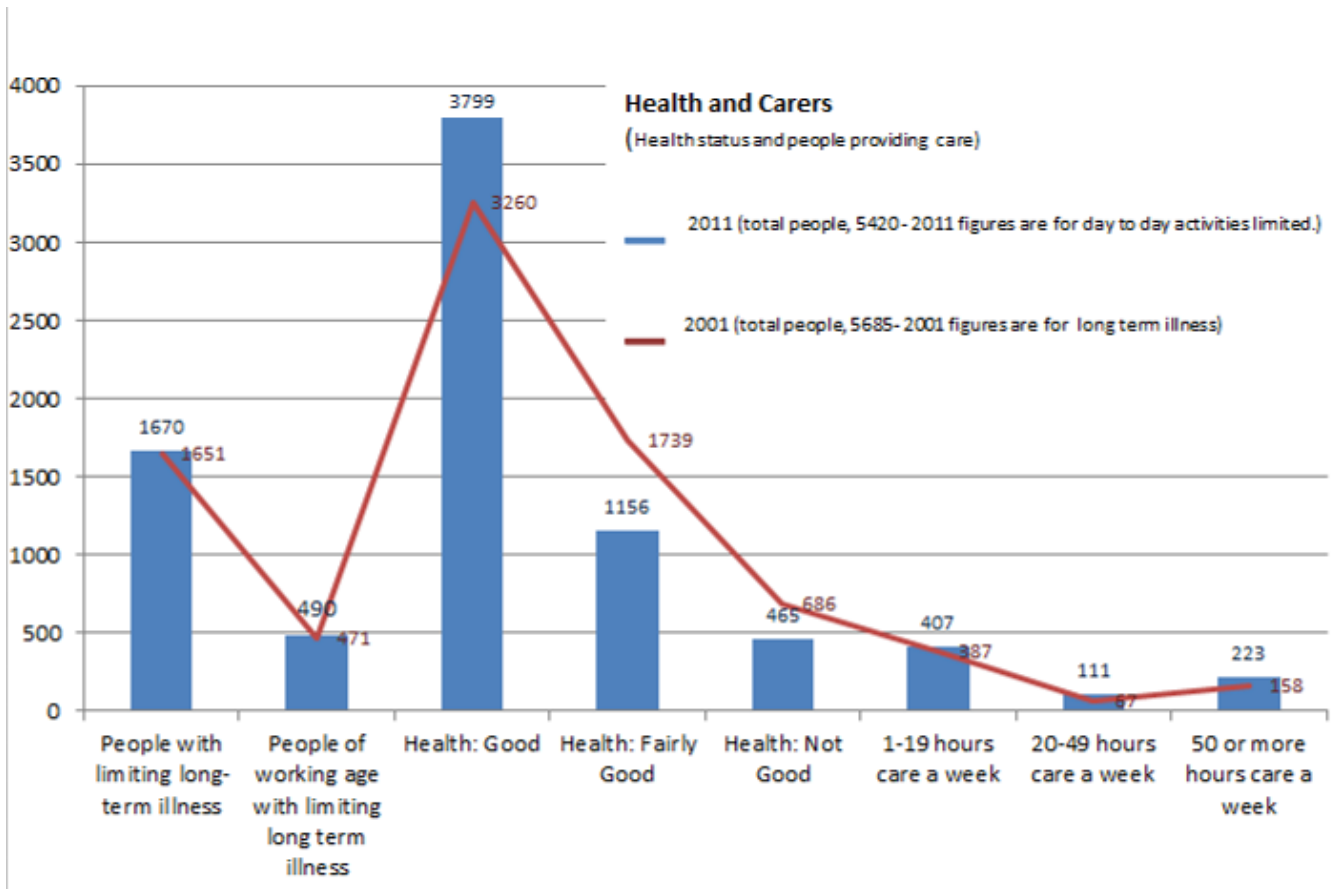
The Blue bars show the number of people of each age in the 2011 Census.  
 The Red line represents the number of people of each age in the 2001 Census but moved on by 10 years to permit a comparison of the age structures.

- We see a net gain in most areas, with the most significant increase seen in retirement age of 60 -70.
- But a massive loss in numbers in the age group 21 to 33!
  - Possibly scholars moving to University or city based jobs?
  - Need to do more to retain them –housing, **Jobs** and activities.

19. 806 people live on their own, 161 of these are aged 65 to 74 but 349 are 75 or over. 676 reported that their activities were limited a little and 707 were limited to a large extent. 311 reported to be in bad health and 85 in very bad health. (These figures relate to Hunstanton Ward in 2011 rather than just the town.)



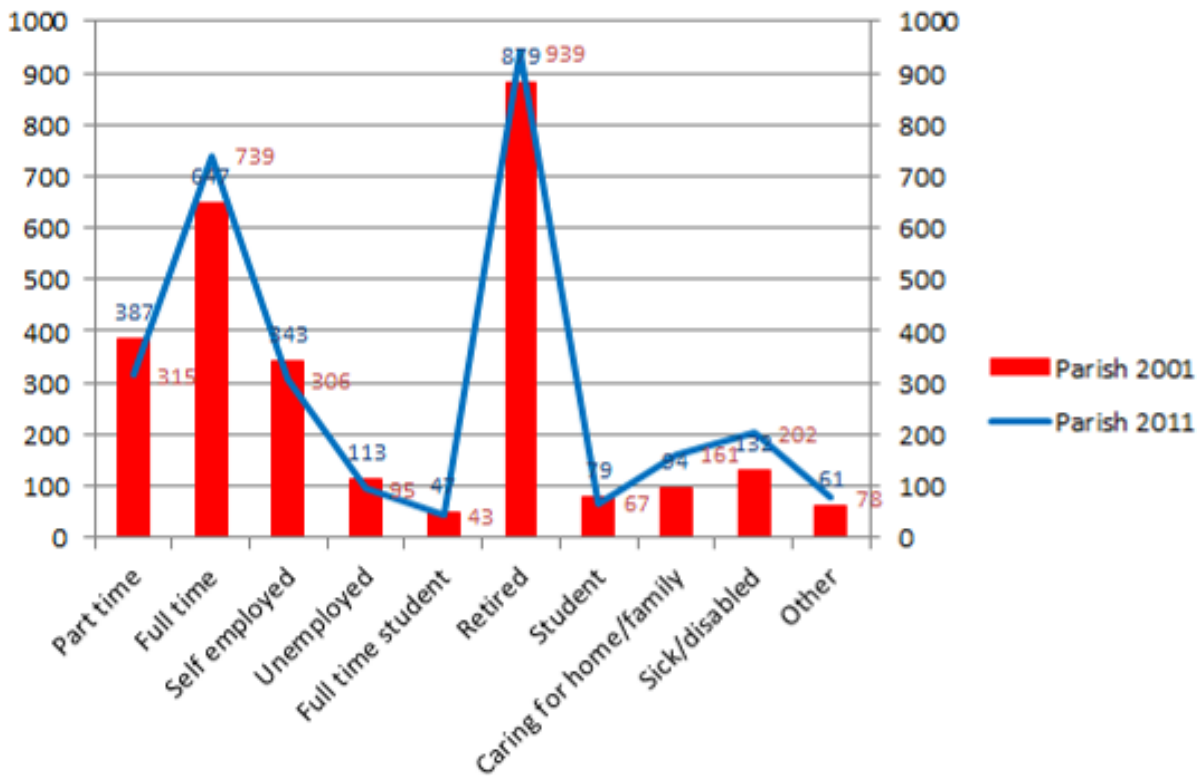
Figure 4: Health and carers- Parish demographics (3)



20. In 2011 there were 2782 people aged between 16 and 74. Of these 1537 were economically active with 343 self-employed, 647 working full time and 387 working part time, 113 unemployed and 47 students.

21. There were 1184 economically inactive including 879 retired, 79 students, 94 looking after home and 132 with long term sickness.

Figure 5: Economic activities- Parish demographics (4)



22. The Census data is analysed according to areas. The smallest areas are termed Lower Super Output Areas (LSOA) that contain between 1000 and 3000 people, 400 to 1200 residences. The Middle Super Output Areas (MSOA) combine a few of the LSOAs to contain between 5000 and 15000 people. The fact that Hunstanton contains a LSOA (001A) where 31% of those of working age are claiming benefit and 16% are on incapacity benefit is an important characteristic of the town. It shows that poverty and prosperity can exist side by side and is important in that it may help to secure targeted funding for the town. These indices of deprivation of 31% and 16% are over twice the rate for the other parts of Hunstanton Ward, the Borough, the East of England and for England as a whole. They are on a par with an area of Gaywood and locally are only exceeded by an area of North Lynn. (See Table 1a)

Table 1a – Deprivation indices employment

Area	001A	001B	001C	001D	BCKLWN	East England	England
Working age claiming benefit %	31	12	11	15	15	12	15
Claiming Job Seekers Allowance %	4	1	2	2	3	3	4
Incapacity Benefit %	16	7	6	8	7	5	7





Table 1b – Deprivation indices general

Area	Index of Multiple Deprivation	Index of Multiple Deprivation	Income Rank	Income Decile	Employment Rank	Employment Decile	Education, Skills and Training Rank	Education, Skills and Training Decile	Health Deprivation and Disability Rank	Health Deprivation and Disability Decile
001A	3,812	1	6,392	2	1,177	1	1,410	1	1,751	1
001B	13,922	5	23,673	8	16,641	6	8,736	3	13,990	5
001C	16,889	6	15,290	5	13,592	5	13,533	5	8,310	3
001D	9,386	3	10,574	4	10,639	4	6,272	2	8,020	3

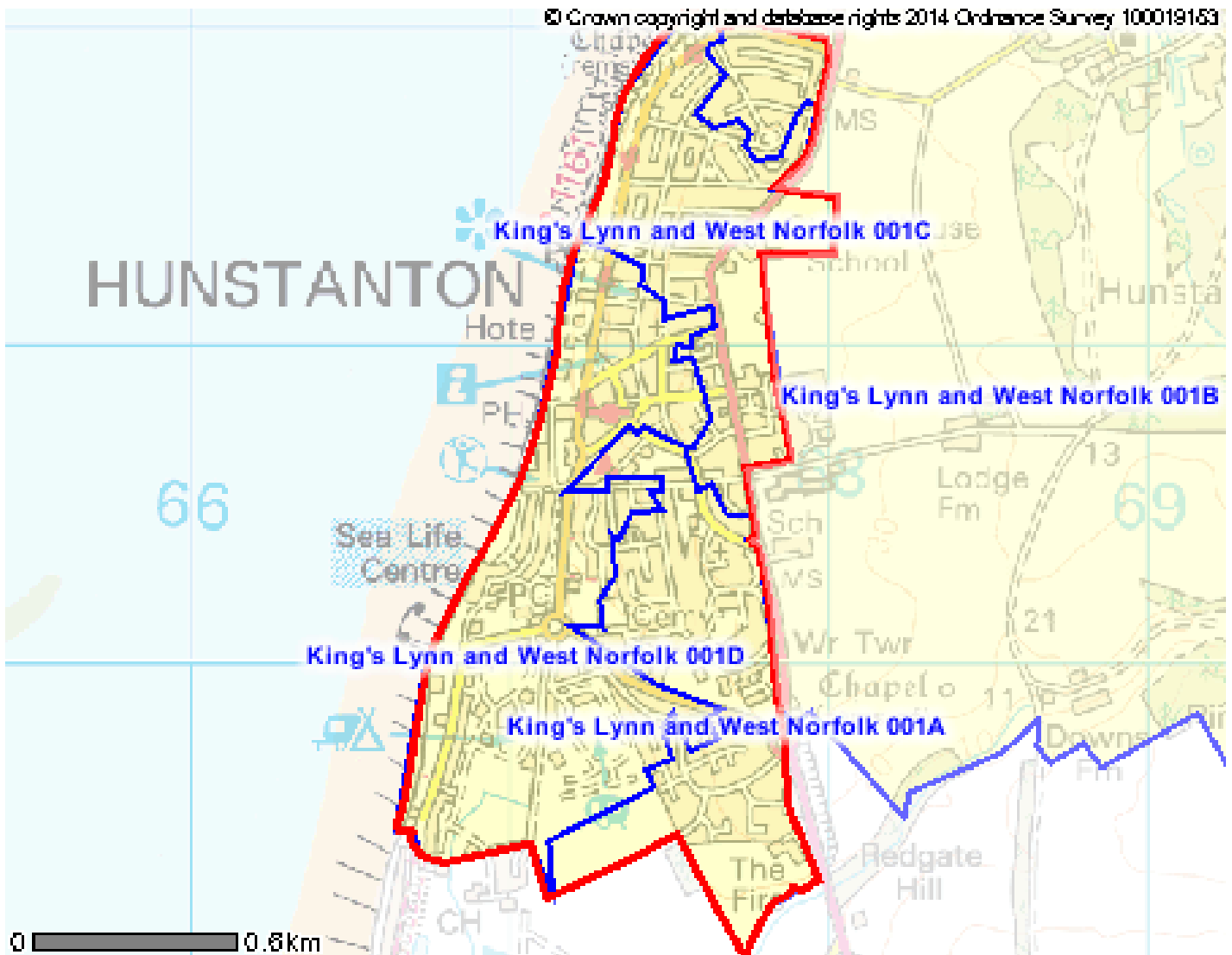
(where 1 is lowest and represents the most deprived 10% of LSOAs)

### Lower Super Output Areas of Hunstanton

Area 001A is an irregular area on the west of the A149 including Chapel Lane, Avenue Road, Park Road, Waveney Road, Sandringham Road and the top half of Bennett's estate. (Data from, National Statistics, English Indices of deprivation 2019, published 26<sup>th</sup> Sept 2019). The English Indices of Deprivation measure relative levels of deprivation; it is compiled from the 32,844 neighbourhoods that exist in England.



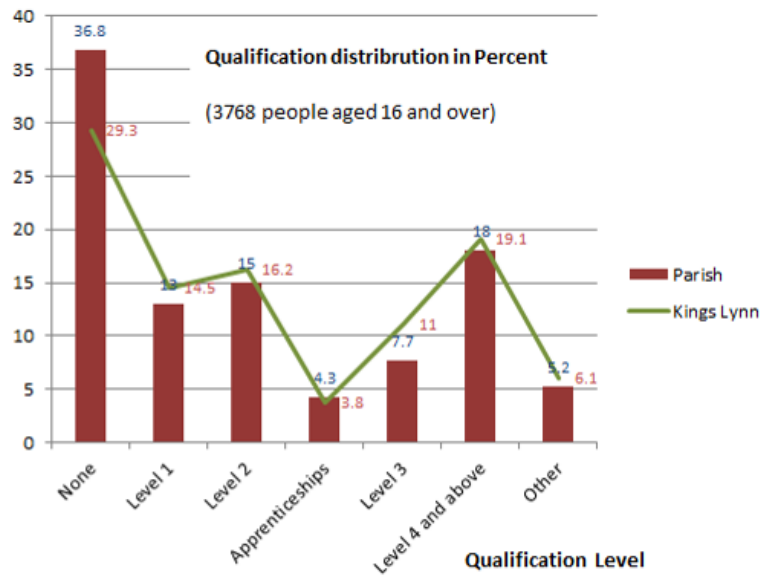
Map 3: Lower super output areas 001A/B/C and D



23. With reference to occupations, there is an over representation of Elementary Occupations (which require no qualifications), Sales and Customer Services, Skilled Trades and Managers in the Hunstanton Ward but a relative lack of Professional, Technical, Administrative and Machine Operatives. The number of people with Level 4 (HND /Degree) or above qualifications is low.



Figure 6: Qualification distribution in percent – Parish demographics (5)



### Special Features of the area

24. Hunstanton includes some very significant nationally designated heritage assets. These are the grade II listed Lighthouse, ruins of St. Edmund's Chapel, The Golden Lion Hotel, the Town Hall, the Cross on The Green, St Edmund's Church, the Water Tower and grade II\* listed Smithdon High School.

Photo 4: Smithdon High School

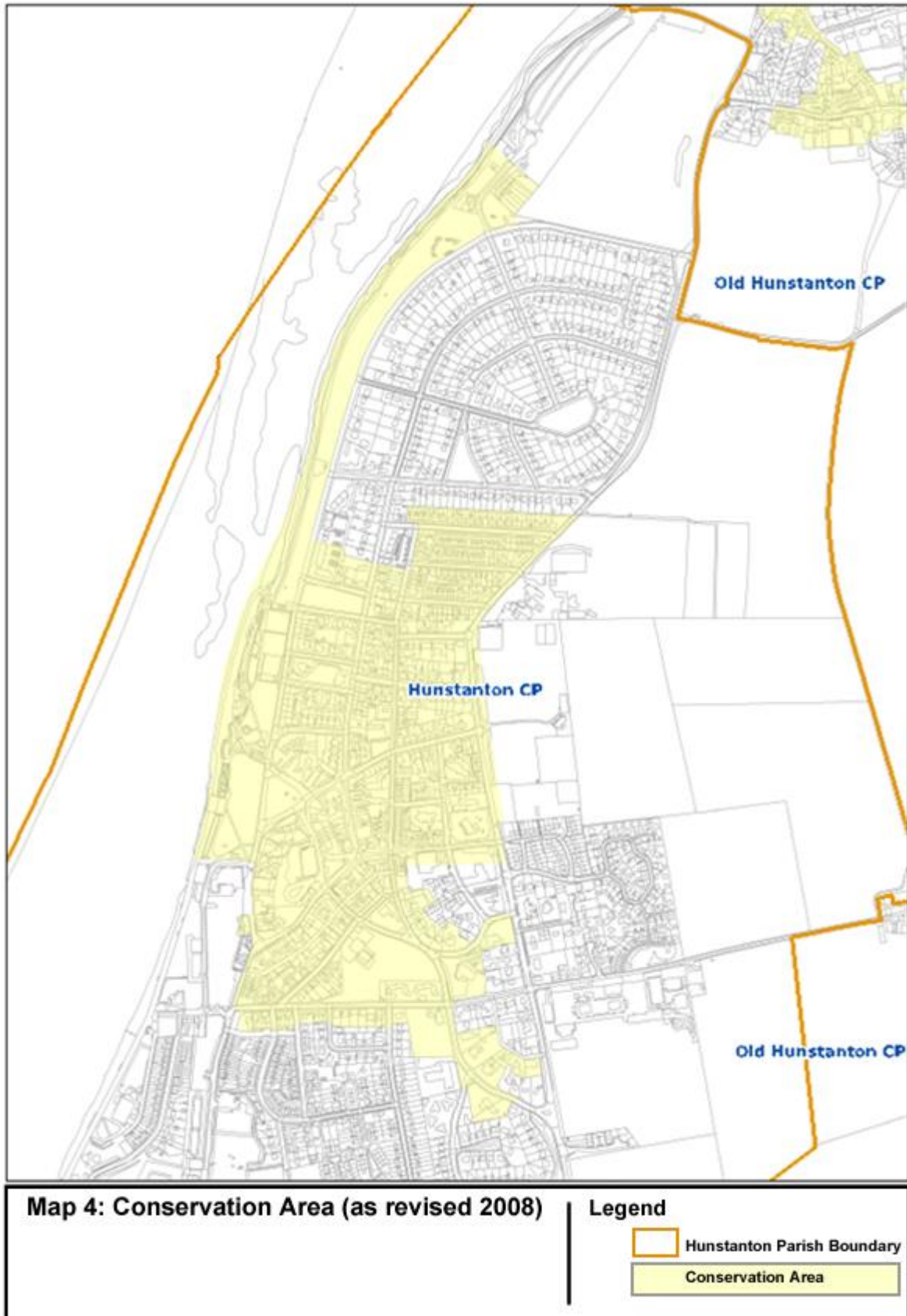


Photo 5: Lighthouse



25. The Conservation Area was first designated in 1984 and extended in 2009.

Map 4: Conservation area (as revised 2008)



## **Background to the Neighbourhood Plan project and the rationale behind the questions asked in consultation documents**

26. Hunstanton Urban District Council was the local authority from 1894 until 1974 when it became part of the District of West Norfolk. This was renamed in 1981 to become the Borough of King's Lynn and West Norfolk (BCKLWN). The town of King's Lynn some 16 miles to the south is the sub-regional centre. Downham Market and Hunstanton are the two other towns in the Borough. The Core Strategy adopted in 2011 determined that the majority (68%) of development should be in these three towns and the Wisbech fringe.

27. In 2011, the town's resident population was lower than it has been in the past (4048 in 2011 but 4266 in 2001) but is boosted during the summer season by visitors staying in the area and by people on day visits. Since 2011, mid-year population estimates suggest that the population of the Borough is increasing. The number of dwellings in Hunstanton is also increasing considerably. Latest population estimate is 5255 (2018 BCKLWN)

28. Permissions have been granted for three major new developments to occur. In particular these are 166 dwellings on land to the south of the town but accessed from Heacham via a new roundabout on the A149 at the bottom of Redgate Hill; 120 homes to the east of the A149 opposite Old Town Way; and a mixed development to the south of the Industrial Estate, also east of the A149. This is something over which parishioners have had little influence. Construction of the first two started in 2019.

29. Most of the respondents to the questionnaire are opposed to these large housing estates and in fact further development because of the extra pressure they will put upon local services, particularly the medical practitioners, tap water supply, sewage treatment and the road network.

30. The Neighbourhood Plan will ensure that the new houses which will be built not only fit with Local plan and NPPF but also take account of local people's views, experience and knowledge of living in the area.

31. The King's Lynn and West Norfolk Borough Local Development Framework Core Strategy recognises the need to ensure that we are able to meet the housing needs of future generations so, having regard for this and the National Planning Policy Framework (NPPF), Hunstanton Town Council decided that the focus of this Neighbourhood Plan would be on the size and style of houses which will be built in the town. The 2016 questionnaire tried to ascertain what parishioners felt were appropriate buildings that would be functional and useful to the residents both now and in the future, and would preserve and promote the character of the town whilst taking account of national and regional policies.

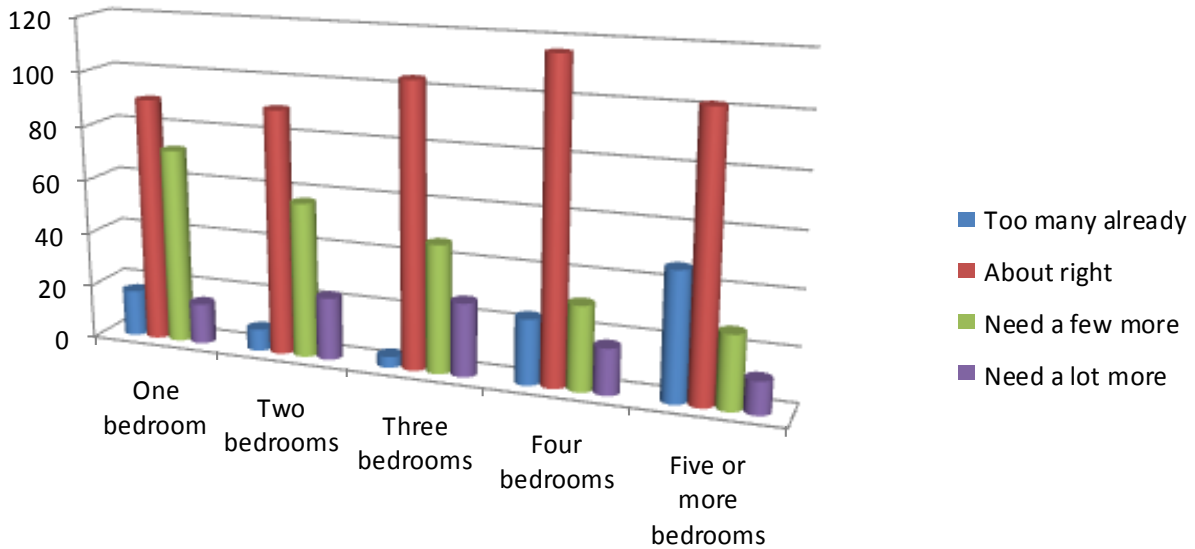
31a. It is hoped that these policies will be helpful in the development of Hunstanton over the plan period, but the Town Council is aware that this Neighbourhood Plan is not comprehensive of all aspects of the town. This is partly because the Borough Council manages the sea front and its tourism attractions. The HNDP does not intend to replicate the work of the Shoreline Management Plan (SMP), the Wash East Coast Management Group (WECMG), or the Southern Seafront Masterplan. (SSMP) but to be compatible with them. Hunstanton Town Council will monitor the performance of the plan on a yearly basis and consider the relevance of its plans in light of new information and evidence. The neighbourhood plan will be reviewed when evidence suggests it is necessary to do so.





Figure 7: What do you think about the size of homes in Hunstanton? (Questionnaire response)

**Full-Time Residents**



32. There is an acceptance that our town is changing and people living here are likely to be retired or to travel to work outside the town. There is a population imbalance with the age distribution markedly skewed towards the elderly. The number of second homes is increasing and tourism is a large part of our economy. The challenge seems to be to provide housing that can accommodate the changing pattern whilst still providing for all sectors of the community in the future. Our aim is not to restrict necessary development; we want to ensure the sustainability and growth of our community and to ensure appropriate housing for those living in the town and to support the social, environmental and ecological qualities of this special area.

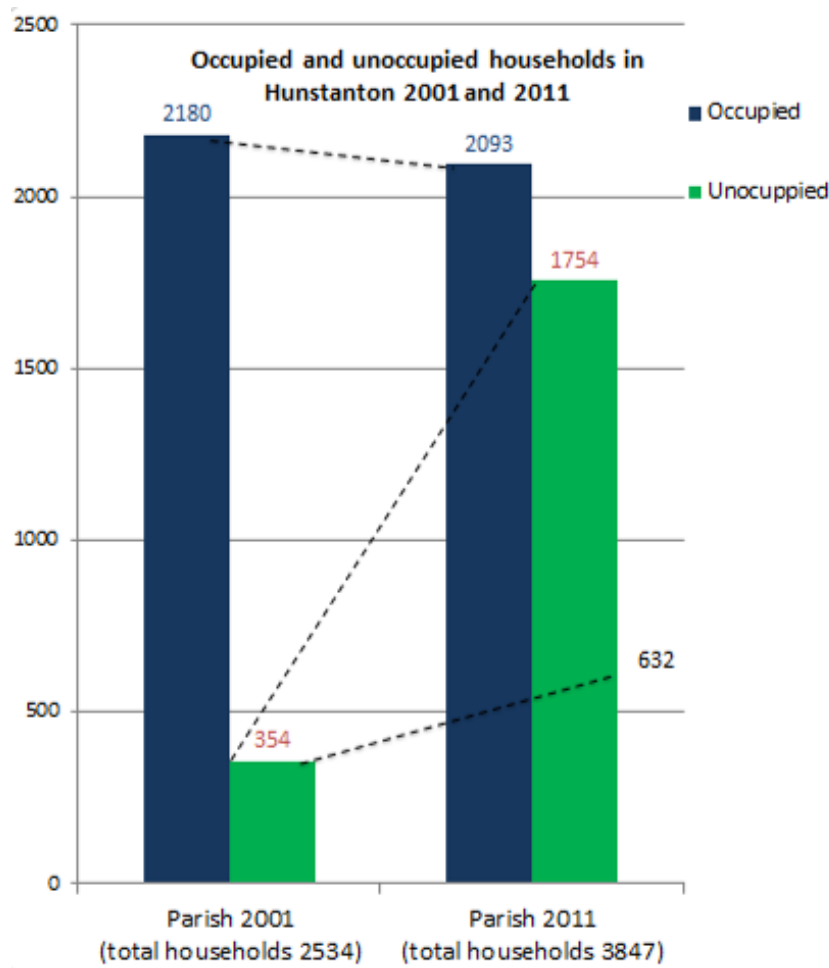
33. Residents see Hunstanton as a pleasant and safe place to live and wish to retain its distinctive character. They wish to see the open vistas and “semi-rural” nature of the town maintained but also enhanced, acknowledging and reinforcing the town’s character. It is accepted that a contribution has to be made to accommodate future requirements for housing as identified by the Borough Council’s Core Strategy.

34. New development must provide adequate provision for community facilities and services. Residents wish to see the character of the town acknowledged through new developments with the adoption of appropriate building styles, choice of local materials and appropriate densities and levels of green infrastructure that reflect the town’s heritage. Within new developments, adequate provision should be made for community facilities, including healthcare, improvements in transport infrastructure, cycle and footpaths, as well as green open spaces.

35. There is evidence that young people (20- 38-year olds) move out of the town. This may be to seek education or employment opportunities elsewhere or it may be in order to find accommodation that they can afford. The number of holiday homes or lets is perceived to be increasing and inflating the price of housing.



Figure 8: Occupied and unoccupied households in Hunstanton – Parish demographics (7)



The occupied households (blue bar) have declined commensurate with the fall of population. The apparent increase in unoccupied households in 2011 may be because caravans were not included in 2001 Census. Taking caravans into account – in 2011 the number of caravans is 1065 (and 57 commercial dwellings). Removing these from the figures takes the unoccupied households down to 632. In 2001 this figure was 354.

**This shows an increase of 278 unoccupied households in 2011.**

36. Of the 1575 people working in the Hunstanton Ward area in 2011, only 36% lived within the Ward, 6% lived along the north coast, 27% lived in Heacham, 9% lived in Dersingham, 14% lived in or this side of King’s Lynn but 8% lived further away. It is thought that many shop keepers and employees do not live in the town because the price of houses is so high. A recent survey published in the Eastern Daily Press showed that house prices in the post code area PE36 6---- to be the second highest in Norfolk.

37. There are employment opportunities within the town but many of those are of a seasonal nature. Residents currently experience delays and difficulties in obtaining appointments to see General Practitioners and fear that that situation will worsen when further development occurs.

38. Road congestion particularly along the A149 to King’s Lynn is a great concern in that it discourages tourism and inconveniences residents. Our consultations demonstrate that alternatives in the form of a Coastal Footpath, Cycleway and restoration of a rail service would be strongly supported.



39. There is a compelling need for affordable homes for young people to provide accommodation for them so that they can live and work in the town. The elderly retired population can provide some employment (e.g. gardening, maintenance and housekeeping).

40. Residents consider that tourism, whilst important, should not be the dominant factor in development. A balance is required. The production or enhancements of facilities that are welcomed by the local residents are also likely to appeal to the visitors.

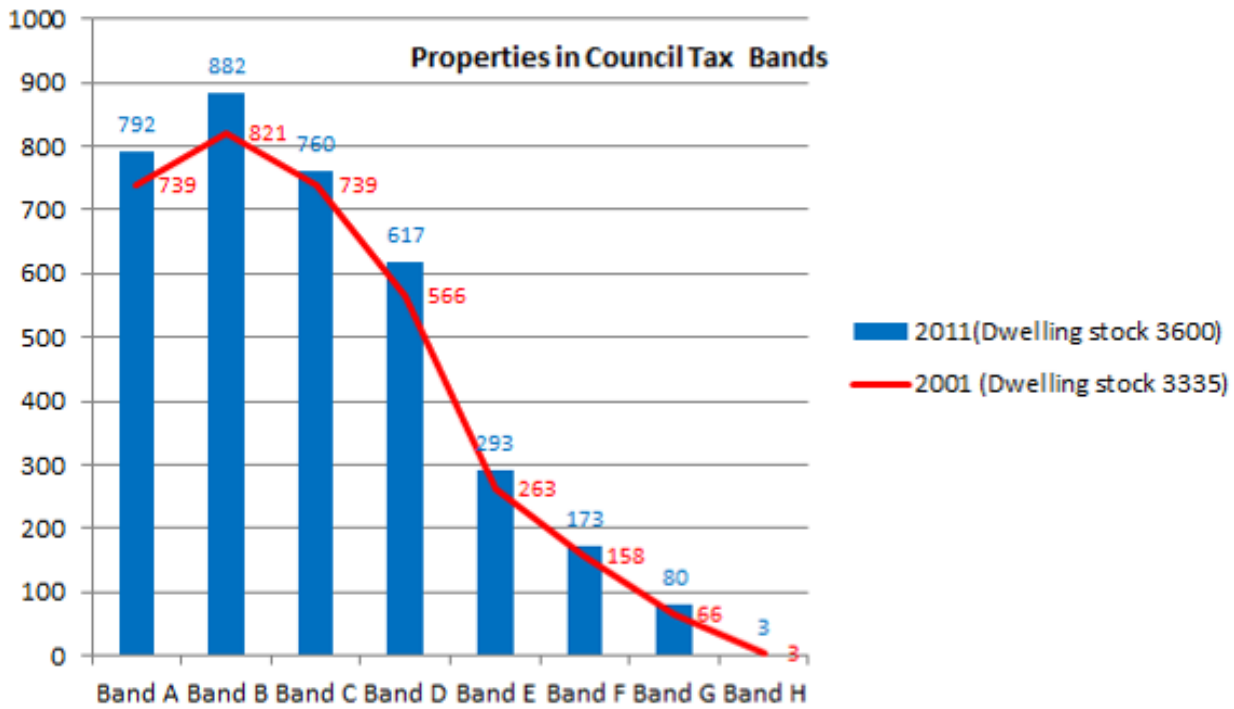
41. There is support for small business premises and small-scale industrial workshops.

42. The character of new development must be focused on the creation of ‘places’ around spaces in accordance with the original vision of Henry le Strange. Landscape features attractive to wildlife can truly augment this community. These should be provided through extended foot and cycle path links and services designed to enhance the integration of the already outlying areas as well as any new areas.

43. In order to do the above, and ensure that the houses built over the next few years will provide what the Government needs in terms of housing stock (houses that are used rather than stand empty) we need to look very carefully at the type of houses that are being built. The strategy has to consider the accommodation required for a full-time population, including elderly people wishing to down-size, as well as for second homeowners and holiday lets.



Figure 9: Properties council tax bands and number of rooms – Ward demographics (8)



Number of properties in Bands E-H is rising. Increasing from 480 (2001) to 549 (2011), an increase of 69 properties.



Number of dwellings with 6 or more rooms is rising. Increasing from 1039 (2001) to 1146 (2011) an increase of 107 properties.



44. Large houses do little to benefit the needs of local people/community. They are seen as being built for the second home market and can push housing prices up and out of the range of local people. As second homes they will remain empty for a large part of the year. The number of these large houses is seen as swamping the 'reasonably sized' houses that would make the community more sustainable. Building more appropriately sized dwellings seems to fit with the aim of the Borough's Core Strategy, which aspires to promote adaptable, high quality development which is capable of being modified to suit people with different needs.

45. In order to provide the housing for the elderly who wish to downsize and that required for people who wish to live and work in the town, as well as for second homes and holiday lets, houses should be of a modest size with two or three bedrooms, preferably one or two storeys high. They can be built of a mixture of materials providing that the design is such that it blends in with adjacent properties and maintains the character of the town.

46. Houses should have adequate off road parking. They should provide off street parking to the required standards in Policy DM17 of the Site Allocation and Develop Management Policies Plan. Consideration should be given to the limited availability of public transport needed for the working lives of local people (times and destinations) and provide adequate parking spaces. Buildings should ideally not cover more than 50% of the area of the plot. This should apply to extensions and demolition/rebuilds – if bungalows or houses are demolished they should be replaced like for like. Houses, be they new build, redeveloped or extended, need adequate space around them to provide for parking and also for a garden. Gardens are important for family homes – to give children room to play – and also for wildlife and water management. The NPPF (Section 12, paragraphs 125 & 127 c & f) says in its Ministerial foreword that 'our natural environment is essential to our wellbeing'. In these days of intensive development because of the need for housing, our gardens are places where we can, to a small extent, preserve this natural environment.

47. Although, it is felt that buildings should not cover more than 50% of the area of a dwelling's plot, it is recognised that some of our attractive, traditional housing might not comply with this criterion; however when that housing was built there were far more communal areas available for children to play in, wildlife had more countryside to exist in, and there wasn't such a need for vehicular parking and storage.

48. None of these requirements would make houses unsuitable as second homes, but they do mean that permanent residents with average incomes may be able to own such houses, rather than the houses forever being unsuitable for permanent residency. Although there is a concern about the number of large holiday houses, second homeowners are a part of the community in this area in the 21<sup>st</sup> century. Second homes provide work for local people (gardening, cleaning, maintenance etc.) and their owners play their part in the community even though they may be here for only a limited amount of time. The concern is more related to the size and type of the houses that are being built for this second home market and the limitations of this housing stock for use as accommodation for other sectors of our community. They are dwellings incapable of being modified to suit people with different accommodation needs and, as such, do nothing to promote community cohesion.

49. Affordable/shared ownership accommodation is needed for young people and families in order to ensure that the town has a sustainable permanent population. If these people cannot afford to live here, they move elsewhere and thus the continued existence of the amenities that we do have (school, shops etc.) is threatened.

50. Dispersal of the population and its effect on the community because of the unavailability of appropriate accommodation is very much a concern of the Borough, which is committed to affordable housing. However, our respondents clearly make the point that affordable housing must be provided according to need and allocated sensitively and appropriately to support the community.

51. Affordable housing can, as identified in the Borough Core Strategy, be delivered through section 106 planning agreements and can meet the NPPF (Section 5, pars 61, 62, 63, 64, 65, 69 & 71) suggestion that





housing density can be set to reflect local circumstances.

52. The Borough Core Strategy talks about improving the facilities for young people so that they don't need to leave the area, about developing a place where skilled people want to live and work and about improving skills and raising aspirations. In addition, 7.2.14 (Borough Core Strategy) discusses the need to provide the housing necessary to support local employment opportunities and also the need to make housing accessible and inclusive. The feeling of our respondents is that the young and people on lower wages have considerable difficulty in this regard. If they have to live elsewhere and travel here to work we are perpetuating unsustainable transport patterns, but the size and price of housing is such that they have to disperse in order to find somewhere suitable and affordable to live. We need to support the building of appropriate houses if we are to retain and nurture a sustainable community – something that the Borough Core Strategy has at the heart of its planning agenda.



## **Strengths, Weaknesses, Opportunities, Challenges (53-56)**

In order to assist the formulation, development and implementation of the Hunstanton Neighbourhood Plan, strengths weaknesses, opportunities and challenges which face Hunstanton, now and in the future were considered. This was done as part of the consultation process and within the working party.

### **Strengths**

1. A vibrant and committed community
2. A very attractive environment
3. A market town with 2 banks, 6 churches, main post office, sorting office, police, fire and ambulance stations, a primary school and a secondary school.
4. Well managed busy sea front

### **Weaknesses**

1. Poor connectivity due to position with sea on west and north sides – the catchment area has only a 110 degree arc
2. Access problems because of congestion on the A149 during the summer
3. No direct rail connection
4. Insufficient residential parking in some areas
5. Diminishing social support for the young and elderly
6. Limited public transport provision, few destinations served and a restricted service to and from the town in the evenings.

### **Opportunities**

1. To bolster the strengths of the town as a centre for the surrounding villages.
2. To shape and control the future planning decisions and thus development of the town in conformity with the expressed desires of the residents.
3. To identify viable community assets to protect them from inappropriate development proposals.
4. To promote and safeguard green public open spaces.
5. To encourage employment opportunities through supporting retail and other commercial business provision.
6. To support improved transport links – perhaps re-instatement of the rail link to King's Lynn.
7. To promote safer cycling and walking routes.

### **Challenges**

1. To work closely with all sections of the community to integrate with each other by the provision of services and facilities.
2. Provision of adequate medical facilities and sewage services to meet the increased population.
3. Off-shore development e.g. wind farms or oil exploration which could impact on sea views.
4. Developments that may impact on drainage of both storm and foul water.
5. The future effects of cliff erosion and gradual rising sea levels.
6. Provision of adequate support for our community that has a high average age (Mean age 53.9 in 2011)



## The Vision & Summary of Local Concerns and Aspirations

### **Vision for the Hunstanton Neighbourhood Development Plan**

The vision for the Hunstanton Neighbourhood Plan has been developed on the basis of the views and opinions of the local population.

57. Hunstanton is an ambitious town that positively embraces sustainable development and change, whilst respecting the town's significant historical roots and natural assets. Hunstanton should be a creative and distinctive town where residents are supported and visitors welcomed into the community. The future of the town should seek to ensure the highest possible standards in all forms of development that meet the needs of its industry and residents. Sea front developments should reflect the need of the tourism industry, visitors and locals. Access to the sea front and a permeable design philosophy (access to sea front and retention/development of sea views) is key to this being achieved.

58. There was deep feeling locally that the area needed to be nurtured, protected and guided into the future – and that the best people to do this are those who live here.

From the vision, the objectives have been developed and the policies of the Plan have been designed to deliver this vision and objectives. Neighbourhood Plans must demonstrate they contributed to sustainable development and these goals and objectives are closely aligned to ensure this.

Our Goals and objectives are:

- A. Encourage balanced and sustainable development
- B. Environmental – Preserve the character and open aspects
- C. Economic – support business and employment.
- D. Housing – Ensure that sufficient housing provides all sections of the population with dwellings appropriate for their needs and a good quality of life.
- E. Building Standards and Design – Sustainable, high quality and consistent with values of town.
- F. Social – Improve quality of life through accessible community facilities.
- G. Infrastructure – Use development to improve infrastructure.



## **59. Goals and Objectives A to G**

### ***A. Encourage balanced and sustainable development***

- A1 Amenities and infrastructure should keep pace with housing development in Hunstanton so as to provide an excellent quality of life for all residents.  
Informs policies J1, J4, J5, K2, K6, K10, K12, L1, L2, L3, L4, L5, M1 & M3
- A2 New development in Hunstanton should be located where it has good access to local services and facilities, preferably on foot, and in locations that are suitable for the use proposed.  
Informs policies J7, K2, K12, L3, L4, L6
- A3 Hunstanton, Heacham and Old Hunstanton should remain as separate settlements.  
Informs policies J7, K12
- A4 To work towards being carbon neutral and mitigate the expected effects of global warming.  
Informs policies K2

### ***B. Environmental – Preserve the character and open aspects***

- B1 To ensure that development respects the character of the town, its heritage assets, the coastline including the cliffs and contributes towards local distinctiveness.  
Informs policies J2, J3, J5, K1, K2, K3, K6, K7, K8, K12
- B2 To protect the important views in and out of the Conservation Area, those of the sea and surrounding countryside.  
Informs policies J1, J2, J3, J5, K6
- B3 To ensure that where development borders countryside, the edge of the built area is designed so as to achieve a soft transition into open countryside.  
Informs policies J1, J2, J5, J7, K1,
- B4 To protect the landscape and character of the area from inappropriate development on residential gardens.  
Informs policies J1, J2, K2, K3, K6
- B5 To maintain and enhance green infrastructure including reduction of cliff erosion.  
Informs policies J1, J2, J3, J5, J7, K3, K6
- B6 To ensure that there is no loss of biodiversity (ideally a net gain) and that proposals provide suitable compensation for the loss of any semi natural habitat.  
Informs policies J1, J2, J3, J5, J7, K1, K2, K3, K6
- B7 To support measures designed to improve  
a) The quantity of the sand on the beach and  
b) The sea front and its attractions as a family holiday resort.  
Informs policies J1, J2, L1
- B8 To minimise light pollution and promote dark skies.  
Informs policy J6



### ***C. Economic – support business and employment.***

- C1 To promote the town as a service centre for the surrounding villages.  
Informs policies K2, K12, L1, L2, L3, L5, L6
- C2 To retain existing business premises and support their growth to provide additional employment opportunities.  
Informs policies L1, L3, L5, L6
- C3 To encourage new business enterprises.  
Informs policies K12, L1, L2, L3, L4, L5, L6

### ***D. Housing – Ensure that sufficient housing provides all sections of the population, with dwellings appropriate for their needs and a good quality of life.***

- D1 Provide the right mix of housing in terms of size, tenure, design and affordability to meet the needs of all sections of the population.  
Inform policies K1 to K5, K8, K11
- D2 Meet the local need for housing for young adults and the elderly, enabling residents of all ages to remain within the town.  
Informs policies K1 to K7, K11
- D3 Improve access to ‘affordable housing’ for people with local connections.  
Informs policies K1 to K5, K11

### ***E. Building Standards and Design***

- E1 Ensure that all development is sustainable, of high-quality design and of a density consistent with the character of the town.  
Informs policies J1, K1 to K8
- E2 Minimise the impact of development on the environment including water run-off.  
Informs policies J1, J2, J5, K2, K3, K6
- E3 Promote use of traditional materials, especially those sourced locally and materials of low ecological impact.  
Informs policy K2

### ***F. Social – Improve quality of life through accessible community facilities.***

- F1 Support the vitality, health and safety of the community by the development of health facilities to keep pace with further housing expansion.  
Informs J1, J3, J4, M1, M3
- F2 Enhance the recreational and other community facilities in the Plan area.  
Informs policies J2, J3, J4, J5, M1
- F3 Support expansion of educational facilities.  
Informs policy M1





### ***G. Infrastructure – Use development to improve infrastructure.***

- G1 Where appropriate, locate facilities and amenities centrally in order to encourage reduction of car journeys. Also improvement in Mobile Signal and Broadband Connections  
Informs policies L3, L4
- G2 Identify infrastructure priorities for new development, to ensure improvements through S106 agreements/CIL amongst others.  
Informs policies L5, M1
- G3 Ensure that new developments create cycle and pedestrian connections to minimise car trips and enhance the existing network of paths.  
Informs policies K2, L3
- G4 Aim to improve connectivity with the surrounding villages and King’s Lynn by provision of better footpaths, cycle ways and public transport services with extended timetables to facilitate employment.  
Informs policies J1, J3, J5, K2, L1

## **Neighbourhood Plan Policies and Proposals**

60. Note: – The Policies can only involve the use of land and are relevant to determination of applications submitted to the Local Planning Authority. It is not necessary for policies to repeat what is already in the NPPF or in the Local Plan Core Strategy or Site Allocation and Development Management Policies. Proposals can indicate action that needs to be taken by Hunstanton Town Council probably in conjunction with other authorities relating to community issues not involving land usage.



## The Plan Policies J to M

### Section J Sustainability and the Environment

#### *Policy J1 – Fundamentals*

Each development proposal will be required to demonstrate that:

- a) It is of a scale and form that both respects and integrates with the topography and its surroundings.
- b) It enhances the places in which people live their lives, work or visit, or it supports the sustainability of the town and its amenities, and
- c) It does not adversely affect sites designated internationally, nationally or locally for their biodiversity importance.

#### **Justification and Evidence**

The town developed as a result of the vision of the local squire, Henry L'Estrange Styleman le Strange. In the 1840s he planned to convert sheep fields into a purpose built sea-bathing resort. His architect friend William Butterfield probably advised on the distinctive layout of the town with its open spaces and permeability which allowed many places to have views of the sea. This is covered in more detail in the Hunstanton Conservation Area character statement (2008) . Much of the development outside of the conservation area follows similar design rules in looks, feel and environment to the conservation area, giving the town an appeal to tourists and its special identity." Although none of the parish is included within the Norfolk Coast Area of Outstanding Natural Beauty it is almost adjacent to it. The cliffs with their bands of carrstone, red and white chalk are quite unique and they have been named in the top 10 geological sites in the UK and Ireland. The Wash is an area of Special Scientific Interest (SSSI), Special Protection Area (SPA), Special Area of Conservation (SAC) and is an internationally important wetland (Ramsar site).

Conservation area guide 2009

Conforms with: NPPF 7, 8, 16, 91, 117, 170, 175, CS08, DM15, DM19

Plan Objectives for J1 – A1, B2, B3, B4, B5, B6, B7, E2, F1.

#### *Policy J2 - Natural Environment*

To be supported all development must conserve or enhance the natural environment, local landscape and biodiversity. Where development would not meet this requirement, proposals should include suitable mitigation measures which relate to the nature of the damage that would be caused. Development resulting in the loss or deterioration of irreplaceable habitats should be refused unless there are wholly exceptional reasons and a suitable compensation strategy exists.

Developments whose primary objective is to conserve or enhance biodiversity should be supported, and opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable gains for biodiversity.

#### **Justification and Evidence**

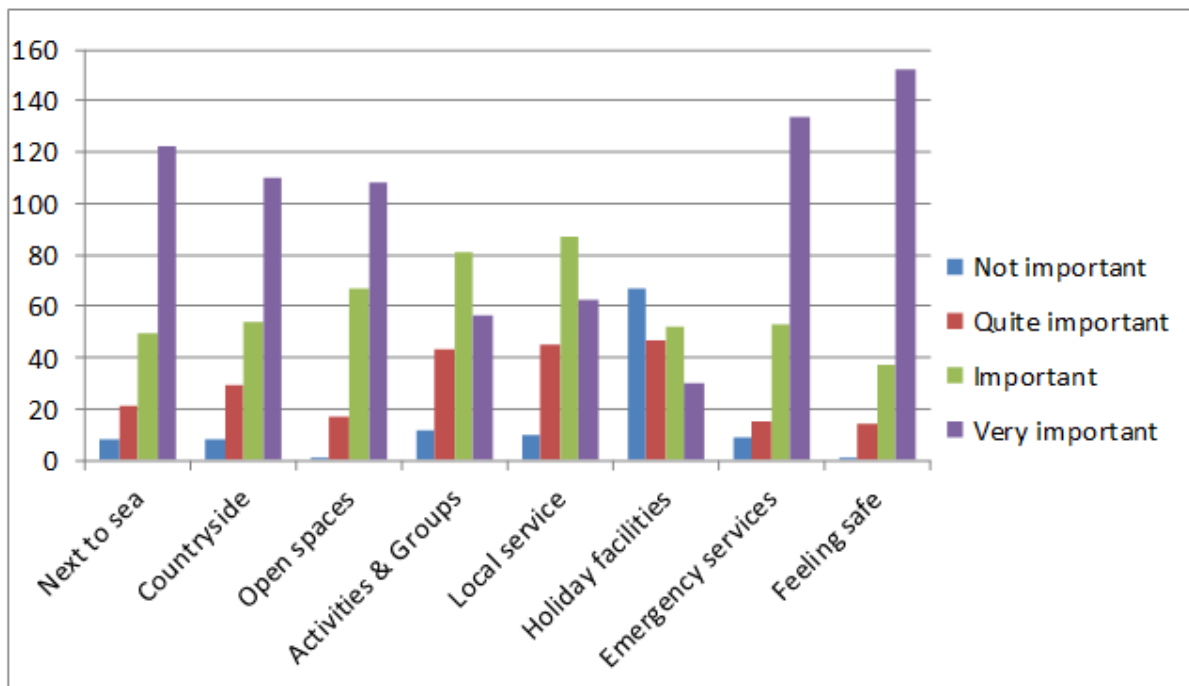
The appeal of Hunstanton as a resort, a place to bring up a family or as a place for retirement is fundamentally dependant on its location and environment; however, that is fragile and requires protection. Undeveloped natural green space is very limited within the parish boundaries. Figures for green space as a whole are illustrated in figure 1 Physical environment and land usage. 81% of our questionnaire respondents considered easy access to the countryside to be important or very important and 85% considered being next to the sea to be important or very important.



Conforms with: NPPF 7, 8, 20, 170, 174, 175, 176 CS12, DM15, DM19.  
 Plan Objectives for J2 – B1, B2, B3, B4, B5, B6, B7, F2.

Figure 11: What do you like about living in or around Hunstanton?

Full-Time Residents



Policy J3 – Open Spaces, and Local Green Spaces

The following areas open spaces and green spaces are identified on map 5. The Green, Esplanade Gardens, Boston Square, Lincoln Square, The Spinney, the cliff top, the pitch and putt, the recreation ground, the Community Centre Field and orchard (Fields in trust), and other areas as shown on the Proposals Maps (5 & 9a, 9b), will be designated as Local Green Spaces. Within these spaces, development will not be permitted unless it is consistent with the character and use of the area as a Local Green Space or needed to improve educational facilities. More comprehensive details of the green spaces are given in the document ‘Appendix 2: HNDP Hunstanton Green Spaces and Trees.’

**Justification and Evidence**

Hunstanton coast line forms part of the Wash Site of Special Scientific Interest (SSSI) and to the east of the Parish we have the North Norfolk Area of Outstanding Natural Beauty (AONB), the NPPF notes the amenity value and ecological importance of “wildlife corridors and the stepping stones that connect them”. These spaces contribute directly to the continuity and integrity of natural features and support the spread of flora and fauna within the built environment. These hold significant economic, amenity and environmental value for a tourist destination like Hunstanton.

The conservation area character statement highlights the vital role the green spaces have in preserving the character and nature of the town. Outside the conservation area, the green spaces reflect the way in which Henry le Strange Styleman incorporated open spaces and sea views (and permeability to the sea) in his



planning for the town in classic Victorian seaside town style. As such, these are a vital part of the town. 91% of our questionnaire respondents consider the green and open spaces to be important or very important. Hunstanton is a tourist destination; its green character has been recognised with regional and national awards ‘In Bloom’ awards, and this increases the town’s desirability as a tourist destination.

The government policy paper ‘Biodiversity 2020: A strategy for England’s wildlife and ecosystem services’ states in Planning and development priority action 3.4: Through reforms of the planning system, take a strategic approach to planning for nature within and across local areas. This approach will guide development to the best locations, encourage greener design and enable development to enhance natural networks. We will retain the protection and improvement of the natural environment as core objectives of the planning system.

More details can be found in - Appendix 2: HNDP Hunstanton Green Spaces and Trees.’

Conforms with: NPPF 28, 91, 96, 97, 98, 99, 109, 118, 199, CS12, DM19, DM22. Hunstanton Conservation Area Character statement 2009, Biodiversity 2020: A strategy for England’s wildlife and ecosystem services Plan Objectives for J3 – B1, B2, B5, B6, F1,

**Map 5: Town Centre and Open Spaces**



### ***Policy J4 - Allotments***

Proposals for the provision of additional allotments will be supported where: –

1. There is an established or anticipated need.
2. They can be suitably screened.

#### **Justification and Evidence**

Northfields allotments provides the statutory requirement to provide allotments by the parish council. To meet local needs for plots there has been some division of the 38 original plots at Northfields into smaller areas. This has reduced the waiting list. There are currently 75 well used allotments and a waiting list in double figures. It's position behind Glebe House School and the use of hedging and trees, screens the allotments and provides a nature rich environment

Conforms with: NPPF 91, CS13, DM16

Plan Objectives for J4 – A1, F1, F2

### ***Policy J5 - Community Green Space Design***

To be supported development proposals, for 10 or more dwellings must include sufficient space for native and/or fruiting arboreal species to enhance the landscape and character. Long-term management arrangements need to be made; this will be secured by long term planning conditions or section 106 agreements.

#### **Justification and Evidence**

The character of the town, wildlife areas and an adequate portion of green spaces must be maintained. Such areas need to be suitably managed in perpetuity. It is suggested that for guidance the Borough Tree strategy is referred to and for suitable native trees in developments information provided by the RHS is used, to determine suitable tree species. (<https://www.rhs.org.uk/advice/profile?pid=848>)

Conforms with: NPPF 91, 92, 98,172, CS11, CS13, DM16, DM19.

British Standards 5837: 2012 gives guidance on the species of trees and the distances at which they should be planted to avoid damage to sewers and foundations.

Plan Objectives for J5 – A1, B1, B2, B3, B5, B6, F2.



### *Policy J6 – Dark Skies*

To be supported, planning proposals that include external lighting must utilise types of lighting such as light emitting diode down lighting or other measures such as low-level lighting to avoid light spillage beyond the applications site.

#### **Justification and Evidence**

Dark skies are important for nocturnal wildlife, especially in a rural context so rich of biodiversity and wildlife such as Hunstanton and the surrounding area that includes an SSI and AONB. The NPPF also states that good design can help limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.

Conforms with: NPPF 180, 125, spirit of CS08, DM15.

Plan Objective for J6 – B8

### *Policy J7 - Green Separation Zones*

Development proposals in the defined separation zones identified on map will only be supported where they will not harm the landscape setting and distinct identity of Hunstanton and will not undermine the visual separation of Hunstanton from Heacham or Old Hunstanton or the views or settings of the AONB. Any development should not result in the coalescence of Hunstanton with Heacham or Old Hunstanton.

#### **Justification and Evidence**

In order to maintain a separation between the town and the settlements of Heacham and Old Hunstanton, open green separation spaces, within the landscape as shown on the map 6 should be maintained. 81% of respondents consider that easy access to the open countryside is important or very important.

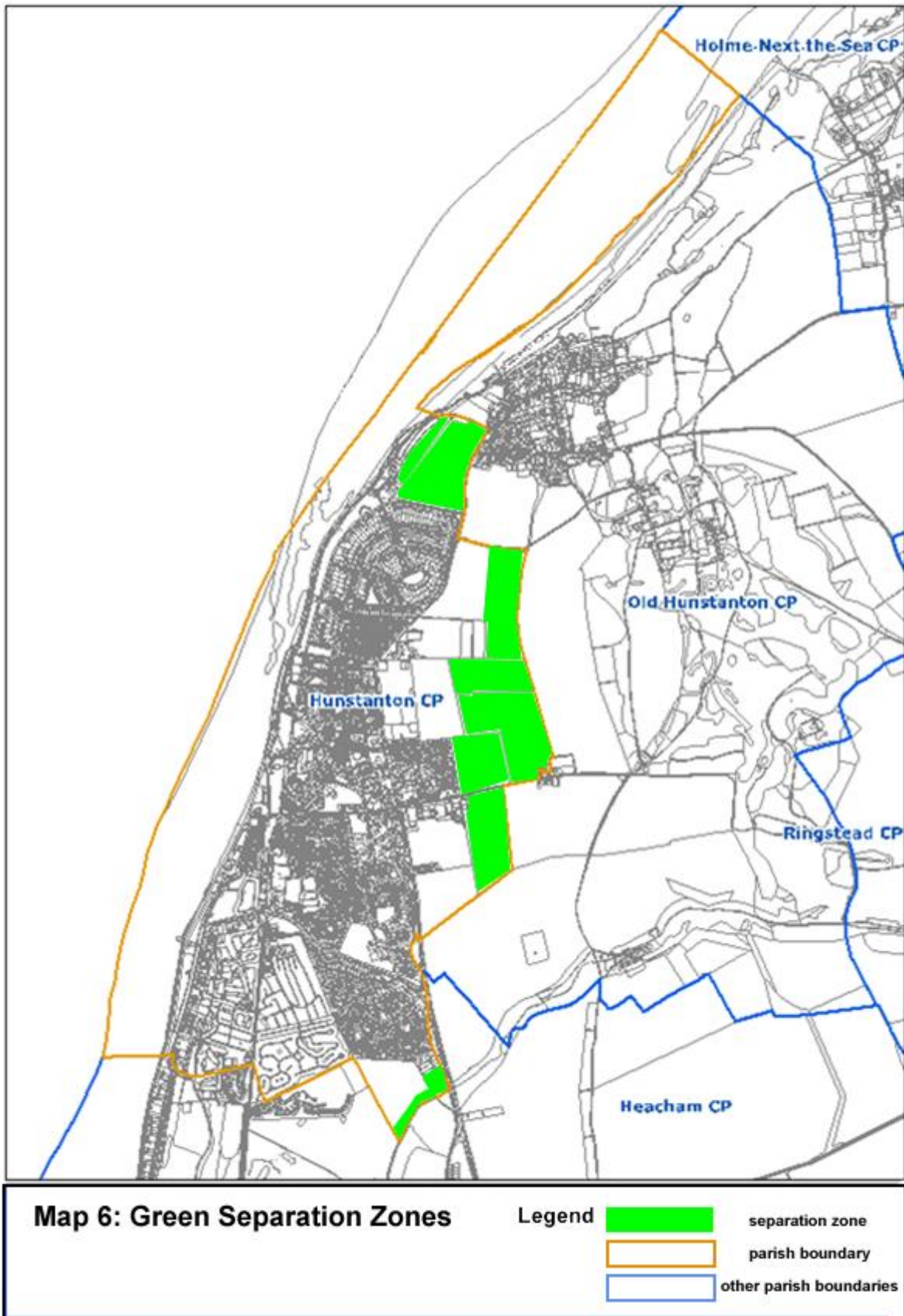
Conforms with: NPPF 127, 134, 136, CS01, CS06, DM2, DM19.

Plan Objectives for J7 – A2, A3, B3, B5





Map 6: Green Separation Zones



*Policy J8 Policy deleted*

## **Section K – Housing, parking and garages**

*Policy – K1 Size and Mix of Houses – Housing need*

New housing developments or redevelopments of four or more dwellings will be supported which:

- a) provide a range of property sizes suitable to meet local housing need. This should be identified in the most up to date Strategic Housing Market Assessment (SHMA) paying particular attention to housing mix and tenure of properties.
- b) provide open market houses across a range of dwelling sizes on developments comprising a mix of open market and affordable housing;
- c) help to meet the local needs for sheltered, supported and /or extra care housing.

Dwellings of five bedrooms or more will, exceptionally, be allowed where evidence is provided that this is needed to provide the main residence of a household with long standing residency in the town.

### **Justification and Evidence**

A limit on the number of bedrooms for new houses will ensure that a balance is regained in terms of size of houses, giving a spread and variety of house size. It will ensure that there are appropriate houses available to maintain and develop a sustainable community, house young people, young families, working families and retirees. It will also ensure that there are reasonably sized houses available for holiday homes and for rent. (Rooms otherwise designated on plans but clearly capable of being used as bedrooms will be counted as bedrooms for the purposes of this policy).

It is acknowledged that in exceptional cases there may be a need to provide five or more bedrooms to accommodate the needs of a resident local family. This should be demonstrated in a statement submitted with a planning application. Needs for further large second homes and holiday homes could be met in other locations.

Comparison of the Census returns for 2001 and 2011 indicate that the number of bedrooms and other rooms in the houses has increased, as has the number of homes in the higher community charge bands. The respondents to our questionnaire generally thought that the present mix of house sizes was about right. However, they also said that the town is in most need of 1, 2 and 3 bedroomed properties.

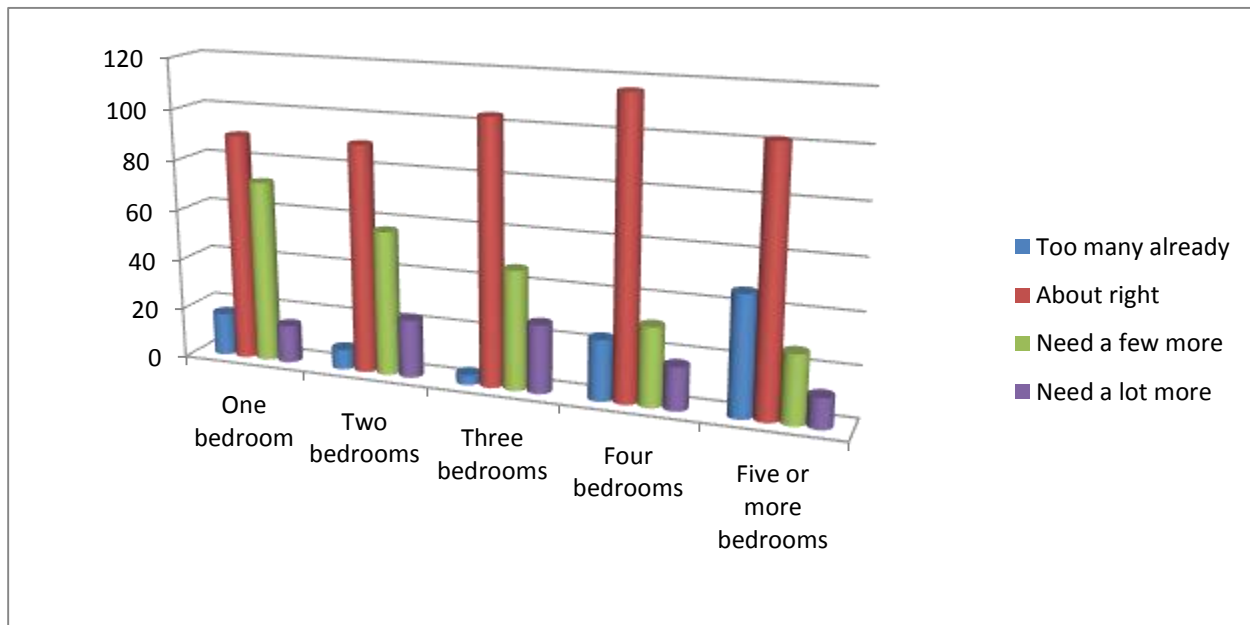
This policy conforms with: NPPF 8, 20, 25, 59, 60, 61,127, 129, CS09, DM1, DM8, DM15.

Objectives for K1- B1, B3, B6, D1, D2, D3, E1.



Figure 12: What do you think about the size of homes in Hunstanton?

Full-Time Residents



### Policy K2 - Design, Style and Materials

New housing development as well as alterations to existing buildings shall respect local character and be of high quality design. To achieve these proposals it shall demonstrate how the following factors have been taken into account:

- road, footpath and cycleway connections to adjacent areas within the town and the surrounding open countryside;
- ease of access and availability of facilities and services including public transport;
- the scale, density, massing, height, landscape design and materials reflect and enhance the architectural and historic character and scale of the surrounding buildings;
- the creation of well-defined streets and spaces which are easy to find your way around;
- the principles of 'streets for all';
- car usage and parking;
- play areas, public and private spaces;
- external storage and amenity space;
- the promotion of sustainability by the orientation of buildings, storage for bicycles, and storage for waste including provision for recycling.

Any new dwelling, redevelopment or extension to a dwelling in the area should be carefully designed to blend in with adjacent properties and areas to maintain the character of the town. The use of materials, especially those sourced locally, and materials of low ecological impact are to be encouraged. Buildings of modern design and materials will be permitted if they blend in well with their surroundings.

New dwellings should have the appearance of a maximum of four storeys in the Town Centre Area (shown on Map 5 on page 32) and three in the other areas of the town unless it can be clearly demonstrated that they take the character of the surroundings into account and will make a positive contribution to local distinctiveness. If extra living space is needed it should be obtained by putting rooms in the roof rather than a full extra storey. The siting of new buildings shall have due regard for, and respect the setting of, designated heritage assets. Developments will be expected to preserve or enhance the character, appearance and views into and out of the Conservation Area with regards to the built /cultural heritage. Consideration should also be given to views of the AONB, The Green and permeability to the sea and sea front.



**Justification and Evidence**

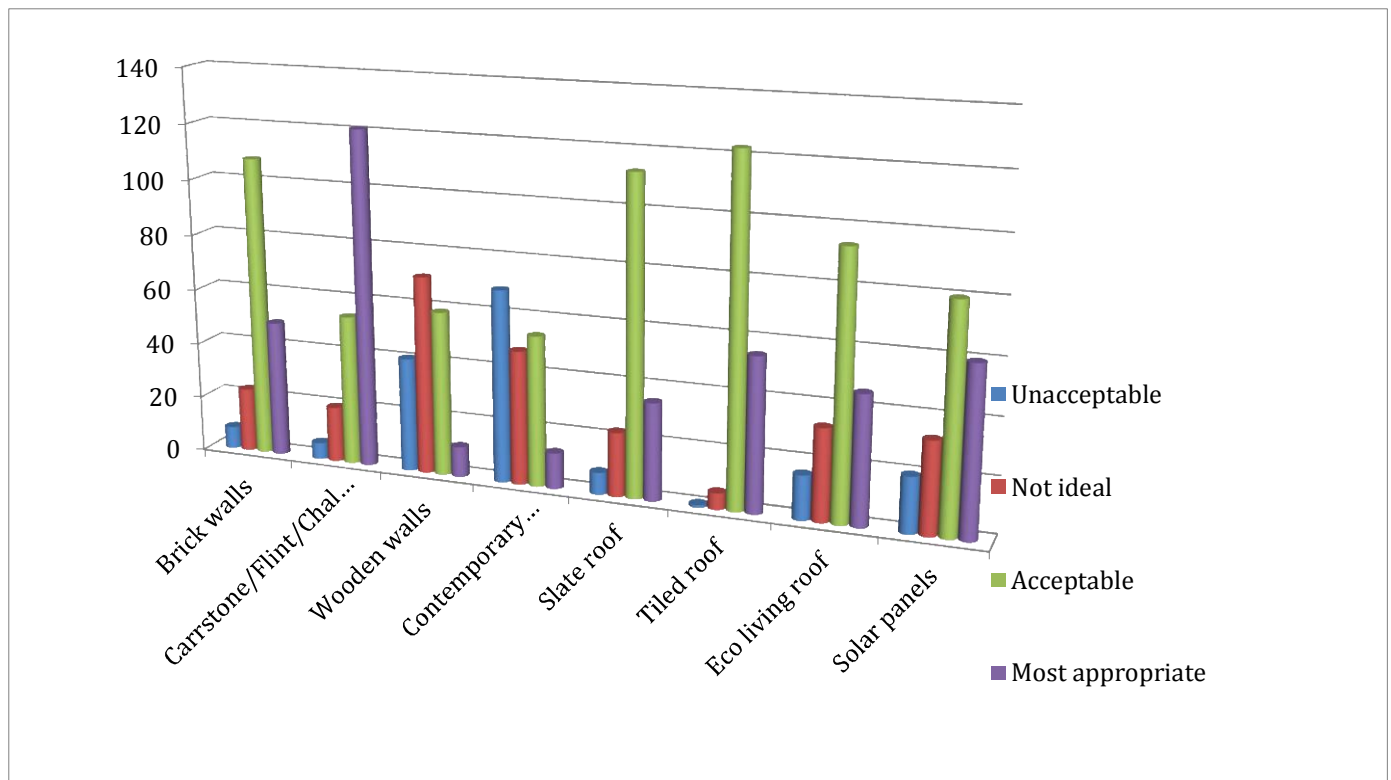
The highest design standards should be maintained in the plan area, particularly in the Conservation Area. The proportions of our respondents who rated this as important or very important were 90% for adequate off road parking; 86% for easy access to public transport; 75% child friendly areas; 67% for adequate public open space. 87% considered carrstone/ flint/ chalk walls to be appropriate or most appropriate. The Town Council produced a “Parish Plan” in 2004. A shop front guide was produced alongside the extension to the Conservation Area in 2008. They are still relevant and important references for good design. It is important that sustainable design solutions are achieved and in this area the use of traditional materials sourced locally is to be encouraged to retain the distinct local character of the area. It is not necessary to be restricted to uniform design solutions. There is scope for variety in complementary traditional design and the use of appropriate materials from local sources. An example would be ‘eco’ roofs. A limit on the height of new houses and the specific provision in the Policy will ensure that Area of Outstanding Natural Beauty views and Conservation Area views are not blocked for residents and visitors alike. It will also preserve the views of our heritage assets.

Conforms with: NPPF 9, 59, 61, 124, 125, 131, 150,153, CS08, CS09, CS12, DM15, DM17.

Plan Objectives for K2 – A1, A2, A4, B1, B4, B6, C1, D1, D2, D3, E1, E2, E3, G3.

**Figure 13: What building materials would you like to see in any new development?**

Full-Time Residents



**Policy K3 – Footprint of Buildings**

New, redeveloped and extended residential buildings should occupy no more than 50% of the plot. Where it is proposed to replace an existing dwelling that occupies more than 50% of the plot, the replacement dwelling should occupy no more than the proportion occupied by the original one. An increase in number of dwellings



above those replaced is only acceptable where the resulting plot coverage does not exceed 50%. These requirements will be relaxed where the setting of a listed building, or the character and appearance of the conservation area, would be better conserved by greater plot coverage.

### **Justification and Evidence**

Large dwellings with small gardens are less suitable for permanent occupation, less affordable, and encourage their use as second and holiday homes, which are making the area unsustainable, as their populations are impermanent. This policy is also intended to meet concerns that garden areas are not over developed, and are retained to provide adequate space for children to play, space for flowers and vegetables to grow, off-road parking, open spaces and encourage biodiversity and protect the landscape.

Gardens and trees are important elements in the existing built-up area of Hunstanton. They provide diversity and richness to the landscape, as well as forming wildlife havens and corridors and a rich source of food for insects, birds and wild animals. Existing hedges and trees, associated with potential development sites, divide the landscape into recognisable units and give them soft edges – these should always be considered for retention as the landscape framework.

Conforms with: NPPF 122, 127, CS08, CS12,  
Plan Objectives for K3 – B1, B2, B3, B4, B5, B6, D1, D2, D3, E1, E2.

### *Policy K4 (deleted)*

### *Policy K5 'Affordable' / Shared Ownership Homes*

In major developments affordable housing shall be dispersed in small groups throughout the development site. It should be of the same general design as other dwellings in the development and must not be conspicuous.

### **Justification and Evidence**

76% of our respondents considered that there is a need for more starter homes to buy and 66% consider there is a need for more affordable rental accommodation.

The responses to our surveys have indicated the desire for much more shared ownership and affordable homes to be built in the area so that young people are not forced to move away and further distort the age structure. These houses need to be dispersed (pepper pot) in small groups to promote social diversity but they should not be obviously different from the remainder of the development.

Conforms with: NPPF 62, 64, DM08, DM15,  
Plan Objectives for K5 - D1, D2, D3, E1.

### *Policy K6 – Infill Developments*

Development of infill plots or of existing residential garden areas will be supported, subject to the following criteria:





- a) The development is sensitively designed and of high quality;
- b) The proposed development has due regard to the character and density of the surrounding area;
- c) The proposed development would not have significant harmful impacts on the amenities of surrounding residential properties and other activities;
- d) The proposed development would not have significant harmful impacts on local highway safety

### **Justification and Evidence**

These criteria were supported by 84 to 97% of our respondents.

Conforms with: NPPF 122, CS01, CS09, CS12, DM15,

Plan Objectives for K6 – A1, B1, B2, B4, B5, B6, D2, E1, E2.

### ***Policy K7 – Parking Provision***

Car parking should be integrated within the landscaping of the scheme to minimise its visual impact but it should also serve its intended use and encourage natural surveillance.

New dwellings (including flats and maisonettes) will be required to include car parking to the following minimum standards: One bedroomed unit – 1 space per dwelling; two or three bedroomed unit – 2 spaces per dwelling; four or more bedroomed unit – 3 spaces per dwelling. Hunstanton is a very rural area (16 miles from the nearest major town), and it currently has very limited public transport links. Proposals for developments not meeting these parking standards will not be supported.

### **Justification and Evidence**

90% of respondents consider this as important or very important. On road parking causes congestion and compromises safety within the town. Hunstanton is a rural service centre and holiday resort, at times throughout the year there are severe parking problems and congestion in nearly all areas of the town. The rural location of Hunstanton (16 miles away from the nearest big town), the needs of working people, to access work and services, outside the current limited public transport provision, mean for many people that travel by car and hence parking provision is essential.

Conforms with: NPPF 102, 105, 106, 196, CS11, DM15, DM17.

Plan Objectives for K7 – B1, D2, E1.

### ***Policy K8 – Off road parking***

There should be provision for electric charging points or future proofing of developments so electric charging points for vehicles can be easily added in all new developments.

Proposals for separate parking courts will not be encouraged. Hard standings should be built, with permeable surfaces.

### **Justification and Evidence**

Government legislations plans to abolish the sale of petrol and diesel cars by 2035. Permeable surfaces to allow for drainage and soak away of rain water where appropriate to prevent runoff and localised flooding.

Conforms with: NPPF 105, 110, CS11, DM17.

Plan Objectives for K8 – B1, D1, E1.





*Policy K9 – Deleted**Policy K10 – Deleted**Policy K11 – Houses as Principal Residence*

New build open market housing, excluding replacement dwellings, will only be supported where there is a restriction to ensure its occupancy as a Principal Residence. Sufficient guarantee must be provided of such occupancy restriction through the imposition of a planning condition or legal agreement.

New unrestricted non principal homes will not be supported.

The condition or obligation on new open market homes will require that they are occupied only as the primary/principal residence of those people who are entitled to occupy them.

Occupiers of homes with a principal Residence condition will be required to keep proof that they are meeting the obligation or condition, and be obliged to provide this proof if/when Kings Lynn Borough requests this information. Proof of principal residence could include (but not limited to), registration on local electoral register and being registered with local services (healthcare providers, schools etc.).

**Justification and Evidence –**

The latest figures from the Borough Council show there are 571 non-principal (second) homes in the town out of a total of 2894 i.e. 17.9%. (fig 2b: Hunstanton Taxbase Report for Second homes from June 2010 to October 2017, data BCKLWN).

While non-principal homes and holidays homes bring some economic benefits, they can increase house prices disproportionately so that local people cannot compete with second home/holiday home owners. Since 2009 average house prices have risen 49% (data from ONS, average price Apr 2009, £184,196 average price Apr 2019 275,300). The concentration of non-principal homes and holiday lets in certain parts of the town has changed the living circumstances of remaining residents. People who once had many neighbours around them now have properties that are not permanently occupied and thus little or no sense of living in a community. This can lead to a damaging sense of isolation and insecurity, particularly in the winter months when neighbouring properties are most likely to be empty.

See Glossary for definition of Principal Residence.

66% of respondents of questionnaire consider that there are too many second/holiday homes already. A report to BCKLWN (Assessing Kings Lynn and West Norfolk Housing Requirements, by Neil MacDonald in 2015) indicated 36-41% non-principal/second home ownership in two of our three neighbouring parishes.

Conforms with: NPPF 65, 66 CS08, CS09, DM15. St Ives Neighbourhood Plan, Sedgeford Neighbourhood Plan. Brancaster Neighbourhood Plan

Informed by R (RLT Built Environment LTD) and Cornwall Council and St Ives town Council [2016] ewhc 2817 (admin) Case Number CO/2241/2016

Plan Objectives for K11 – D1, D2, D3.

*Policy K12 – (deleted)*

## Section L Employment and Businesses

### *Policy L1 - Development of Shops, Workshops and Businesses*

Applications to develop shops, workshops and business units will be supported provided that there is evidence that:-

Shop front design is sympathetic to its surroundings and shall be in accord with the 2008 Shop Front Guide.

#### **Justification and Evidence**

[The 2008 Shop Front guide](#) sets standards for appearance and design of all shopfronts within the conservation area. Helping to preserve the look and character of the town.

Conforms with: NPPF 80, 85, 86, 87, 89, 90, 121, CS05, CS10, DM10, F2.1

Plan Objectives for L1 – A1, B7, C1, C2, C3.

### *Policy L2 – Employment and Access*

Proposals for new employment development must not result in additional on street parking. Provision will be made for vehicle and cycle parking for their staff and customers, including those with disabilities.

#### **Justification and Evidence**

Hunstanton acts as a rural service centre for the surrounding villages, it is also a tourist destination in the summer. Limited public transport (only coastal villages are served, with restricted timings) puts a reliance on private transport to access employment and services. Demands on parking during the summer tourist season requires dedicated parking to ensure highway safety.

Conforms with: NPPF 80, CS10, DM10, DM17,

Plan Objectives for L2 – A1, C1, C2, C3.

### *Policy L3 Location in or near Town Centre*

Map 8 on page 44 shows the town centre. Planning applications for development of sites within the defined area of the town centre will be supported for the following uses:

Education, recreation and leisure, retail, healthcare, housing for the elderly, other community facilities and services.

Development of residential accommodation associated with such premises will be supported.

Overly dense developments (properties that do not follow NPPF and local parking/residential density guidance) will not be supported.



## Justification and Evidence –

Strengthens role of Hunstanton as a local service centre. It seeks to concentrate services in the central area and ensure residents have access to employment and services. Hunstanton is situated 16 miles from any major town with limited public transport, journey times by public transport to some local services and major towns are over 1 hour (Kings Lynn and Hospital) and over 2 hours to major cities (Peterborough, Norwich and Cambridge) and very few facilities/employment opportunities out of town within reasonable cycling distance due to the remote location and topology of the town/local area. Public transport usage for employment opportunities is limiting due to the few locations directly served and its hours of operation. Car ownership/private transport options becomes a necessity for many working residents, employment opportunities in the local area are service and tourist related and these tend to be low paid and close to, if not at minimum wage (ONS ASEE), most well-paid work is outside the local area and requires commuting. This dependency on the car has an environmental impact and to limit this electric car charge points are to be encouraged in all new developments.

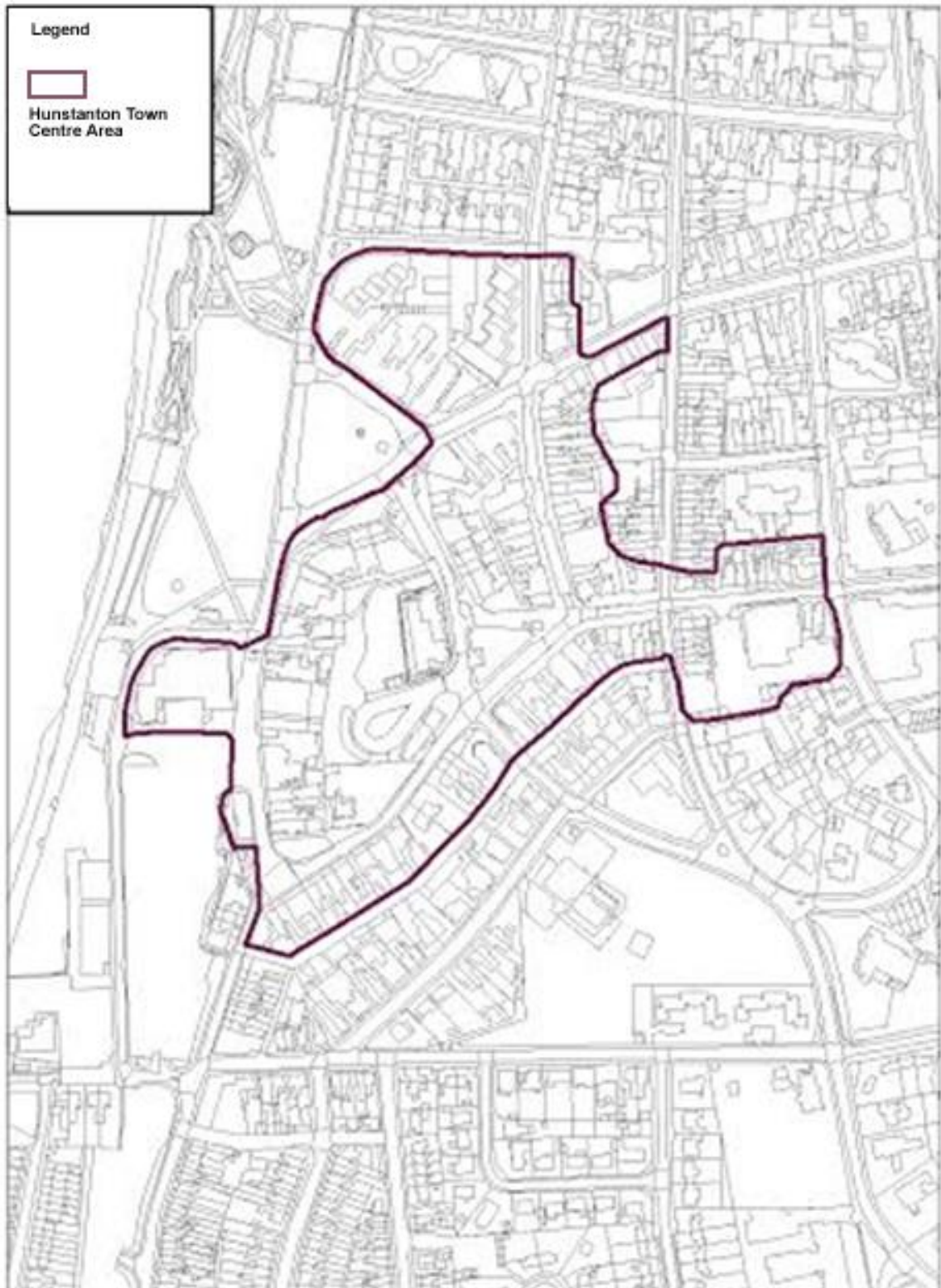
The governmental guidance ‘Effective use of land’ states good public transport and reasonable times to access services as essential requirements, to build more densely populated developments. Despite external pressure to accept increasingly dense development within Hunstanton, this is not achievable or sustainable development for most sectors of the population, due to distance from major towns, limited local services and poor public transport provision.

Conforms with: NPPF 85, 87, 104, CS05, CS10, DM10, F2.1. [Effective use of land](#), government guidance paragraph 4, ONS Annual survey of employment and earnings, 2019

Plan Objectives for L3 – A1, A2, C1, C2, C3, G1, G3.



### Map 8: Hunstanton Town Centre



### *Policy L4 – Home Working*

Proposals for new business developments which combine living and small scale employment will be encouraged, provided there is no adverse impact on the character and amenity of nearby houses.

#### **Justification and Evidence –**

Self-employment and home working from home offers residents opportunities to generate an income that allows flexibility of hours and access to employment opportunities that would otherwise not be available without significant commuting from the local area. It expands the potential job offer/opportunities and reduces car journeys (and hence congestion and pollution).

Conforms with: NPPF 81, CS10, DM15.

Plan Objectives for L4 – A1, A2, C1, C3, D1, G1.

### *Policy L5 – Mobile Phone and Broadband Provision*

New development will be required to make provision to connect to the internet by ‘Fibre to the Premises’ and a minimum symmetrical speed of 25Mbps and have the potential to be upgraded to higher specifications. This should be demonstrated through a Connectivity Statement provided with the planning application.

#### **Justification and Evidence –**

The Town Council recognises the need for high quality mobile and broadband provision. This is necessary to encourage a permanent/diverse population within the town and to minimise the amount of travelling people need to undertake. This sort of support is essential to develop a sustainable population and to support our young people and retain them within the area. As South Beach Road is within a flood risk hazard zone, adequate warnings need to be given to occupiers of properties (and hence a mobile signal is essential). This can be achieved by making it a condition of planning approval. Broadband speed as specified is the minimum needed to achieve modern connectivity (Ofcom recommendations) that is needed to support internet connectivity of a standard expected in modern homes. It is needed to allow the establishment of home working as an option for Hunstanton residents, increasing the employment opportunities that otherwise would not exist in a rural area which is a significant commuting distance from major cities and allow for higher paid employment opportunities.

Ofcom recommendations – Ofcom.org.uk

This policy conforms with: NPPF 112, CS11.

Plan Objectives for L5 – A1, C1, C2, C3, G2.

### *Policy L6 – Provision of Car Parking Areas*

Development of car parking areas (see maps 9a & b on pages 47 & 48) for other uses will not be supported unless; a) It can be demonstrated that retention of car parking spaces is not essential or b) Alternative provision is made to ensure no overall loss of parking capacity in key areas for commerce or c) Where in exceptional circumstances it can be clearly demonstrated that the development will be of significant social and/or economic benefit to the town.





**Justification and Evidence –**

This HNDP recognises that appropriately located car parking areas are essential if the town is to fulfil its function as a service centre for the surrounding villages and countryside and also its function as a seaside resort. The car parks play an important role in keeping visitors and consequently commerce within the town centre ensuring a vibrant local economy supporting local business. Limited public transport options put an emphasis on the need to provide good private transport options/parking within the town.

Conforms with: NPPF 105, CS10, CS11, DM15, DM17.

Plan Objectives for L6 – A2, C1, C2, C3.

**Map 9a: Car Parking and Green Spaces – Hunstanton North**





### Map 9b: Car Parking and Green Spaces – Hunstanton South



## Section M – Infrastructure

### *Policy M1 – Education and Health Care Provision*

Applications for development of 10 or more dwellings, which will have a significant impact on demand for education, health facilities and /or other services will be supported where applicants can demonstrate that there is existing capacity or show how they will work with education, health and/or other service providers to ensure the provision of the extra capacity required.

#### **Justification and Evidence –**

Development within Hunstanton has been mainly residential over the last few years with over 500 properties either being built or planned. Hunstanton is a service area (designated in Local plan) for surrounding villages. Access to services is vital, fig 5 (p13) indicates the largest group of residents in the parishes' population are of retirement age (major users of health care). Smithdon Secondary school is the only state secondary school within 15 miles of the parish. The nearest other secondary school Alderman Peel High School, Wells involves a journey of over an hour each way and the limited public transport service limits access to any after school enrichment events.

Conforms with: NPPF 72, 91, 92, 94, CS13, DM9, Kelsall Neighbourhood Plan  
Plan Objectives for M1– A1, F1, F3.

### *Policy M2- deleted*

### *Policy M3 – Protection of Local Community Facilities*

The following community facilities (listed on page 50) will be protected unless the proposal provides for their replacement by facilities of a similar or improved quality in a no less accessible location for users, or it can be demonstrated that the facility is no longer viable or necessary.

#### **Justification and Evidence**

Throughout the consultation process the local community has identified the need to protect local community facilities. They are vital in the role of providing a tourist destination/attraction in the summer months and are vital in Hunstanton's role as a local service centre to surrounding villages. The location of Hunstanton is such that it is isolated, it is 16 miles from our nearest big town, alternative facilities are not an option. A significant journey time on public transport (that is limited in times of operation) is needed to access other provision. To maintain its role to the very rural local area community facilities are vital for Hunstanton.

#### [Lynx bus timetables](#)

Conforms with: NPPF 97, 100, 184, 185, 186, 189, CS3, DM9, Kelsall Neighbourhood Plan, Burgess Hill Neighbourhood Plan.

Plan Objectives for policy M3- A1, C1, F1, F2, F3.



## Hunstanton Heritage Assets and Community Facilities

The assets have been broken down into those within the conservation area and those out of it. (Please note that some assets listed as Heritage Assets may also be considered as community assets this is shown in italics),

### a) Heritage Assets

#### Key – within the Conservation Area “C”

1. Places of Worship – *St Edmund's C of E Church - grade II + hall*
2. Community Facilities – Pavilion on Recreation Ground
3. Education – Former Infant School – C  
*Smithdon High School grade II\* + field*  
*Glebe House School + field*
3. Administrative & Services– *Town Hall grade II – C – Skipper*  
Valentine Road offices
4. Social Venues – *Golden Lion – grade II – C --Butterfield*  
*Princess Theatre – C*
5. Open Spaces – *The Green – 7 parts including Spinney – C*  
*Boston & Lincoln Squares – C*  
*Lincoln Square – C*  
*Cliff Top – C*  
*Heritage/Esplande Gardens – C*
6. Monuments – Cross on Green – C  
St Edmund's Chapel ruins – grade II – C  
Cenotaph & Flood memorial – grade II - C  
Recreation Ground memorial plaque – C
7. Notable buildings – Lighthouse – grade II – C  
Coastguard lookout – C  
*Heritage Centre – Former Natwest Bank – C*  
Ibberson buildings – Boston Sq, Lincoln Sq, Northgate, Austin St. – C  
*Cliff top shelters x4, Butterfly shelters, Shelter on South Green – C*  
Former dairy on High St. – C  
Skopolos, Sandringham Road – C  
Pier site (plans ongoing, community based group to resurrect the pier) –C



## b) Community Assets

### Key – within the Conservation Area “C”

- |                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|--------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. Places of Worship –         | St Edmund’s C of E Church – grade II + hall – C<br>Methodist Church + hall – C<br>Union Church + basement – C<br>Roman Catholic Church – C<br>Way Christian Centre<br>Christian Science Church                                                                                                                                                                                                                                                                                                                                                                  |
| 2. Education –                 | Early Learning Centre – C<br>Hunstanton Primary School + field<br><i>Smithdon High School grade II* + field</i><br><i>Glebe House School + field</i>                                                                                                                                                                                                                                                                                                                                                                                                            |
| 3. Administrative & Services – | Police Station, Ambulance Station & Fire Station                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 4. Health facilities –         | GP Surgery + pharmacy – C                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 5. Community Centre            | Community Centre – C                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 6. Sports Facilities –         | Oasis Leisure Centre                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 7. Social Venues –             | Croquet Club & Bowls Club<br>United Services Club – C<br>Conservative Club – C<br>Wash & Tope – C                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 8. Open Spaces –               | Pitch & Putt<br>Recreation ground + play area<br>Cliff top car park<br>Queens Gardens & Astley Crescent<br>Northfields Allotments<br>Styleman Crescent play area<br>Old Town Way<br>Lynn Road & Redgate Hill<br>Oasis Way<br>Beach Terrace Road car parks & Southend Road Coach Park<br>Northern & Southern Promenade<br>Location of Former Pier – defined in 1868 Act<br>Kit Kat Site<br>Charles Rd, Tudor Cres, Bennett's Close, Anne's Drive, Margaret Cl.<br>Collingwood Rd. Nelson Dr. Evans Gdns.<br>Cemetery<br>Willow Road<br>Elizabeth Close play area |



- The Green – 7 parts including Spinney – C  
Boston & Lincoln Squares – C  
Lincoln Square – C  
Cliff Top – C  
Heritage /Esplande Gardens – C  
Henry le Strange Orchard – Field in Trust – C
9. Notable buildings –  
Barclays Bank – C  
Salad Bowl & Bowling club – C  
Sailing club – C  
Pier Entertainment Centre – C  
Marine Court
10. Public Toilets –  
Bus station, – C  
North Green, – C  
Salad Bowl – C  
Cliff top car park  
Seagate (Oasis) and Seagate Road (fairground)
11. Library – C
12. Notable Tourist attractions –  
Sea Life Centre  
Wash Monster (Searles Sea Tours)  
Fairground  
Cliff top pitch and putt

*Green Spaces – (please refer to Appendix 2: HNDP Hunstanton Green Spaces and Trees.doc)*



## Glossary

AONB – Area of Outstanding Natural Beauty

BCS – Borough Core Strategy (of the Borough Council's Local Plan)

BCKLWN – Borough Council of King's Lynn & West Norfolk

CCT – Coastal Community Team

CoT – Chamber of Trade

Densification – Increasing the number of units on a building plot, providing less parking than national guidance, relying on proximity to services and good (public) transport links to create sustainable development

HDFA – Hunstanton District Festival of Arts

HNDP – Hunstanton Neighbourhood Development Plan

HTC – Hunstanton Town Council

LP – Local Plan consisting of the Core Strategy and the Site Allocation and Development Management Policies

LPA – Local Planning Authority i.e. BCKLWN

LSOA – Lower Super Output Area – the smallest area for analysis on census data – contains between 1000 and 3000 people or 400 to 1200 residencies.

MSOA – Middle Super Output Area – a combination of a few LSOAs to contain between 5000 and 15000 people.

NCC – Norfolk County Council has responsibility for planning of schools, services, mining and waste management.

NP – Neighbourhood Plan

NPPF – National Planning Policy Framework – produced by HM Government June 2019 – all local plans and neighbourhood plans must be in conformity with this document.

ONS – Office of National Statistics

Pav – on map – pavilion

PO – on map – post office

Principal Residence – is where the owner normally lives unless working away from home and where the owner is on the electoral roll and registered with the local health services.

PW – on map – place of public worship

Ramsar Site – protected area of wetland

RHS – Royal Horticultural Society

SAC – Special Area of Conservation

SADMP – Site Allocations and Development Management Policies – adopted 2016

SHMA – Strategic Housing Market Assessment

SPA – Special Protection Area

SSSI – Site of Special Scientific Importance





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