

OLD HUNSTANTON NEIGHBOURHOOD PLAN



2021-2036

**OLD HUNSTANTON
NEIGHBOURHOOD PLAN
REFERENDUM VERSION FEBRUARY 2024**

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INTRODUCTION

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. The Neighbourhood Plan was designated on 25 July 2018 (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). The Neighbourhood Plan was supported by public consultation, as set out in the Consultation Statement published and submitted alongside the Neighbourhood Plan.

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

<https://www.OLDHUNSTANTONPC.INFO/Neighbourhood-development-plan>

OLD HUNSTANTON NEIGHBOURHOOD PLAN VISION STATEMENT

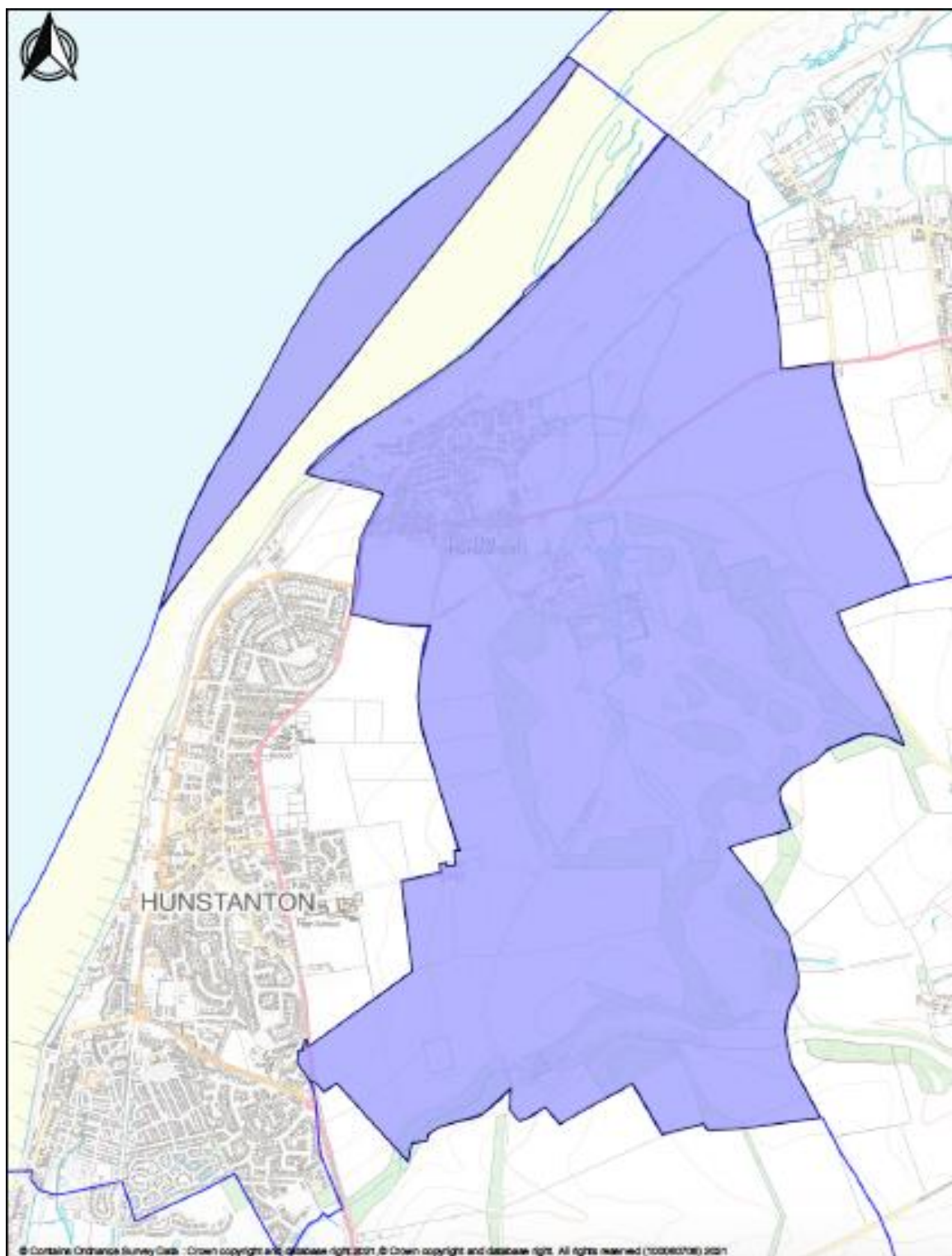
Any development of Old Hunstanton should be of a scale and nature so as to be sympathetic to the unique character of this West Norfolk seaside village, respecting its historic and rural nature.

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



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).

Policy 1 seeks to focus development within the village, with the aim of strengthening Old Hunstanton's village and rural character.



View from Chapel Bank looking north

Evidence

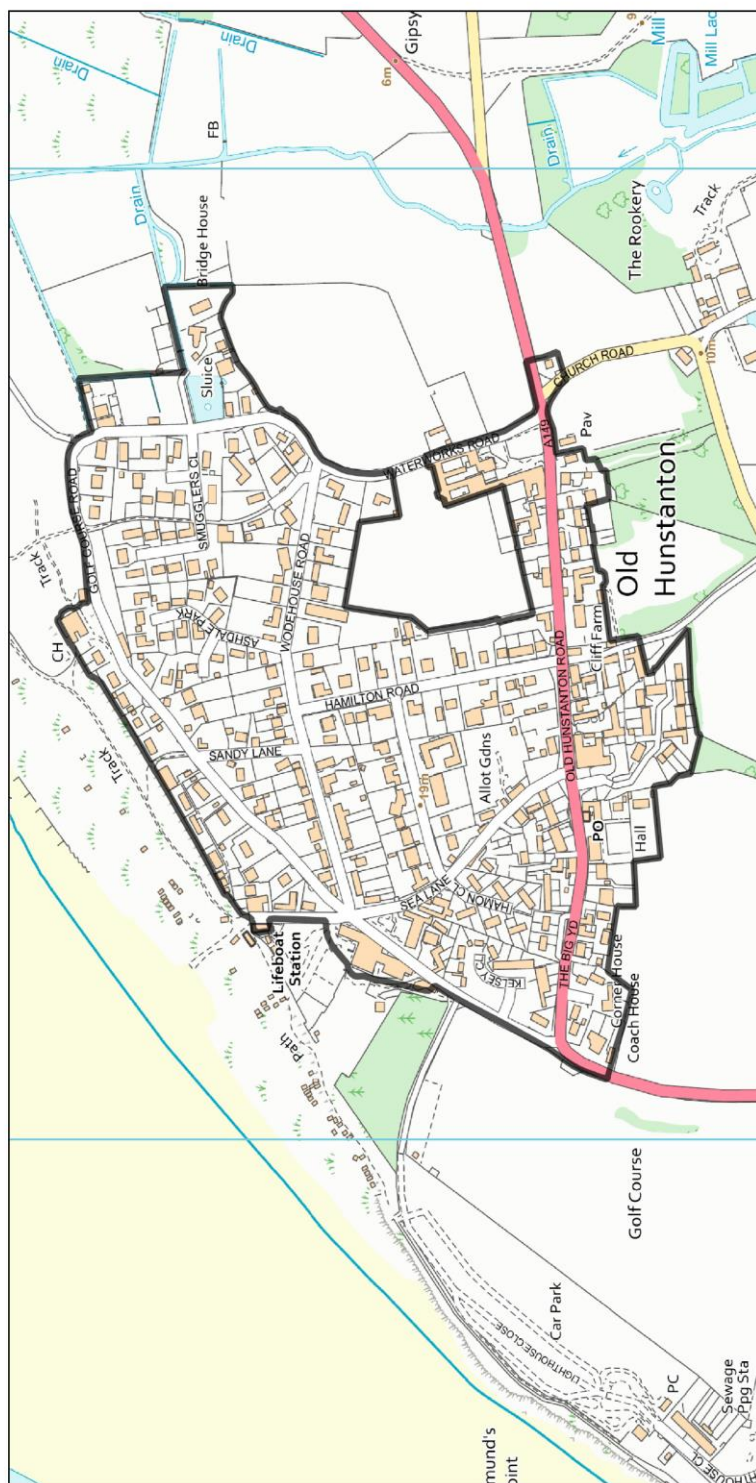
- 83% of questionnaire respondents wanted the Neighbourhood Plan to prevent development outside the existing village development boundary.
- The Plan supports the provision of development appropriate to the countryside, including, having regard to Paras 78 and 79 of the NPPF, rural exception housing.

Policy 1 Village Development Boundary

New developments in Old Hunstanton shall be encouraged to be located within the existing village development boundary shown on Map 2 below.

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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SETTLEMENT BREAKS

Justification

The Neighbourhood Plan seeks to protect the distinctive character of Old Hunstanton's village and countryside and to prevent the coalescence of Old Hunstanton with Hunstanton. Policy 2 achieves this through the designation of a Settlement Break, as shown on Map 3 "Settlement Breaks."

The countryside beyond the built-up area defines the setting of the village. This includes the AONB to the east and south, views of The Wash/ North Sea, parkland, and wildlife/ biodiversity corridors. The AONB protects much of the Plan area from inappropriate development, but the area around Chapel Bank, between Old Hunstanton and Hunstanton is identified as being particularly vulnerable.



View from Chapel Bank looking west

Evidence

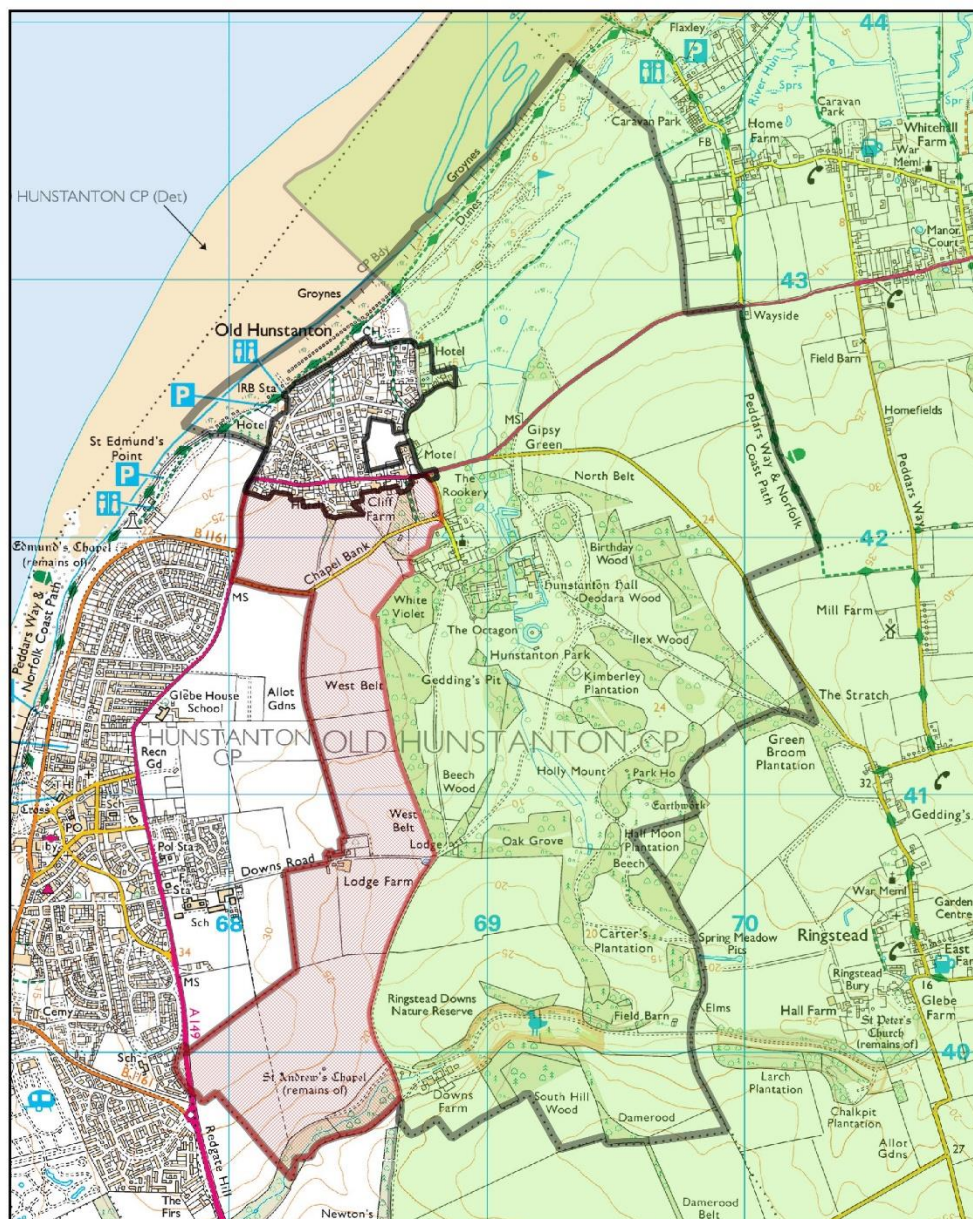
- 95% of questionnaire respondents wanted the Neighbourhood Plan to maintain clear space between Old Hunstanton, Hunstanton and other neighbouring parishes.
- Hunstanton has already built up to the Old Hunstanton boundary along Chapel Bank. The draft Neighbourhood Plan for Hunstanton suggests a buffer 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.

Policy 2 Settlement Breaks

Land between Old Hunstanton and Hunstanton is designated as a Settlement Break (Map 3) where visual and physical local gaps should be retained.

Map 3 Settlement Breaks



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Map 3

- Development Boundary
- Area of Outstanding Natural Beauty
- Old Hunstanton development break
- Parish Boundary



1:20,000

05/10/2023

HERITAGE ASSETS

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.”

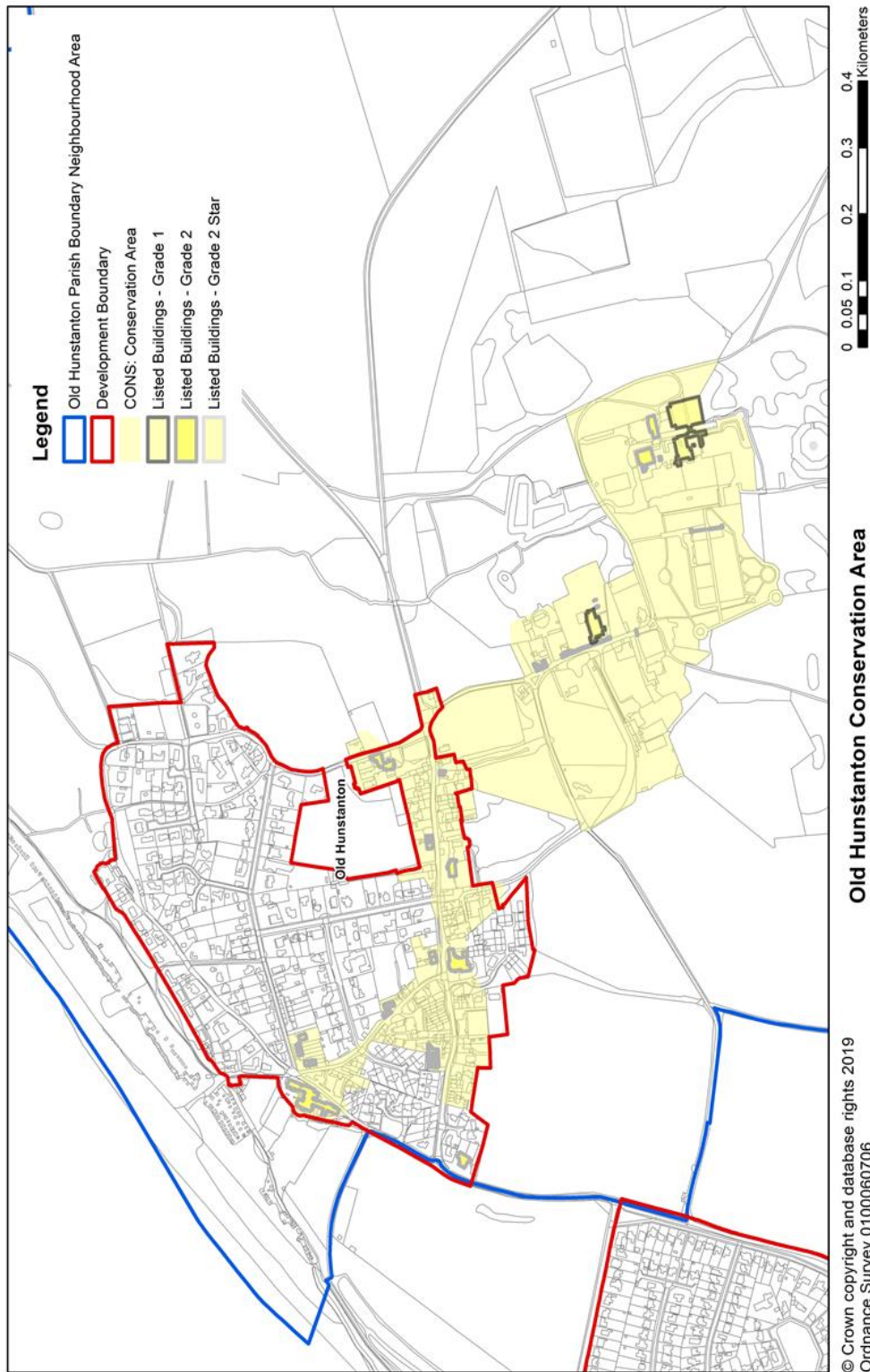
- 96% of questionnaire respondents felt it important for the Neighbourhood Plan to protect listed and other important unlisted buildings.
- The National Planning Policy Framework (NPPF) Chapter 16 (Conserving and enhancing the historic environment) states that “(Heritage) assets are an irreplaceable 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 190 requires plans to set out a positive strategy for the conservation and enjoyment of the historic environment.

Policy 3 Heritage Assets

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.

Development proposals affecting a heritage asset, including non-designated heritage assets identified in the Neighbourhood Plan, must be supported by a heritage statement.

Map 4 Conservation Area



Designated Heritage Assets

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

Non-Designated Heritage Assets

Old Hunstanton is 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).

No	NON-DESIGNATED 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'

No	NON-DESIGNATED HERITAGE ASSET	SIGNIFICANCE
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: Icenic 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

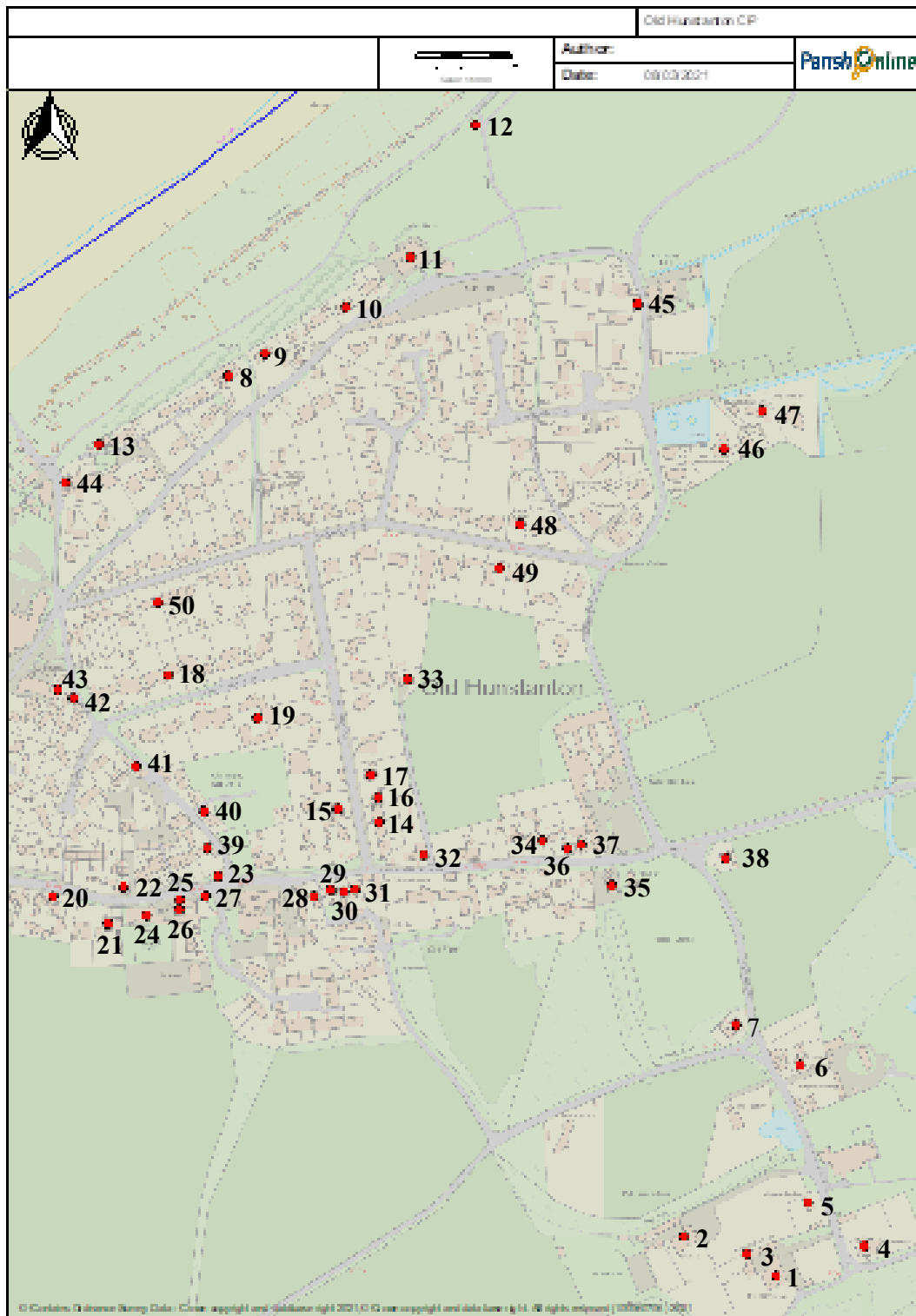
“disc brooch” in the Anglo-Scandinavian style (NHER 1142). There is also documentary evidence of an Anglo-Saxon church predating the existing church.

- 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.

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).

As of January 2023, the number of second homes against the total housing stock (properties registered for Council Tax) was 349: 125 (36%), a similar proportion to the 2019 figure (BCKLWN, February 2023).

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

A 2021 internet search of holiday lets identified 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.

The latest (January 2023) Council Tax data reveals a reduction of 9 dwellings in the housing stock between November 2019 and January 2023. This is also reflected in a 9 dwellings reduction to second homes numbers, indicating that these may have been sold off by owners as businesses premises (e.g. holiday lets). This represents an average 3 dwellings per year loss from the housing stock.

With a current (2023) housing stock comprising 36% second homes and around 17% holiday lets, less than half the village has permanent residents. As with other parishes on the North Norfolk Coast, there are concerns that the continued loss of permanent residencies (and therefore resident population) represents a threat to the sustainability of these coastal communities. 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 check and manage development proposals involving the loss of existing housing stock to holiday lets or second homes, a significant threat to the social sustainability of Old Hunstanton.

It is acknowledged that there is no mechanism available to limit the use of existing dwellings as second homes or holiday lets. However, in line with other North Norfolk coastal communities, several of which have successfully developed principal residences' Neighbourhood Plan policies, this Plan seeks to ensure future proposals for second homes/ holiday lets are effectively managed. It is also necessary to recognise the need for any policy to be workable, in terms of decision-making/ development management.

Evidence

- As of January 2023, 125 of Old Hunstanton's housing stock is registered as second homes, representing 36% of the total housing stock (349 dwellings).
- For comparison, the table below shows the numbers of second homes registered for Council tax for parishes within the Borough of King's Lynn and West Norfolk situated (fully or partially) within the northern part of the Norfolk Coast AONB.

Parish name (within main/ north coast AONB)	No of households registered for Council Tax (January 2023)	No of second homes registered for Council Tax (January 2023)	% total housing stock as second homes	NDP "principal residences" policy (where applicable)
Burnham Overy	239	115	48.1%	
Thornham	362	153	42.3%	No policy (reference NDP paragraph 7.2.25)
Brancaster	775	320	41.3%	No policy
Holme Next The Sea	218	88	40.4%	HNTS 18
Old Hunstanton	349	125	35.8%	
Titchwell	58	19	32.8%	
Burnham Norton	69	22	31.9%	
Burnham Market	672	188	28.0%	Policy 3
Ringstead	185	44	23.8%	
Burnham Thorpe	101	24	23.8%	
Choseley	13	3	23.1%	
Docking	664	120	18.1%	
Sedgeford	310	53	17.1%	Policy H8
Hunstanton	3,132	443	14.1%	No policy (reference paragraph 17)
Snettisham	1,603	142	8.9%	Policy NP04
Heacham	2,743	217	7.9%	Policy 4

Old Hunstanton ranks 5th out of 16 parishes within the AONB, in terms of the proportion of second homes within the total housing stock.

- At early-January 2023 there were around 60 properties advertised as holiday lets, representing around 17% of the total housing stock.
- 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, illustrating significant local concerns.
- 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 4 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).

Community Action: Consultation

Old Hunstanton Parish Council will encourage developers to consult and engage with the Parish Council and local people from an early stage in the development process. Whilst not a planning policy, this is considered to form an important part of the planning process in the Neighbourhood Area.

The Parish Council highlights the importance of community consultation and engagement for development proposals affecting the Conservation Area and other heritage assets.

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, off A149/ Church Road (currently used by Redgate Rangers FC)	Local green space Supports physical activity Protection of playing pitches emphasised by Sport England as a priority

	COMMUNITY FACILITY	IMPORTANCE TO COMMUNITY
10	Post Office	Only financial service in village
11	Shops	Village shop is only grocery outlet in village Other shops encourage tourism
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

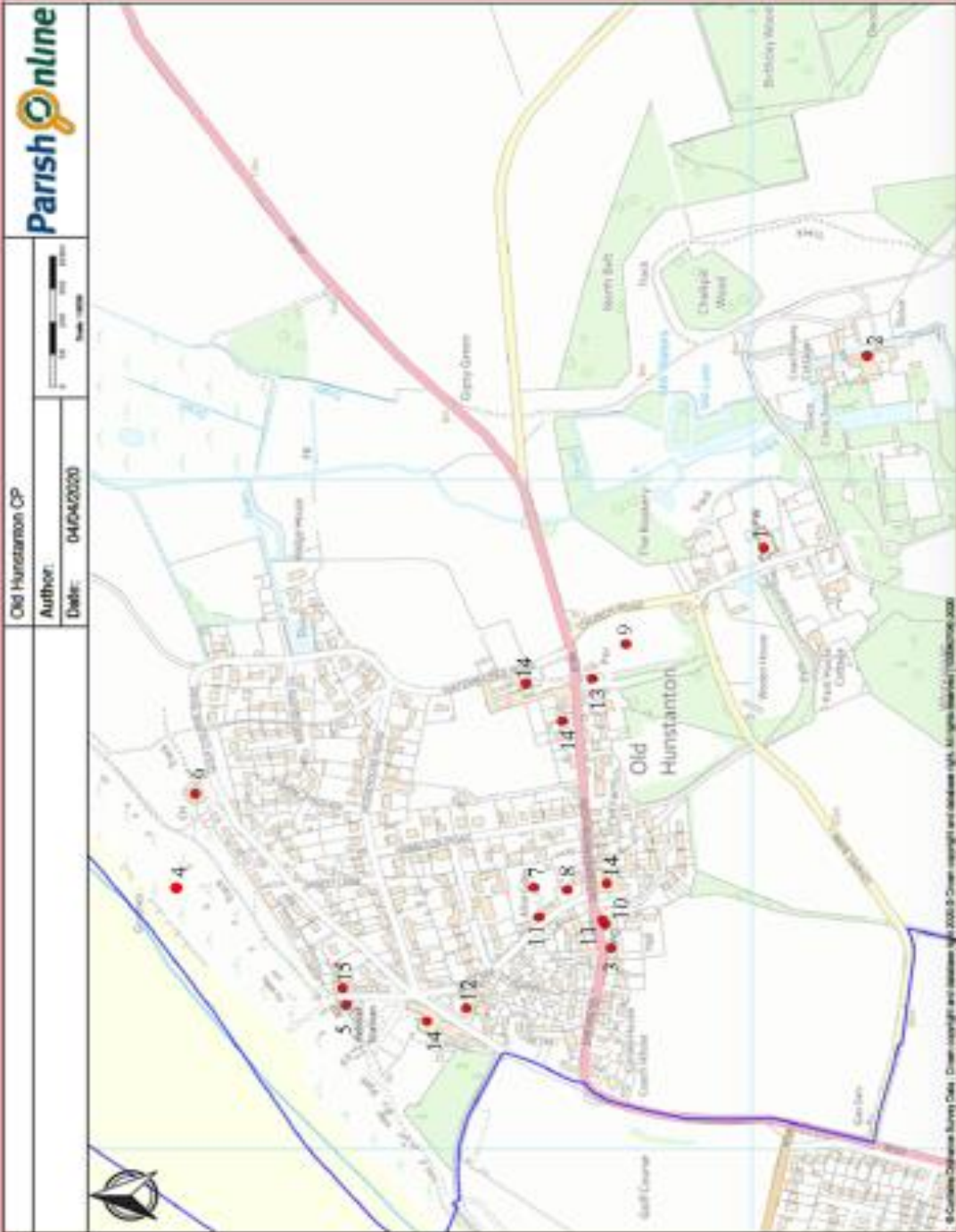
Policy 5 Community Facilities

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) following at least 12 months active marketing, it can be demonstrated that the facility is no longer viable; 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 will be supported.

Map 6 Community Facilities



INFILL DEVELOPMENT**Justification**

The Neighbourhood Plan promotes infill development in Old Hunstanton Village. The Neighbourhood Plan requires development to respect its surroundings.

For guidance, to avoid cramping and over-development the footprint of new dwellings (infilling and redevelopment proposals, including replacement dwellings) should not exceed 40% of the total plot area.

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 6 Infill Development

Infill development within the settlement boundary of Old Hunstanton must respect local character and the amenity of neighbouring occupiers; and must not harm highway safety. Development in Old Hunstanton must not appear cramped or inappropriate in its village setting.

New dwellings must be used as a principal residence (see Policy 4 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 176 and Borough Council development plan policies.
- See the Evidence supporting the Heritage Assets Policy earlier in the Neighbourhood Plan for details of local, traditional materials identified in the Conservation Area Character Statement.

Policy 7 Design, Style and Materials

Residential development should be of a design, style and constructed of materials to ensure that it respects local character. The use of traditional materials, including sustainable locally sourced materials and the use of sustainable construction techniques will be supported.

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 8 Height of Replacement and new Buildings

The height of new and replacement buildings must be in keeping with the height of adjacent buildings and the character of the surrounding area; and must respect the amenity of neighbouring occupiers.

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 9 Water and Drainage

Development should seek to reduce surface water run-off and incorporate sustainable drainage systems (SuDS) such as permeable driveways and parking areas, water harvesting and storage, green roofs and 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 Parish Council will seek to ensure the protection and improvement of these and other water features.

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)

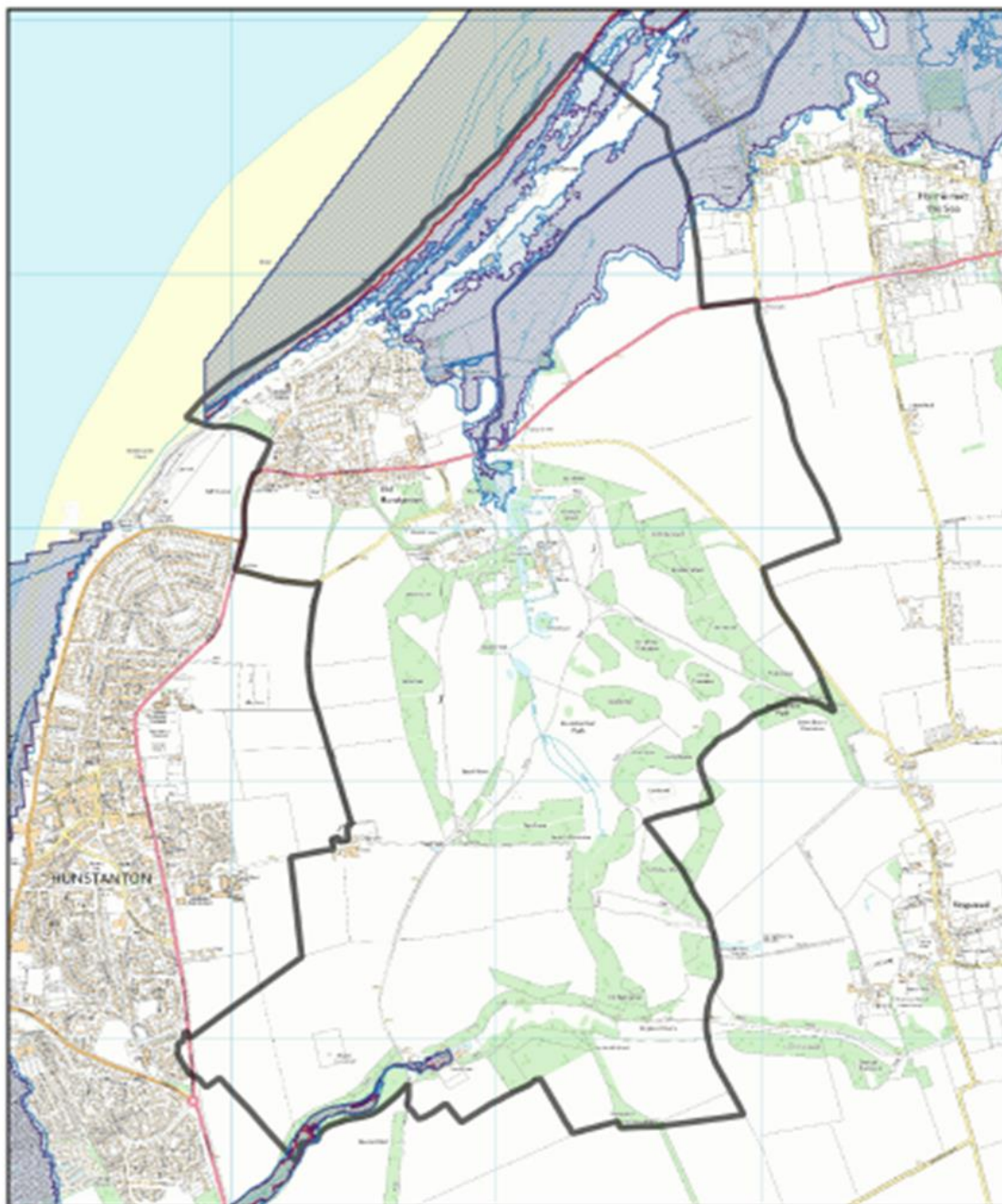
- The Norfolk Coast Partnership’s HunStory project plans to re-meander the River Hun to address pollution, poor biodiversity and flooding.

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 10 Groundwater, the River Hun, Ditches and Ponds

The protection and/or enhancement of the water quality, quantity, drainage, biodiversity, flood risk management and recreational value of groundwater, the River Hun, ditches and ponds throughout the Parish will be supported.

Map 7 Flood Risk



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

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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.

The Parish Council will seek to lobby the Borough Council of Kings Lynn and West Norfolk to encourage shared network access among mobile phone operators where new or extended base stations are proposed.

The ultimate goal is to enable effective access to super-fast broadband for the whole community.

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 11 Mobile Phone and Broadband Provision

New dwellings must be capable of providing for high speed broadband. Development of “Fibre to the Premises” and connectivity speeds of at least 25Mbps, with potential to be upgraded, will be supported.

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.

The Parish Council will seek to object to proposals for caravan parks that exceed Certified Location criteria (small sites for a maximum of five caravans for up to 28 days).

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 12 Existing and New Businesses

The development of existing and new business within the settlement boundary and the sustainable growth of business throughout the Parish will be supported where this:

- a) Respects local character and does not result in a scale and intensity incompatible with the site and its surroundings;
- b) Does not appear prominent or intrusive within the AONB or its setting; and
- c) Does not result in significant adverse impacts on residential amenity, in terms of noise, odours, emissions, or highway safety.

Justification

The Parish Council will encourage businesses to ensure that signs and advertisements are kept to the minimum necessary and are designed and sited in a manner that ensures that they respect Old Hunstanton's rural character.

To ensure advertisements do not harm visual amenity, the following guidelines indicate how advertisements can be erected to avoid or minimise adverse impacts:

- 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) adverts and signs should normally be provided only at points of access to sites, and located so as to minimise their visual effect
- 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) avoid illuminated signs

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 13 Advertising and Signage

Advertising and signage in Old Hunstanton should not harm visual amenity.

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

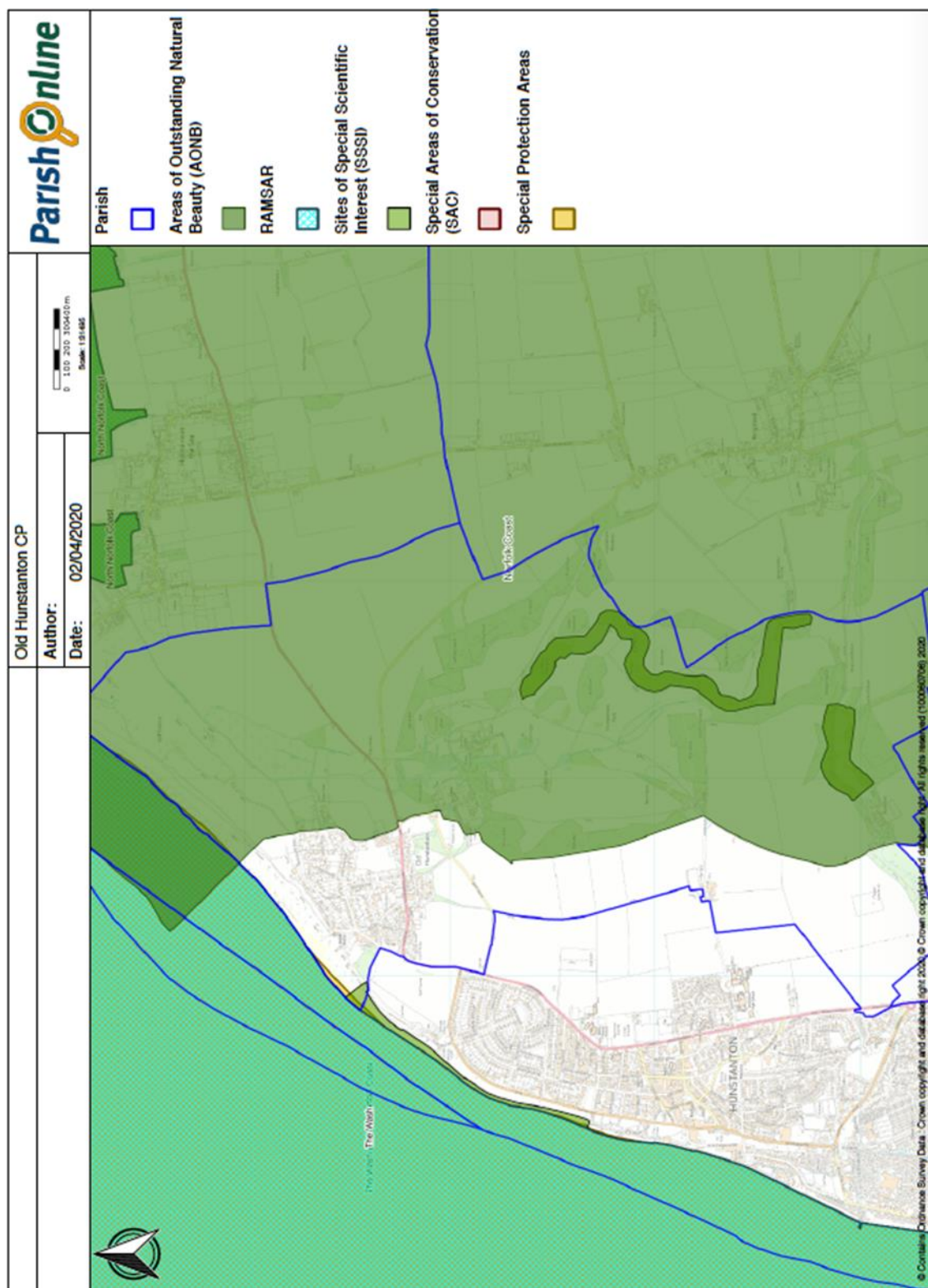
- Two thirds of the parish of Old Hunstanton is designated as an AONB. 83% of questionnaire respondents wanted the Neighbourhood Plan to promote the widening of AONB status to cover the entire parish. Old Hunstanton Parish Council is actively working toward this goal.
- The NPPF para 176 states “Great 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 14 Protection and Enhancement of the Natural Environment and Landscape

Development should protect and enhance biodiversity and conserve natural landscape features, including ancient woodland, trees and hedgerows. Development must conserve and enhance the Area of Outstanding Natural Beauty (AONB) and development within its setting must respect the landscape character of the AONB.

Map 8

Natural England Designations



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).

- 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).

Community Action: Dark Skies

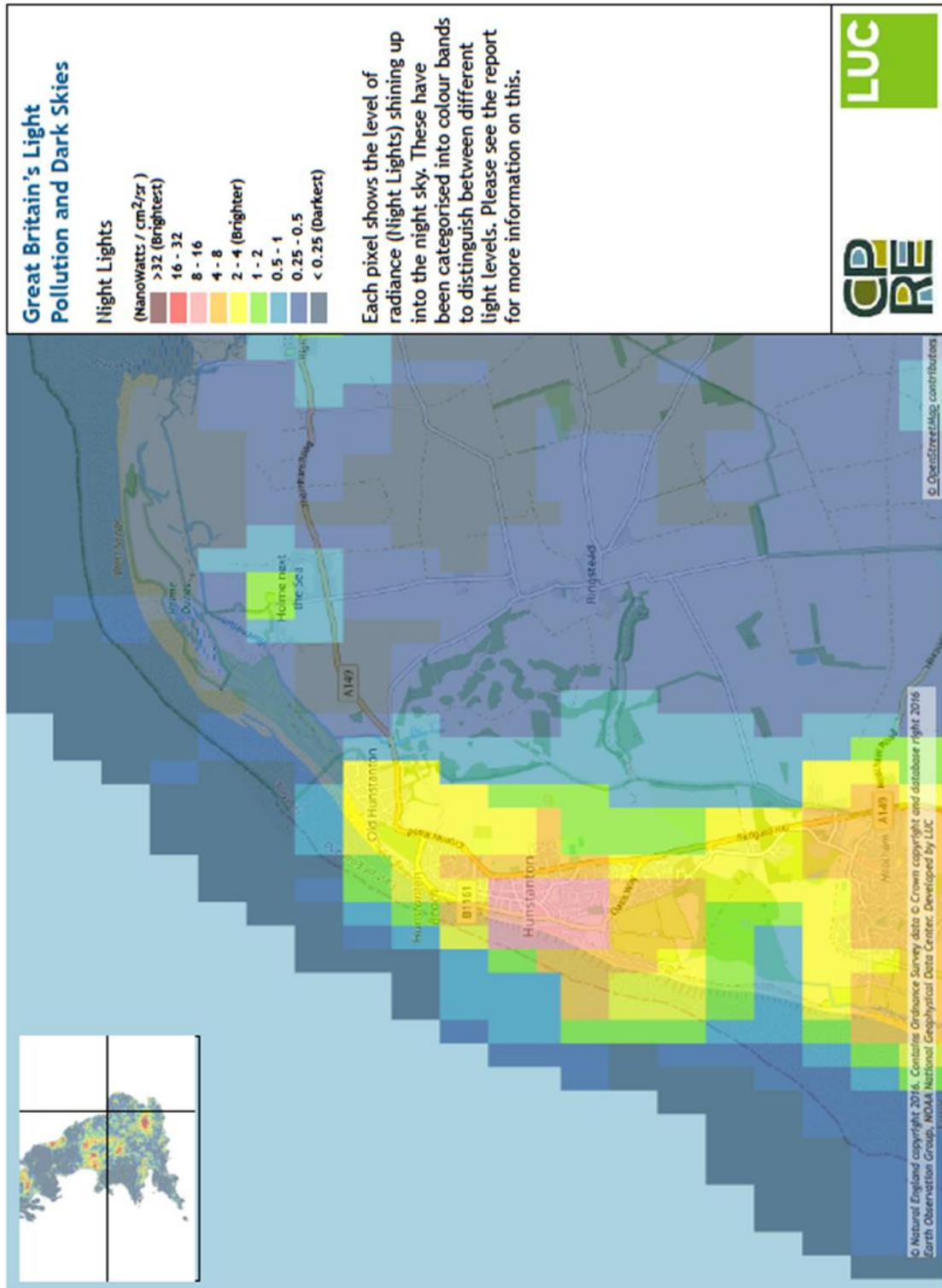
The Parish Council will seek to encourage development to minimise light pollution and will lobby the Borough Council of King’s Lynn and West Norfolk to control light pollution via planning conditions, where possible.

The following guidelines indicate how light pollution from external lighting can be minimised and/ or mitigated:

- a) Fully shielded (e.g. enclosed in full cut-off flat glass fitments)
- b) Directed downwards (mounted horizontally to the ground, not tilted upwards)
- c) Avoid “dusk to dawn” lamps
- d) Use white light low-energy lamps (e.g. LED, metal halide or fluorescent); avoid orange/ pink sodium lighting
- e) Lighting in prominent locations should be avoided, except where needed in the interest of public safety/ security
- f) Building designs incorporating large windows/ rooflights

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 101 to 103).

Local Green Space in Old Hunstanton (shown on Map 10) has been identified having regard to National Planning Policy Framework criteria (para 102) as 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

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.
- 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
Allotments	Providing opportunities for growing local food
Playground	Supports physical activity
Football Ground	Supports physical activity

- Other green infrastructure (e.g. Public Rights of Way) is protected under separate legislation, but several links within the Plan area contribute positively to the character of Old Hunstanton are noted below.

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

FOOTPATHS	
Church Walk	Permissive pathway

Further details are available through the County Council's Public Rights of Way web pages ([About Public Rights of Way - Norfolk County Council](#)).

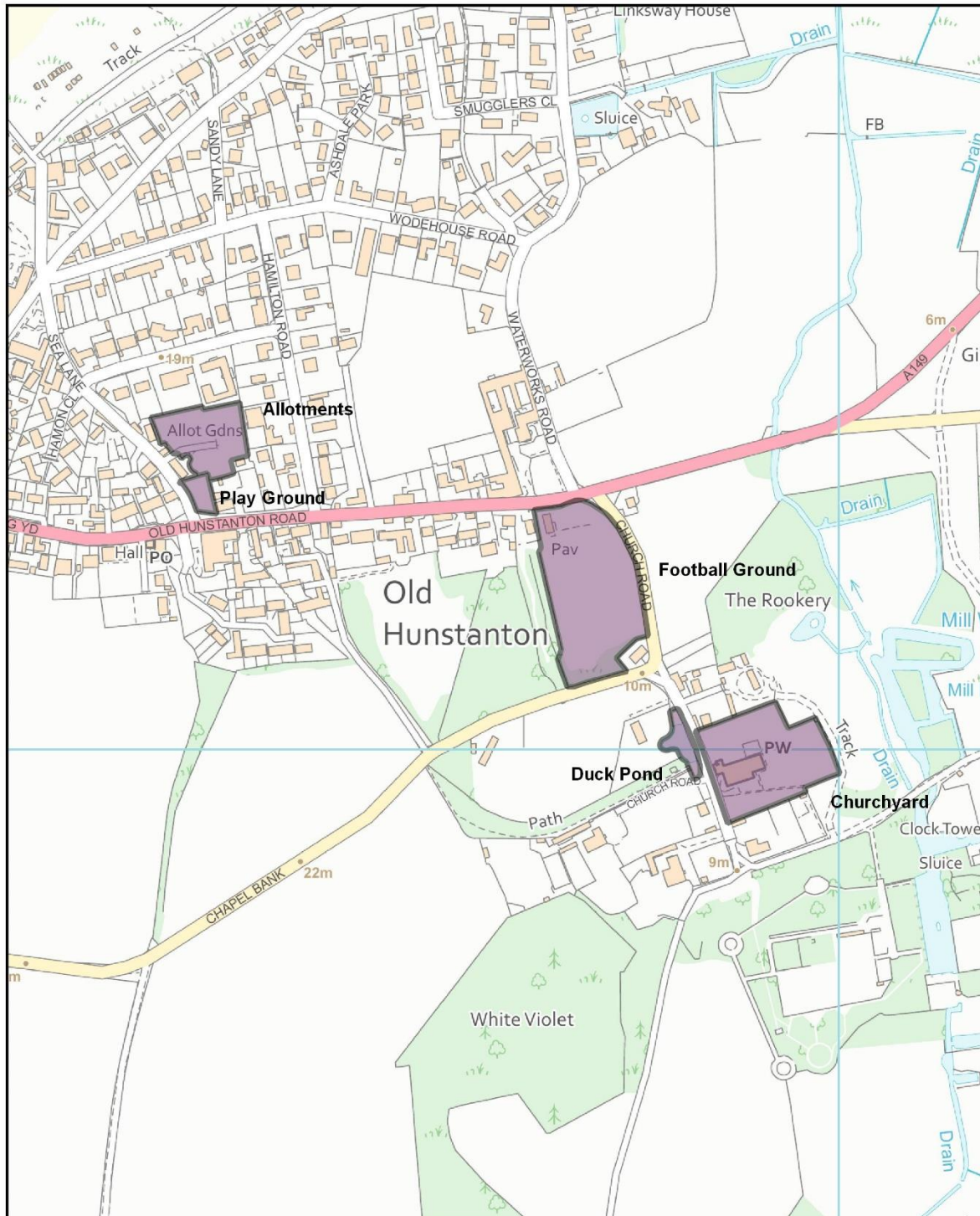
Policy 15 Local Green Spaces

The following sites, identified on Map 10, are designated as Local Green Space where development will not be permitted except in very special circumstances:

- Churchyard;
- Duck Pond;
- Allotments;
- Playground; and
- Football Ground.

Map 10

Local Green Spaces



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

Map 10

Local Green Space



1:5,000

05/10/2023

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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.

