

Heacham Neighbourhood Plan: Proposed Modifications to Examiner’s Recommendations, October 2021

	<p>Specific Modification for the NP to be compliant with the basic conditions as stated in the Heacham NP Examination Report 17 September 2021</p> <p>Where modifications are recommended, they appear in bold text. Supporting text changes are shown in italics.</p>	<p>Who will make these changes? LPA or QB</p>	<p>Do you agree with the modification</p>	<p>What needs to be done to meet the specific modification?</p>	<p>Amendments and new changes made to the proposed Heacham neighbourhood plan.</p>
Section 7 – Neighbourhood Plan Policies					
<p>Policy 11: Holiday accommodation</p>	<p>Delete the policy</p> <p><i>Supporting text: Replace paragraph 10.18: with ‘The Neighbourhood Plan, supports this controlled approach in general terms, and the way in which it addresses the need for high-quality development, the Coastal Hazard Zone and the Norfolk Coast Area of Outstanding Natural Beauty in particular’</i></p>	<p>QB</p>	<p>Yes</p> <p>HPC - No</p>	<p>Textual amendments</p>	<p>The Independent Examiner commented that:</p> <p><i>‘I have considered the appropriateness or otherwise of the suggestions from the holiday industry in general, and the revised policy from Ken Hill Estates. In their different ways they would have merit and would ensure that the policy is in general conformity with the strategic policies in the development plan.’</i></p> <p>Given the strength of feeling of the local community Heacham Parish Council have replaced the current policy wording with that suggested by Ken Hill Estates as shown.</p>

					The Borough Council has accepted this change as a pragmatic and appropriate solution, given that the Examiner has specifically confirmed that the Ken Hill Estates proposed policy would fulfil the basic conditions.
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<p>Current wording of Policy 11 in submitted Neighbourhood Plan</p> <p>Policy 11 : Holiday accommodation</p> <p>In order to maintain and improve Heacham’s attraction as a quiet un-commercialised holiday centre, applications for further holiday accommodation beyond existing defined holiday areas, including, but not exclusively, static caravans, lodges, glamping pods, tents etc, will not be supported for the following reasons:</p> <ol style="list-style-type: none"> 1 To minimise the physical and visual impact on the village 2 The desire to retain the existing peaceful and quiet nature of Heacham’s holiday area 3 Infrastructure constraints limit further large-scale holiday development <p>To maintain the distinction between the contrasting holiday centres of Heacham and Hunstanton</p>	<p>Wording of Policy 11 proposed by Ken Hill Estates</p> <p>Policy 11: Holiday accommodation</p> <p>In order to maintain and improve Heacham’s attraction as a quiet un-commercialised holiday centre, applications for further holiday accommodation beyond existing defined holiday areas, will only be supported where the proposals:</p> <ol style="list-style-type: none"> 1 Maintain the distinction between the contrasting holiday centres of Heacham and Hunstanton and do not diminish the physical separation between these centres; and, 2 Do not have any unacceptable impact on local infrastructure, including green infrastructure; and, 3 Minimise any visual and physical impact on the village by including, where appropriate, a landscaping plan incorporating the use of landform, native trees and locally appropriate planting ; and, 4 Are not directly adjacent to any residential areas; and, 5 Do not need to be accessed through the village centre of Heacham; and 6 Incorporates high quality accommodation for which adequate parking and servicing arrangements are provided; and 7 Can demonstrate a link to wider tourism or land use initiatives that provide demonstrable benefits to the local area
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<p>Policy 15: Dark skies</p>	<p>Replace the policy with: ‘External lighting associated with development proposals should be sensitively-designed to safeguard the dark skies environment of the neighbourhood area and minimise the extent of any light pollution. In particular:</p> <ul style="list-style-type: none"> • external lighting should be designed to minimise the risk of light spillage beyond the development site boundary; and • light-emitting diode down lighting, including lights at lower levels, should be used wherever practicable’ <p><i>Supporting text: Combine paragraphs 11.28 and 11.29 into a single paragraph.</i></p> <p><i>Insert a replacement paragraph 11.29 to read: ‘Policy 15 addresses this important matter. As appropriate to the scale, nature and location of the development proposal concerned planning applications should include an external lighting impact assessment regarding any proposed external lighting. This should include, but not be limited to, the effect of the proposed</i></p>	<p>QB</p>	<p>Yes</p> <p>HPC – Yes, subject to amendment shown in column 6</p>	<p>Textual amendments</p>	<p>HPC have incorporated most of the suggested textual amendments, but have retained the wording ‘and be in keeping with the existing LED lighting stock’ at the end of the second bullet point. This is considered a minor textual amendment.</p> <p>Heacham Parish Council are responsible for the management street lighting services in the village, including the contract for repair and maintenance, and payment of bills. The lighting stock was upgraded in 2017 when the Council invested in replacing all lighting stock with LED bulbs, which are focussed downwards and cause little light pollution. They also dim between at midnight.</p> <p>The Borough Council accepted that this change is a detailed wording amendment (in the interest of clarity) that does not materially affect the overall direction of the Policy.</p>
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		<i>lighting on bats and moths’.</i>			
Policy Settlement breaks	17:	<p>Replace the policy with: ‘Development proposals outside the development boundaries of Heacham (and as shown in Inset G47 of the SADMP) will only be supported where they do not cause unacceptable harm the landscape setting and distinct identity of Heacham and will not unacceptably detract from the visual separation of Heacham from Hunstanton or the views or settings of the Norfolk Coast AONB.</p> <p>New development should not result in the coalescence of Heacham with Hunstanton to the north’</p> <p>Supporting text:</p> <p><i>Delete Figure 13.</i></p> <p><i>In paragraph 13.4 delete ‘(see map at Figure 13 on following page)’. Replace paragraphs 13.5 to 13.9 with:</i></p>	QB	<p>Yes</p> <p>HPC – Yes, subject to amendment shown in column 6</p>	<p>Textual amendments</p> <p>There remains significant concern among residents about the continued risk from Developers on the School Road site, between School Road and the A149. While accepting most of the Independent Examiners comments we consider it is important, given residents concern, to retain para 13.5.</p> <p><i>‘However, as opposition to the previous School Road planning application identified, residents of Heacham believe it is important to maintain a further ‘buffer zone’ on eastern boundary of the village bordering the edge of the AoNB.’</i></p> <p>To support this we also consider it is important to amend the proposed rewording to include separate bullet points:</p> <p><i>‘Development proposals outside the development boundaries of Heacham (and as shown in Inset G47 of the SADMP) will only be supported where they</i></p> <ul style="list-style-type: none"> <i>• do not cause unacceptable harm to the landscape setting and distinct identity of Heacham</i> <i>• do not detract from the visual separation of Heacham from Hunstanton</i> <i>• do not detract from the views or settings of the Norfolk Coast AONB, , specifically the eastern</i>

	<p><i>‘Development outside the defined development boundaries is already controlled by Policy CS06 of the Core Strategy and Policy DM2 of the SADMP. The latter comments that ‘areas outside development boundaries (excepting specific allocations for development) will be treated as countryside where new development will be more restricted and will be limited to that identified as suitable in rural areas by other policies of the local plan, including farm diversification (under Core Strategy Policy CS06); small scale employment (under Core Strategy Policy CS10); tourism facilities (under Core Strategy Policy CS10); community facilities, development in support (under Core Strategy Policy CS13); renewable energy generation (under Policy DM20 of the rural economy or to this Plan); rural workers’ housing (under Policy DM6 of this Plan); and affordable housing (under Core Strategy Policy CS09).</i></p> <p><i>Nevertheless, these development plan policies do not directly comment about the importance of the potential for coalescence between elements of built</i></p>				<p><i>boundary of the village bordering the edge of the AoNB</i></p> <p><i>New development must not result in the coalescence of Heacham with Hunstanton to the north.’</i></p> <p>The same amendments will be made to the proposed wording for paras 13.6 to 13.9.</p> <p>The Borough Council has considered Heacham Parish Council’s proposals for departing from the Examiner’s recommendations. In response, the Borough Council has determined:</p> <ul style="list-style-type: none"> • The editorial changes to Policy 17 by the addition of bullet points for individual criterion represents an appropriate minor/ editorial amendment which will improve readability • With regards to the 3rd bullet point in the Parish Council’s proposed revision to Policy 17, the final part of the proposed text revision: <i>“...specifically the eastern boundary of the village bordering the edge of the AoNB”</i> would represent a substantive material change to the policy, insofar as this prioritises a particular location. Given that there has been no objective assessment of evidence for the particular sensitivity of the eastern boundary of the village, officers did not consider that we could support this change, which would
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	<p><i>development in the neighbourhood area and its adjoining parishes. This potential is most significant in the Butterfield Meadow area (to the immediate north of the neighbourhood area) and the development boundary based on Heacham Manor.</i></p> <p><i>The potential for coalescence is an important and distinctive matter in the neighbourhood area. Both its character and appearance are significantly defined by the arrangement of built development in general terms, and the open and rural character of the landscape between Heacham and Hunstanton to the north in particular. Policy 17 captures this matter. It requires that new developments should not cause unacceptable harm to the landscape setting and distinct identity of Heacham and should not unacceptably detract from the visual separation of Heacham from Hunstanton or the views or settings of the Norfolk Coast AONB. In addition, it addresses the importance of avoiding the potential coalescence of settlements.'</i></p>				<p>represent a material and substantive addition to Policy 17, such that the proposed wording above should not be taken forward into the referendum version Plan.</p>
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Heacham Neighbourhood Plan: Proposed Plan Modifications: policies 11, 15 and 17 (with supporting text)

[Deleted text shown as ~~strikethrough~~; replacement text shown in **bold**; departures from Examiner's Modifications shown in ***italic/ bold/ underlining/ yellow highlighting***. Paragraph/ policy numbering is shown as per the submission plan, in the interests of clarity, although these may vary in the final published referendum version of the document]

Policy 11: Holiday accommodation

10.18 [***Examiner's Modification***] This Plan, ~~supports this controlled approach, and further aims to maintain Heacham's attraction as a quiet, non-commercial holiday centre, which complements the neighbouring holiday resort of Hunstanton~~ **The Neighbourhood Plan, supports this controlled approach in general terms, and the way in which it addresses the need for high-quality development, the Coastal Hazard Zone and the Norfolk Coast Area of Outstanding Natural Beauty in particular.**

Policy 11: Holiday accommodation

[Examiner's Modification] ~~In order to maintain and improve Heacham's attraction as a quiet un-commercialised holiday centre, applications for further holiday accommodation beyond existing defined holiday areas, including, but not exclusively, static caravans, lodges, glamping pods, tents etc, will not be supported for the following reasons:~~

- ~~1. To minimise the physical and visual impact on the village~~
- ~~2. The desire to retain the existing peaceful and quiet nature of Heacham's holiday area~~
- ~~3. Infrastructure constraints limit further large scale holiday development~~
- ~~4. To maintain the distinction between the contrasting holiday centres of Heacham and Hunstanton~~

[Departure from Examiner's Modification] ***In order to maintain and improve Heacham's attraction as a quiet un-commercialised holiday centre, applications for further holiday accommodation beyond existing defined holiday areas, will only be supported where the proposals:***

1. **Maintain the distinction between the contrasting holiday centres of Heacham and Hunstanton and do not diminish the physical separation between these centres; and,**
2. **Do not have any unacceptable impact on local infrastructure, including green infrastructure; and,**
3. **Minimise any visual and physical impact on the village by including, where appropriate, a landscaping plan incorporating the use of landform, native trees and locally appropriate planting; and,**
4. **Are not directly adjacent to any residential areas; and,**
5. **Do not need to be accessed through the village centre of Heacham; and**
6. **Incorporates high quality accommodation for which adequate parking and servicing arrangements are provided; and**
7. **Can demonstrate a link to wider tourism or land use initiatives that provide demonstrable benefits to the local area.**

Policy 15: Dark skies

11.28 Although Heacham does have street lighting, they have recently invested in replacing all lighting stock with LED bulbs, which are focussed downwards and cause little light pollution. **[Examiner's Modification]** The CPRE Dark Skies Map, figure 11 below, shows that the village itself has relative dark skies and in the surrounding countryside there is very little light pollution. Currently, timers are set so that most street lights dim between midnight and 5.00am. Additional street lights or intrusive external lighting associated with new development would be detrimental to the character of the village. Although in many cases external lighting is permitted development, it is possible to influence external lighting associated with new development and the evidence of the benefits of sensitive lighting may influence the choices of others.

11.29 **[Examiner's Modification]** The CPRE Dark Skies Map, figure 11 below, shows that the village itself has relative dark skies and in the surrounding countryside there is very little light pollution. Currently, timers are set so that most street lights dim between midnight and 5.00am. Additional street lights or intrusive external lighting associated with new development would be detrimental to the character of the village. Although in many cases external lighting is permitted development, it is possible to influence external lighting associated with new development and the evidence of the benefits of sensitive lighting may influence the choices of others. **Policy 15 addresses this important matter. As appropriate to the scale,**

nature and location of the development proposal concerned planning applications should include an external lighting impact assessment regarding any proposed external lighting. This should include, but not be limited to, the effect of the proposed lighting on bats and moths.

Policy 15: Dark skies

[Examiner's Modification] ~~Development proposals will be supported that include sensitive external lighting that will minimise the extent of any light pollution that could be harmful to the dark skies, and night active wildlife, that characterise this part of Norfolk, subject to conformity with other development plan policies. Specifically;~~

- ~~1. Design lighting to minimise the risk of light spillage beyond the development site boundary.~~
- ~~2. Light-emitting diode (LED) down lighting, including lights at lower levels, should be used wherever appropriate, and be in keeping with the existing light stock.~~
- ~~3. Planning applications should include an External Lighting Impact Assessment regarding any proposed external lighting. This to include, but not be limited to, bats and moths.~~

External lighting associated with development proposals should be is sensitively-designed to safeguard the dark skies environment of the neighbourhood area and minimise the extent of any light pollution. In particular:

- external lighting should be designed to minimise the risk of light spillage beyond the development site boundary; and
- light-emitting diode down lighting, including lights at lower levels, should be used wherever practicable **[Departure from Examiner's Modification] and be in keeping with the existing LED lighting stock.**

Policy 17: Settlement breaks

- 13.4 The western boundary of Heacham is predominantly flat, low-lying open coastal marsh which fringes the eastern edge of The Wash. Most of this area falls into the Environment Agencies identified Flood zones 2 and 3. Much of the eastern boundary of the village falls within the Area of

Outstanding Natural Beauty (AoNB) [**Examiner's Modification**] (see map at Figure 13 on following page). For this reason both boundaries have some protection from future development

- 13.5 [**Examiner's Modification**] However, as opposition to the previous School Road planning application identified, residents of Heacham believe it is important to maintain a further 'buffer zone' on eastern boundary of the village bordering the edge of the AoNB. [**Departure from Examiner's Modification**] **However, as opposition to the previous School Road planning application identified, residents of Heacham believe it is important to maintain a further 'buffer zone' on eastern boundary of the village bordering the edge of the AoNB. The application was refused following a public enquiry**
<https://online.west-norfolk.gov.uk/online-applications/appealDetails.do?previousCaseType=Application&keyVal=N8P8WOIV05900&previousCaseNumber=13%2F01541%2FOM&activeTab=summary&previousKeyVal=MV0B0YIV39000>
- 13.6 [**Examiner's Modification**] 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;
- 'It is intended that Hunstanton Town Council will work with Old Hunstanton Parish Council and Heacham Parish Council to incorporate separation zones into this and their neighbourhood plans'***
- Development outside the defined development boundaries is already controlled by Policy CS06 of the Core Strategy and Policy DM2 of the SADMP. The latter comments that 'areas outside development boundaries (excepting specific allocations for development) will be treated as countryside where new development will be more restricted and will be limited to that identified as suitable in rural areas by other policies of the local plan, including farm diversification (under Core Strategy Policy CS06); small scale employment (under Core Strategy Policy CS10); tourism facilities (under Core Strategy Policy CS10); community facilities, development in support (under Core Strategy Policy CS13); renewable energy generation (under Policy DM20 of the rural economy or to this Plan); rural workers' housing (under Policy DM6 of this Plan); and affordable housing (under Core Strategy Policy CS09).
- 13.7 [**Examiner's Modification(s)**] It is noted, however, that the separation zones Hunstanton Town Council have identified, lie within the Heacham

~~Parish boundary, with none being identified within their own boundary.~~
Notwithstanding Heacham support this policy **Nevertheless, these development plan policies do not directly comment about the importance of the potential for coalescence between elements of built development in the neighbourhood area and its adjoining parishes. This potential is most significant in the Butterfield Meadow area (to the immediate north of the neighbourhood area) and the development boundary based on Heacham Manor.**

- 13.8 ~~The purpose of this policy is to formally identify new Local Gaps at the village edges, specifically (in line with the NPPF para 134) to:~~
- ~~• prevent neighbouring towns merging into one another;~~
 - ~~• to assist in safeguarding the countryside from encroachment; and~~
 - ~~• to preserve the setting and special character of historic towns⁷.~~

The potential for coalescence is an important and distinctive matter in the neighbourhood area. Both its character and appearance are significantly defined by the arrangement of built development in general terms, and the open and rural character of the landscape between Heacham and Hunstanton to the north in particular. Policy 17 captures this matter. It requires that new developments should not cause unacceptable harm to the landscape setting and distinct identity of Heacham and should not unacceptably detract from the visual separation of Heacham from Hunstanton or the views or settings of the Norfolk Coast AONB. In addition, it addresses the importance of avoiding the potential coalescence of settlements.

- 13.9 ~~For this reason there will be a presumption against developments that have an adverse impact on the existing physical local gaps between Heacham and Hunstanton and Heacham and its neighbouring Parishes.~~

Policy 17: Settlement breaks

[Examiner's Modification] ~~Future sustainable development in Heacham will be expected to retain the visual and physical local gaps which currently exist (as shown in Figure 13 map of settlement boundaries to be retained) where agricultural land and privately owned woodland currently create wildlife and biodiversity land corridors between Heacham and its neighbouring villages~~

[Departure from Examiner's Modification] Development proposals outside the development boundaries of Heacham (and as shown in Inset G47 of the SADMP) will only be supported where they:

- **do not cause unacceptable harm to the landscape setting and distinct identity of Heacham**
- **do not detract from the visual separation of Heacham from Hunstanton**
- **do not detract from the views or settings of the Norfolk Coast AONB**

New development must not result in the coalescence of Heacham with Hunstanton to the north.