

Hunstanton Promenade Weight Limit Review – June 2026

Update

This document has been prepared by the Borough Council of King's Lynn and West Norfolk to provide local stakeholders, businesses and traders located on and behind the Hunstanton Coastal Defences with an update regarding vehicle and kiosk access along the promenade between the 'Rock Shop' Slipway and Oasis.

Why has a section of promenade been closed to vehicle traffic and kiosks?

Between the 4th and 5th February 2026, high tides combined with strong winds caused 20-30cm of beach material to be eroded from the base of the Hunstanton Coastal Defences. This led to a section of seawall being fully exposed and undermined, meaning waves travelled beneath the seawall and washed-out internal fill material. This led to a large void forming, and a section of promenade deck partially collapsing due to the loss of structural support. Emergency works to fill the void were subsequently undertaken in March 2026.

You can find out more about the works completed on our website here: <https://www.west-norfolk.gov.uk/currentcoastalworks>

Following completion of the emergency works, the promenade between the 'Rock Shop' Slipway and Oasis (referred to as Section E of the coastal defences) was re-opened to pedestrian footfall, however it remained closed to vehicle access and kiosks. This closure was to allow the significant volume of concrete used to fill the void to cure and reach its designed strength, alongside allowing a structural engineer to complete an assessment of whether any changes to the weight limit for this section of promenade were required going forwards.



What has this weight limit assessment considered?

The weight limit assessment was completed by an independent coastal engineer and considered pre-existing information such as structural drawings, asset condition surveys, the 2025 geotechnical investigations and beach level monitoring data collected by the Borough Council.

It also considered additional outputs of surveys commissioned since the completion of emergency works in March 2026, including a ground penetrating radar survey, structural stability monitoring and window (core) samples taken through the promenade slab.



What has the weight limit assessment concluded?

The weight limit assessment has concluded that the promenade slabs along Section E of the promenade are no longer suitable to accommodate loading from kiosks or vehicles.

This is due to the additional investigations completed identifying further voiding and variable fill material support beneath the ground bearing promenade slabs, which renders them susceptible to localised collapse under the concentrated wheel loads imposed by vehicular traffic and kiosks. The voiding identified also appears to be more prominent on the landward side of the promenade which is where the majority of kiosks would normally be positioned.

This means that the promenade between the 'Rock Shop' slipway and Oasis will not be re-opened to vehicle traffic and kiosks which have previously been located along this section will be unable to return until the Hunstanton Coastal Defence capital works project to replace the promenade and seawall are completed.

This section of promenade does however remain safe for continued pedestrian access, and litter bins which have previous been installed to restrict vehicle movement will remain in place.

When will the capital works to rebuild the promenade and seawall take place?

The Borough Council is working with Balfour Beatty to deliver capital works scheme to replace aspects of the Hunstanton Coastal Defences. Before construction can commence, a pre-construction phase must be completed including the following key activities: -

- Optioneering and completion of a detailed design for construction of scheme
- Submission of a bid for flood and coastal erosion risk management Grant in Aid (FCERM GiA) funding to the Environment Agency to deliver the scheme
- Obtaining required permissions for construction of scheme (planning permission and marine licence)

The pre-construction phase is already underway, and it is currently anticipated that completion of all pre-construction activities will take between 18-24 months, before a multi-year construction phase can commence.

This means that Section E of the promenade will remain closed to vehicles and kiosks in the short to medium term until delivery of the capital works build is completed over the coming years.

Further information can be found on our website here: <https://www.west-norfolk.gov.uk/hunstantonprom>

Can any temporary remedial measures be completed to allow kiosks and vehicles to return to this section of promenade?

Due to amount of voiding and poor fill material which has been identified beneath the promenade during recent investigations, alongside the concrete promenade slabs themselves being at the end of their designed life, there are no short-term measures which can be undertaken to improve the weight bearing capacity of this section of promenade which would enable vehicles or kiosks to return before the capital works are undertaken.

Are other areas of the promenade safe for vehicle and kiosk access?

The promenade south of the Oasis (between the Power Boat Ramp and former Kit Kat Ramp site) remains accessible for both vehicles and kiosks which weigh less than 10 tonnes and follow a 5-mph speed limit when traveling along the promenade at present.

We have instructed an engineer to undertake a repeated assessment of the remainder of the promenades weight capacity following recent data collection and will provide you with an update on outcomes in due course.