



# Old Hunstanton Neighbourhood Plan 2021-2036 Referendum 8 February 2024

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## Information Pack

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# **Old Hunstanton Neighbourhood Development Plan Referendum Information Statement**



The Borough Council of King’s Lynn and West Norfolk hereby gives notice that a Referendum relating to the Old Hunstanton Neighbourhood Development Plan (NDP) 2021-2036 will be held. The Referendum will be held on **Thursday, 8 February 2024** to decide on the question below:

*Do you want the Borough Council of King’s Lynn and West Norfolk to use the neighbourhood plan for Old Hunstanton to help it decide planning applications in the neighbourhood area?*

**The Referendum area is identical to the area that has been designated as the Old Hunstanton NDP area which covers the Parish of Old Hunstanton, as shown on the following map.**

**Old Hunstanton Neighbourhood Area, designated 25 July 2018 [not to scale – copied from [2018 Proposed Neighbourhood Area designation map](#)]**



 <p>Borough Council of King's Lynn &amp; West Norfolk</p> <p>Tel. 01553 616200 Email: <a href="mailto:ldf@west-norfolk.gov.uk">ldf@west-norfolk.gov.uk</a></p> <p>© Crown copyright and database rights 2018 Ordnance Survey 100024314</p>	<p>Title</p> <p><b>Proposed Neighbourhood Area Old Hunstanton (including detached part)</b></p>	<p>Scale</p> <p><b>1:35,000</b></p>	<p><b>Legend</b></p> <p> Old Hunstanton Parish Boundary (including detached part) &amp; Neighbourhood Area</p>
	<p>Project/Details</p> <p><b>Old Hunstanton Neighbourhood Plan</b></p>	<p>Date</p> <p><b>09/07/2018</b></p>	
		<p>Drawn by / Reference</p> <p><b>001_OH</b></p>	

A person is entitled to vote in the Referendum if, on 8 February 2024:

- (a) he/she is entitled to vote in an election of any Councillor of the Old Hunstanton Parish Council whose area is in the Referendum area and
- (b) his/her qualifying address for the election is in the Referendum area. A person's qualifying address is, in relation to a person registered in the register of electors, the address in respect of which he or she is entitled to be so registered.

The Referendum expenses limit that will apply in relation to the Referendum is £2,362; plus the number of persons entitled to vote in the Referendum by reference to which that limit has been calculated (324 x 5.9p = £19.12) = **£2,381.12**

The Referendum will be conducted in accordance with procedures which are similar to those used at local government elections. A number of specified documents may be inspected at:

The Borough Council of King's Lynn and West Norfolk  
King's Court  
Chapel Street  
KING'S LYNN  
PE30 1EX

**Opening times:** 9am-5pm Monday – Thursday  
9am-4.45 pm on a Friday.

**Tel:** 01553 616200

**Web:** [https://www.west-norfolk.gov.uk/info/20127/neighbourhood\\_plans/961/old\\_hunstanton\\_neighbourhood\\_plan](https://www.west-norfolk.gov.uk/info/20127/neighbourhood_plans/961/old_hunstanton_neighbourhood_plan)

*The specified documents are:*

- the draft neighbourhood plan or neighbourhood development order;
- the report made by the independent examiner under paragraph 10 of Schedule 4B to the 1990 (in the case of a neighbourhood plan, as applied by section 38A(3) of the 2004 Act);
- a summary of any representations submitted to the independent examiner pursuant to paragraph 9 of Schedule 4B to the 1990 Act;
- a statement in the case of a draft neighbourhood plan, that the local planning authority are satisfied that the draft plan meets those basic conditions and complies with the provision made by, or under,

sections 38A and 38B of the 2004 Act;

- a statement that sets out general information as to town and country planning (including neighbourhood planning) and the referendum, which is prepared having regard to any guidance issued by the Secretary of State.

For further information about the Old Hunstanton Neighbourhood Plan, including all background documents, please see our Neighbourhood Planning webpages:

- King's Lynn and West Norfolk Borough Council's Old Hunstanton Neighbourhood Plan page: [https://www.west-norfolk.gov.uk/info/20127/neighbourhood\\_plans/961/old\\_hunstanton\\_neighbourhood\\_plan](https://www.west-norfolk.gov.uk/info/20127/neighbourhood_plans/961/old_hunstanton_neighbourhood_plan)
- Old Hunstanton Parish Council Neighbourhood Plan page: <https://www.oldhunstantonparishcouncil.gov.uk/neighbourhood-development-plan>
- How to prepare a Neighbourhood Plan: [https://www.west-norfolk.gov.uk/info/20127/neighbourhood\\_plans/575/how\\_to\\_prepare\\_a\\_neighbourhood\\_plan](https://www.west-norfolk.gov.uk/info/20127/neighbourhood_plans/575/how_to_prepare_a_neighbourhood_plan)
- Plans being prepared: [https://www.west-norfolk.gov.uk/info/20127/neighbourhood\\_plans/116/plans\\_being\\_prepared](https://www.west-norfolk.gov.uk/info/20127/neighbourhood_plans/116/plans_being_prepared)



# **Old Hunstanton Neighbourhood Planning Referendum**

## **Information for Voters**

### ***About this document***

On **Thursday, 8 February 2024** there will be a Referendum on a Neighbourhood Plan for your area. This document explains the Referendum that is going to take place and how you can take part in it. It explains:-

- Why there are neighbourhood plans and other development plans
- The Referendum and how you can take part

### ***Referendum on the Neighbourhood Plan***

A Referendum asks you to vote yes or no to a question. For this Referendum you will receive a ballot paper with this question:

- Do you want the Borough Council of King's Lynn and West Norfolk to use the Neighbourhood Plan for Old Hunstanton to help it decide planning applications in the neighbourhood area?

### ***What does my vote mean?***

You show your choice by putting a cross (X) in the 'Yes' or 'No' box on your ballot paper.

Put a cross in only **one** box or your vote will not be counted.

If more people vote 'yes' than 'no' in this Referendum, then the Borough Council of King's Lynn and West Norfolk will use the Neighbourhood Plan to help it decide planning applications in the Parish of Old Hunstanton.

The Neighbourhood Plan will then become part of the Development Plan. This is a set of documents which sets out planning policies to guide development in the Borough of King's Lynn and West Norfolk.

If more people vote 'no' than 'yes' in this Referendum or there is a tied vote, then planning applications will be decided without reference to the NDP as part of the Development Plan for the local area.

### ***Neighbourhood Plans***

#### ***What is a Neighbourhood Plan?***

A local community can prepare a neighbourhood plan, developing a shared vision for their neighbourhood and deliver the sustainable

development they need through planning policies relating to the development and use of land.

If it successfully passes all the stages (including being supported by a majority of votes in a referendum) the neighbourhood plan will become part of the Development Plan for the area, along the Borough Council's Local Plan. It then must be taken into account when the Borough Council, or a planning inspector, in deciding planning applications in the area.

#### ***Who can prepare a Neighbourhood Plan?***

A neighbourhood plan is prepared by the Qualifying Body, the relevant parish/town council, except in unparished areas (e.g. King's Lynn town centre). In this case a local group must first apply to be designated as a 'neighbourhood forum' before it can prepare a neighbourhood plan.

#### ***What can be in a Neighbourhood Plan?***

Neighbourhood plans set out policies for the development and use of land. A neighbourhood plan can shape future development in an area, but it cannot stop or promote less development than set out in the Borough's Local Plan.

A neighbourhood plan must:

- support sustainable development
- generally conform to the strategic policies in the local plan
- have regard to national planning policies, and
- comply with relevant legislation; e.g. ensure environmental matters are taken into account, protect certain species and habitats, human rights, etc.
- specify the period it will cover.

While a neighbourhood plan must be in general conformity to the local plan strategic policies for the area (e.g. the overall role of the area, the general scale and type of development planned), it can vary in detail from the local plan. This can involve additional or different allocations of land for development, different development boundaries, different design and other criteria to be applied in the area, etc. Where there is a contradiction between a neighbourhood plan and the local plan, it is the most recent one that counts.

Neighbourhood plans often contain policies to reinforce the local character



of the area, to protect local green spaces and other features of particular local importance, plus measures to address particular local problems or shortages.

There is no set format for a neighbourhood plan. It could be very brief and focused (perhaps just one policy) or very long and complex. Much will depend on what are the agreed local priorities, and what resources, interests and skills are available in the local community who prepare it.

### ***How is a Neighbourhood Plan prepared?***

Because neighbourhood plans will affect what may, or may not, receive planning permission they must go through stages of formal consultation to make sure everyone has an opportunity to comment on them, and that they meet tests laid down in legislation. These procedures include examination by an independent expert, to decide whether the plan meets the legal tests mentioned above, and a referendum to gauge the level of local support for the plan.

The Borough Council (as local planning authority) has to administer key parts of this process. The decisions it has to make in this process are not whether the Borough Council agrees with or supports the content of the neighbourhood plan, but whether the plan complies with nationally laid down rules and policies.

It is the local community's plan, and it is they who will have to do most of the work (or commission consultants to do this for them) and make the decisions on what they want in their plan, although the Borough Council will provide advice and assistance.

For further information on neighbourhood plans see:

Borough Council Information:

- Borough Council's Old Hunstanton Neighbourhood Plan page: [https://www.west-norfolk.gov.uk/info/20127/neighbourhood\\_plans/961/old\\_hunstanton\\_neighbourhood\\_plan](https://www.west-norfolk.gov.uk/info/20127/neighbourhood_plans/961/old_hunstanton_neighbourhood_plan)
- Old Hunstanton Parish Council Neighbourhood Plan page: <https://www.oldhunstantonparishcouncil.gov.uk/neighbourhood-development-plan>
- How to prepare a Neighbourhood Plan: [https://www.west-norfolk.gov.uk/info/20127/neighbourhood\\_plans/575/how\\_to\\_prepare](https://www.west-norfolk.gov.uk/info/20127/neighbourhood_plans/575/how_to_prepare)

[a neighbourhood plan](#)

- Locality: <https://locality.org.uk/>

*Town and Country Planning*

**Background**

The town and country planning system exists to protect and promote the public interest in the way land is used and developed. All advanced economies have formal planning systems, though the details of how they operate vary, while simpler societies usually have less formal controls on new building.

The current British planning system was established in 1947, and grew out of concern that uncoordinated development in the 19<sup>th</sup> and early 20<sup>th</sup> century had resulted in severe adverse impacts on health, economic efficiency, quality of life and the environment. Owners of property in Britain do not have a right to build or change the use of land as they please, but must obtain planning permission to do so. (Some development, typically minor changes, is 'permitted development'; thus benefits from an automatic permission).

The planning system endeavours to –

- Coordinate the activities of different developers and agencies,
- Protect features and qualities of acknowledged public interest,
- Provide a degree of certainty for investors, landowners, residents and other stakeholders, and
- Coordinate the provision of infrastructure and other facilities.

More broadly the system aims to balance the needs and aspirations of the immediate site or locality with those for the wider area and country within which it sits, and to balance current concerns against longer term interests.

Inevitably these different aims and considerations are often in tension, and so there are difficult and controversial decisions to be made in balancing them when considering whether to grant planning permission or include something in a plan. (Planning decisions often seem easy if only one consideration is taken into account).

***Local Planning Decisions***

The responsibility for making most of these difficult decisions is given by Parliament to the local planning authority which, in this area, is the Borough Council of King's Lynn and West Norfolk.

Planning authorities cannot, however, make a decision any way they may please. Prior public consultation is required in most cases. Decisions on applications must be made in accordance with the adopted development plan, unless there are proper planning considerations suggesting otherwise.

One of the important considerations which must be taken into account is national (government) planning policy, including the National Planning Policy Framework. This tells local planning authorities which issues they should consider most important, how decisions should be reached, how plans should be prepared and what they should contain, etc.

Decisions are made by elected councillors, advised by specialist planning officers, though routine decisions (e.g. planning applications clearly in accordance with, or contrary to, adopted plans) will usually be delegated by councillors to senior officers; because of the volume of work and pressures of time.

There is provision for the planning decisions of the local planning authority to be challenged and reviewed by an independent planning inspector (or, if the issue is the legality of the decision or the way it was reached, the courts).

### ***Local Plans***

The local planning authority is required to produce local plans, for the future development of the area. Local plans (previously known as local development frameworks; that is, development plan documents produced by the local planning authority) may consist of one or more separate development plan documents. These would commonly include (as is the case in West Norfolk) a core strategy document setting out the overall scale and broad location of development, and a site allocations document identifying the specific sites and the type and amount of development sought on each area.

Local plans usually look forward at least 15 years and must provide for enough housing and employment development to meet the anticipated growth in the area over that period. These also have to be in general accordance with national planning policy.

Ideas for how this might be done are refined and reconsidered through successive rounds of consultation and discussion, often over a period of several years, but rarely is consensus reached; so the local planning authority must make difficult choices between competing views and proposals. Once the local planning authority has decided the plan it wishes

to adopt it is tested against legal requirements and national policy by an independent planning inspector; who will consider the views of those who oppose or support the plan, and decide whether it can be adopted and brought into force.

Under current national policy if local plans are not successfully brought up-to-date and adopted, or less housing development than is needed actually takes place, it will be difficult for the local planning authority to refuse a planning application for housing development unless it seriously contravenes national policy, even if it contravenes the local or neighbourhood plan.

### ***Neighbourhood Planning***

Parish and town councils are statutory consultees for planning applications and local plans. This means they are consulted about these and are able to put forward any views they may have on these.



The 2011 Localism Act gave them (and communities in unparished areas that had successfully applied for designation as a neighbourhood forum) additional new planning powers to produce neighbourhood development plans, or to grant planning permission for specified developments or types of development (neighbourhood development orders and community right to build orders). Of these, neighbourhood plans have been by far the most popular. (For further information on neighbourhood plans, see section above).

### ***Old Hunstanton NDP Referendum Area***

The Referendum area is identified on the map below. This is the same as the area of Old Hunstanton Parish, and the area covered by the Old Hunstanton Neighbourhood Plan 2021-2036.

**Old Hunstanton Neighbourhood Area, designated 25 July 2018 [not to scale – copied from [2018 Proposed Neighbourhood Area designation map](#)]**



<p>Borough Council of King's Lynn &amp; West Norfolk</p>  <p>Tel. 01553 616200 Email: <a href="mailto:ldf@west-norfolk.gov.uk">ldf@west-norfolk.gov.uk</a> © Crown copyright and database rights 2018 Ordnance Survey 100024314</p>	<p>Title</p> <p><b>Proposed Neighbourhood Area Old Hunstanton (including detached part)</b></p>	<p>Scale</p> <p><b>1:35,000</b></p>	<p><b>Legend</b></p> <p> Old Hunstanton Parish Boundary (including detached part) &amp; Neighbourhood Area</p>
	<p>Date</p> <p><b>09/07/2018</b></p>	<p>Drawn by / Department</p> <p><b>FB/PP</b></p>	
<p>Project/Details</p> <p><b>Old Hunstanton Neighbourhood Plan</b></p>	<p>Drawing / Reference</p> <p><b>001_OH</b></p>		

## Voting in the Referendum

### *The Referendum area*

The Referendum area is identified on the map shown on Page 12 (above) as the parish area of Old Hunstanton and is identical to the area which has been designated as the Old Hunstanton Neighbourhood Plan area.

### *Referendum Expenses*

The Referendum expenses limit that will apply in relation to the Referendum is £2,362; plus the number of persons entitled to vote in the Referendum by reference to which that limit has been calculated (324 x 5.9p = £19.12) = **£2,381.12**

### *Specified Documents*

A copy of the specified documents, that is the documents listed below, may be inspected at the following:-

- Borough Council of King's Lynn and West Norfolk, King's Court, Chapel Street, KING'S LYNN, PE30 1EX between the hours of 9.00 am to 5.00 pm Monday to Thursday and 9.00 am to 4.45 pm on a Friday.
- Tel: (01553) 616200 or email [elections@west-norfolk.gov.uk](mailto:elections@west-norfolk.gov.uk).
- Caroline Boyden, Old Hunstanton Parish Clerk  
Email: [clerk.oh@gmail.com](mailto:clerk.oh@gmail.com)

The specified documents are:-

- The draft Old Hunstanton Neighbourhood Plan 2021-2036
- Report of the Independent Examiner ("Old Hunstanton Neighbourhood Plan Examination A Report to the Borough Council of King's Lynn and West Norfolk" – 3 July 2023)
- Summary of the representations submitted to the Independent Examiner
- Statement by the Local Planning Authority that the Draft Plan meets the basic conditions (the Decision Statement)
- Information Statement and Information for Voters
- A statement that sets out general information as to town and country planning including neighbourhood, the Referendum

All of the above documents can be viewed on the Council's dedicated Old Hunstanton NDP web page: [https://www.west-norfolk.gov.uk/info/20127/neighbourhood\\_plans/961/old\\_hunstanton\\_neighbourhood\\_plan](https://www.west-norfolk.gov.uk/info/20127/neighbourhood_plans/961/old_hunstanton_neighbourhood_plan)

Further information is also available through the Old Hunstanton Parish Council Neighbourhood Plan web page: <https://www.oldhunstantonparishcouncil.gov.uk/neighbourhood-development-plan>

### ***Can I Vote?***

You can vote in the Referendum if you live in the Parish of Old Hunstanton and:-

- You are registered to vote in Local Government Elections, and
- You are 18 years of age or over on **8 February 2024**.
- You have to be registered to vote by **23 January 2024** to vote in the Referendum. You can check if you are registered to vote by calling (01553) 616773 or 616200.
- The Referendum will be conducted in accordance with the procedures which are similar to those used at Local Government Elections.

### ***Ways of Voting***

There are three ways of voting:-

#### ***In person on 8 February 2024***

- Most people vote in person at their local polling station. It is easy and the staff on duty will always help if you are not sure what to do.
- It should be noted that since 4 May 2023, voters have been required to show photo ID when voting in person. Further details about acceptable voter ID are available through the following link: <https://www.gov.uk/how-to-vote/photo-id-youll-need>. Polling station staff are on hand to help if you have any queries.
- In Old Hunstanton, the Polling Station is: Old Hunstanton Village Hall, 36 Old Hunstanton Road, PE36 6HS
- You will receive a poll card telling you that this is your polling station.

- If you do not receive your poll card you can contact Electoral Services on (01553) 616773 to ensure you are registered.
- The polling station will be open from 7am to 10pm.
- If you are not in the queue for a ballot paper by 10pm you will not be able to vote; so make sure you arrive in plenty of time.

#### *By post*

- To vote by post you need to complete an application form and send it to Electoral Services, Borough Council of King's Lynn and West Norfolk, King's Court, Chapel Street, KING'S LYNN. PE30 1EX to arrive by 5pm on **Wednesday, 24 January 2024**. NB: If you already have a postal vote, there is no need to complete another application form.
- Ballot papers can be sent overseas, but you need to think about whether you will have time to receive and return your ballot papers by **Thursday 8 February**
- You should receive your Postal Vote about a week before polling day. If it does not arrive in time, you can get a replacement up to 5pm on **Thursday, 8 February 2024**.

#### *By Proxy*

- If you cannot go to the polling station, and do not wish to vote by post, you may be able to vote by proxy. This means allowing somebody you trust to vote on your behalf.
- To vote by proxy, you need to complete an application form and send it to Electoral Services, Borough Council of King's Lynn and West Norfolk, King's Court, Chapel Street, KING'S LYNN. PE30 1EX to arrive by 5pm on **Wednesday, 31 January 2024**.

This is for a new Proxy only. Changes to existing arrangements need to be made by 5pm on **Thursday, 8 February 2024**.

- When you apply for a proxy vote you must say why you cannot vote in person.
- Anyone can be your proxy as long as they are eligible to vote



and are willing to vote on your behalf. You will have to tell them how you want to vote.

Postal and proxy vote application forms are available from Electoral Services on (01553) 616773 or by downloading from the Council's website at: [www.west-norfolk.gov.uk](http://www.west-norfolk.gov.uk).

### ***Am I Registered to Vote?***

- If you are not registered you will not be able to vote.
- If you are not on the Electoral Register, you will need to complete an Invitation to Register form and send it to Electoral Services, Borough Council of King's Lynn and West Norfolk, King's Court, Chapel Street, KING'S LYNN. PE30 1EX to arrive no later than **Tuesday, 23 January 2024**, or go online [www.gov.uk/registertovote](http://www.gov.uk/registertovote).

Registration forms are available from Electoral Services on (01553) 616773 or alternatively you can register yourself at [www.gov.uk/registertovote](http://www.gov.uk/registertovote).

### ***How to find out more***

- Further general information on neighbourhood planning is available on the following websites <https://www.gov.uk/government/get-involved/take-part/make-a-neighbourhood-plan> and [https://www.west-norfolk.gov.uk/info/20127/neighbourhood\\_plans](https://www.west-norfolk.gov.uk/info/20127/neighbourhood_plans).
- For queries about planning issues, please contact the Borough Council of King's Lynn and West Norfolk, Planning Policy on (01553) 616200. For queries about the Referendum and voting please contact Borough Council of King's Lynn and West Norfolk, Electoral Services on (01553) 616773 or email: [elections@west-norfolk.gov.uk](mailto:elections@west-norfolk.gov.uk).

# **Appendix 1:**

## **OLD HUNSTANTON NEIGHBOURHOOD PLAN 2021- 2036**

**(Referendum Version 2024)**

### **DRAFT NEIGHBOURHOOD PLAN POST EXAMINATION VERSION REGULATION 18**

**[SEE ACCOMPANYING DOCUMENT]**

# **Appendix 2:**

## **Old Hunstanton Neighbourhood Plan Examination**

### **A Report to the Borough Council of King's Lynn and West Norfolk**

**3 July 2023**

**[SEE ACCOMPANYING DOCUMENT]**

# Appendix 3:

## Old Hunstanton Neighbourhood Plan 2021-2036

### Summary of the representations submitted at the Regulation 16 consultation stage and beyond

#### **Regulation 16 consultation (30 September – 11 November 2022)**

The Draft Old Hunstanton NDP was published and consulted on by the Borough Council of King's Lynn and West Norfolk from 30 September – 11 November 2022, inclusive.

Representations were received from 7 parties in response to that consultation and provided to the independent Examiner. No responses were received from individuals or local/ non-statutory groups; the 7 respondents all being statutory consultees. All these responses were duly considered by the Examiner in preparing the Examiner's Report.

Comments/ feedback related to detailed policy wordings, in support of individual policies and/ or making recommendations regarding additional matters for consideration (e.g. published guidance).

Supporting representations (or "no objection") were received from the following bodies (statutory consultees), in some cases also offering advice and guidance; e.g. regarding best practice, relevant legislation or other relevant policies/ considerations:

- Historic England
- Marine Management Organisation
- National Highways (Spatial Planning)
- Natural England

Representations containing objections regarding individual policies and/ or the content of the Plan were received from the following parties:

<b>Respondent</b>	<b>Details</b>
Anglian Water	Policy 13: <ul style="list-style-type: none"><li>• Support the aims of Policy 13 regarding measures to minimise surface water run-off</li></ul>

Respondent	Details
	<p>through the use of sustainable drainage systems (SuDS)</p> <ul style="list-style-type: none"> <li>• Consider the approach to multi-functional SuDS in the neighbourhood plan area is sound.</li> </ul> <p>Policy 14 Groundwater, the River Hun, Ditches and Ponds:</p> <ul style="list-style-type: none"> <li>• Notes evidence highlighted to support Policy 14, including residents’ concerns regarding sewage entering the water environment</li> </ul> <p>Supportive of direction taken in Neighbourhood Plan in terms of the policy approach to minimising surface water run-off through sustainable drainage systems that will help deliver resilient development.</p>
Borough Council of King’s Lynn and West Norfolk (officer comments)	<ul style="list-style-type: none"> <li>• Policy 2 – policy preamble is not considered to be positively prepared as required by paragraph 16b of the NPPF – changes to “Justification” text proposed</li> <li>• Policy 4/ Map 4 – cartographic changes and changes to supporting text (re non-designated heritage assets) proposed in the interest of clarity</li> <li>• Policy 5/ Map 5 – Policy wording changes – “<i>must, where possible...</i>”</li> <li>• Policy 6 (New Housing as Permanent Dwellings) – policy justified, but concerns re effectiveness and unintended consequences – other mechanisms (e.g. rural exceptions schemes) may be more appropriate</li> <li>• Policies 7/ 8 – Need for greater clarity; e.g. table headings</li> <li>• Policies 9/ 10 – application and implications of 40% requirement – how this relates to both new-build and replacement dwellings</li> <li>• Policies 11-15 – policy obligations tend to be disproportionate/ overly prescriptive – alternative wordings proposed</li> <li>• Policies 16-19 – policies do not appear to be supported by sufficient justification; questionable how these could be enforced in practice</li> </ul>

Respondent	Details
	<ul style="list-style-type: none"> <li>• Policy 20 – clarification needed – Local Green Space designations</li> </ul>
Norfolk County Council (LLFA)	<p>Previous comments submitted at Reg 14 consultation stage, but further comments:</p> <ul style="list-style-type: none"> <li>• P30-32 – references to flooding and drainage generic and lacking – need expanding upon</li> <li>• Support references to SFRA, permeable surfaces, SuDS, water quality</li> <li>• Support inclusion of policies 13/ 14</li> <li>• No records of external or internal flooding in the Parish of Old Hunstanton between 2011 and May 2021 but highlight importance of considering surface water, groundwater and flooding from ordinary watercourses within the Neighbourhood Plan</li> <li>• Areas of surface water ponding and surface water flowpaths present within the Parish – recommend inclusion of surface water flood maps</li> </ul>

The full set of representations was provided to the independent examiner to inform the examination of the Neighbourhood Plan. Substantive representations are available to view on the Old Hunstanton Neighbourhood Plan web page: [Old Hunstanton Neighbourhood Plan | Old Hunstanton Neighbourhood Plan | Borough Council of King's Lynn & West Norfolk \(west-norfolk.gov.uk\)](#).

### **Consultation on Proposed Modifications of the Examiners Report (proposed deviation from Examiner’s Recommendations) (6 September – 18 October 2023)**

Following receipt of the Examiner’s Report (3 July 2023), Old Hunstanton Parish Council (with representatives of the Neighbourhood Planning Group) and the Borough Council agreed a series of deviations from the Examiner’s Recommended Modifications (ERMs). These were subject to 6-weeks consultation, from 6 September – 18 October 2023, inclusive.

Supporting representations (or “no objection”) were received from the following consultees:

- Holme Next The Sea Parish Council;
- National Highways;
- Natural England; and

- Norfolk County Council (Biodiversity).

Holme Next The Sea Parish Council emphasised its support for amendments re Policy 2 (Settlement Breaks) and Policy 6 (New Housing as Permanent Dwellings). Norfolk County Council (Biodiversity) expressed its support for Policy 18 (Natural Environment and Landscape).

The Borough Council and Old Hunstanton Parish Council (Qualifying Body) accepted all the Examiner’s recommendations that materially affect the content of the Plan, except for deviations from the ERMs that were subject to additional consultation (September/ October 2023). As no objections to the ERM “deviations” consultation (6 September – 18 October 2023) were received, this paves the way for the Old Hunstanton Neighbourhood Plan 2021-2036, incorporating ERMs and the agreed deviations, to proceed to referendum.

# Appendix 4:

## **Old Hunstanton Neighbourhood Plan** **2021-2036**

### **Statement by the local planning** **authority that the Old Hunstanton NDP** **meets the basic conditions.**

The draft Old Hunstanton Neighbourhood Development Plan 2021-2036 was considered by the Borough Council of King's Lynn & West Norfolk. On behalf of the Borough Council, on 20 November 2023 it was agreed by the Chief Executive (Lorraine Gore) in consultation with the Portfolio Holder Cllr Jim Moriarty, that the amended Old Hunstanton Neighbourhood Development Plan 2021-2036, incorporating the Examiner's recommendations and deviations from the Examiner's Recommended Modifications that were subject to additional consultation (6 September – 18 October 2023, inclusive) meets the basic conditions. Therefore, the Old Hunstanton Neighbourhood Plan 2021-2036, so modified, should proceed to a local referendum covering the area of Old Hunstanton Parish.

The Borough Council Decision Statement in full can be read on the following page: [https://www.west-norfolk.gov.uk/info/20127/neighbourhood\\_plans/961/old\\_hunstanton\\_neighbourhood\\_plan](https://www.west-norfolk.gov.uk/info/20127/neighbourhood_plans/961/old_hunstanton_neighbourhood_plan).

The Draft Neighbourhood Plan has now been so amended, and thus the Borough Council is satisfied that the Draft Neighbourhood Plan being presented in the referendum meets the basic conditions set out in paragraph 8(2) of Schedule 4B of the Town and Country Planning Act 1990 (as amended).

**Geoff Hall, Executive Director (Environment and Planning)**  
**Borough Council of King's Lynn and West Norfolk (on behalf of Cllr Jim Moriarty, Cabinet Member for Development and Regeneration, Borough Council of King's Lynn and West Norfolk)**





## **Appendix 5:**

# **Decision on examiner's recommendations 20 November 2023**

**[SEE ACCOMPANYING DOCUMENT]**