

Heacham Neighbourhood Development Plan

Examiner's Second Clarification Note

Context

I am grateful to the Parish Council for its responses to the initial clarification note. The majority of my report is now completed.

This Note sets out some further questions on Policy 17 of the submitted Plan and its associated background information.

Additional Points for Clarification

As with the initial clarification note the comments made on the points in this Note will be used to assist in the preparation of my report and in recommending any modifications to the Plan to ensure that it meets the basic conditions.

Responses to the Initial Clarification Note

I am grateful to the Parish Council for its response to the queries on Policy 17 in the initial clarification note.

For my part I have grappled with the relationships between the maps in the submitted Plan and those provided by organisations making representations to the Plan.

The Borough Council has kindly provided me with the two plans (and which are attached to this note) which show both the information included in the submitted Plan and the red and green areas as highlighted in one of the representations (ID:9). In my view these maps further reinforce the reasoning behind the questions in the initial clarification note.

In the context of the combined information now shown on these two plans I would be grateful for the Parish Council's responses to the following questions:

Does the Parish Council wish to update or revise its comments on the green and red areas as highlighted in the initial clarification note?

The Parish Council have taken note of Addison Young's comments at point 4.7 of ID:9 that:

'Including the areas edged red and green within the proposed Settlement Break, so that they are subject to Policy 17, would curtail our client's ability to undertake any future development to respond to business needs within these areas forming part of their leisure resort and hotel, and as the areas are already developed they do not and will not contribute to any physical or visual separation between neighbouring settlements anyway.'

While we realise that part of the areas edged in red and green are already developed, much of it has not been. We are strongly of the opinion that by amending the wording of Policy 17 as described in our comments to the initial clarification note, specifically that

'Proposals for new developments, or extensions or intensification of existing sites, in the defined separation zones identified on map will only be supported where they will not harm the landscape setting and distinct identity of Heacham'

will reduce the risk of over intensification of these areas, and any potential adverse impact on the open spaces which currently provide a natural gap between the two settlements.

To what extent does the Parish Council consider that it would be practicable to control new holiday accommodation-related development in Manor Park (by way of its proposed revisions to Policy 17 as set out in its response to the clarification note) given that Manor Park is located to the immediate south of Hunstanton and would be seen in the wider context of its built-up environment?

As Addison Young comment in point 4.3 of ID:9

'The area edged red on the extract of Figure 13 overleaf comprises part of Searles Leisure Resort and currently has planning permission for the siting of over 200 static caravans/holiday lodges and the pitching of 75 tents. As is apparent from Figure 13 itself, many of these units of holiday accommodation are already in situ.'

Any extension to the planning permission/licensing to accommodate additional units would require an application to Borough Council of Kings Lynn and West Norfolk Planning Department. The Parish Council as statutory consultees for planning applications would have the opportunity to review and comment on the impact of the proposed application, and, if the Neighbourhood Plan has been 'made', the Borough would have to be mindful of this Policy within it.

In addition to what extent does the Parish Council consider that a defensible and significant gap would no longer remain between Hunstanton and Heacham in the event that any such development took place at Manor Park?

The Parish Council are aware that the break between Hunstanton and Heacham along the northern boundary is already minimal and for this reason, supported by our residents, feel very strongly that we have to protect what remains our side.

By amending the wording of Policy 17, as detailed in the response to the initial clarification note, the Parish Council believe it will provide opportunity for informed discussions to be undertaken in relation to any proposed intensification/extension to Manor Park to ensure that protection of this open space can be achieved.

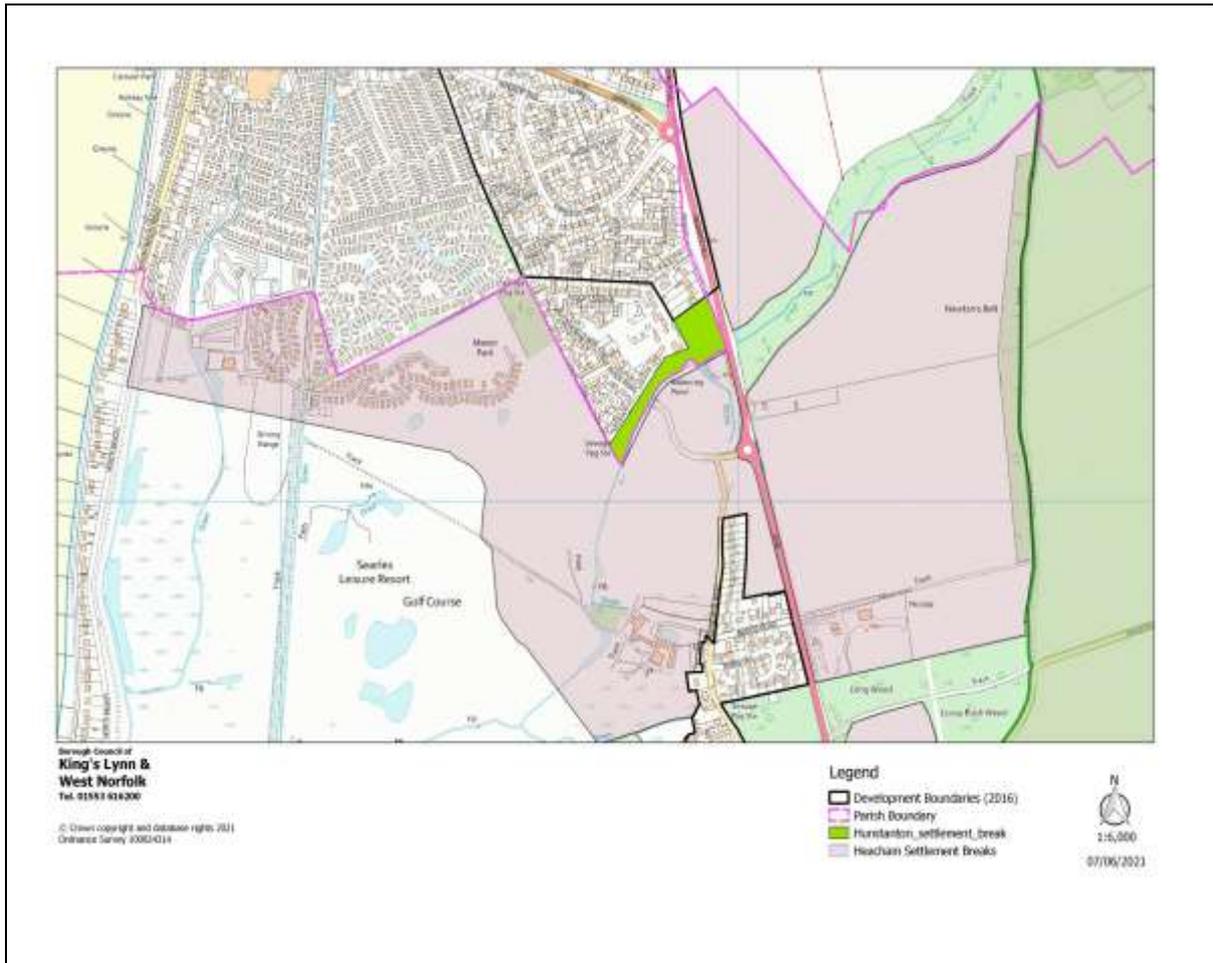
Does the Parish Council have any other observations on the information as shown on the two maps?

To improve clarity we would propose using the latest map provided by the Borough Council showing the settlement break proposed by Hunstanton Town Council.

Paragraphs 13.6 would be amended to read:

'Responses to the Residents Questionnaire also showed strong concerns about the Hopkins Homes development at Butterfield Meadow on the outskirts Hunstanton, which is beginning to encroach on the open spaces which currently provide a natural gap between the two settlements. The draft Hunstanton Neighbourhood Plan, which is currently out for consultation, specifies that;

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 below should be maintained



Protocol for responses

I would be grateful for comments from the Parish Council by 12 August 2021. Please let me know if this timetable may be challenging to achieve. It is intended to maintain the momentum of the examination.

In the event that certain responses are available before others I am happy to receive the information on a piecemeal basis. Irrespective of how the information is assembled please could it all come to me directly from the Borough Council. In addition, please can all responses make direct reference to the policy or the matter concerned.

Andrew Ashcroft

Independent Examiner

Heacham Neighbourhood Development Plan

30 July 2021