

OLD HUNSTANTON NEIGHBOURHOOD PLAN



**OLD HUNSTANTON
NEIGHBOURHOOD PLAN
MARCH 2021 DRAFT**

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History of Old Hunstanton

Old Hunstanton, a coastal village at the furthest tip of North-West Norfolk looking out over the entrance to the Wash, has always been an attractive place to live. Located at the western end of the Cromer Ridge, it stands at the end of the ancient Icknield Way and adjacent to the Roman Peddars Way. During Anglo-Saxon times the settlement acquired its name 'Hunstanestun' and seems to have spread further up the valley of the River Hun and south-west onto the higher ground. By the time the Norman conquerors carried out their census for the Domesday Book, there was a thriving settlement. Once the L'Estrange family became lords of the manor in the twelfth century, the fortunes of the village became intimately involved with theirs and during the sixteenth and seventeenth centuries the village enjoyed a long period of stability and prosperity under a series of benign lords of the manor. Victorian censuses show that the village was a thriving and self-sufficient farming community, while also developing a reputation as a bathing place.

Recent developments

In April 2007 the boundaries of Old Hunstanton were redrawn which gave an enlarged village community of 317 dwellings. The new Parish Council decided to seek the views of all the householders in the village to find out how they would wish to see the parish develop, and this resulted in the 2009 Parish Plan.

By 2011 the population stood at 628 (2011 Census data), with the number of dwellings up to 358 by 2019 (BCKLWN November 2019).

In 2017 the Parish Council resolved to make a Neighbourhood Plan, to build upon the Parish Plan, but more importantly to give more substance to local feeling regarding future development of the village. In 2019 the parish was designated as the Neighbourhood Plan area (see Map 1, due to an anomaly when the boundaries were redrawn, Old Hunstanton beach remained in the parish of Hunstanton, splitting Old Hunstanton in two, with a detached seaward area). Consultation comprised collection of resident and visitor opinion at the 2018 and 2019 Flower Festival & Fete, and in 2019 questionnaires were circulated to residents and businesses. Draft policies were put out for consultation in 2021. The revised Plan was then put to a referendum and adopted on xx.xx.xx.

The Neighbourhood Plan and all supporting documentation can be found on the Old Hunstanton Parish Council website at:

<https://oldhunstantonparishcouncil.norfolkparishes.gov.uk/>

OLD HUNSTANTON NEIGHBOURHOOD PLAN VISION STATEMENT

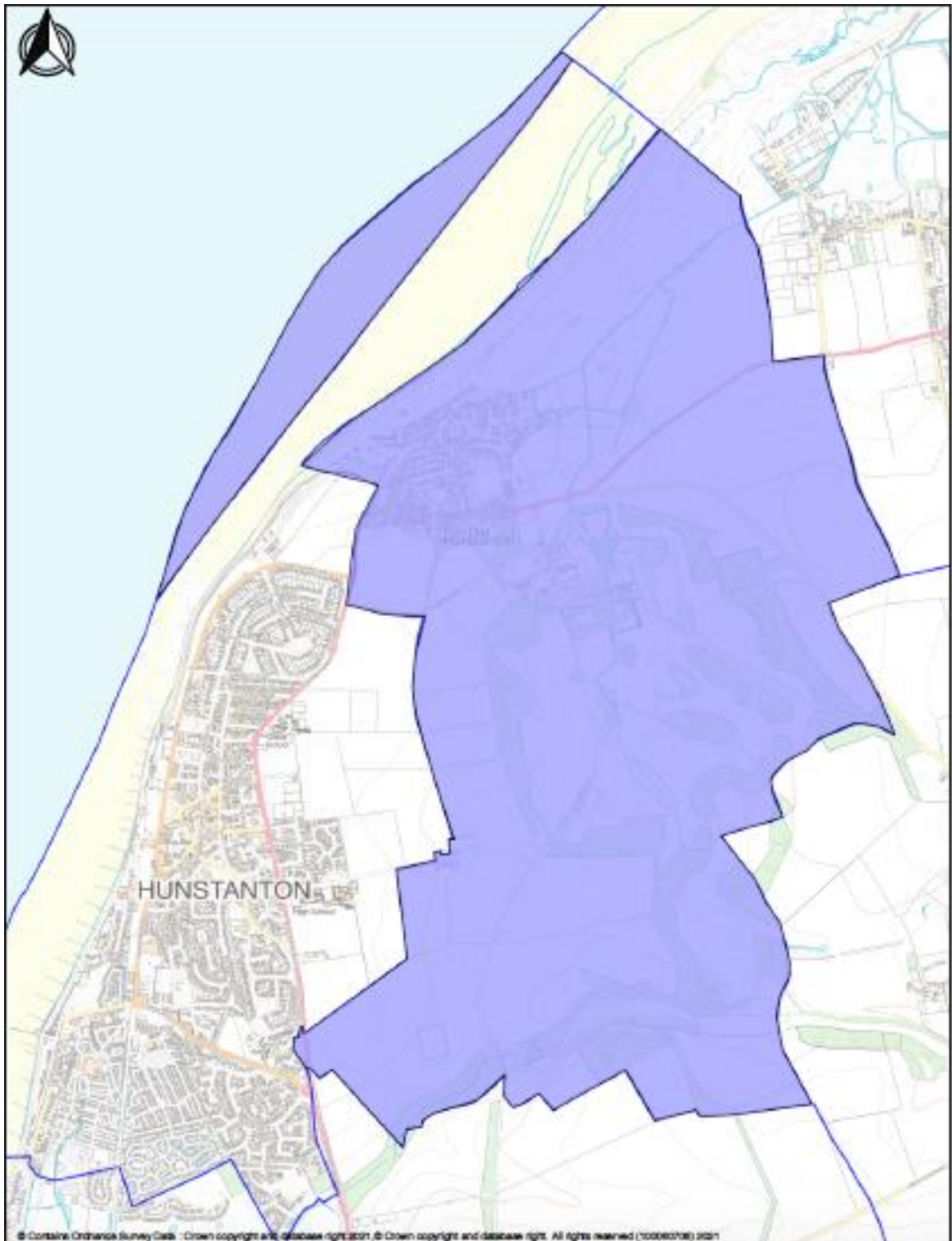
Any development of Old Hunstanton should be of a scale and nature so as to be sympathetic to the unique character of this West Norfolk seaside village, respecting its historic and rural nature.

Existing green spaces which create a separation zone between the village and adjacent settlements should be preserved to retain the respective identity of each settlement/maintain the integrity of the village.

Businesses will be supported to allow the local economy to flourish, and tourism managed so as to preserve the delicate natural environment that makes Old Hunstanton so attractive.

Map 1

Parish Boundary and Neighbourhood Area



SECTION 1 FUTURE DEVELOPMENT

DEVELOPMENT BOUNDARY

Justification

Much of the charm of Old Hunstanton, for residents and visitors alike, lies in its current village format. The existing settlement is contained, lying between coast and countryside (see Map 2).

The Old Hunstanton development boundary and the adjacent settlement of Hunstanton are already very close, so it is vital that the current development boundary here be maintained to prevent coalescence (see Policy 2 Settlement Breaks).



View from Chapel Bank looking north

Evidence

- 83% of questionnaire respondents wanted the Neighbourhood Plan to prevent development outside the existing village development boundary.
- 95% of questionnaire respondents wanted the Neighbourhood Plan to maintain clear space between Old Hunstanton, Hunstanton and other neighbouring parishes.
- Adjoining parishes seek to incorporate settlement breaks/separation zones into their neighbourhood plans.
- Two previous attempts to develop the piece of land separating the rural village of Old Hunstanton from the town of Hunstanton (HELAA Site H253) were unequivocally rejected in July 2015 by the High Court of Justice, Queen's Bench Division, Planning Court, reaffirmed in July 2016 by the Court of Appeal and, again, in June 2017 by the Planning Inspectorate.
- The Plan acknowledges the government's National Planning Policy Framework objective to significantly increase the supply of homes (NPPF para 59) and intends that this be met through infill, rather than development outside the existing development boundary.
- The Plan is also mindful of NPPF paras 77-79 concerning rural housing, and provides for proposals for rural exception sites (small sites for affordable housing on agricultural land) which will be considered on individual merit.

Policy 1 Village Development Boundary

New developments in Old Hunstanton shall be encouraged to be located within the existing village development boundary as defined by Borough Council of Kings Lynn & West Norfolk's SADMP (Map 2).

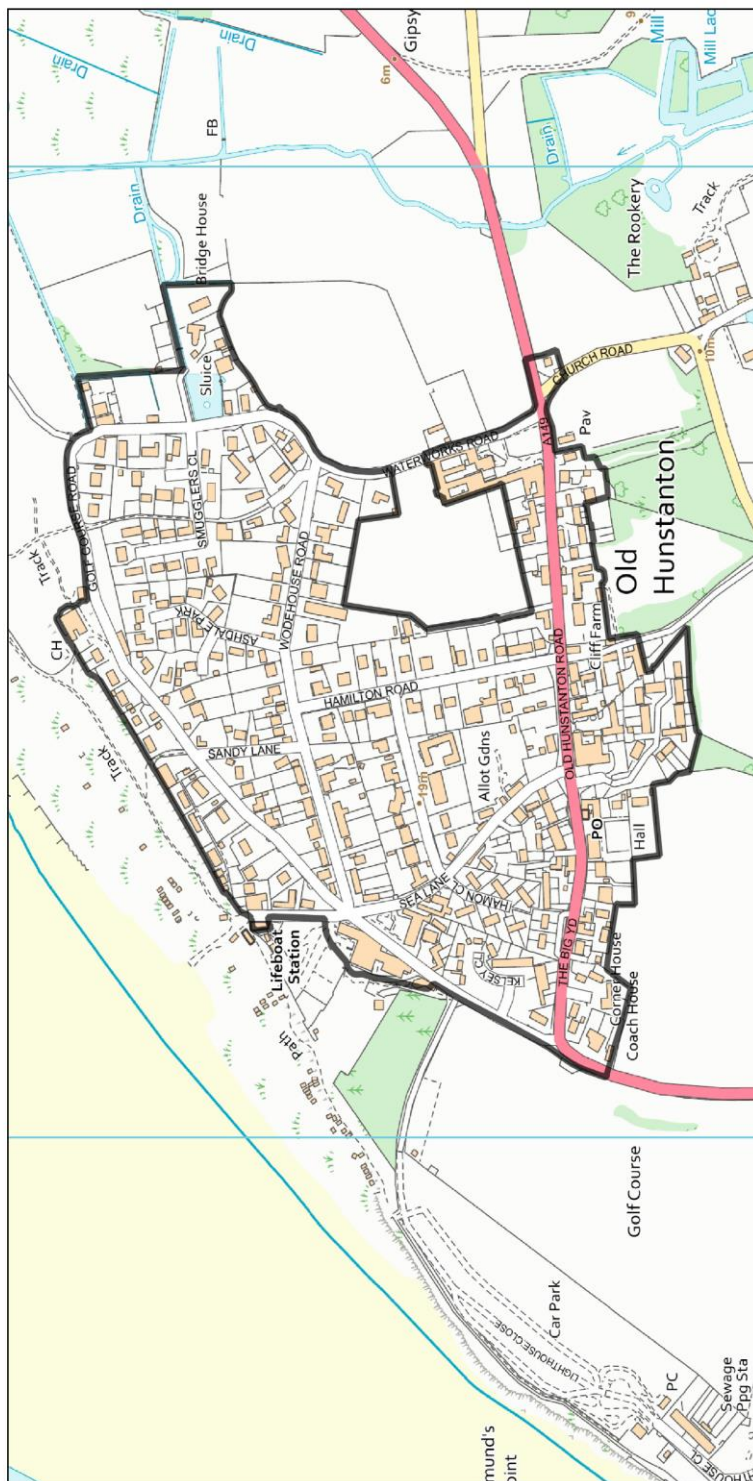
This is in order to:

- a) preserve the existing compact village structure
- b) protect the existing countryside, much of which is designated an Area of Outstanding Natural Beauty (AONB)
- c) maintain a buffer zone between primarily Old Hunstanton and Hunstanton, but also other adjacent settlements.

It is, however, appreciated that the National Planning Policy Framework permits certain types of development outside development boundaries (eg rural exception sites/entry level exception sites). Any such proposed development will be considered on its individual merits and supported if it is of a sustainable nature and of benefit to the village.

Map 2

Village Development Boundary



1:5,500

19/02/2020



Borough Council of
King's Lynn &
West Norfolk

Tel. 01553 616200

Fax. 01553 691663

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Ordnance Survey 100024314

Justification

Gaps between settlements are important in maintaining the separate identities of smaller settlements, providing their setting and preventing coalescence. Land immediately outside settlement boundaries is important to the form and character of a settlement, providing both the foreground and the background views of the settlement from a distance and opportunities for views from the settlement. To the north of Chapel Bank the open rolling land affords an uninterrupted view out to sea and across the Wash.



View from Chapel Bank looking west

Old Hunstanton village and Hunstanton town could easily merge if there was to be development outside Old Hunstanton's existing development boundary and this is to be avoided. Hunstanton's draft Neighbourhood Plan also seeks to address this by specifying a green separation zone, albeit within Old Hunstanton parish. Likewise, Heacham and Holme-next the-Sea's draft Neighbourhood Plans advocate the inclusion of separation zones to prevent coalescence.

Three settlement breaks have been identified (see Map 3 Settlement Breaks)

Area A

Hunstanton has already built up to its Parish boundary along much of its eastern side, which makes the preservation of this area crucial to maintaining separation between the two settlements. Hunstanton's draft Neighbourhood Plan identifies Area A as a green buffer zone and this Plan mirrors that. The area is the belt of land between Old Hunstanton's Parish boundary to the west and the AONB (with the protection that affords) to the east.

Area B

This area is the coastal margin between Old Hunstanton to the south and Hunstanton to the north. Development in the area cannot be sustainable as it is in a flood zone. The eastern section is also designated as an AONB.

Area C

Holme-next-the-Sea's Neighbourhood Plan also places importance on maintaining separation between Holme

and Old Hunstanton. Any development along the A149, potentially joining the two settlements is to be resisted; it is also an area in a flood zone and designated as an AONB.

Land between the settlements of Old Hunstanton and Ringstead is afforded protection from historic parkland and AONB designation.

Evidence

- 95% of questionnaire respondents wanted the Neighbourhood Plan to maintain clear space between Old Hunstanton, Hunstanton and other neighbouring parishes.
- Hunstanton has already built up to the Old Hunstanton boundary along Chapel Bank. The draft Neighbourhood Plan for Hunstanton suggests a buffer zone between the Old Hunstanton development boundary and parish boundary. This plan supports such a zone.
- Attempts to develop land between Old Hunstanton and Hunstanton by Hastoe Housing were rejected by the Planning Inspectorate Appeal Division. The Inspector observed that: “the appeal site and fields to the south on the east side of the Cromer Road create an expansive relatively open area which is free from significant structures between the main built-up parts of Old Hunstanton and Hunstanton. Overall, I find the area has an open and agricultural edge of settlement character and appearance which provides a sense of space between the built-up areas of two settlements.”

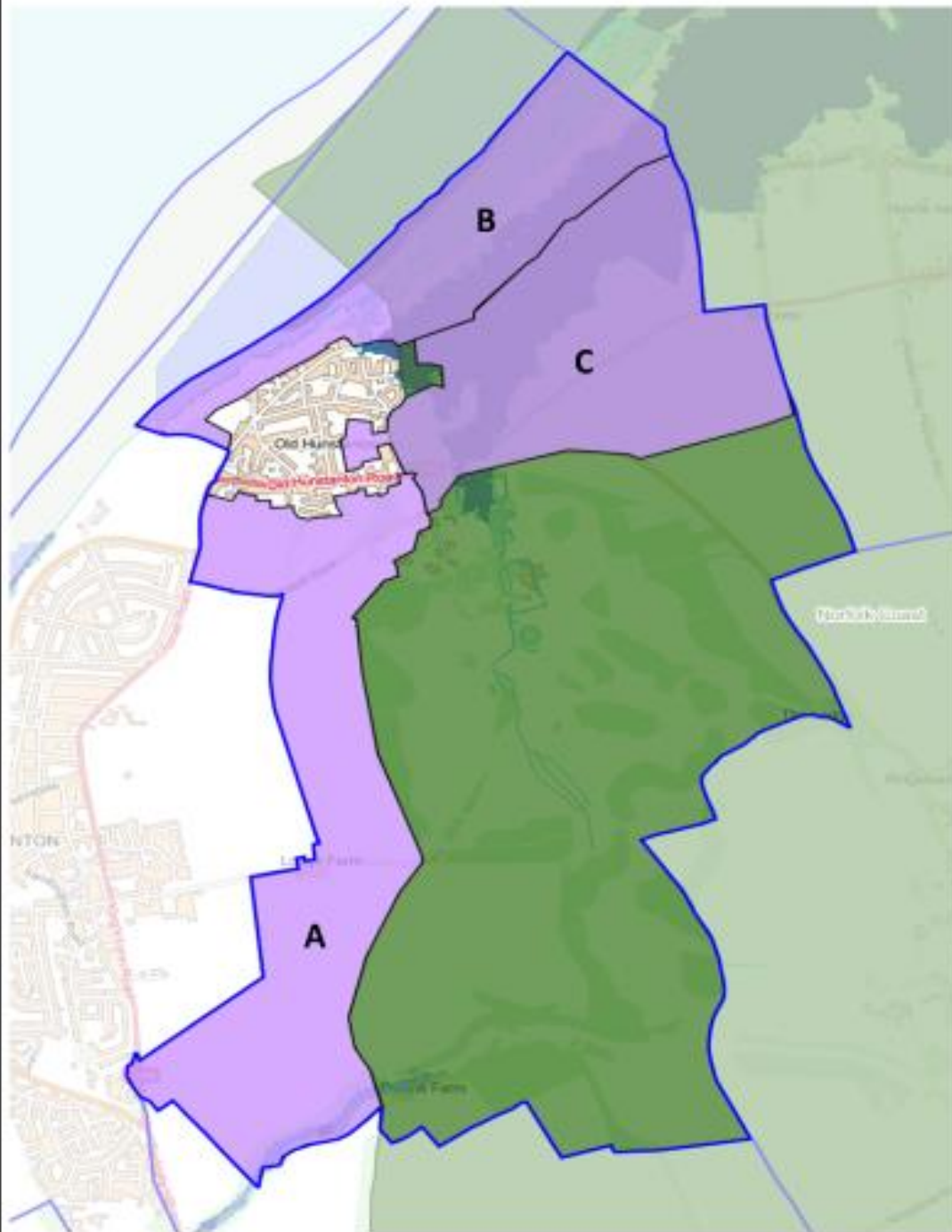
This decision highlights and supports the maintenance of the existing break between the settlements of Old Hunstanton and Hunstanton.

- Holme-next-the-Sea, like Old Hunstanton, is a compact village surrounded by agricultural land and open spaces. Both Neighbourhood Plans support the protection of the existing buffer zone between the two villages
- Heacham’s draft Neighbourhood Plan identifies visual and physical local gaps between Heacham and Old Hunstanton. Both Neighbourhood Plans support the protection of these gaps.

Policy 2 Settlement Breaks

Future sustainable development in Old Hunstanton will be expected to retain the visual and physical local gaps which currently exist (see Map 3 Settlement Breaks) where coastal, agricultural and parkland create wildlife and biodiversity land corridors between Old Hunstanton and its neighbouring villages.

Map 3
Settlement Breaks



LARGE SCALE DEVELOPMENT

Justification

Old Hunstanton has grown, over the years, along the current A149, but has no history of large-scale development. The charm of the village, just as it is, is acknowledged by residents and visitors alike, and any large-scale development would be neither appropriate nor welcomed.

Evidence

- 91% of questionnaire respondents wanted the Neighbourhood Plan to prevent large scale development (10 or more homes).
- BCKLWN's revised Local Development Framework (LDF) does not make a housing allocation to Old Hunstanton; it is anticipated that any development will be infill.
- BCKLWN's Call for Sites for the new LDF originally included HELAA Site H253 of 56 dwellings. This site has twice been deemed inappropriate development by the High Court. In June 2020 BCKLWN confirmed to Old Hunstanton Parish Council that the revised LDF would not include this site.

Policy 3 Large Scale Development

Large-scale developments (10 or more homes) will only be supported in exceptional circumstances, where there is a demonstrable need to provide housing for Old Hunstanton residents.

Sport.

The Council is committed to the National Planning Policy for Sport when considering any large-scale development and no playing fields will be lost without full consultation with Sport England. A proportionate assessment for sporting provision will be applied to planning consultation. Any new development of sporting facilities will be tested as to fitness for purpose with the relevant body. In particular the Redgate football ground and club will be protected.

Justification

Questionnaire responses indicated a love of Old Hunstanton's unique charm and a wish to protect the heritage architecture as it is. Old Hunstanton Conservation Area was designated in 1977 (see Map 4) and this Neighbourhood Plan seeks to support existing statutory protection to the area. The Parish Council frequently sees planning applications for modern buildings whose design and materials may be exciting in certain contexts, but would jar if shoehorned between existing buildings in the Old Hunstanton Conservation Area. The use of zinc roofing materials is a case in point, as this is unlikely to sit comfortably with the existing pantiles and slate.

Evidence

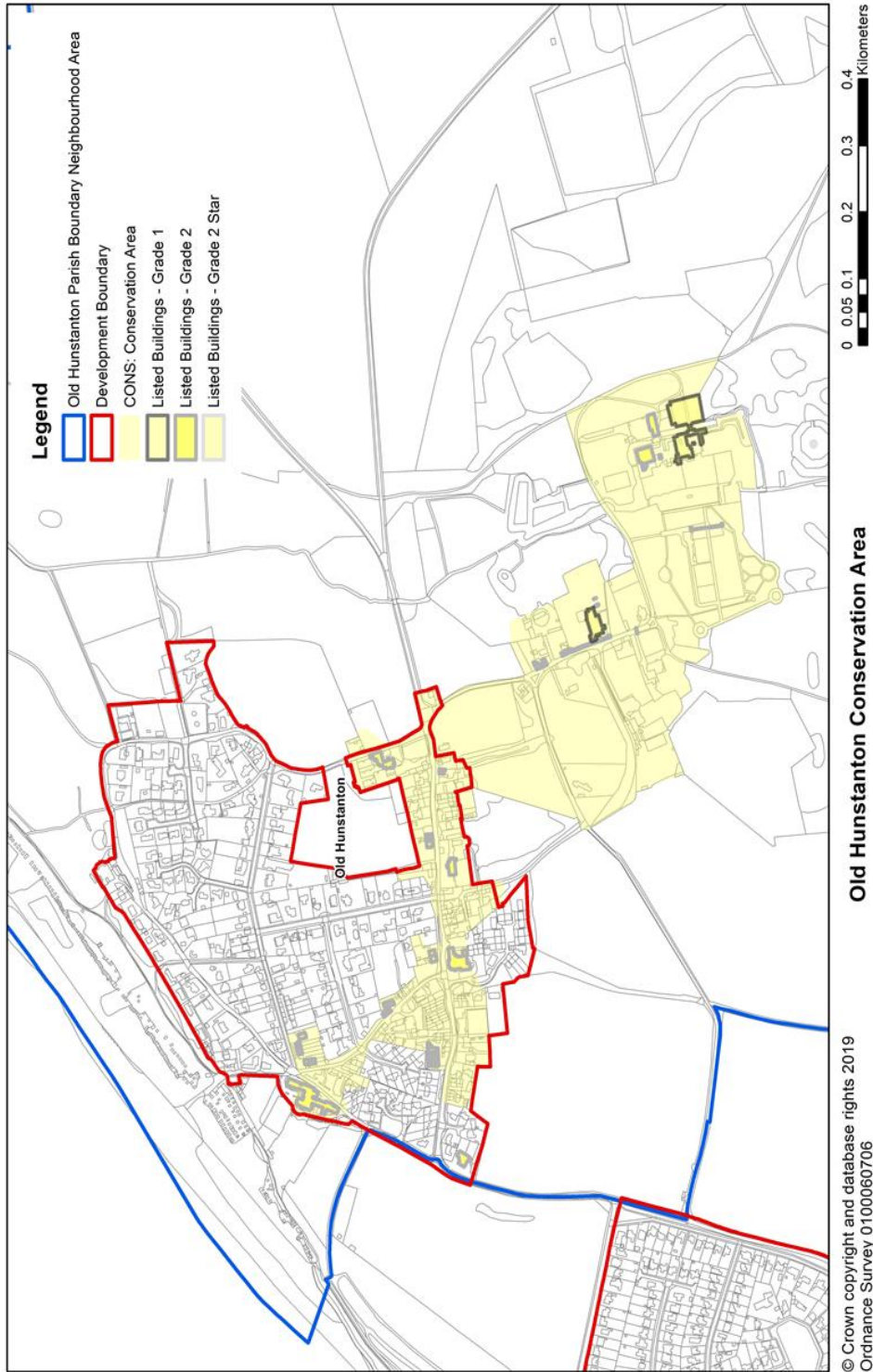
- The Conservation Area Character Statement states that:
“The character of Old Hunstanton Conservation Area owes a great deal to the use of local traditional materials in the construction of its historic buildings. These materials include:
 - blockwork, coursed and random rubble Carstone
 - red brick
 - red pantiles, some slate
 - knapped flint, coursed flint
 - chalk lump, red and white
 - clunch
 - galleting”It notes that “The special quality of conservation areas can easily be eroded by seemingly minor alterations such as unsuitable replacement windows and doors, inappropriate materials or unsympathetic paintwork, removal of walls, railings, trees and hedges.....double glazing and inappropriate use of non-traditional materials on properties.”
- 96% of questionnaire respondents felt it important for the Neighbourhood Plan to protect listed and other important unlisted buildings.
- The National Planning Policy Framework (NPPF) Chapter 16 (Conserving and enhancing the historic environment) states that “(Heritage) assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations”.
- NPPF 185 requires plans to set out a positive strategy for the conservation and enjoyment of the historic environment.

Policy 4 Conservation Area

Proposals for development within the Conservation Area must respect the particular features which contribute to its character and appearance, particularly those of historic or architectural interest. Development which is sympathetic in appearance to existing buildings will be supported. Old Hunstanton Parish Council encourages and supports consultation with planners and developers.

Any planning application for development that would potentially affect a non-designated Heritage Asset must submit a heritage statement that sets out how the proposal will conserve or better reveal the particular features which contribute to its character and appearance, particularly those of historic or architectural interest.

Map 4 Conservation Area



NON-DESIGNATED HERITAGE ASSETS

Justification

Old Hunstanton has a large number of listed buildings (see below, source Historic England).

The cottage, Hunstanton Hall stable court
Gates and gate piers to Hunstanton Park
Gate piers and wall at Hunstanton Hall
Game larder to north of Hunstanton Hall
Barn to north east of Hunstanton Hall
Stable court to north of Hunstanton Hall
53 and 55, Old Hunstanton Road
69-73, Old Hunstanton Road
Gatepier and wall 115 metres west of Hunstanton Hall
School and former school house
Cliff farmhouse
Big yard
Entrance gate curtain walls and barn to east of Hunstanton Hall
Hunstanton Hall moat bridge and garden and forecourt walls
Church of St Edmund
Hunstanton Hall
35, Wodehouse Road
37-41, Wodehouse Road
The corner house
36-40, Sea Lane
12 and 14, Sea Lane
16 and 18, Sea Lane
Le Strange Arms hotel
The Lodge hotel
Caley Hall farmhouse
The park house
The octagon
Churchyard wall from churchyard gate to number 66 Church Road (east) to west of church
Monument to William Green situated 25 metres from church of St Mary in churchyard
66, Church Road
Monument to William Webb situated 50 metres from church of St Mary in churchyard
62 and 63, Church Road
Detached porch in courtyard
Barret Ringstead farm barn
Chapel of St Andrew
Church of St Mary
Barret Ringstead, Downs farmhouse
Livestock sheds to west of Downs farmhouse
Cartlodge with granary over at Downs farm
Stables to south of Downs farmhouse

Old Hunstanton is also rich in non-designated heritage assets, i.e. buildings/areas which are not listed but still culturally important. This Plan makes an attempt to identify such assets (see list below and Map 5) using Historic England criteria (age, rarity, aesthetic interest, group value, archaeological interest, archival interest,

historical association, designed landscape interest, landmark status, social and communal value). A detailed, pictorial list is available at:

<https://oldhunstantonparishcouncil.norfolkparishes.gov.uk/list-of-supporting-documentation/>

Evidence

- 96% of questionnaire respondents felt it important for the Neighbourhood Plan to protect important unlisted buildings.
- Old Hunstanton has architectural representations of national significance (see for example art deco housing featured in the 2020 ‘Art Deco by the Sea’ exhibition at the Sainsbury Centre of Visual Arts, Norwich).

No	HERITAGE ASSET	SIGNIFICANCE
1	Old Vicarage, Church Road	Former vicarage
2	Park House, Church Road	Vernacular architecture
3	Courtyard Cottage, Church Road	Vernacular architecture
4	Hall Cottage, Church Road	Gatehouse to Hunstanton Park
5	Vicarage Cottage, Church Road	Vernacular cottage
6	65 Church Road	Vernacular cottage
7	The Hostel, Church Road	The Alice Oliphant Hostel, founded in 1915 in memory of Henry le Strange's daughter
8	Unity Lodge, 21 Golf Course Road	Inter-war beach villa
9	23 Golf Course Road	Inter-war beach villa
10	Summer Place, 31 Golf Course Road	Inter-war beach villa
11	Hunstanton Golf Club, 37 Golf Course Road	Clubhouse
12	Hunstanton Golf Club	WWII machine gun emplacement
13	The Ridge, Golf Course Road	Three of the original beach huts
14	2 & 4 Hamilton Road	Modernist building, 1921
15	3 Hamilton Road	Pepperpot house
16	6 Hamilton Road	Pepperpot house
17	8 Hamilton Road	Pepperpot house
18	‘Bramley’ 7 Hamilton Road West	Modernist house, 1971, by architect Robin Spence
19	8 Hamilton Road West	Modernist building, 1935 by Gerald Lacoste
20	24 Old Hunstanton Road	Vernacular Cottage
21	Victory Cottage, 32 Old Hunstanton Road	1815, adjacent to former Victory Inn
22	33,35,37,39 Old Hunstanton Road	Vernacular cottages
23	Village Sign, Old Hunstanton Road	Erected by Old Hunstanton Women’s Institute
24	Village Hall, 36 Old Hunstanton Road	Originally Reading Room erected by Hammon Le Strange 1887
25	Village Shop & Post Office, (including Lodge Cottage), 38 Old Hunstanton Road	Formerly Lifeboat Inn
26	Mons Cottage, 40 Old Hunstanton Road	Vernacular cottage
27	Bus Shelter, Old Hunstanton Road	Built in memory of Captain Ernest Gray
28	50 Old Hunstanton Road	Crinkle crinkle wall
29	52-54 Old Hunstanton Road	Vernacular cottages
30	56 Old Hunstanton Road	Vernacular cottage
31	58 Old Hunstanton Road	Vestige of thatched roof on vernacular cottage
32	63 & 65 Old Hunstanton Road	Pair of dressed limestone cottages
33	Hippisley Hut, 67 Old Hunstanton Road	Built by Richard John Bayntun Hippisley, WWI Marconi Wireless Station operator

34	77-79 Old Hunstanton Road	Vernacular cottage
35	Old Hunstanton Girls' School, 80 Old Hunstanton Road	Old Hunstanton Girls' School
36	81-83 Old Hunstanton Road	Vernacular cottages
37	Neptune Inn, 85 Old Hunstanton Road	Coaching inn, formerly the 'Rifleman'
38	88 Old Hunstanton Road	Cottage on the corner of the original Holme Road
39	1 Sea Lane	Vernacular cottage
40	6-10 Sea Lane	Vernacular cottages
41	11-23 Sea Lane	Vernacular cottages
42	Marine Buildings, 29-33 Sea Lane	Coastguard offices
43	35-39 Sea Lane	Vernacular cottages
44	Old Town Beach Café, Sea Lane	Original lifeboat station 1827
45	Warren Farm, Waterworks Lane	Carstone barn with inscription of 1649
46	'Lakeside' Waterworks Road	Waterworks building and pool
47	Old Marsh Farmhouse, Waterworks Road	Carstone farmhouse with turret
48	Ongar Lodge, 2a Wodehouse Road	Modernist house
49	5 Wodehouse Road	Pepperpot house
50	25-33 Wodehouse Road	Modernist house

Other important assets

These include the buried environment and other areas of archaeological interest.

Old Hunstanton Parish has a rich archaeological heritage dating back to the Palaeolithic era. Many multi-period finds illustrate the continuity of settlement in the parish particularly from the late Iron Age onwards. Most of the following finds are recorded on the Norfolk Heritage Explorer website.

The most significant records are:

- Palaeolithic: The Icknield Way (NHER 1398): the northernmost section of this ancient trackway runs from Ringstead Downs, through Hunstanton Park towards St Edmunds Point.
- Mesolithic/Neolithic: Flint axe heads (NHER 1255), an arrowhead (14785), scrapers (1140), a flint knife (1256) and a flint-working site (NHER 17984).
- Neolithic: Ancient droveways.
- Bronze Age: The Hunstanton Hoard (NHER 1101) was found in 1974 during drainage work. It comprised: a palstave (a Middle Bronze Age axe), a twisted bronze torc or neck ornament, a large bronze pin, a plain, untwisted torc and a solid cast-bronze bracelet. Some of the many round barrows or ring ditches in the Hunstanton area, originating from the middle bronze age, which are believed to be the burial places of significant people and also to mark the boundaries of territory in some way.
- Iron Age/Roman Britain: Iceni coinage. Peddars Way (NHER 1289): this Roman road forms the parish's eastern boundary. Roman Villa and Farm: overlooking the River Hun Valley (NHER 1270 & 1271) Roman building materials, pottery, a millstone and a quern; also brooches and a Roman bracelet, together with a key for a lock and a bell. (NHER 1268, 1271 etc). Roman coins: altogether over 50 Roman coins have been found dating from the 70s to the 370s AD (NHER 1148, 1269, 1270, 21714 & 29563).
- The Anglo-Saxons: Early Saxon pagan burial ground: on the esker in Hunstanton Park. (NHER 1142). Finds of Early Saxon artefacts like a brooch (NHER 1270), a girdle hanger and pottery are evidence of small Saxon homesteads. The Domesday Book Old English name of "Hunestanestuna" "Hunstane's Settlement", indicates that an Anglo-Saxon leader called Hunstane led the amalgamation of the scattered homesteads to the foundation of Hunstanton. Artefacts from the Saxon period have been found including a bridle-bit and a spur indicating the presence of horses for riding; items of clothing like strap fittings,

strap ends, buckles and hooked tags (NHER 21714), a spindle-whorl and a weight; "Ipswich ware" pottery (NHER 11227), a silver coin, a "sceatta" (NHER 34617) and an interesting "disc brooch" in the Anglo-Scandinavian style (NHER 1142). There is also documentary evidence of an Anglo-Saxon church predating the existing church.

- Anglo-Saxons and Medieval: Hunstanton's entry in the Domesday Book describes a flourishing village, both before and after the Norman Conquest, with a population of about 420.
- Medieval: Evidence of several post conquest manor houses (NHER 1279; 12841 & 17135), including a moated site (NHER 1277). Associated areas of ridge and furrow, which indicate medieval ploughing. (NHER 26865, 28502 & 41690). Hunstanton Park, Grade II Listed, which originated as Norfolk's earliest deer park in the 15th century (NHER 30464). Fragments of the wall, which once enclosed the deer park can still be seen. The ruined church of St Andrew, Little Ringstead in the south of the parish (Historic England's Scheduled Monument No. 1003986) The deserted medieval village of Little Ringstead with its field and house boundaries (NHER 1115), together with a medieval water meadow (NHER 26887).

Old map evidence (LEST/OA 1) of sites of a medieval market, a haven for ships, a village green, a common and many ancient tracks, including "Southgate", running from the church southwards. Evidence of ancient hedgerows. "The Butts", where all men between the ages of 15 and 60 had to practise their skills with the longbow, which is now a public footpath running along the western edge of the playing field. A variety of medieval finds include pottery fragments (NHER 1116, 1587 & 29336) buckles (NHER 21714), jettons (NHER 29563), a lead weight (NHER 34617) and a "short cross penny", dating from about 1223.

Other Medieval sites including an ice house, domestic refuse pits (NHER 50033) and some wells.

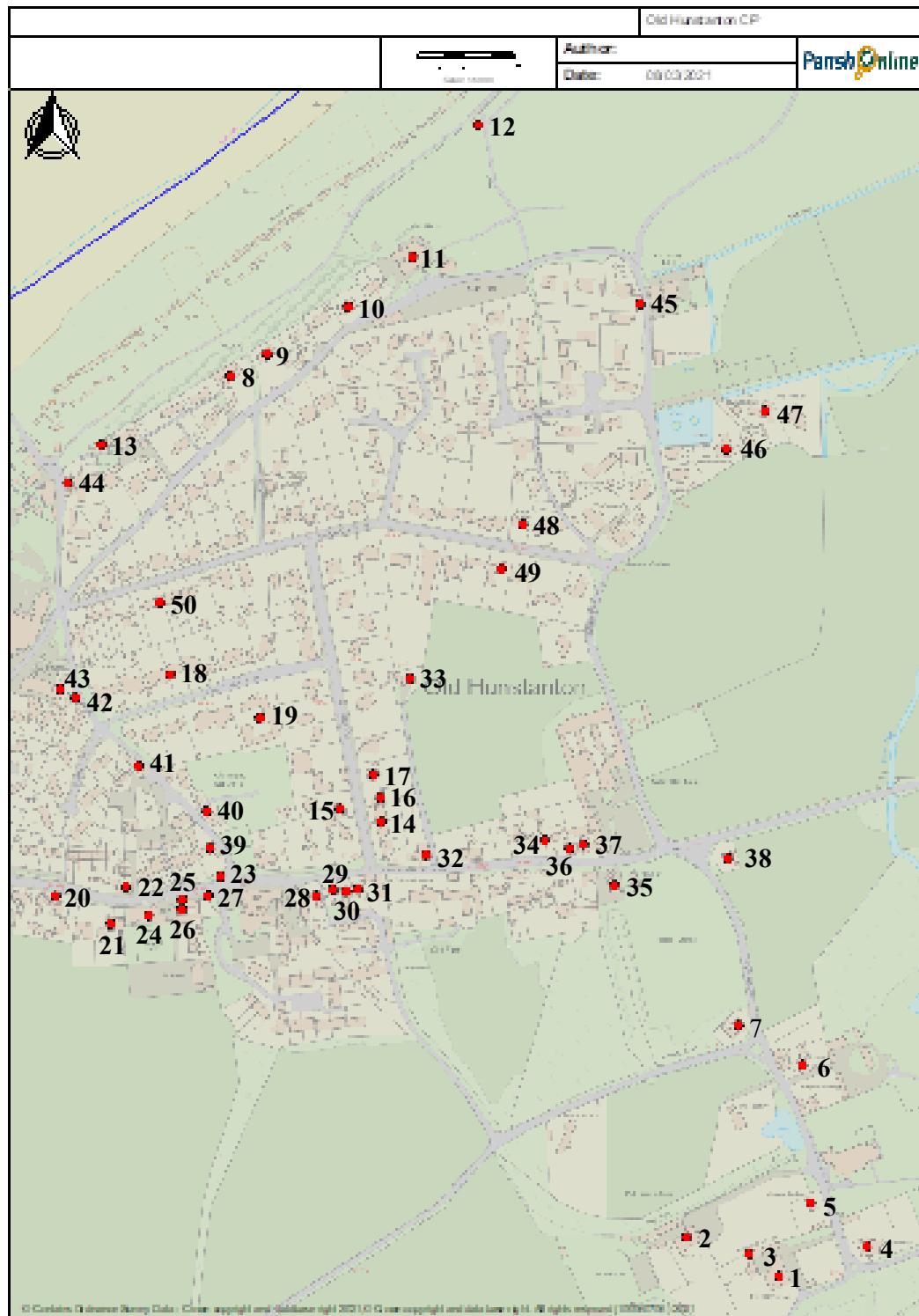
- Second World War: Second World War defensive structures erected on the beach and also the dunes including two pill boxes (NHER 17147 & NHER 32396) and a machine gun emplacement. Behind the dunes there were minefields and a tank trap (NHER 26707) and anti-tank cubes were used to block the road through the village. (NHER Parish Summary).

In addition at Norfolk Record Office the parish is fortunate to have available a huge collection of documents from the archives of the le Strange family (LEST), lords of the manor since the early twelfth century.

Policy 5 Non-Designated Heritage Assets

Any development proposed in connection with a Non-Designated Heritage Asset, listed above, must preserve the particular features which contribute to its character and appearance, particularly those of historic or architectural interest.

Map 5 Non-designated Heritage Assets



Justification

High proportions of second homes and holiday lets are characteristic of many North West Norfolk coastal villages.

Second homes

The number of second homes in Old Hunstanton has steadily increased over the years. In 2009 the Parish Plan stated that of 317 residences 106 were second homes (33%). By 2019 the ratio had risen to 358:134 (37%) (BCKLWN, November 2019).

Some second homes are visited frequently by their owners; they contribute to village life, use local tradespeople, and upon retirement the home often becomes the principal residence. However, other second homes are left empty for most of the year, or sublet to holidaymakers, so there is little investment in the village community and they are frequently serviced by management companies, so do not benefit local traders.

Holiday lets

An internet search of holiday lets identifies over 50 such properties, 14% of Old Hunstanton's housing stock. Some are owned by residents, who generate income from them. However, many are operated by holiday letting businesses outside Old Hunstanton. The short-lived nature of the occupancy means that, while there may be some benefit to local pubs and other businesses, there is no sustained investment in the community.

With a housing stock comprising 37% second homes and also 14% holiday lets, only half the village has permanent residents. As with other parishes in the area, there is a widely held view that "in order for the village to be sustainable, permanent residences should be prioritised, as without them there would not be a 'village' in any sense of the word and thus nothing to contribute to the tourism of the area" (Brancaster Neighbourhood Plan). Even second home owners in Old Hunstanton feel that the number of second homes and holiday lets is jeopardising the village community, a case of killing the goose that lays the golden egg.

Of particular concern is the trend for developers to buy up properties and replace them with more or larger properties specifically designed for the second home/holiday let market. The Parish Council sees numerous planning applications for large, modern buildings that are out of scale with surrounding buildings and whose building materials are unsympathetic to the traditional look of the village. The loss of smaller properties means that many local people, particularly first-time buyers, are priced out of the market. The Policy seeks to make it unattractive for developers to buy up sites for building second homes/holiday lets.

It is acknowledged that there is no mechanism available to limit the use of existing dwellings as second homes or holiday lets. However, as in the adjacent parish of Sedgeford, the Neighbourhood Plan seeks to prevent the use of new dwellings as second homes.

Evidence

- 134 of Old Hunstanton's housing stock are second homes. This represents 37% of the total housing stock of 358. (BCKLWN November 2019)
- Over 50 properties are advertised on the internet as holiday lets. This represents 14% of the total housing stock of 358.

- 55% of questionnaire respondents felt that there should be a limit on holiday lets/second homes in the village. 28% were against a limit and 17% had no opinion, so a policy is required to reflect the, albeit small, majority view.
- There was a strong feeling from questionnaire respondents that ‘a balance of residents versus holiday homes needs to be maintained’, even from second homeowners (23% of second home respondents felt there should be a limit on holiday lets/second homes). The worry is that the community cannot thrive if the number of permanent residents become too low as the following questionnaire response illustrates:

“It is very difficult as a second home owner (and therefore part of the problem!) but the focus needs to be on how the village can regain affordable family housing for young families to live in year-round and give life to their village. We bring in employment and income to local businesses but people need to be able to live here too. The increasing number of houses that are not occupied plus those that only open up for a month of the year makes it a less welcoming place in the winter.”

Policy 6 New Housing as Permanent Dwellings

New dwellings will only be supported where there is a restriction to ensure its occupancy as a principal residence.

Sufficient guarantee must be provided of such occupancy restriction through the imposition of a planning condition or legal agreement. New unrestricted second homes will not be supported at any time.

Principal residences are defined as those occupied as the residents’ sole or main residence, where the residents spend the majority of their time when not working away from home.

The condition or obligation on new open market homes will require that they are occupied only as the primary (principal) residence of those persons entitled to occupy them (typically through a S106 agreement).

Occupiers of homes with a principal residence condition will be required to keep proof that they are meeting the obligation or condition, and be obliged to provide this proof if/when the Borough Council of Kings Lynn & West Norfolk requests this information. Proof of principal residence is via verifiable evidence which could include, for example (but not limited to) residents being registered on the local electoral register and being registered for and attending local services (such as healthcare, schools etc).

CONSULTATION

Justification

Old Hunstanton Parish Council takes a keen interest in all planning applications. It has clear views on how the village should develop, embodied in this Neighbourhood Plan. Prior consultation with the Council can be useful in gaining an idea of what is likely to be supported.

Evidence

- Much of Old Hunstanton Parish Council’s engagement with its community arises in respect of planning applications. Residents regularly contact the Council to share their concerns and a contentious planning application will increase the number of parishioners at Council meetings.
- It is government policy to encourage local consultation and liaising with the Parish Council, a statutory consultee for planning applications, is one such mechanism.

Policy 7 Consultation

Consultation and early engagement with Old Hunstanton Parish Council and the local population on the part of developers and property owners will be encouraged and supported.

COMMUNITY FACILITIES

Justification

The current range of facilities and services in Old Hunstanton is greatly valued by the community. These assets bring cohesion to the community, ensure that people meet and communicate and contribute to the quality of life in the village.

Evidence

- Questionnaire respondents indicated that community facilities are highly valued.
- BCKLWN LDF Core Strategy CS10 7.3.16 acknowledges that the main areas of economic growth will be the service sectors such as tourism and retail. It is therefore important that existing businesses be retained and supported to drive the local economy.

Policy CS10 (the economy) concerning retention of employment land states that:

“The Council will seek to retain land or premises currently or last used for employment purposes (including agricultural uses) unless it can be demonstrated that: continued use of the site for employment purposes is no longer viable, taking into account the site’s characteristics, quality of buildings, and existing or potential market demand; or use of the site for employment purposes gives rise to unacceptable environmental or accessibility problems particularly for sustainable modes of transport; or an alternative use or mix of uses offers greater potential benefits to the community in meeting local business and employment needs, or in delivering the Council’s regeneration agenda.”

- Community facilities are defined below and located on Map 6.

	COMMUNITY FACILITY	IMPORTANCE TO COMMUNITY
1	Church	National Heritage List for England (NHLE) Grade II listed Small, active congregation Organises important community events (Flower Festival & Fete) Local green space
2	Hall and Park	NHLE - many elements Grade I & II listed, plus park & garden Local green space Open to public on Thursdays
3	Village Hall	Trustees of CIO working to renovate and reopen
4	Sand Dunes	Local green space Important habitat for flora (orchids) and fauna
5	Lifeboat Station	Provides protection to those using the coast for recreation.
6	Golf Club	Local green space Supports physical activity Encourages tourism
7	Allotments	Local green space Supports physical activity and sustainability
8	Playground	Local green space Supports physical activity
9	Football Ground	Local green space Supports physical activity
10	Post Office	Only financial service in village
11	Shops	Village shop is only grocery outlet in village Other shops encourage tourism

	COMMUNITY FACILITY	IMPORTANCE TO COMMUNITY
12	Le Strange Old Barns	Antiques & craft centre encourages tourism
13	Hairdresser	Provides a local service
14	Pubs and Hotels	Serve both residents and tourists
15	Café	Serves both residents and tourists
	Footpaths (See Green Spaces for details Map 11)	Local green spaces Support physical activity Provide green corridors for wildlife

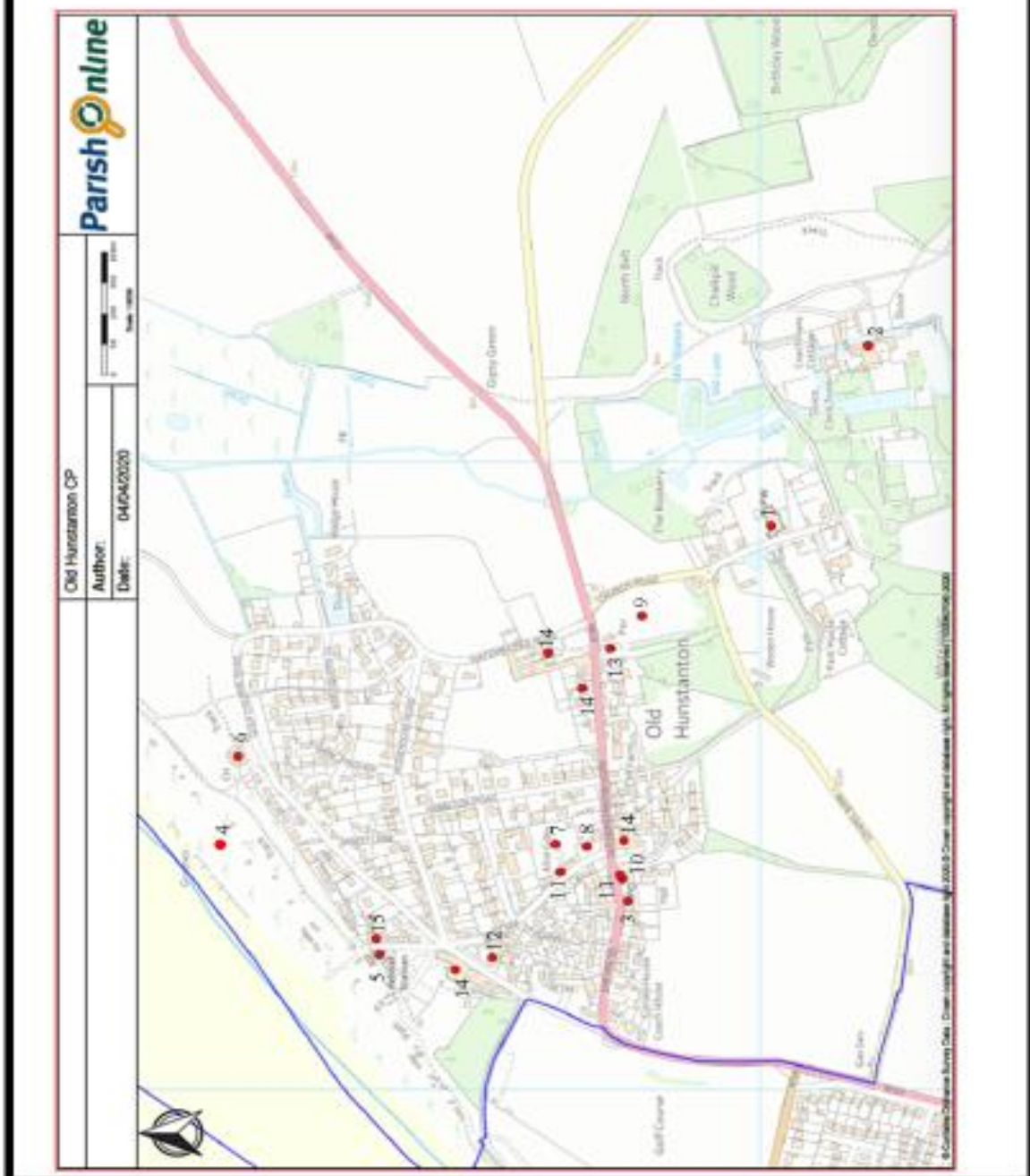
Policy 8 Community Facilities

Development proposals that would result in a change of use or the redevelopment for non-community use of the community facilities (Church, hall and park, village hall, lifeboat station, golf club, allotments, playground, football ground, Post Office, shops, café, pubs, hotels and restaurants) will only be supported where it can be demonstrated that:

- a) there is insufficient demand to justify the retention of the facility or
- b) equivalent or better provision has been made in a location where it can be easily accessed by the village.

Development which would increase the sustainability of these facilities and would be consistent with other policies in the development plan will be supported.

Map 6 Community Facilities



INFILL DEVELOPMENT

Justification

It is anticipated, by both BCKLWN and Old Hunstanton Parish Council, that any new developments in Old Hunstanton will take the form of infill within the existing development boundary.

The village is a very popular place to live, yet space is limited, so there is a tendency for existing dwellings to extend, and new dwellings to be squeezed into gardens. Apart from making everything look cramped, there are issues with interfering with neighbours' privacy through building close to boundaries and increasing height, exacerbating parking problems by increasing need while reducing the area available, and reducing garden area. Also, these large dwellings are frequently speculative developments for the second home and holiday let market rather than for the benefit of local residents who are being priced out of the market.

The map samples below illustrate the existing spacious feel to dwelling plots in Old Hunstanton. A footprint limited to 40% of the plot will maintain the existing, uncramped feel of the village, and is consistent with ratios adopted by adjacent parishes in their Neighbourhood Plans.

Evidence

- 56% of questionnaire respondents do not support garden infill development. Only 20% supported it and 19% had no opinion on it.
 - Most dwellings in the village take up less than 40% of their plot (see illustrative maps below). A 40:60 ratio of building to parking/garden is an attempt to preserve the spaciousness of existing plots and prevent a feeling of overcrowding.
- Adjoining parishes have felt the need to include similar policies in their Neighbourhood Plans.

Policy 9 Infill Development

Within the development boundary of Old Hunstanton infill development, of individual, or small groups of dwellings will only be supported where:

- a) they would relate well to the neighbouring development in terms of height, scale and
- b) impact on the street scene, and, where applicable, would preserve or enhance the character or appearance of the Conservation Area, and
- c) they would not have an unacceptable detrimental impact on the living conditions of the occupants of neighbouring property, and
- d) the provision of a vehicular access would not have an unacceptable detrimental impact on to highway safety and on-site parking can be provided in accordance with NCC Parking Standards.

Dwellings should maintain adequate spacing and not appear cramped on the plot or in relation to neighbouring dwellings and their footprint should not exceed 40% of the plot area.

New dwellings must be used as a principal residence (see Policy 6 New Housing as Permanent Dwellings).

Infill dwellings providing affordable housing to meet Old Hunstanton local needs will be supported providing they meet the above criteria.

DEMOLITION & REPLACEMENT OF DWELLINGS & NEW DWELLINGS.

Justification

In recent years there has been a trend in Old Hunstanton to demolish existing dwellings and replace them with more dwellings or larger ones. In principle there is no objection to this form of development. However, if relatively small dwellings are replaced by very large ones the stock of smaller dwellings, and space between dwellings, is further eroded, and the housing mix further skewed towards larger dwellings unaffordable to local families or those wishing to remain in the community and downsize.

It is also important that replacement dwellings do not give rise to an overcrowded or urbanised street scene which would detract from the character of the village.

Other problems are the reduction of parking space and the desire to create further second homes and holiday lets (see Policy 6 New Housing as Permanent Dwellings).

Ensuring space for adequate gardens means that dwellings are more conducive to permanent occupation and encourage a sustainable population by providing houses that would be suitable for families (see Policy 6 New Housing as Permanent Dwellings). There is also the opportunity to add to sustainability by growing vegetables, and to encourage wildlife (see Policy 18 Protection and Enhancement of the Natural Environment and Landscape).

It is, therefore, the intention to limit the footprint of any replacement dwellings to a reasonable proportion of the plot, judged to be no more than 40%.

Evidence

- 82% of questionnaire respondents felt it important for the Neighbourhood Plan to prevent the demolition of an existing dwelling and replacing with a greater number of dwellings so as to over develop the site.
- 74% of questionnaire respondents felt it important for the Neighbourhood Plan to prevent the demolition of an existing dwelling and replacing with a much larger dwelling so as to over develop the site.
- Adjacent parishes have found the need to include similar policies in their Neighbourhood Plans for the same reasons.

Policy 10 Demolition and Replacement Dwellings

New, redeveloped and extended residential buildings should occupy no more than 40% of the plot unless it can be clearly shown that:

- a) there is a demonstrable need for the intended first occupants of the dwelling and
- b) the new building will not appear cramped or inappropriate in its setting in the village.
- or
- c) The property already exceeds this figure and will not be further added to.

An increase in number of dwellings above those replaced is only acceptable where the resulting plot coverage does not exceed 40% (see Policy 9 Infill Development).

Any additional dwellings must be used as a principal residence (see Policy 6 New Housing as Permanent Dwellings).

DESIGN, STYLE AND MATERIALS

Justification

Much of the charm of Old Hunstanton derives from a built environment using traditional materials, particularly in the Conservation Area (see Policy 4 Conservation Area).



Church Road

Outside that area there are numerous examples of period housing, such as Art Deco on Hamilton Road West and “Pepperpot” houses on Hamilton Road and Wodehouse Road, which give roads a particular look.



Hamilton Road

It is acknowledged that there is a current trend for building modern houses using materials such as sheet glass, zinc roofs and timber clad walls and, whilst not against the use of contemporary building materials, there is a strong feeling that that infill and remodelling should respect the existing street scene and not ‘stand out like a sore thumb’. High quality development sympathetic to the existing neighbourhood will be supported.

Evidence

- 91% of questionnaire respondents liked use of traditional materials (carstone/chalk/flint) in new builds/extensions.
- 53% of questionnaire respondents disliked use of contemporary building materials (sheet glass/zinc/other metals/timber clad walls) in new builds/extensions.
- 56% of questionnaire respondents liked a mix of traditional and modern designs within the village.
- The importance of design in protecting the AONB is recognised in the NPPF paragraph 115 and Borough Council development plan policies. The highest design standards should be maintained in the plan area, particularly in Conservation Areas.
- See Policy 4 Conservation Area for details of local, traditional materials identified in the Conservation Area Character Statement.

Policy 11 Design, Style and Materials

Any new dwelling, redevelopment or extension to a dwelling should be carefully designed to blend in with adjacent properties and existing streetscape to maintain the character of the village, particularly within the Conservation Area.

The use of traditional materials, especially those sourced locally, and of low ecological impact materials and techniques is to be encouraged.

Consideration, however, will be given to exceptions to this rule in line with the National Planning Policy Framework.

Justification

Because the popularity of Old Hunstanton means that space is limited, building upwards is an easy way of expanding living accommodation, yet can often be inappropriate for the existing street scene and result in overshadowing and loss of outlook for adjacent properties.

It is appreciated that, since August 2020 permitted development rights allow the addition of two further storeys to a dwelling, but as these do not apply to dwellings in conservation areas, AONBs or those built before 1948 or after 2018, these are unlikely to affect a large number of Old Hunstanton buildings.

Evidence

- There is a trend to demolish an existing dwelling and replace it with a much larger one. This can result in neighbouring dwellings being dwarfed by the new build and existing householders can feel cramped and overlooked.
- Flood risk design requires that there should be no ground floor sleeping accommodation in flood risk areas. In an attempt to maximise the number of bedrooms, there can be a desire to increase the height of a new or remodelled dwelling.
- Strong local opposition to recent planning applications involving excessively heightened roofs (typically to afford sea views from bedrooms) has resulted in refusal on the grounds of being detrimental to neighbouring properties. Examples include sites on Golf Course Road (2019) and Waterworks Road (2018).

Policy 12 Height of Replacement and new Buildings

An increase in height over the replaced building will only be acceptable where this is compatible with the appearance of adjacent buildings and the amenity of their occupiers, unless allowed by permitted development rights.

New buildings shall be of a suitable height to blend in with the existing surroundings.

Justification

There are areas of the village which fall into Strategic Flood Risk Assessment (SFRA) flood zones 2 (medium probability of flooding) and 3a (high probability of flooding) (see Map 7). Flood risk comes from the sea, and climate change has been associated with increased tidal levels, and fluvial flooding from the River Hun.

There are already surface water issues within the village, so it is important that further development should not exacerbate this.

Evidence

- Residents' questionnaire responses highlighted regular localised flooding at the junction of A149 Cromer Road and Golf Course Road.
- Sustainable drainage is an important element of modern building methods. National planning policy makes SuDS a requirement in all new major developments.

Policy 13 The policy has regard to national policy in seeking high quality design that is sympathetic to local character. Consideration, however, will be given to exceptions to this rule in line with the National Planning Policy Framework where appropriate.

Development shall include design measures to reduce the surface water run-off and incorporate sustainable urban drainage systems (SuDS). Where plans do not include such measures, the onus is on the developer to explain why it is not possible to include them. These measures include permeable driveways and parking areas; water harvesting and storage; green roofs and/or soakaways.

Justification

Residents and visitors alike value the River Hun, a rare chalk stream (see Policy 18 Protection and Enhancement of the Natural Environment and Landscape) Likewise, the duck pond by the Church is one of the things that gives the village its quintessential olde worlde village charm. The health of these and other water features (listed below) must be protected and improved.

Evidence

- Comments from questionnaire respondents highlighted concerns over protecting the River Hun.
- Residents have concerns about Anglian Water pumping sewage into the River Hun.
- Norfolk Rivers Trust's River Hun Water Quality Analysis (2019) states that:

"The River Hun is a rare chalk stream and should support a number of species of flora and fauna, but reports of pollution and a lack of fish raised concern in the parish."

"It is widely recognised that poor water quality presents one of the greatest threats to biodiversity in Norfolk's chalk streams. Pollutants from domestic and commercial waste, as well as agricultural and road run off can have marked impact on aquatic invertebrates and fish, with a knock-on effect to the wider food chain. Pollutants include raw sewage from Anglian Water discharge points, leaking septic tanks and misconnected domestic waste, insecticides used on crops, phosphates from household and commercial detergents and silt from damaged road verges and fields. Garden waste and inappropriate development on river banks can also have a marked impact on water quality."

- Holme-Next-the-Sea's Neighbourhood Plan states that:
"There is clear evidence of pollution in local watercourses, including the Hun, an internationally rare chalk stream. Water quality falls well below widely accepted standards including those of the Water Framework Directive. Levels of pollution potentially threaten public health and are not consistent with the status and objectives of the Protected Sites." (26.2.3)
- The Norfolk Coast Partnership's HunStory project plans to re-meander the River Hun to address pollution, poor biodiversity and flooding.

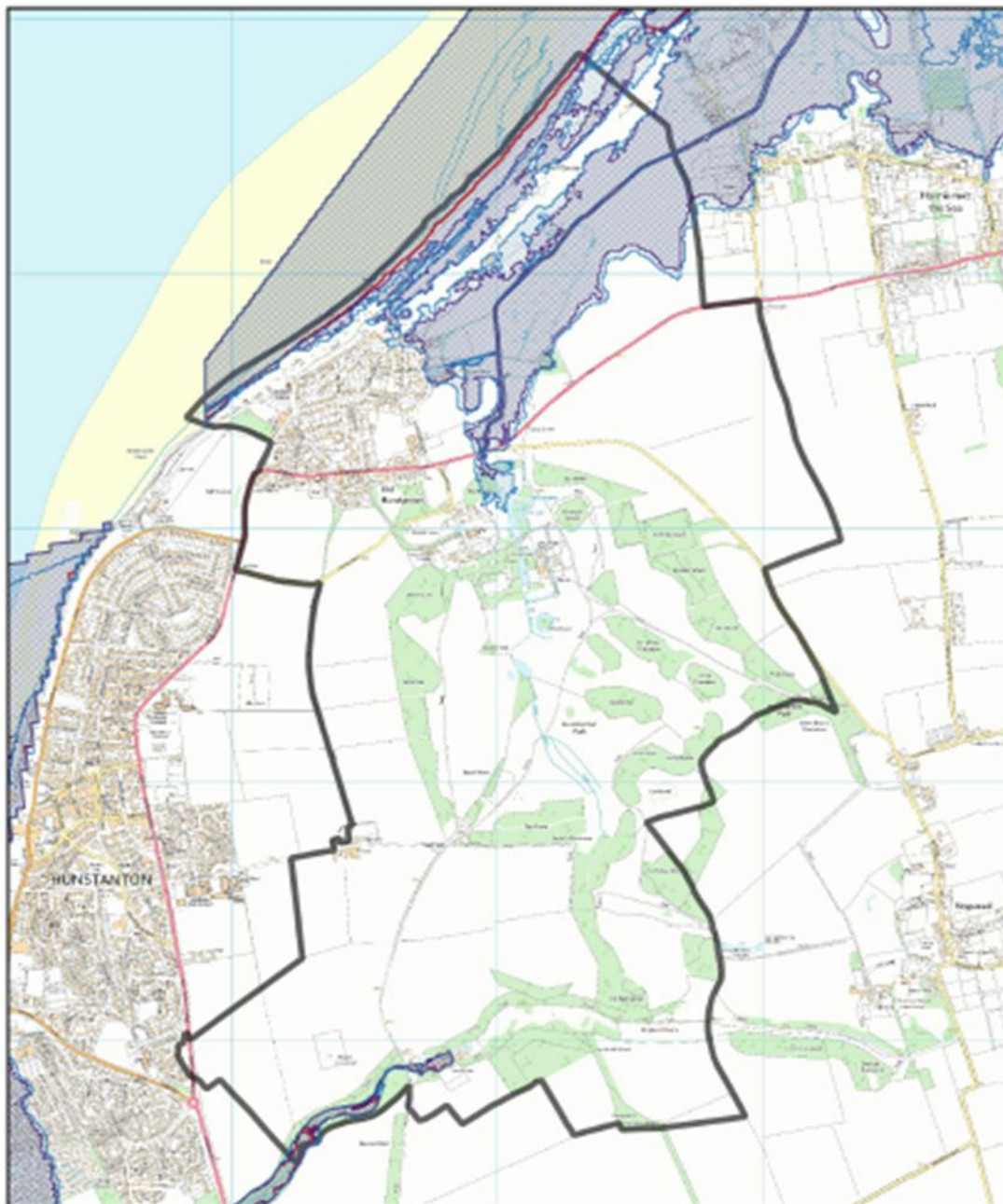
WATER FEATURE	SIGNIFICANCE
River Hun	Rare chalk stream
Duck Pond	Quintessential Old Hunstanton
"Waterworks" Pool	Important spring since Roman times Early waterworks for Hunstanton
Pool in the field east of the River Hun. TF 693 427	Important spring since Roman times
"Chalybeate Spring" near Downs Farm in Ringstead Downs	Mineral spring containing salts of iron Once visited by charabang trips
Stream from "Chalybeate Spring" flowing west to the bottom of Redgate Hill	Ancient stream

Policy 14 Groundwater, the River Hun, Ditches and Ponds

Development proposals that affect groundwater, the River Hun, ditches and ponds throughout the Parish will only be permitted if they preserve and enhance water quality and quantity, drainage, biodiversity, flood risk management and recreational value where the public have access. The onus is on the developer to evidence this.

Consideration for developments will also include ensuring that Water Management byelaws are adhered to and that any alteration of a watercourse would need Land Drainage Consent.





Map 7 Flood Risk



Borough Council of
**King's Lynn &
West Norfolk**
Tel. 01553 616200
Fax. 01553 691663

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Ordnance Survey 100024314

Legend

-  Parish Boundary
-  SFRA18_floodzone2
-  SFRA18_floodzone3a
-  SFRA18_floodzone3b



1:20,000

19/03/2020

Justification

Mobile phone signal in Old Hunstanton is very weak for most main providers and broadband speeds are poor. Social connectivity is important for the community and new development needs to be encouraged to address this issue.

Evidence

- 50% of questionnaire respondents found broadband to be poor.
- 70% of questionnaire respondents found mobile phone signal to be poor.
- Sustainable development includes incorporating technological future proofing.

Policy 15 Mobile Phone and Broadband Provision

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

Old Hunstanton Parish Council will request Kings Lynn and West Norfolk Borough Council that any approval of any new or extended base station will contain a condition requiring shared network access among mobile phone operators.

EXISTING AND NEW BUSINESSES

Justification

Local businesses are important to both residents and visitors, as well as to the wider local economy. Changes to existing businesses and the establishment of new businesses will be supported, providing they do not harm the existing character of the village or AONB.

Evidence

- 98% of questionnaire respondents considered Post Office important to them.
- 93% of questionnaire respondents considered shops important to them.
- 90% of questionnaire respondents considered pubs and hotels important to them.
- 80% of questionnaire respondents considered the café important to them.
- Local shops, hotels and pubs attract tourists to the area.

Policy 16 Existing and New Businesses

Development necessary for the maintenance or expansion of existing businesses, or the establishment of new businesses will be supported within the development boundary where it:

- a) does not result in a scale of development or an intensity of use that is incompatible with the site and its surroundings
- b) is not prominent or intrusive in the AONB, or adjacent to it
- c) is consistent in appearance with the character of any existing buildings on the site and those in the immediate neighbourhood
- d) will not result in unacceptable harm in terms of noise and disturbance, odours or emissions to the living conditions of the occupants of neighbouring or nearby dwellings
- e) provides adequate off-street parking for employees, customers, deliveries and any vehicles associated with the business and the additional traffic generated is not harmful to road safety or the free flow of traffic.

At present there are no caravan parks in the parish and Old Hunstanton Parish Council's general policy would be to not approve of any such facilities. Any caravan parks, an exception to this general rule, may not exceed Certified Site criteria, ie, be small, privately run campsites with a maximum of five caravans or motorhomes at any one time for up to 28 consecutive days, allowing space of six meters between each unit.

Justification

The erection of advertising signs in the village will typically result in resident complaints to Old Hunstanton Parish Council. It is appreciated that some signage for local businesses is necessary, but anything beyond that is not considered to be in keeping with the rural character of the village.

Evidence

- Excessive signage, and the associated intrusive effect upon a rural village, is something that many residents and Old Hunstanton Parish Council would wish to avoid.
- Norfolk Coast Partnership Forum guidelines state that signs in the AONB should be used only where necessary, and then only in a way which minimises their effect on the natural beauty of the area. Signage should conform to these guidelines throughout the parish of Old Hunstanton.

Policy 17 Advertising and Signage

Businesses are encouraged to consult Old Hunstanton Parish Council about the suitability of any proposed signage (see Policy 7 Consultation).

Proposals for advertisements or signage should conform to the following:

- a) the siting, size, height, proportions, colour, materials and supporting structure of adverts and signs should respect the character and appearance of the setting and, where appropriate the building to which they relate
- b) they should normally be provided only at points of access to sites, and located so as to minimise their visual effect on the environment
- c) the number of signs or advertisements should be kept to a minimum in order reduce visual intrusion and to avoid any negative, cumulative impact
- d) where multiple signs are unavoidable they should be consistent in size and appearance
- e) illuminated signs will not be permitted (see Policy 19 Dark Night Skies).

NATURAL ENVIRONMENT

Justification

Some two thirds of the parish of Old Hunstanton lies within an Area of Outstanding Natural Beauty (AONB). AONB landscape character types for the parish include a unique combination of:

Open Coastal Marshes, with internationally important inter-tidal habitats.

Drained Coastal Marshes, with saltmarsh, scrub and grassland providing key ecological habitats.

Sand dunes, important ecological habitat.

Rolling Open Farmland, comprising woodlands, linear shelterbelts and hedgerows which contribute an unusual sense of enclosure and intimacy within an otherwise open farmland landscape.

Parkland, the historic designed parkland landscapes and woodlands associated with Hunstanton Hall.

Chalk grassland, at Ringstead Downs Nature Reserve.

Chalk stream, the River Hun is one of 15 in Norfolk and only 200 in the world.

The parish also contains English Nature RAMSAR, SSSI, SAC and SPA designated sites (see Map 7).

The Parish Council has, for many years, been lobbying for the AONB designation to include the whole of the parish, thus affording protection for the entire area. It will continue to do so.

Evidence

- Two thirds of the parish of Old Hunstanton is designated as an AONB. 83% of questionnaire respondents wanted the Neighbourhood Plan to promote the widening of AONB status to cover the entire parish. Old Hunstanton Parish Council is actively working toward this goal.
- The NPPF para 176 states “Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight.”
- The Wash is a RAMSAR site (wetland of international importance), SSSI (biological site of special scientific interest), SAC (special area of conservation) and SPA (special protection area).
- Ringstead Downs are a biological SSSI and a Norfolk Wildlife Trust reserve.
- Old Hunstanton park esker is a geological SSSI.
- 98% of questionnaire respondents wanted the Neighbourhood Plan to protect/improve trees and hedgerows.
- 96% of questionnaire respondents wanted the Neighbourhood Plan to promote positive management of local habitats and wildlife.
- 96% of questionnaire respondents wanted the Neighbourhood Plan to maintain the existing sense of peace and tranquillity in the parish.

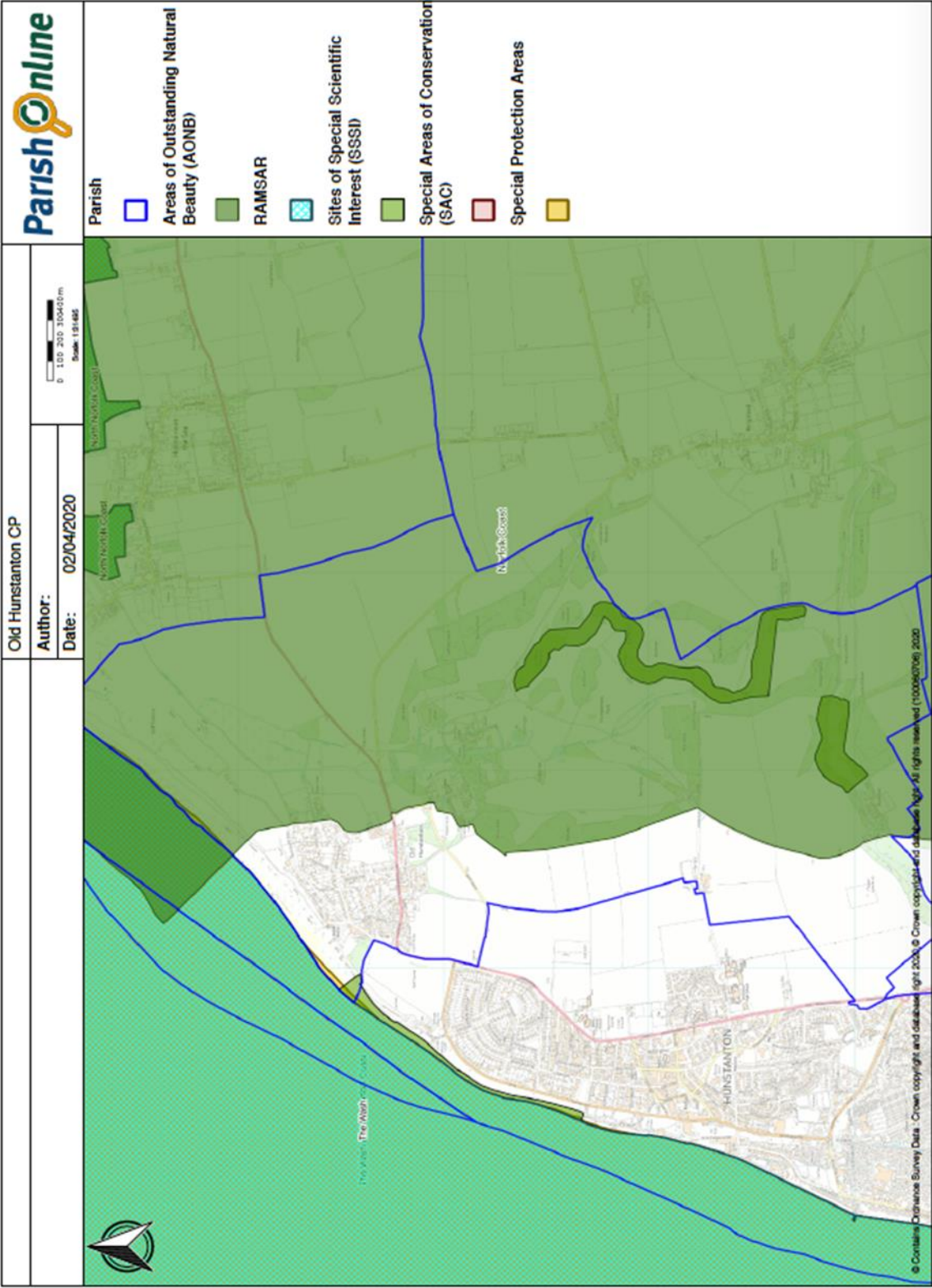
Policy 18 Protection and Enhancement of the Natural Environment and Landscape

Development will protect, conserve and where possible enhance, the natural environment, local landscape and wildlife. All development within the Area of Outstanding Natural Beauty should protect and enhance the AONB. Likewise, any development adjacent to the AONB.

The Council will encourage the diversity of trees to protect the overall health of the tree stock. Should any proposed development contain or abut any ancient woodland this should be protected apart from in exceptional circumstances There is a presumption against deforestation and tree planting is encouraged to mitigate climate problems.

Map 8

Natural England Designations



Justification

Light pollution can obscure our view of the stars and planets, suburbanise the countryside, have a negative impact on the health of plants and animals, and cause annoyance to neighbours (Campaign to Protect Rural England).

In common with much of the Norfolk Coast, Old Hunstanton has some of the least light polluted skies in England. This is an important element of its rural character and something which needs to be preserved (see Map 8).

Evidence

- 75% of questionnaire respondents felt it important for the Neighbourhood Plan to minimise light pollution from streetlighting and security lighting.
- CPRE classify Old Hunstanton as having some of the least light polluted skies in the UK and actively campaigns to reduce light pollution in the Norfolk countryside.
- The need to address the impact of light pollution on the countryside is recognised in the National Planning Policy Framework (NPPF). Clause 185c states that planning policies and decisions should “limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.”
- Norfolk County Council’s Environmental Lighting Zones Policy recognises the importance of preserving dark landscapes and dark skies.
- Likewise, Borough Council of Kings Lynn and West Norfolk’s Policy DM15 (Environment, Design and Amenity).
- The use of illuminated signs by businesses would be contrary to Norfolk Coast Partnership Forum guidelines state that illumination in signs can be unnecessarily obtrusive (see Policy 17 Advertising and signage).

Policy 19 Dark Night Skies

In order to minimise light pollution all planning consents will be subject to the following conditions in respect of external lighting:

- a) fully shielded (enclosed in full cut-off flat glass fitments)
- b) directed downwards (mounted horizontally to the ground and not tilted upwards)
- c) no dusk to dawn lamps
- d) white light low-energy lamps (LED, metal halide or fluorescent) and not orange or pink sodium sources.

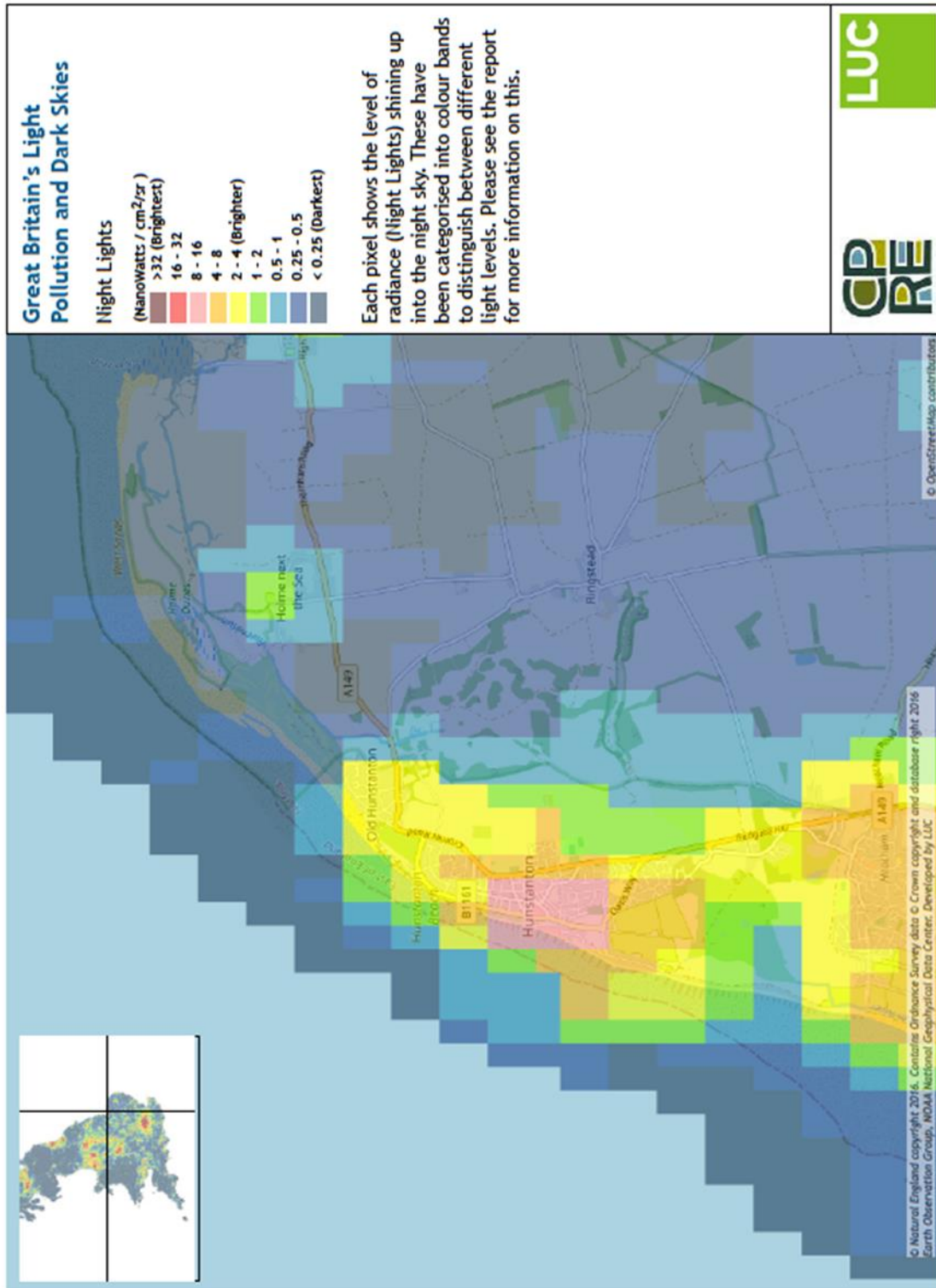
Proposals including external lighting in prominent locations likely to be visible from the surrounding landscape will not normally be supported except where a requirement can be demonstrated in the interests of safety and security on public footways.

Where internal lighting is likely to cause disturbance or risk to wildlife, including protected bird species, proposals will be sought for mitigating pollution from internal light sources. Large windows and roof lights are particularly relevant in this context.

The use of illuminated signs by businesses will not be permitted.

Map 9

Dark Skies



Justification

Green infrastructure contributes to the quality and distinctiveness of the local environment and to its ecology. The National Planning Policy Framework allows communities to designate local green spaces through Neighbourhood Plans to protect them for current and future generations (NPPF 98-99 and 101 to 103).

The green spaces and footpaths of Old Hunstanton (shown on Maps 10 & 11) have been identified using National Planning Practice Framework criteria (para 100) given below.

- in reasonably close proximity to the community it serves;
- demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- is local in character and not an extensive tract of land

The Neighbourhood Plan does not seek to make an official green space designation for the listed sites as

- all are in private or County Council ownership
- many already have protected status (ie AONB, SSSI)
- public rights of way are already protected under other legislation

however, it does have a green space policy.

Evidence

- 98% of questionnaire respondents wanted the Neighbourhood Plan to maintain existing green and open spaces within the village.
- Locality's 'Neighbourhood Planning Local Green Spaces' states that green spaces contribute to quality of place. It stresses the need to designate green spaces in Neighbourhood Plans, and to formulate policies to protect them.
- Government guidance on planning for local green spaces states that:
"It can provide health and recreation benefits to people living and working nearby; have an ecological value and contribute to green infrastructure (see National Planning Policy Framework para.171) as well as being an important part of the landscape and setting of built development, and an important component in the achievement of sustainable development (see National Planning Policy Framework para. 7-9)."
- NPPF (paragraphs 101-103) set the criteria for designating Local Green Spaces.
- Local Green Spaces are identified in the table below and shown on Map 10.

GREEN SPACES	IMPORTANCE TO COMMUNITY
Churchyard	Forms part of the character and setting of a historic area Within Conservation Area
Duck Pond	Adds to local amenity Provides an attractive setting and outlook Within Conservation Area
Golf Club	Supports physical activity Encourages tourism Of ecological importance (eg orchids)

GREEN SPACES	IMPORTANCE TO COMMUNITY
Hall and Park	Forms part of the character and setting of an historic area National Heritage List for England - listed park & garden Open to public on Thursdays Located within Conservation Area Located within AONB
Allotments	Providing opportunities for growing local food
Playground	Supports physical activity
Football Ground	Supports physical activity
Sand Dunes	Encourages tourism Important habitat for flora and fauna
Ringstead Downs	SSSI Norfolk Wildlife Trust reserve
FOOTPATHS	
Peddars Way	Restricted byway 8 National Trail
North Norfolk Coastal Path	FP13 England Coast Path
River Hun footpath	FP10
The Buttlands	FP4
Sandy Lane	FP6
Smugglers Lane footpath	FP3
Lovers Lane	Permissive pathway
Church Walk	Permissive pathway
Hamon Close to A149	Footpath

Policy 20 Green Spaces

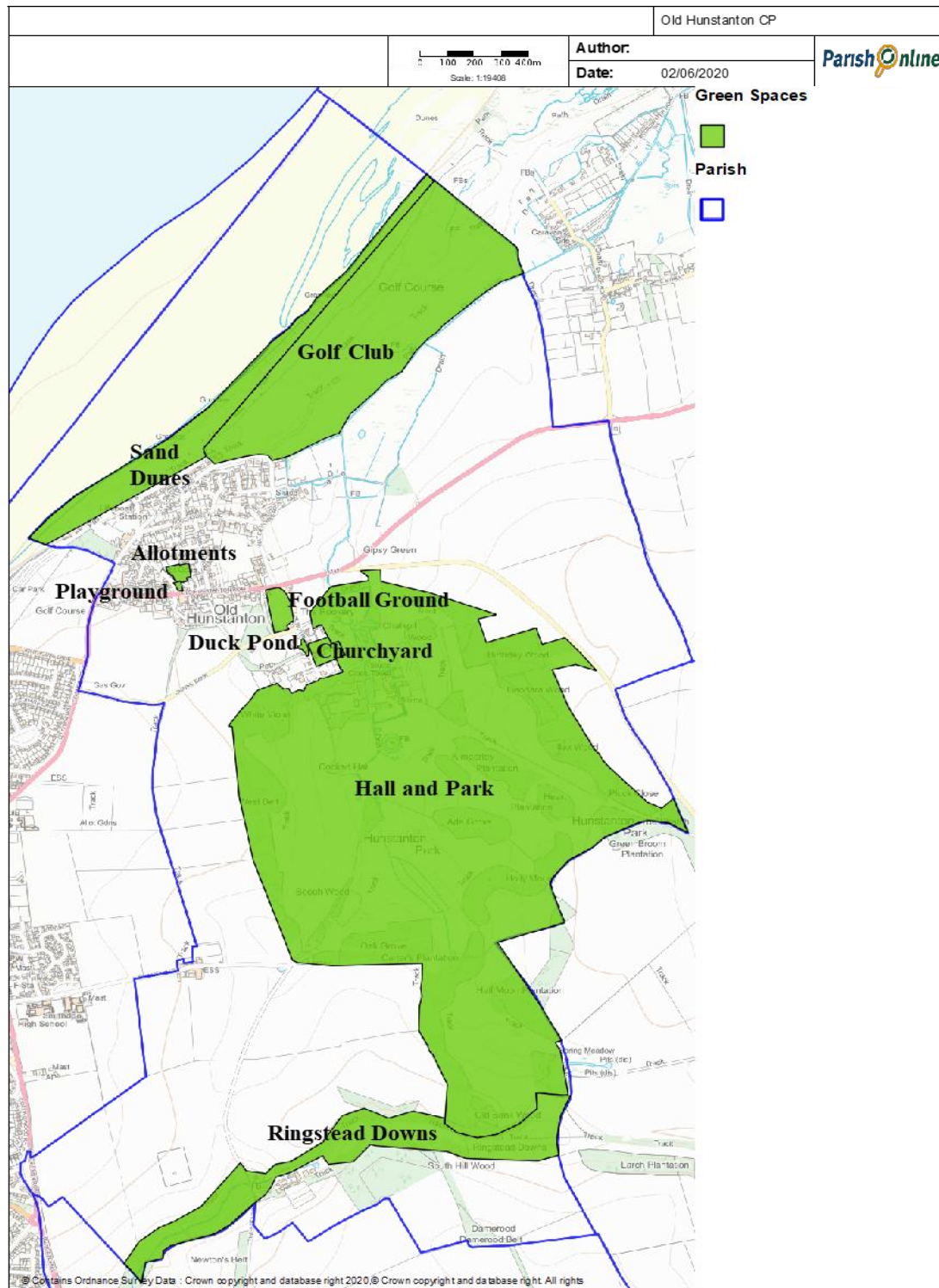
The areas listed above and defined on Map 10 are to be regarded as important green spaces for Old Hunstanton. Any development should respect them, help to maintain them, and enhance them.



River Hun footpath

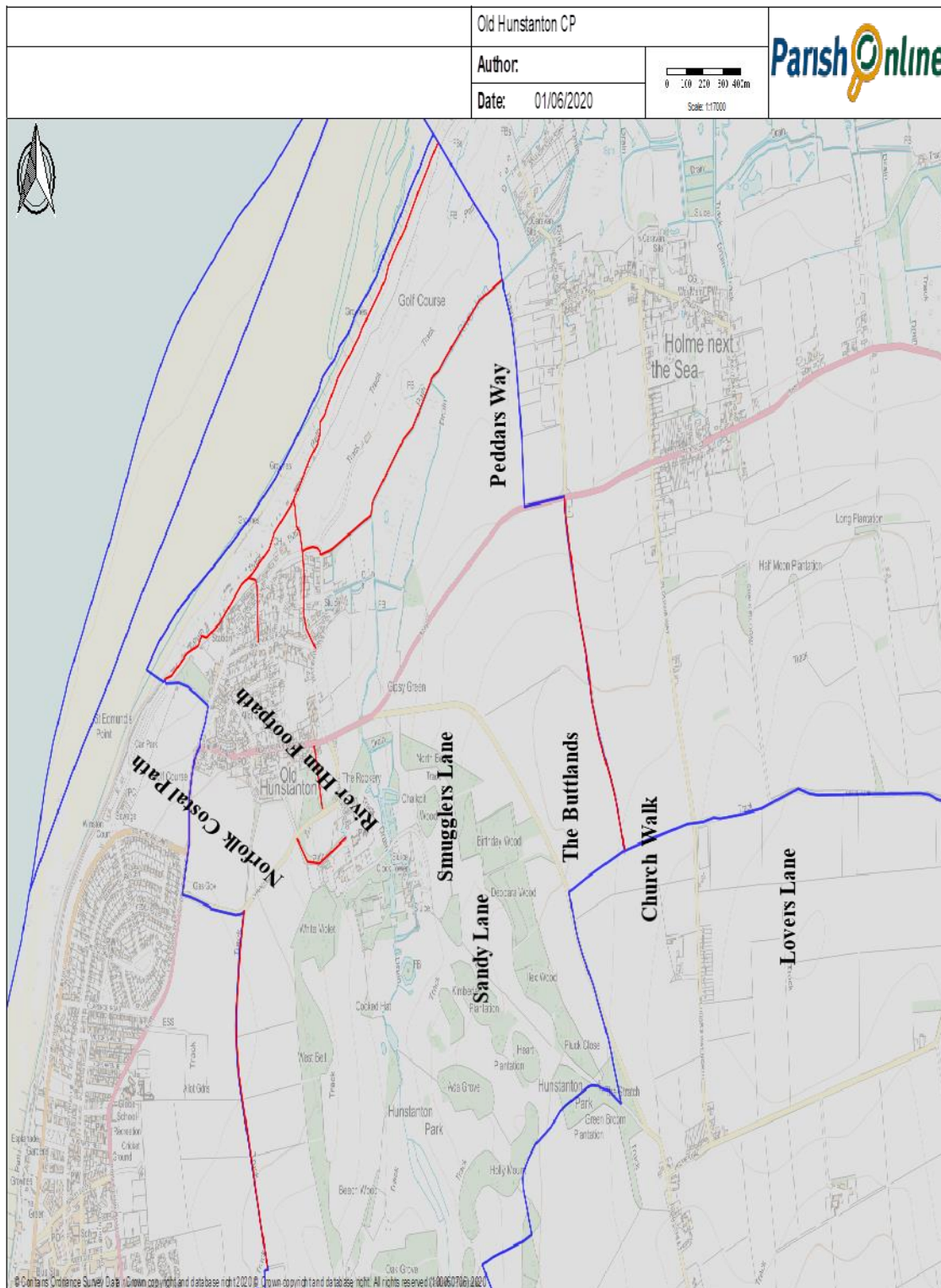
Map 10

Green Spaces



Map 11

Foot Paths



PARISH ASPIRATIONS AND INITIATIVES

The policies of the Plan all relate to the development or use of land and are to be applied in the determination of planning policies. There are, however, some issues that have been identified during the preparation of the Plan which do not relate to land use planning but which the Parish Council wishes to progress pro-actively; these are listed below. These topics will all be discussed by the Parish Council in the coming months and, where appropriate, small working groups could then be set up to discuss the issue.

- Old Hunstanton beach remains in the Town of Hunstanton, cutting the Parish of Old Hunstanton into 2 areas (See Map 1). It is assumed that this was a mistake made when the boundaries of Old Hunstanton were redrawn in 2007. This anomaly needs to be rectified.
- The continued monitoring of traffic volume and speed and exploration of measures to improve these. Data from the mobile speed awareness message (SAM2) unit located on the A149 shows the volume of traffic passing through the village, with up to 2% travelling in excess of the 30mph speed limit at, on average, 38mph.

SAM2 TRAFFIC ANALYSIS

Average daily volume of vehicles along A149 (one way).

Dec 2019 - Feb 2020	1837
Sep 2019 - Nov 2019	1971
Jul 2019 - Aug 2019	3208
May 2019 - Jun 2019	2711
Feb 2019 - Apr 2019	2133
Nov 2018 - Jan 2019	1918
Aug 2018 - Oct 2018	2559
Average for period	2334

- 20mph speed limit through the village (73% of questionnaire respondents in favour).
- Continued support for the Coastliner bus service (63% of questionnaire respondents felt the service important to them. 96% of questionnaire respondents felt the service important to Old Hunstanton) (36% used the bus).
- In response to the Transport Minister's encouragement of cycling, the creation of safe cycling routes along the A149 between the village and Hunstanton and Holme-next-the-Sea.
- Revitalised Village Hall (78% of questionnaire respondents considered it important). With the success of Thornham in mind, the opportunity arises for the creation/enhancement of recreational activities (eg tennis courts, café etc.).
- Widening AONB to cover whole parish (83% of questionnaire respondents in favour).
- Improving footpaths and walks within the village and parish, including circular walks and enhancing pedestrian access to Hunstanton along the A149 and to the adjacent villages, Holme-next-the-Sea and Ringstead (92% of questionnaire respondents in favour/71% get around by foot). The Parish Council Footpath Working Party has this in its remit.
- Encourage and support landowners to plant native trees to enhance the parish landscape and to help reduce global warming.
- 100% of questionnaire respondents wanted the Neighbourhood Plan to ensure a safe and secure neighbourhood. A neighbourhood watch scheme may be an appropriate development, as would a more conspicuous police presence.
- Conservation area and AONB policies are to be supported (96% of questionnaire respondents felt it important to protect Old Hunstanton's listed buildings and other important unlisted buildings).
- There are some issues with drainage and surface water in parts of the village which need addressing.