

**Borough Council of King's Lynn & West
Norfolk:**

**Hunstanton Neighbourhood Plan – Decision on
Examiner's recommendations**

5 April 2022

Borough Council of
**King's Lynn &
West Norfolk**



**Borough Council Decision on the Examiner’s recommendation for the
Hunstanton Neighbourhood Plan**

Neighbourhood Planning (General) (Amendment) Regulations 2012

Name of neighbourhood area	Hunstanton Neighbourhood Area
Parish Council	Hunstanton Town Council
Submission Plan (Regulation 16) consultation	30 March – 25 May 2021
Examination	June – September 2021
Examiner’s Report Received	September 2021

1.0 Introduction

- 1.1 The Town and Country Planning Act 1990 (as amended), states that the Council has a statutory duty to assist communities in the preparation of neighbourhood development plans and to take the plans through a process of examination and referendum.
- 1.2 The Localism Act 2011 (Part 6 chapter 3) details the Local Planning Authority's responsibilities under Neighbourhood Planning.
- 1.3 This Decision Statement confirms that the modifications proposed by the examiner's report have been accepted. Accordingly, the draft Hunstanton Neighbourhood Plan has been amended, taking into account these modifications. The Borough Council has reached the decision that the Hunstanton Neighbourhood Development Plan should proceed to referendum.

2.0 Background

- 2.1 The Neighbourhood Area of Hunstanton was designated on 5 February 2013. The Neighbourhood Area corresponds with Parish boundaries for Hunstanton Town Council. The Hunstanton Neighbourhood Plan has been prepared by Hunstanton Town Council, the Qualifying Body. Work on the production of the plan has undertaken by members of the Town Council and the local community, since 2013.
- 2.2 The first draft Plan was published by the Town Council for Regulation 14 consultation in November 2018. The Regulation 14 consultation took place over 8 weeks (allowing for the Christmas break), from 26 November 2018 – 24 January 2019. Further details are set out in the Consultation Statement¹.

¹ <https://west-norfolk-consult.objective.co.uk/kse/event/36110>

- 2.3 The Plan was submitted to the Borough Council of King's Lynn and West Norfolk in January 2021. A consultation under Regulation 16 took place between 30 March – 25 May 2021, inviting comments from the public and stakeholders. The plan was publicised for an eight-week period (as opposed to the normal statutory 6-weeks requirement) due to Covid-19, to allow further extension for representation invited.
- 2.4 In December 2020, in advance of submission of the Neighbourhood Plan, an independent examiner Mr Nigel McGurk was appointed by the Borough Council with consent of the Qualifying Body, to undertake the examination of the Hunstanton Neighbourhood Plan. The examination took place from May to June 2021 reviewing whether the plan meets the basic conditions required by legislation and should proceed to referendum. This culminated in the Examiner's Report being issued in September 2021.
- 2.5 The Examiner's Report concludes that subject to making the modifications recommended by the examiner, the plan meets the basic conditions as set out in legislation and should proceed to a Neighbourhood Planning Referendum. The Borough Council and Hunstanton Town Council accepted all the proposed modifications. The Town Council confirmed this acceptance on 12 December 2021.
- 2.6 The Borough Council is required to consider the recommendations made by the Independent Examiner. Modifications proposed by the Examiner are set out in Appendix 1 alongside the council's decision in response to each recommendation and the reasons for them.

3.0 Reasons for Decision

- 3.1 The Hunstanton Neighbourhood Development Plan (the Plan) as modified by the Examiner's recommendations and the Borough Council, has had regard to national policies and advice contained in guidance issued by the Secretary of State. A requirement to have regard to policies and advice does not require that such policy and advice must necessarily be followed, but it is intended to have and does have to a significant effect. A neighbourhood plan must not constrain the delivery of important national policy objectives. The principal document in which national planning policy is contained is the National Planning Policy Framework (July 2021) (NPPF) and this conclusion is reached bearing this in mind. The advice within National Planning Practice Guidance (NPPG) has also been borne in mind in reaching this conclusion.
- 3.2 Paragraph 13 of the NPPF is clear that neighbourhood plans should support the delivery of strategic policies contained in local plans and spatial development strategies. Qualifying bodies should plan positively to support local development, shaping and directing development in their area that is outside these strategic policies. More specifically paragraph 29 of the NPPF states that neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies.

- 3.3 Beyond this, the content of a draft neighbourhood plan will determine which other aspects of national policy are or are not a relevant consideration to take into account. The basic condition allows qualifying bodies, the independent examiner and local planning authority to reach a view in those cases where different parts of national policy need to be balanced.
- 3.4 Having considered all relevant information, including representations submitted in response to the Plan, the Examiner's considerations and recommendations, the council has come to the view that the Plan recognises and respects relevant constraints. The Plan has developed a positive suite of policies that seek to bring forward positive and sustainable development in the neighbourhood area. There is a clear focus on safeguarding its local character and biodiversity whilst encouraging appropriate development to come forward.
- 3.5 Having carefully considered each of the recommendations made within the Examiner's Report and the reasons for them, the Borough Council (in accordance with the 1990 Act; Schedule 48 paragraph 12) has decided to make the modifications to the draft plan referred to in Appendix 1 and 2 (below) to ensure that the draft plan meets the basic conditions set out in legislation.
- 3.6 As set out in Appendix 1, it has been decided by the Borough Council and Town Council to split up the modifications made within the Examiner's report. This has been separated into appropriate columns. As stated by the examiner in the final examination report (2021) and left apparent in the table: Areas that need modification are expressed in column 2.
- 3.7 In order to comply with the basic conditions on the European Union legislation, the Qualifying Body produced a Strategic Environmental Assessment. The Strategic Environmental Assessment sets out the introduction and background in sections 1, 2 and 3. Section 4 sets out the application of SEA Directive to plans and programmes. Section 5 sets out the framework for Habitats Regulation Assessment. Section 6 sets out the screening outcome, summary and monitoring of the assessment.
- 3.8 The Plan, as modified by the Examiner's recommendations, is in all respects fully compatible with Convention rights contained in the Human Rights Act 1988. There has been full and adequate opportunity for all interested parties to take part in the preparation of the Plan and to make their comments known.
- 3.9 The Plan, as modified by the Examiner's recommendations, complies with the definition of an NDP and the provisions that can be made by a NDP. The Plan sets out policies in relation to the development and use of land in the whole of the neighbourhood area; it specifies the period for which it is to have effect and it does not include provision about development that is 'excluded development'.

4.0 Decision

- 4.1 The Neighbourhood Planning (General) Regulations 2012 requires the local planning authority to outline what action to take in response to the recommendations that the examiner made in the report under paragraph 10 of

Schedule 4A to the 1990 act (as applied by Section 38A of the 2004 Act) in relation to a neighbourhood development plan.

4.2 King's Lynn and West Norfolk Borough Council have carefully considered each of the recommendations made in the examiner's report and the reasons for them and have decided to accept the modifications to the draft plan.

4.3 Following the modifications made, the Hunstanton Neighbourhood Development Plan meets the basic conditions:

- Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the plan;
- The making of the neighbourhood plan contributes to the achievement of sustainable development;
- The making of the neighbourhood plan is in general conformity with the strategic policies contained in the King's Lynn and West Norfolk Local Plan - Core Strategy (2011) and Site Allocations and Development Management Policies Plan (2016);
- The making of the neighbourhood plan does not breach and is otherwise compatible with EU obligations; and;
- The making of the neighbourhood plan is not likely to have a significant effect on a European site either alone or in combination with other plans and projects.

4.4 It is recommended that the Hunstanton Neighbourhood Plan progresses to referendum.

Decision made by:

Cllr Richard Blunt
Cabinet Member for Development and Regeneration 5 April 2022

Geoff Hall
Executive Director Environment and Planning 5 April 2022

Appendix 1: Examiner’s Recommendations

Section	Specific Modification for the NP to be compliant with the basic conditions as stated in the Final Hunstanton NP Examination Report September 2021 Where modifications are recommended, they appear in bold text . Where the examiner has suggested specific changes to the wording of the policies or new wording these appear in bold italics .	Who will make these changes ? LPA or QB	Do you agree with the modification ?	What needs to be done to meet the specific modification?	Amendments and new changes made to the proposed Hunstanton neighbourhood plan.
Chapter 6: The Neighbourhood Plan- Introductory section	<ul style="list-style-type: none"> • Para 44, change to “<i>Views have been expressed along the lines that large houses...As second homes, they may remain empty for part of the year. The Neighbourhood Plan aims to promote the provision of reasonably sized, adaptable homes to meet the needs of the community.</i>” (delete rest of para) • Para 45, change to “...holiday lets, the provision of two or three bedroom, one or two storey housing is encouraged. New homes can be built of a mixture...” • Para 46, delete first five sentences (which are written as a Policy requirement) and instead, start para “The Neighbourhood Plan notes that gardens are important for family...this natural environment.” 	QB	Yes	QB will make textual changes	<p>44. Views have been expressed along the lines that 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 may remain empty for part of the year. The Neighbourhood Plan aims to promote the provision of reasonably sized, adaptable homes to meet the needs of the community. 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.²</p> <p>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, the provision of two or three bedroom, one or two storey housing is encouraged.</p>

² Inconsequential/ minor changes and grammatical corrections, in the interest of clarity and/ or readability are incorporated into the schedule of amendments and new changes (right hand column).

Section	<p>Specific Modification for the NP to be compliant with the basic conditions as stated in the Final Hunstanton NP Examination Report September 2021</p> <p>Where modifications are recommended, they appear in bold text. Where the examiner has suggested specific changes to the wording of the policies or new wording these appear in bold italics.</p>	<p>Who will make these changes ?</p> <p>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 Hunstanton neighbourhood plan.</p>
	<ul style="list-style-type: none"> • Para 48, delete the first and last sentences of the Paragraph, which are unsupported by substantive evidence • Pages 25-29, replace the Policy-style reference numbers for each goal (eg A1, A2 etc) with bullet points • Policy section, under “Justification and Evidence,” delete “Conforms with” “Informed by” and “Plan Objectives” information • Page 29, delete the last sentence “Proposals can indicate that...land usage.” • Page 29, change heading to “Neighbourhood Plan Policies” 				<p>New homes 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.</p> <p>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. The</p> <p>Neighbourhood Plan notes that 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.</p>

Section	<p>Specific Modification for the NP to be compliant with the basic conditions as stated in the Final Hunstanton NP Examination Report September 2021</p> <p>Where modifications are recommended, they appear in bold text. Where the examiner has suggested specific changes to the wording of the policies or new wording these appear in <i>bold italics</i>.</p>	<p>Who will make these changes ?</p> <p>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 Hunstanton neighbourhood plan.</p>
					<p>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 21st 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.</p> <p>Pages 25-29 the assessment of ‘Strength, Weaknesses, Opportunities, Challenges’ and ‘Goals and objectives A to G’ formatted in order to avoid the policy-style representation.</p> <p>Under each policy, the “Conforms with”, “Informed by” and “Plan Objectives” information are deleted.</p>

Section	<p>Specific Modification for the NP to be compliant with the basic conditions as stated in the Final Hunstanton NP Examination Report September 2021</p> <p>Where modifications are recommended, they appear in bold text. Where the examiner has suggested specific changes to the wording of the policies or new wording these appear in bold italics.</p>	<p>Who will make these changes ?</p> <p>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 Hunstanton neighbourhood plan.</p>
					<p>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.</p> <p>Neighbourhood Plan Policies and Proposals</p> <p>The Borough Council consider the proposed modifications to the supporting text to be necessary to ensure that there is the clarity that is required by national policy and guidance.</p>
<p>Chapter 7. The Neighbourhood Plan – Neighbourhood Plan Policies</p>					
<p>Policy J1: Fundamentals</p>	<p>• Delete the wording of Policy J1 and replace with: <i>“Development must respect local character and integrate with its surroundings.”</i></p>	<p>QB</p>	<p>Yes</p>	<p>QB will make textual changes</p>	<p>Policy J1: Fundamentals</p> <p>Development must respect local character and integrate with its surroundings.</p>

Section	<p>Specific Modification for the NP to be compliant with the basic conditions as stated in the Final Hunstanton NP Examination Report September 2021</p> <p>Where modifications are recommended, they appear in bold text. Where the examiner has suggested specific changes to the wording of the policies or new wording these appear in bold italics.</p>	<p>Who will make these changes ?</p> <p>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 Hunstanton neighbourhood plan.</p>
					<p>The Borough Council consider the proposed modifications to the policy to be necessary to ensure that the policy is not duly restrictive and to avoid unnecessary duplication as required by national policy.</p> <p>The Borough Council consider the proposed modifications to the policy to be necessary to ensure the policy is more directly applicable to the development management process.</p>
<p>Policy J2: Natural Environment</p>	<ul style="list-style-type: none"> • Delete the wording of Policy J2 and replace with: <p><i>“Enhancements to biodiversity will be supported. Development should minimise its impact on and provide net gains for, biodiversity.”</i></p>	<p>QB</p>	<p>Yes</p>	<p>QB will make textual changes</p>	<p>Policy J2: Natural Environment</p> <p>Enhancements to biodiversity will be supported. Development should minimise its impact on and provide net gains for, biodiversity.</p> <p>The Borough Council consider the proposed modifications to the policy to be necessary as the approach is not underpinned by appropriate evidence and to ensure that there is the clarity that is required by national policy and guidance.</p>
<p>Policy J3: Open Spaces and Local Green Spaces</p>	<ul style="list-style-type: none"> • Delete the wording of Policy J3 and replace with: <p><i>“The areas listed and shown on the plans below are designated as Local Green Space. The management of development within areas</i></p>	<p>QB/LPA</p>	<p>Yes</p>	<p>QB will make textual changes and LPA make map changes</p>	<p>Policy J3: Open Spaces and Local Green Spaces</p> <p>The areas listed and shown on the plans below are designated as Local Green Space. The management of development within areas of Local Green Space will be consistent with that for development within Green Belts.</p>

Section	<p>Specific Modification for the NP to be compliant with the basic conditions as stated in the Final Hunstanton NP Examination Report September 2021</p> <p>Where modifications are recommended, they appear in bold text. Where the examiner has suggested specific changes to the wording of the policies or new wording these appear in bold italics.</p>	<p>Who will make these changes ?</p> <p>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 Hunstanton neighbourhood plan.</p>
	<p><i>of Local Green Space will be consistent with that for development within Green Belts.</i></p> <p><i>Cliff Top Car Park; Pitch & Putt Golf Course; Cliff Top; Esplanade Gardens; The Lower Green; The Upper Green; Lincoln Square; Boston Square Sensory Park; Oasis Way Verges; Old Town Way Verge; The Recreation Ground; Community Centre Field and Orchard; The Cemetery; Queens Gardens Green; Astley Crescent Green; Collingwood Road Green; Elizabeth Close Play Area; Northfields Allotments; Bennett's Green.</i></p> <ul style="list-style-type: none"> • Provide plans immediately below Policy J3 in the Neighbourhood Plan that clearly identify the name and boundaries of each of the areas of designated Local Green Space listed above (NB, this may be on individual plans or on plans showing more than one Local Green Space. All boundaries must be clearly shown at a detailed level and each individual Local Green Space must be clearly named/identifiable) • Delete Map 5 				<ol style="list-style-type: none"> 1. Cliff Top Car Park; 2. Pitch & Putt Golf Course; 3. Cliff Top; 4. Esplanade Gardens; 5. The Lower Green; 6. The Upper Green; 7. Lincoln Square; 8. Boston Square Sensory Park; 9. Oasis Way Verges; 10. Old Town Way Verge; 11. The Recreation Ground; 12. Community Centre Field and Orchard; 13. The Cemetery; 14. Queens Gardens Green; 15. Astley Crescent Green; 16. Collingwood Road Green; 17. Elizabeth Close Play Area; 18. Northfields Allotments; 19. Bennett's Green. <p>The Borough Council consider the proposed modifications to the policy to be necessary to ensure that it has regard to paragraphs 99-101 of the NPPF (2021) and to ensure that there is the clarity that is required by national policy and guidance.</p>

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					<p>The Borough Council consider the Examiner's recommendation on including the appropriate maps of the Local Green Spaces necessary to ensure that there is the clarity that is required by national policy and guidance.</p> <p>Amended/ replacement Map 5 has been inserted into the Plan document and can be seen under Appendix 3 of this Decision Statement.</p>
<p>Policy J4: Allotments</p>	<p>No change</p>				
<p>Policy J5: Community Green Space Design</p>	<p>Delete the wording of Policy J5 and replace with:</p> <p><i>“Developments of ten or more dwellings should provide for the planting and long-term maintenance of native and/or fruiting trees and existing trees should be retained wherever possible.”</i></p>	<p>QB</p>	<p>Yes</p>	<p>QB will make textual changes</p>	<p>Policy J5: Community Green Space Design</p> <p>Developments of ten or more dwellings should provide for the planting and long-term maintenance of native and/or fruiting trees and existing trees should be retained wherever possible.</p> <p>The Borough Council consider the proposed modifications to the policy to be necessary to ensure that there is the clarity that is required by national policy and guidance.</p>
<p>Policy J6: Dark Skies</p>	<ul style="list-style-type: none"> Delete the wording of Policy J6 and replace with: 	<p>QB</p>	<p>Yes</p>	<p>QB will make textual changes</p>	<p>Policy J6: Dark Skies</p>

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	<i>“Development should respect the area’s dark skies and wildlife and minimise the impact of light pollution from artificial light.”</i>				Development should respect the area’s dark skies and wildlife and minimise the impact of light pollution from artificial light. The Borough Council consider the proposed modifications to the policy to be necessary to ensure that there is the clarity that is required by national policy and guidance.
Policy J7: Green Separation Zones	Map 6, delete the small area shown as Green Separation Zone in the south eastern corner of the Neighbourhood Area from Map 6. For the avoidance of doubt, the whole of the “L-shaped” green shading in this south eastern area of the Map should be deleted.	LPA	Yes	LPA make map change	The Borough Council consider the proposed modifications to Map 6 in the Plan necessary to ensure that there is the clarity that is required by national policy and guidance and so that the figure is consistent with Policy J7. Updated map 6 has been inserted into the Plan document and can also be seen under appendix 4 of this decision statement.
Policy K1: Size and Mix of Houses – Housing Need	• Delete the wording of Policy K1 and replace with: <i>“The development of a range of property sizes and tenures suitable to meet local housing need will be supported. The provision of development that meets local needs for sheltered, supported and/or extra care housing will be supported.”</i>	QB	Yes	QB make textual changes	Policy K1: Size and Mix of Houses – Housing Need The development of a range of property sizes and tenures suitable to meet local housing need will be supported. The provision of development that meets local needs for sheltered, supported and/or extra care housing will be supported.

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	<p>• Delete the Justification and Evidence and replace with:</p> <p><i>“The Neighbourhood Plan supports the provision of housing where it is needed and supports development that meets the needs of groups with specific housing requirements.”</i></p>				<p>Justification and Evidence</p> <p>The Neighbourhood Plan supports the provision of housing where it is needed and supports development that meets the needs of groups with specific housing requirements.</p> <p>The Borough Council consider the proposed modifications to the policy to be necessary to ensure that there is the clarity that is required by national policy and guidance.</p>
<p>Policy K2: Design, Style and Materials</p>	<p>Delete the wording of Policy K2 and replace with:</p> <p><i>“All development in Hunstanton Neighbourhood Area must be of a high quality and make a positive contribution to local character. Residential development will be supported where it respects and appears in keeping with its surroundings, and where it respects the amenity of neighbours and highway safety. Development should have regard to local characteristics and distinctiveness, including historic character, materials and boundary features and existing trees and hedgerows. Development within the Conservation Area or</i></p>	<p>QB</p>	<p>Yes</p>	<p>QB make textual changes</p>	<p>Policy K2: Design, Style and Materials</p> <p>All development in Hunstanton Neighbourhood Area must be of a high quality and make a positive contribution to local character. Residential development will be supported where it respects and appears in keeping with its surroundings, and where it respects the amenity of neighbours and highway safety. Development should have regard to local characteristics and distinctiveness, including historic character, materials and boundary features and existing trees and hedgerows. Development within the Conservation Area or its setting will be</p>

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	<p><i>its setting will be required to conserve or enhance the significance of the heritage asset.”</i></p> <p>• Justification and Evidence, delete the last paragraph (“A limit on the height...heritage assets.”)</p>				<p>required to conserve or enhance the significance of the heritage asset.</p> <p>Justification and Evidence</p> <p>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</p>

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					<p>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.</p> <p>The Borough Council consider the proposed modifications to the policy to be necessary to ensure the policy is more directly applicable to the development management process and to ensure that there is the clarity that is required by national policy and guidance.</p>
<p>Policy K3: Footprint of Buildings</p>	<p>Delete Policy K3 and supporting text</p> <ul style="list-style-type: none"> •The Neighbourhood Plan “jumps” from Policy K3 to Policy K5 (there is no Policy K4). Similarly, there is a jump from Policy K8 to Policy K11 and from Policy M1 to M3. • The deletion of Policy K3 will add to these numbering gaps and I make a recommendation later in this Report that Policies are renumbered to ensure that Policy numbering follows on in a consecutive manner 	<p>QB</p>	<p>Yes</p>	<p>QB make textual changes throughout</p>	<p>The Borough Council consider the proposed deletion of the policy to be necessary to ensure that the Neighbourhood Plan meets basic conditions and there is the clarity that is required by national policy and guidance.</p> <p>The Borough Council consider the proposed modifications to the numbering of the policies necessary to keep the consistency throughout the plan.</p>

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Policy K5: Affordable/Shared Ownership Homes	<p>Policy K5, change the wording of the first sentence to:</p> <p><i>“In major developments, affordable housing should be dispersed throughout the development site.”</i></p> <ul style="list-style-type: none"> • Retain the second sentence (“It should be...conspicuous.”) 	QB	Yes	QB make textual changes throughout	<p>Policy K3: Affordable/Shared Ownership Homes</p> <p>In major developments, affordable housing should be dispersed throughout the development site. It should be of the same general design as other dwellings in the development and must not be conspicuous.</p> <p>The Borough Council consider the proposed modifications to the policy to be necessary to ensure that there is the clarity that is required by national policy and guidance.</p>
Policy K6: Infill Developments	Delete Policy K6 and supporting text	QB	Yes	QB make textual changes throughout	The Borough Council consider the proposed deletion of the policy and supporting text to be necessary to ensure there is the clarity that is required by national policy and guidance.
Policy K7: Parking Provision	No changes to the Policy are recommended.				<p>Policy K4: Parking Provision</p> <p>The Borough Council consider the proposed modifications to the numbering of the policies necessary to keep the consistency throughout the plan.</p>

Section	Specific Modification for the NP to be compliant with the basic conditions as stated in the Final Hunstanton NP Examination Report September 2021 Where modifications are recommended, they appear in bold text . Where the examiner has suggested specific changes to the wording of the policies or new wording these appear in bold italics .	Who will make these changes? LPA or QB	Do you agree with the modification	What needs to be done to meet the specific modification?	Amendments and new changes made to the proposed Hunstanton neighbourhood plan.
Policy K8: Off Road Parking	<ul style="list-style-type: none"> Policy K8, delete wording and replace with: <i>“All new dwellings should include provision for vehicle electric charging points. Car parking surfaces should be permeable.”</i> 	QB	Yes	QB make textual changes	<p>Policy K5: Off Road Parking</p> <p>All new dwellings should include provision for vehicle electric charging points. Car parking surfaces should be permeable.</p> <p>The Borough Council consider the proposed modifications to the policy to be necessary to ensure the policy is more directly applicable to the development management process.</p>
Policy K11: Houses as Principal Residence	<ul style="list-style-type: none"> Delete Policy K11 and supporting text 	QB	Yes	QB make textual changes	The Borough Council consider the proposed deletion of the policy to be necessary to ensure that the Neighbourhood Plan meets basic conditions and there is the clarity that is required by national policy and guidance.
Policy L1: Development of Shops, Workshops and Businesses	<ul style="list-style-type: none"> Delete the wording of Policy L1 and replace with: <i>“Shop front design in the Conservation Area and its setting must be sympathetic to its surroundings and should be in accordance with the 2008 Shop Front Guide.”</i> 	QB	Yes	QB make textual changes	<p>Policy L1: Development of Shops, Workshops and Businesses</p> <p>Shop front design in the Conservation Area and its setting must be sympathetic to its surroundings and should be in accordance with the 2008 Shop Front Guide.</p> <p>The Borough Council consider the proposed modifications to the policy to be necessary to</p>

Section	<p>Specific Modification for the NP to be compliant with the basic conditions as stated in the Final Hunstanton NP Examination Report September 2021</p> <p>Where modifications are recommended, they appear in bold text. Where the examiner has suggested specific changes to the wording of the policies or new wording these appear in bold italics.</p>	<p>Who will make these changes ?</p> <p>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 Hunstanton neighbourhood plan.</p>
					<p>ensure that there is the clarity that is required by national and local policy and guidance.</p>
<p>Policy L2: Employment and Access</p>	<ul style="list-style-type: none"> • Delete the wording of Policy L2 and replace with: <p><i>“New employment development must respect local character, the amenity of neighbours and highway safety.”</i></p>				<p>Policy L2: Employment and Access</p> <p>New employment development must respect local character, the amenity of neighbours and highway safety.</p> <p>The Borough Council consider the proposed modifications to the policy to be necessary as the approach to the delivery of the policy is not underpinned by appropriate evidence and to ensure that there is the clarity that is required by national policy and guidance.</p>
<p>Policy L3: Location in or Near Town Centre</p>	<ul style="list-style-type: none"> • Delete Policy L3, supporting text and Map 8 	<p>QB</p>	<p>Yes</p>	<p>QB make textual/ map changes</p>	<p>The Borough Council consider the proposed deletion of the policy, its supporting text and Map 8 to be necessary to ensure that the Neighbourhood Plan meets basic conditions, the Plan is not duly restrictive towards sustainable development.</p>
<p>Policy L4: Home Working</p>	<ul style="list-style-type: none"> • Delete Policy L4 and supporting text 	<p>QB</p>	<p>Yes</p>	<p>QB make textual changes</p>	<p>The Borough Council consider the proposed deletion of the policy and its supporting text to be necessary to ensure that the Neighbourhood Plan meets basic conditions.</p>

Section	Specific Modification for the NP to be compliant with the basic conditions as stated in the Final Hunstanton NP Examination Report September 2021 Where modifications are recommended, they appear in bold text . Where the examiner has suggested specific changes to the wording of the policies or new wording these appear in bold italics .	Who will make these changes? LPA or QB	Do you agree with the modification?	What needs to be done to meet the specific modification?	Amendments and new changes made to the proposed Hunstanton neighbourhood plan.
Policy L5: Mobile Phone and Broadband Provision	<ul style="list-style-type: none"> • Delete the wording of Policy L5 and replace with: <i>“Where possible, all new dwellings should provide broadband access via “Fibre to the Premises.” (delete rest of Policy)</i> • Justification and Evidence, delete everything after first sentence (“This is necessary... employment opportunities) 				<p>Policy L3: Mobile Phone and Broadband Provision</p> <p>New development will be required to make provision to connect to the internet by Where possible, all new dwellings should provide broadband access via “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.</p> <p>Justification and Evidence</p> <p>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</p>

Section	<p>Specific Modification for the NP to be compliant with the basic conditions as stated in the Final Hunstanton NP Examination Report September 2021</p> <p>Where modifications are recommended, they appear in bold text. Where the examiner has suggested specific changes to the wording of the policies or new wording these appear in <i>bold italics</i>.</p>	<p>Who will make these changes ?</p> <p>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 Hunstanton neighbourhood plan.</p>
					<p>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.</p> <p>The Borough Council consider the proposed modifications to the policy and its supporting text to be necessary as the approach to the delivery of the policy is not underpinned by appropriate evidence and to ensure that there is the clarity that is required by national policy and guidance.</p>
<p>Policy L6: Provision of Car Parking Areas</p>	<ul style="list-style-type: none"> Delete Policy L6, supporting text and Maps 9a and 9b 	<p>QB</p>	<p>Yes</p>	<p>QB make textual/ map changes</p>	<p>The Borough Council consider the proposed deletion of the policy, its supporting text and Maps 9a and 9b 8 to be necessary to ensure that the Neighbourhood Plan meets basic conditions.</p>

Section	Specific Modification for the NP to be compliant with the basic conditions as stated in the Final Hunstanton NP Examination Report September 2021 Where modifications are recommended, they appear in bold text . Where the examiner has suggested specific changes to the wording of the policies or new wording these appear in bold italics .	Who will make these changes? LPA or QB	Do you agree with the modification?	What needs to be done to meet the specific modification?	Amendments and new changes made to the proposed Hunstanton neighbourhood plan.
Policy M1: Education and Health Care Provision	<ul style="list-style-type: none"> • Delete Policy M1 and supporting text 	QB	Yes	QB make textual changes	The Borough Council consider the proposed deletion of the policy and its supporting text to be necessary due to the lack of clarity around the deliverability of the policy and to ensure that the Neighbourhood Plan meets basic conditions.
Policy M3: Protection of Local Community Facilities	<ul style="list-style-type: none"> • Policy M3, change to • <i>“The following community facilities will be retained for the benefit of the community unless it can be demonstrated that they can be replaced 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:</i> <i>St Edmund’s C of E Church; Methodist Church; Union Church; Roman Catholic Church; Way Christian Centre; Christian Science Church; Early Learning Centre; Hunstanton Primary School; Smithdon High School; Glebe House School; Police Station; Ambulance Station; Fire Station; GP Surgery and pharmacy; Community Centre; Oasis Leisure Centre; Croquet Club and Bowls Club;</i> 				<p>Policy M1: Protection of Local Community Facilities</p> <p>The following community facilities (listed on page 50) will be protected retained for the benefit of the community unless the proposal provides for their replacement it can be demonstrated that they can be replaced 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.:</p> <ol style="list-style-type: none"> 1. St Edmund’s C of E Church; 2. Methodist Church; 3. Union Church; 4. Roman Catholic Church; 5. Way Christian Centre; 6. Christian Science Church; 7. Early Learning Centre; 8. Hunstanton Primary School; 9. Smithdon High School; 10. Glebe House School;

Section	<p>Specific Modification for the NP to be compliant with the basic conditions as stated in the Final Hunstanton NP Examination Report September 2021</p> <p>Where modifications are recommended, they appear in bold text. Where the examiner has suggested specific changes to the wording of the policies or new wording these appear in bold italics.</p>	<p>Who will make these changes ?</p> <p>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 Hunstanton neighbourhood plan.</p>
	<p><i>United Services Club; Conservative Club; Wash and Tope; Cliff Top Pitch and Putt; Recreation ground and play area; Cliff top car park; Northfields Allotments; Styleman Crescent play area; Beach Terrace Road car parks; Southend Road Coach Park; Northern and Southern Promenade; Kit Kat Site; Esplanade Gardens; Henry le Strange Orchard; Barclays Bank; Salad Bowl & Bowling club; Sailing club; Pier Entertainment Centre ; Marine Court; Bus station; Library; Sea Life Centre; Rainbow Park Fairground.</i></p> <p>• Clearly identify the location of each community facility on a plan/plans provided below the Policy</p>				<ol style="list-style-type: none"> 11. Police Station; 12. Ambulance Station; 13. Fire Station; 14. GP Surgery and pharmacy; 15. Community Centre; 16. Oasis Leisure Centre; 17. Croquet Club and Bowls Club; 18. United Services Club; 19. Conservative Club; 20. Wash and Tope; 21. Cliff Top Pitch and Putt; 22. Recreation ground and play area; 23. Cliff top car park; 24. Northfields Allotments; 25. Styleman Crescent (Campbell Close) play area; 26. Beach Terrace Road car parks; 27. Southend Road Coach Park; 28. Northern and Southern Promenade; 29. Kit Kat Site; 30. Esplanade Gardens; 31. Henry le Strange Orchard; 32. Barclays Bank; 33. Salad Bowl & Bowling club; 34. Sailing club; 35. Pier Entertainment Centre ; 36. Marine Court; 37. Bus station;

Section	<p>Specific Modification for the NP to be compliant with the basic conditions as stated in the Final Hunstanton NP Examination Report September 2021</p> <p>Where modifications are recommended, they appear in bold text. Where the examiner has suggested specific changes to the wording of the policies or new wording these appear in <i>bold italics</i>.</p>	<p>Who will make these changes ?</p> <p>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 Hunstanton neighbourhood plan.</p>
					<p>38. Library; 39. Sea Life Centre; 40. Rainbow Park Fairground.</p> <p>Map 7 shows the location of each community facility.</p> <p>Map 7 has been inserted into the Plan document and can also be viewed under appendix 5 of this Decision Statement.</p> <p>The Borough Council consider the proposed modifications to the policy to be necessary to ensure that there is the clarity that is required by national policy and guidance.</p>
<p>8. The Neighbourhood Plan: Other Matter</p>	<ul style="list-style-type: none"> • Update the Contents, Policy, Plan/Map, paragraph and page numbering to take into account the recommendations contained in this Report • Re-number Policies and Plans/Maps, to ensure numbering is consecutive 				<p>Correct the numbering of paragraphs, policies, maps and page numbers respective to the modification.</p> <p>The Borough Council consider the proposed modifications to the numbering of the paragraphs, policies, maps and page numbers necessary to keep the consistency throughout the plan.</p>

Hunstanton Neighbourhood Plan: Proposed Plan Modifications: policies J1, J2, J3, J5, J6, J7, K1, K2, K5, K7, K8, L1, L2, L5, and M3 (with supporting text where applicable)

[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 J1: Fundamentals

Policy J1: Fundamentals

[Examiner's Modification] ~~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.~~

Development must respect local character and integrate with its surroundings.

Policy J2: Natural Environment

Policy J2: Natural Environments

[Examiner's Modification] ~~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: HNNDP Hunstanton Green Spaces and Trees.

Enhancements to biodiversity will be supported. Development should minimise its impact on and provide net gains for, biodiversity.

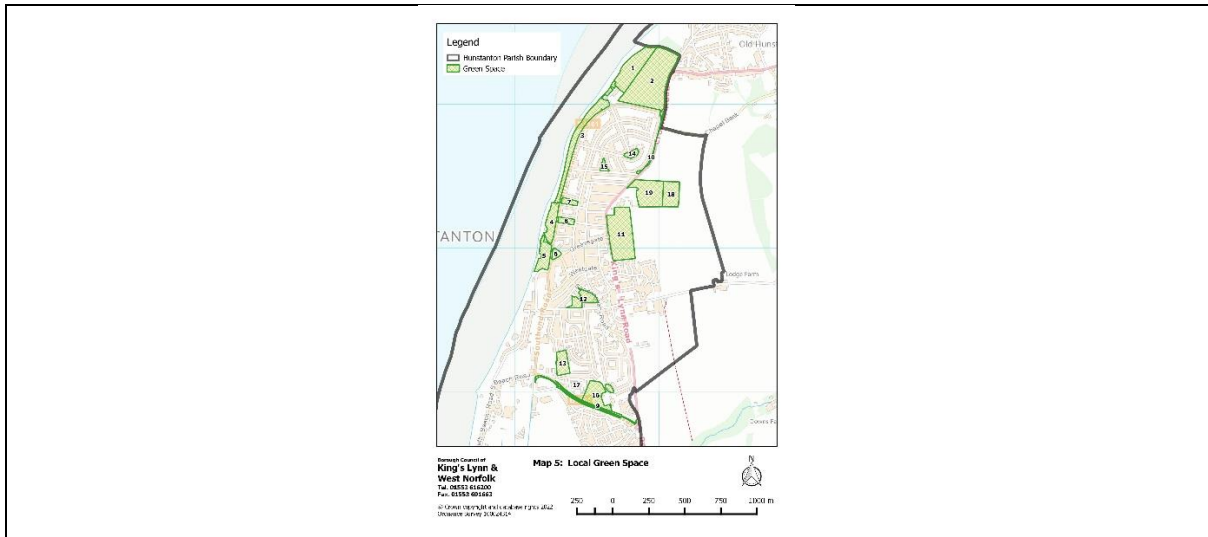
Policy J3: Open Spaces and Local Green Spaces

Policy J3: Open Spaces and Local Green Spaces

[Examiner's Modification] 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: HNNDP Hunstanton Green Spaces and Trees.

The areas listed and shown on the plans below are designated as Local Green Space. The management of development within areas of Local Green Space will be consistent with that for development within Green Belts.

- 1. Cliff Top Car Park;**
- 2. Pitch & Putt Golf Course;**
- 3. Cliff Top;**
- 4. Esplanade Gardens;**
- 5. The Lower Green;**
- 6. The Upper Green;**
- 7. Lincoln Square;**
- 8. Boston Square Sensory Park;**
- 9. Oasis Way Verges;**
- 10. Old Town Way Verge;**
- 11. The Recreation Ground;**
- 12. Community Centre Field and Orchard;**
- 13. The Cemetery;**
- 14. Queens Gardens Green;**
- 15. Astley Crescent Green;**
- 16. Collingwood Road Green;**
- 17. Elizabeth Close Play Area;**
- 18. Northfields Allotments;**
- 19. Bennett's Green.**



Policy J5: Community Green Space Design

Policy J5: Community Green Space Design

~~**[Examiner's Modification]** 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.~~

Developments of ten or more dwellings should provide for the planting and long-term maintenance of native and/or fruiting trees and existing trees should be retained wherever possible.

Policy J6: Dark Skies

Policy J6: Dark Skies

~~**[Examiner's Modification]** 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.~~

Development should respect the area's dark skies and wildlife and minimise the impact of light pollution from artificial light.

Policy J7: Green Separation Zones

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.



Policy K1: Size and Mix of Houses

Policy K1: Size and Mix of Houses

[Examiner's Modification] ~~New housing developments or redevelopments of four or more dwellings will be supported which:~~

- ~~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.~~
- ~~provide open market houses across a range of dwelling sizes on developments comprising a mix of open market and affordable housing;~~
- ~~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.~~

The development of a range of property sizes and tenures suitable to meet local housing need will be supported. The provision of development that meets local needs for sheltered, supported and/or extra care housing will be supported.

Evidence and Justification

~~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.~~

~~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.~~

The Neighbourhood Plan supports the provision of housing where it is needed and supports development that meets the needs of groups with specific housing requirements.

Policy K2: Design, Style and Materials

Policy K2: Design, Style and Materials

[Examiner's Modification] ~~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:~~

- ~~a) road, footpath and cycleway connections to adjacent areas within the town and the surrounding open countryside;~~
- ~~b) ease of access and availability of facilities and services including public transport;~~

- c) the scale, density, massing, height, landscape design and materials reflect and enhance the architectural and historic character and scale of the surrounding buildings;
- d) the creation of well-defined streets and spaces which are easy to find your way around;
- e) the principles of 'streets for all';
- f) car usage and parking;
- g) play areas, public and private spaces;
- h) external storage and amenity space;
- i) 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.

All development in Hunstanton Neighbourhood Area must be of a high quality and make a positive contribution to local character. Residential development will be supported where it respects and appears in keeping with its surroundings, and where it respects the amenity of neighbours and highway safety. Development should have regard to local characteristics and distinctiveness, including historic character, materials and boundary features and existing trees and hedgerows. Development within the Conservation Area or its setting will be required to conserve or enhance the significance of the heritage asset.

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.~~

Policy K5: Affordable/Shared Ownership Homes

Policy K5: Affordable/Shared Ownership Homes

[Examiner’s Modification] In major developments, affordable housing shall **should 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.

Policy K8: Off Road Parking

Policy K8: Off Road Parking

[Examiner’s Modification] ~~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.~~

All new dwellings should include provision for vehicle electric charging points. Car parking surfaces should be permeable.

Policy L1: Development of Shops, Workshops and Businesses

Policy L1: Development of Shops, Workshops and Businesses

[Examiner's Modification] 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.

Shop front design in the Conservation Area and its setting must be sympathetic to its surroundings and should be in accordance with the 2008 Shop Front Guide.

Policy L2: Employment and Access

Policy L2: Employment and Access

[Examiner's Modification] 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.

New employment development must respect local character, the amenity of neighbours and highway safety.

Policy L5: Mobile Phone and Broadband Provision

Policy L5: Mobile Phone and Broadband Provision

[Examiner's Modification] New development will be required to make provision to connect to the internet by **Where possible, all new dwellings should provide broadband access via "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.

Policy M3: Protection of Local Community Facilities

Policy M3: Protection of Local Community Facilities

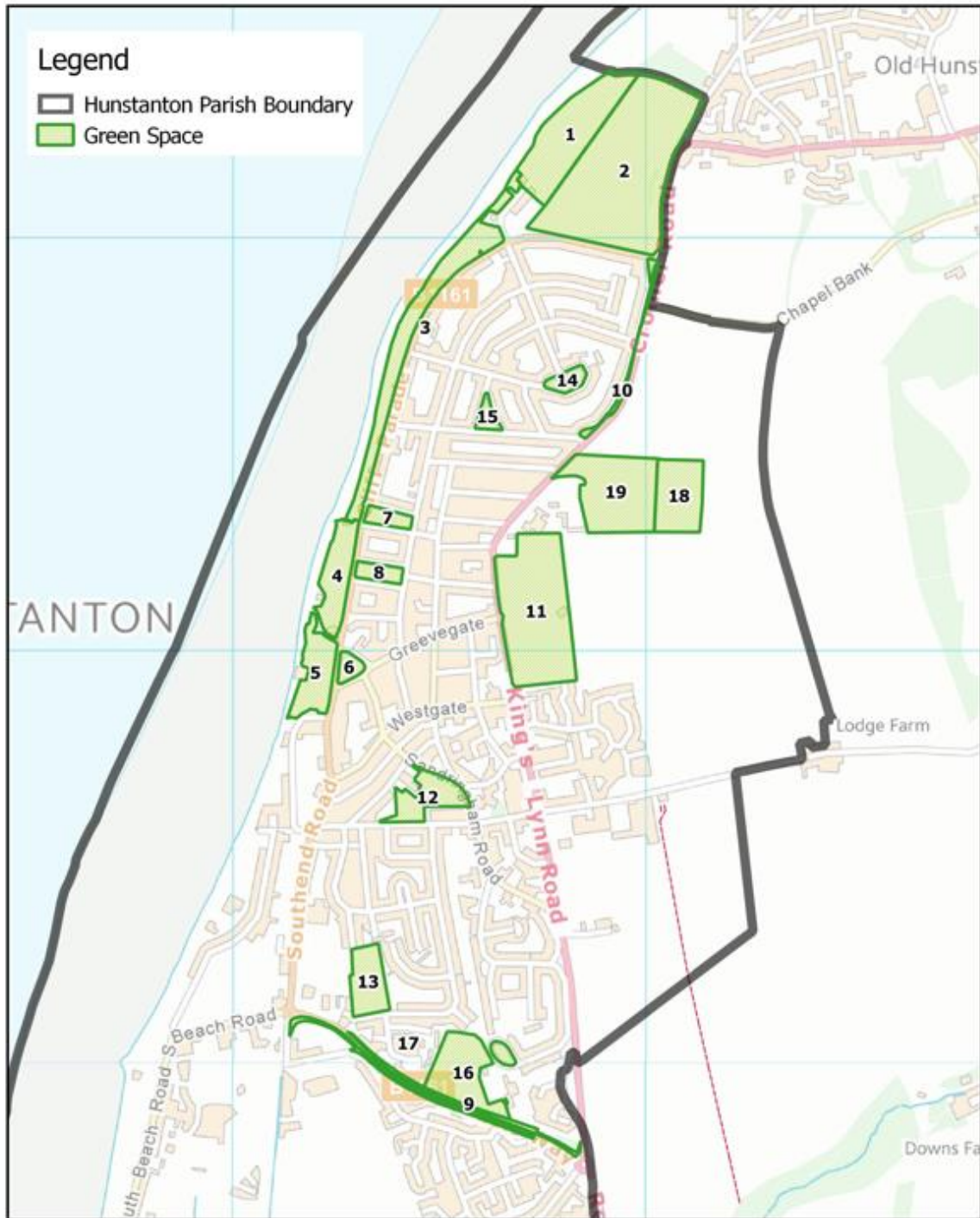
[Examiner's Modification] The following community facilities (listed on page 50) will be ~~protected~~ **retained for the benefit of the community** unless the proposal provides for their replacement **it can be demonstrated that they can be replaced** by facilities of a similar or improved quality in a no less accessible location for users, or it can be demonstrated that the facility is no longer viable or necessary:

1. St Edmund's C of E Church;
2. Methodist Church;
3. Union Church;
4. Roman Catholic Church;
5. Way Christian Centre;
6. Christian Science Church;
7. Early Learning Centre;
8. Hunstanton Primary School;
9. Smithdon High School;
10. Glebe House School;
11. Police Station;
12. Ambulance Station;
13. Fire Station;
14. GP Surgery and pharmacy;
15. Community Centre;
16. Oasis Leisure Centre;
17. Croquet Club and Bowls Club;
18. United Services Club;
19. Conservative Club;
20. Wash and Tope;
21. Cliff Top Pitch and Putt;
22. Recreation ground and play area;
23. Cliff top car park;
24. Northfields Allotments;

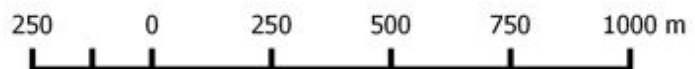
25. Styleman Crescent (Campbell Close) play area;
26. Beach Terrace Road car parks;
27. Southend Road Coach Park;
28. Northern and Southern Promenade;
29. Kit Kat Site;
30. Esplande Gardens;
31. Henry le Strange Orchard;
32. Barclays Bank;
33. Salad Bowl & Bowling club;
34. Sailing club;
35. Pier Entertainment Centre;
36. Marine Court;
37. Bus station;
38. Library;
39. Sea Life Centre;
40. Rainbow Park Fairground.

[INSERT MAP 7: Community Facilities into Plan, below Policy M3]

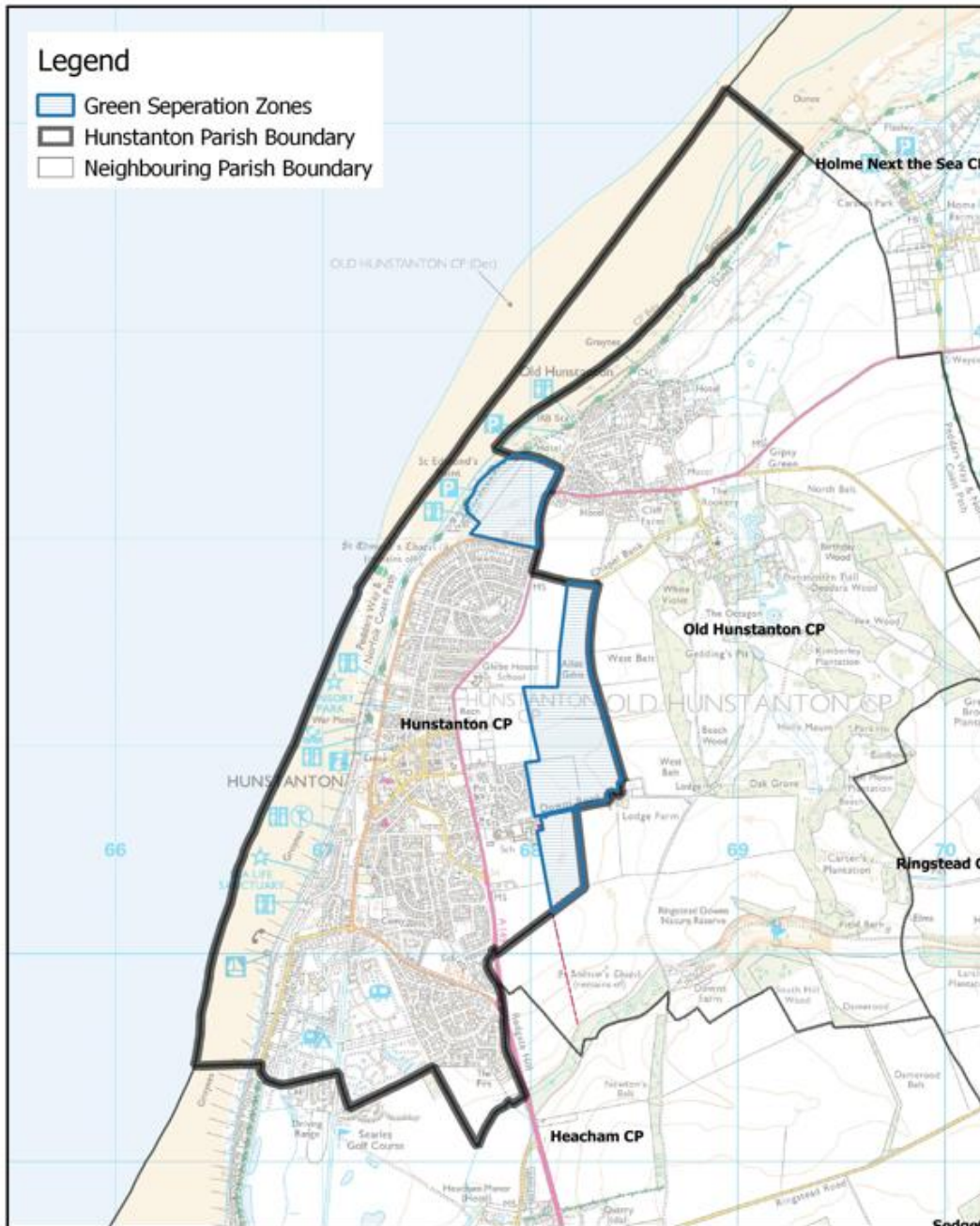
Appendix 3 - Map 5: Local Green Space



Borough Council of
**King's Lynn &
West Norfolk**
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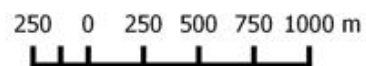


Appendix 4 – Map 6: Green Separation Zones



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 West Norfolk**
 Tel. 01553 616200
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Map 6: Green Separation Zones



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 Ordnance Survey 100024314

Appendix 5 – Map 7: Community Facilities