

LP36 Hunstanton Policy and 10.4 Hunstanton and Hunstanton Site Allocations

Link to draft policy and comments in full received from the draft consultation stage:

<https://west-norfolk.objective.co.uk/portal/lpr2019/lpr2019?pointId=s1545042501134#section-s1545042501134>

Due to the small amount of comments made overall for Hunstanton we have decided to group these altogether with hyperlinks under each subsection for the reader to go to. If any actions are recommended as a direct result of the comments this appear in **'bold'** in the 'Officer Response' column.

A number of comments were made by Historic England (HE) are these are considered in separate papers. However, comment has been made also. Hunstanton Town is currently in the process of a neighbourhood plan and have already gone through their regulation 14 stage which the Borough Council support.

Consideration of issues under the separate sections:

1. For policy LP36 two comments were made which were general comments on suggesting more ambitious targets for housing and also the need for successful regeneration
2. Under section 10.4 there were general comments on needing to amend wording referenced to a regular bus service and why is further growth being supported in Hunstanton
3. Under the Site Allocations F2.1 to F2.5:
 - a. many comments were objections from HE which are dealt with in a separate paper and link to the sites impact on the historic environment, heritage assets/listed buildings
 - b. comments related to updating policy wording/supporting text whereby planning permissions have changed status and clauses that are required have been completed.
 - c. Flexible wording to the allocations in relation to F2.3/F2.5 and the proposal of care home units

Sustainability Appraisal for LP36 Hunstanton Policy:

This policy has been updated from the CS ones to reflect the adoption of the SADMP, proposals within the Local Plan review and new programmes which are now in place. Consequently, the SA scores for the new policy are similar to those of the original CS one's par SA objective 18.

Objective 18 now scores '++' instead of O and this because Hunstanton are in the process of their neighbourhood plan which we are supporting and helping the local community with their aspiration and active community involvement within this planning document. Given this having the old policy remain is not really an option as this doesn't reflect the current situation accurately.

Not having policies to cover the area, would result in a lower score and would not reflect the sustainability objectives of the borough council as well.

Policy	LP36: Hunstanton																					Overall Effect	
	SA Objective:																						
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	+		-
LP36	-	O	O	+/-	+	-	+	+	O	O	+/-	O	O	+	++	O	+	++	++	++	+15	-4	Likely Positive Effect +11
CS05	-	O	O	+/-	+	-	+	+	O	O	+/-	O	O	+	++	O	+	O	++	++	+13	-4	Likely Positive Effect +9
No Policy	-																						Likely Mixed Effect +2
	-	O	O	+/-	+/-	-	+	O	O	O	-	O	O	+	+	O	+	O	+	+	+8	-6	

Recommendations which have been made for LP36 Policy highlighted in yellow:

1. Assessing the East Marine Plans (2015) and the policies we thought it would be appropriate to add four more policies which relate to Hunstanton: SCO3, FISH1, TR1 and TR3 after discussions with Marine Management Organisation through our duty to cooperate of discussing where more policies would be feasible.
2. Updating the progress made on Hunstanton Neighbourhood Plan

Policy LP36 Hunstanton

1. The focus for Hunstanton will be on ensuring that as a main town it develops its position as a successful service hub for the local area, while strengthening the role as a tourist destination with year-round activities. This will utilise evidence within the previous masterplan and the Hunstanton Prospectus, Southern Seafront Masterplan and Neighbourhood Plan.
2. **The strategy for the town is to:**
 - a. retain and strengthen the role of Hunstanton as a main town in the north of the borough and a service centre supporting retail, culture and social infrastructure;
 - b. build upon the relationship between Hunstanton and King's Lynn so the town is able to benefit from growth proposals for King's Lynn.
3. Provision will be made for at least 333 new homes with new allocations of at least 40 houses.
4. Limited locations in Hunstanton are available to accommodate new development.

5. The aim is to:

- a. provide modest and balanced employment growth to create jobs and opportunities to meet the needs of existing and new residents. This should be quality year-round employment, with less reliance on seasonal/tourist activity; while acknowledging and being sympathetic to the valuable natural assets of the town and surrounding area;
- b. promote opportunities for residential development within the town centre, particularly for affordable housing, if suitable it could occur as mixed use, with a commercial use on the ground floor;
- c. strengthen the town's role as a visitor destination. Support will be given to additional sustainable tourist facilities and leisure development which extends the season by providing diverse year-round activities, as well as high-grade seasonal activities and facilities, while acknowledging and being sympathetic to the valuable natural assets of the town and surrounding area;

6. Ensure that the transport and movement strategy for the town includes:

- a. securing the provision of adequate levels of parking in the town as a whole, particularly during the summer months.
- b. improvements to public transport; increasing the frequency and reducing journey times of services to King's Lynn; supporting more frequent services along the coast; and strengthening public transport links within rural areas;
- c. improvements to routes, signage and facilities for walking and cycling.
enhance the local character of the town, promoting high quality design of the local environment and the public realm. In particular to:
 - i. respect the heritage of Hunstanton while promoting the vibrancy of the town centre and The Green;
 - ii. ensure that new development meets modern requirements while respecting the historic environment in the conservation area;
 - iii. promote a new style of design for the Southern Seafront area, creating a new identity that reflects modern and high-quality architecture.

7. Seek to enhance green infrastructure in the town in accordance with the Green Infrastructure Strategy in particular Oasis Way; and links to Heacham and Hunstanton Park.

Neighbourhood Plan

A draft Hunstanton Neighbourhood Plan was published for consultation in accordance with the Regulation 14 stage in November 2018. The Neighbourhood Plan is still in the process of being prepared accordingly.

Southern Seafront Master Plan

10.3.2 A Southern Seafront Master Plan is being prepared for an area of the seafront between The Green and the Power Boat Ramp.

Policy LP36 contributes to Strategic Objectives 1-5 Economy, 6-10 Society, 11-15 Environment and 23 to 27 for Hunstanton.

Recommendations made for Supporting text 10.4 Hunstanton highlighted in yellow:

- 1. Added text to 10.4.3 in reference to the local materials and character of Hunstanton Area with reference made to the Conservation Statement which has been footnoted**
- 2. Amended text from 'regular' to 'daily' bus service**
- 3. Amended wording for Neighbourhood Plan status**
- 4. Add new summary wording and relevant policies for East Marine Plan Policies at the end**

10.4 Hunstanton

Main Town

Description

10.4.1 Hunstanton is the smallest of the three towns in the Borough with a population of 4,206. The town acts as a service centre for the surrounding rural area, a local employment centre and is also a successful seaside resort. It is situated on the Norfolk coast some 16 miles from King's Lynn and, to the east, the town of Wells-next-the-Sea is 17 miles away. Hunstanton is situated on the west coast of Norfolk at the mouth of the Wash and stands at the highest point on this geological shelf as the land slopes gently downwards to the north, east and south of the town.

10.4.2 Hunstanton evolved from the vision of Henry Styleman Le Strange for a planned coastal holiday village to be built on his own land, with the focal point to be a triangular green sloping down to the sea. The Golden Lion Hotel was the first building (1846) but development remained slow until the Great Eastern Counties Railway decided to build the line from King's Lynn to Hunstanton in 1862. Under the patronage of his son Hamon Le Strange and spurred on by the investment boom between 1850 and 1870, Hunstanton soon expanded beyond the original planned coastal village to become a fully-fledged Victorian seaside resort.

10.4.3 Hunstanton's main buildings are substantial but not over grand; its squares and open spaces are elegant yet informal. It is a comfortable, modest place, small in architectural scale with well-defined boundaries. Its character is spacious, breezy and green, where the effect of the open sea and sky has a strong impact on the light, views and settings of the buildings. As highlighted in the Conservation statement, Hunstanton has a variety of local materials which make up the built environment and the most commonly found in the new town is carstone. The Hunstanton Conservation Area was first designated in 1984 and its boundaries were extended in 2009¹.

10.4.4 The Wash is recognised internationally, nationally and locally as a critically important site for wildlife. A summary of relevant statutory designations on The Wash includes; Area of Outstanding Natural Beauty (AONB), National Nature Reserve (NNR), Ramsar Site, Site of Special Scientific Interest (SSSI), Special Protection Area, Special Area of Conservation, and European Marine Site.

10.4.5 The Strategic Flood Risk Assessment identifies that broadly the town is not constrained by flood risk, except for an area to the south of the town which is subject to flood zones 2 and 3 (medium and high risk).

10.4.6 The town has limited transport links, with road access to the town from the A149. However, there is a regular daily bus service to King's Lynn, surrounding villages, and also along the Norfolk coast.

10.4.7 Policy LP36 states that the town will provide for at least 333 new homes (existing allocations), with new allocations of at least 40 new dwellings and approximately 1 ha of employment land (existing allocation).

Neighbourhood Plan

10.4.8 The Borough Council supports those Town/Parish Councils and local communities who wish to prepare a Neighbourhood Plan for their Area. Hunstanton Town Council is in the process of preparing a Neighbourhood Plan for their area. The Hunstanton Neighbourhood Plan Area was formally designated by the Borough Council on 5 February 2013 and corresponds with the boundaries of Hunstanton Parish.

¹Borough Council of King's Lynn Hunstanton Conservation Area Character Statement (2009) <https://democracy.west-norfolk.gov.uk/Data/Cabinet/20091006/Agenda/Hunstanton%20-%20Conservation%20Area%20Character%20Statement.pdf>

10.4.9 The Town Council has prepared a draft version of their Neighbourhood Plan which went out to consultation at the Regulation 14 Stage in November 2018. Their Neighbourhood Plan assesses sites and allocates a site to meet the agreed identified need for the town.

Policies

10.4.10 Strategic Policy LP36 outlines our policy approach for the town, providing further information and guidance on its role as a service hub for the local area, and a tourist destination with a range of facilities/activities. The following pages detail the policies for Hunstanton town centre area and retailing and set out the existing site allocations including housing and employment land.

Supporting East Marine Plan Policies are:

In summary the policies bullet pointed below support policy LP36, to find out more information on the supporting policies the hyperlink is active over the policy number.

- Health and social well-being and access to the coast and marine area - [SOC1](#) and [SOC3](#)
- Economic- [EC2](#)
- Fisheries- [FISH1](#)
- Tourism and Recreation Areas - [TR1](#), [TR2](#), [TR3](#)

Recommendation for Site Allocations:

- **10.4.1 F2.1 - Hunstanton Town Centre Area and Retailing Policy – NO CHANGE**

Policy F2.1 Hunstanton - Town Centre Area and Retailing

A town centre area for Hunstanton is defined on the Policies Map.

1. This will be taken as the town centre for the purposes of retail development in and around Hunstanton, and the application of the sequential test in the National Planning Policy Framework.
2. The Borough Council will promote this area as the prime focus in the town for retail, community and professional services, leisure, culture and entertainment. The historic character, local distinctiveness, facilities, amenity and vibrancy of the area will be maintained and enhanced, to strengthen the appeal of the town centre.
3. In order to achieve this, proposals for retail, offices serving visiting members of the public, hotels, assembly and leisure uses, and community and cultural facilities (e.g. Use Classes A, C1, D1, D2 and sui generis theatres) will be particularly encouraged in the area and will be assessed against their compliance with Policy LP32.
4. Other uses which contribute to the character and vibrancy of the town centre will be encouraged, including residential (C3), and offices/light industry (B1). The development of high-quality housing in the town centre would be particularly welcomed for its contribution to its architectural quality, social mix, and economic health.
5. Additional general industrial uses (B2) and warehousing and distribution (B8) will not be permitted in the town centre area unless it can be demonstrated that they will not have adverse impacts on the character, amenity and traffic of the town centre.
6. The retention of active frontages (i.e. window displays, entrances, and views of internal activity, etc.) will be encouraged in the main streets of the Town Centre, as will the refurbishment or replacement of shop frontages where this secures an active frontage and strengthens the local distinctiveness of the town and its heritage, and the active use of upper storeys of buildings. However, this does not preclude the removal of retail frontages outside the main retail streets of the town.



- **10.4.2 F2.2 - Hunstanton Land to the east of Cromer Road Policy**

1. Add updated text to the site description under 10.4.2.1

Policy F2.2 Hunstanton - Land to the East of Cromer Road

Land amounting to 6.2 hectares is allocated for residential development of at least 120 dwellings.

Development will be subject to compliance with all of the following:

1. Provision of safe vehicular and pedestrian access (to be from the A149) including a new crossing point and access to sustainable transport links,
2. Provision of affordable housing in line with current standards;
3. Submission of details of layout, phasing, and appearance;
4. Submission of details showing how sustainable drainage measures will integrate with the design of the development and how the drainage system will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission;
5. Incorporation of a high quality landscaping scheme including the retention and enhancement of established hedgerow and the planting of new shelter belts and woodland to the north and east boundaries to minimise the impact of the development on the setting of Old Hunstanton Conservation Area, the Grade I Listed Hunstanton Hall as well as the Hall's park and gardens which are listed as Grade II and the North Norfolk Coast Area of Outstanding Natural Beauty (AONB);
6. Submission of a Heritage Asset Statement that establishes that there will be no negative impact on Heritage Assets in the locality;

7. Outdoor play/recreation space of at least 0.67 ha (based on a population of 280, assuming 2.33 persons per dwelling, and a requirement of 2.4ha per 1,000 persons);
8. Enhanced informal recreational provision on, or in the vicinity of the allocated site to limit the likelihood of additional recreational pressure (particularly in relation to exercising dogs) on Habitats Regulations protected nature conservation sites in the wider area. This may require open space provision over and above the Council's normal standards for play space detailed in the previous clause, and may consist of some combination of:
 - a. informal open space (over and above the Council's normal standards for play space);
 - b. pedestrian routes which provide a variety of terrain, routes and links to greenspace and/or the wider footpath network;
 - c. a contribution to implementation of the Borough's Green Infrastructure Strategy as it relates to Hunstanton, or other greenspace provision or management in the wider area within which the site is located.
9. Provision of a programme of publicity aimed at both occupants of the development and other residents of Hunstanton, highlighting the opportunities for recreation (especially dog- walking) in the vicinity avoiding areas within the Wash Special Protection Area and the North Norfolk Coast Protection Area, and the sensitivity of those areas to dog walking and other recreation.
10. Submission of a project level habitats regulations assessment, with particular regard to the potential for indirect impacts through recreational disturbance on the Wash Special Protection Area and the North Norfolk Coast Special Protection Area.
11. The site overlies a Groundwater Vulnerability Zone. Accordingly, the developer should address any risks to controlled waters from contamination at the site, following the requirements of the National Planning Policy Framework (NPPF) and the Environment Agency's 'Guiding Principles for Land Contamination';
12. A financial contribution for any upgrades or additional provision in terms of water supply, sewerage, schools, highways etc. necessary to serve the development.

Site Description

10.4.2.1 The site has been granted reserved matters (18/00418/RMM) for 120 new homes, the site has commenced.

- **10.4.3 F2.3 - Hunstanton Land South of Hunstanton Commercial Park Policy**

1. No Proposed actions

Policy F2.3 Land south of Hunstanton Commercial Park

Land south of Hunstanton Commercial Park amounting to 5 hectares, as identified on the Policies Map, is allocated principally for housing with care, with a supplementary allocation of general purpose market housing to aid viability.^(14²)

1. The mixed uses comprising –

- a. at least 60 housing with care units;
- b. approximately 50 general housing units;
- c. affordable housing requirements as per Strategic Policy LP25. This will apply across the whole site.^(15³)

2. Development of the site must be as part of a comprehensive scheme, which must be shown to bring forward the housing with care units. The final housing numbers are to be determined at the planning application stage and be informed by a design-led master planned approach.

3. The proximity of the employment allocation F2.5, and the potential for a care home on part (or all) of that allocation could support an interdependency between this and the housing with care element.

14. ² Housing with care is purpose built self-contained housing with facilities and services such as 24/7 on site care and facilities, that assists residents to live independently. There is an expectation that in line with good practice the scheme will include the provision of community facilities i.e. restaurant, retail (hairdressers/corner shop) and opportunities for social interaction.

15. ³ The affordable housing requirement will apply to the housing with care and the general-purpose market housing, all dwellings that fall within the C3 use class of the Town and Country Planning (Use Classes) Order 1987.

4. Development will be subject to compliance with all of the following:

- a. provision of safe vehicular and pedestrian access (to be from the A149) including a new crossing point (to serve proposals F2.3 and F2.5) and access to sustainable transport links;
- b. submission of details of layout, phasing, and appearance;
- c. incorporation of a high quality landscaping scheme including the retention and enhancement of established hedgerow and the planting of new shelter belts to the north, east and southern boundaries to minimise the impact of the development on the setting of Grade II* listed Smithdon High School and gym, Grade II* listed and scheduled remains of St Andrew's Chapel and the North Norfolk Coast Area of Outstanding Natural Beauty;
- d. submission of details showing how sustainable drainage measures will integrate with the design of the development and how the drainage system will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission;
- e. submission of a Heritage Asset Statement that establishes that there will be no negative impact on Heritage Assets in the locality, accompanied by an Archaeological Field Evaluation of the site, if required;
- f. provision of affordable housing on site, or an equivalent financial contribution, to meet current standards.
- g. Outdoor play/recreation space of at least 0.28 ha (based on a population of 233, assuming 2.33 persons per dwelling, and a requirement of 2.4ha per 1,000 persons);

5. Enhanced informal recreational provision on, or in the vicinity of the allocated site to limit the likelihood of additional recreational pressure (particularly in relation to exercising dogs) on Habitats Regulations protected nature conservation sites in the wider area. This provision may consist of some combination of:

- a. informal open space (over and above the Council's normal standards for play space);

- b. pedestrian routes which provide a variety of terrain, routes and links to greenspace and/or the wider footpath network;
- c. a contribution to implementation of the Borough's Green Infrastructure Strategy as it relates to Hunstanton, or other greenspace provision or management in the wider area within which the site is located.
 - 6. Provision of a programme of publicity aimed at both occupants of the development and other residents of Hunstanton, highlighting the opportunities for recreation (especially dog walking) in the vicinity avoiding areas within the Wash Special Protection Area and the North Norfolk Coast Special Protection Area, and the sensitivity of those areas to dog walking and other recreation.
 - 7. Submission of a project level habitats regulations assessment, with particular regard to the potential for indirect impacts through recreational disturbance on the Wash Special Protection Area and the North Norfolk Coast Special Protection Area.
 - 8. A financial contribution for any upgrades or additional provision in terms of water supply, sewerage, schools, highways etc. necessary to serve the development.

Site Description

10.4.3.1 Outline planning permission (16/00084/OM) for 60-unit care home and 60 new dwellings

- **10.4.4 F2.4 - Hunstanton Land north of Hunstanton Road Policy**

1. Amend Site Description text to the most up to date information
2. Remove criterion 14 and move to the supporting text due to this has been completed

Policy F2.4 Land North of Hunstanton Road

Land north of Hunstanton Road amounting to 12.6 hectares is allocated for development of 163 dwellings on 6.2 ha of the site, and open space on 6.4 ha of the site.

Development will be subject to:

1. Submission of a final masterplan for the site incorporating details of layout, phasing and conceptual appearance;
2. Provision of affordable housing in line with current standards;
3. Provision of safe vehicular and pedestrian access;
4. Local highway improvements to fully integrate the development into the surrounding network.
5. Details of plans for the proposed open space with regards to public access, recreational and ecological opportunities, potential hard and soft landscaping including play space(s) and arrangements for the ongoing management of the space;
6. Enhanced informal recreational provision on, or in the vicinity of the allocated site to limit the likelihood of additional recreational pressure (particularly in relation to exercising dogs) on Habitats Regulations protected nature conservation sites in the wider area.
7. This provision may consist of some combination of:
 - a. informal open space (over and above the Council's normal standards for play space);

- b. pedestrian routes which provide a variety of terrain, routes and links to greenspace and/or the wider footpath network;
 - c. a contribution to implementation of the Borough's Green Infrastructure Strategy as it relates to Hunstanton, or other greenspace provision or management in the wider area within which the site is located.
8. Provision of a programme of publicity aimed at both occupants of the development and other residents of Hunstanton, highlighting the opportunities for recreation (especially dog walking) in the vicinity avoiding areas within the Wash Special Protection Area and the North Norfolk Coast Protection Area, and the sensitivity of those areas to dog walking and other recreation;
 9. Submission of a project level habitats regulations assessment, with particular regard to the potential for indirect impacts through recreational disturbance on the Wash Special Protection Area and the North Norfolk Coast Special Protection Area;
 10. Submission of a site-specific Flood Risk Assessment, and accompanying topographical information, to be prepared in order to ensure that development is designed appropriately and built in those areas of the site least at risk of flooding;
 11. Incorporation of a high-quality landscaping scheme to limit the visual impact of proposed development on the countryside and on the southern approach to Hunstanton;
 12. Submission of details of sustainable drainage measures and how they will integrate with the design of the development and how they will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission;
 13. An Archaeological Field Evaluation of the site should be undertaken following on from the results of the desk based Archaeological Assessment. This should be undertaken prior to consideration of extraction of minerals from the site;
 14. Submission of an Environmental Statement that satisfies Norfolk County Council that: the applicant has carried out investigations to identify whether the resource (sand, gravel, carstone) is viable for mineral extraction; and if the mineral resource is viable, that: the applicant has considered whether it could be extracted economically prior to development taking place; and if the mineral resource can be extracted economically, whether (or not): there are opportunities to use the onsite resource during the construction phase of development

15. A financial contribution to existing infrastructure and/or services or provision of new infrastructure necessary to serve the development to be determined upon submission of the planning application.

Site Description

10.4.4.1 Full planning permission (14/01022/FM) for 166 new homes. Construction of the site is underway with a significant number of the homes being completed and now lived in.

10.4.4.2 The allocation Policy F2.4 contained a requirement for: “*Submission of an Environmental Statement that satisfies Norfolk County Council that: the applicant has carried out investigations to identify whether the resource (sand, gravel, carstone) is viable for mineral extraction; and if the mineral resource is viable, that: the applicant has considered whether it could be extracted economically prior to development taking place; and if the mineral resource can be extracted economically, whether (or not): there are opportunities to use the onsite resource during the construction phase of development.*” A mineral assessment was submitted to the Mineral Planning Authority as part of the application. Intrusive site investigations that took place across the site were able to prove to the satisfaction of the Mineral Planning Authority that viable mineral did not occur on site, and that ‘needless sterilisation’ would not occur.

- **10.4.5 F2.5 - Hunstanton Employment Land south of Hunstanton Commercial Park Land Policy**

1. Amend the Site description to the most up to date permission status
2. Add Criterion 3 to support Historic England's comments to protect the nearby heritage assets/listed buildings

Policy F2.5 Hunstanton - Land south of Hunstanton Commercial Park

Land south of Hunstanton Commercial Park Land amounting to 1 hectare identified on the Policies Map is allocated for employment use.

Development will be subject to the following:

1. A financial contribution for any upgrades or additional provision in terms of water supply, sewerage, highways etc. necessary to serve the development;
2. The site overlies a Groundwater Vulnerability Zone. Accordingly, the developer should address any risks to controlled waters from contamination at the site, following the requirements of the National Planning Policy Framework (NPPF) and the Environment Agency's 'Guiding Principles for Land Contamination';
3. Submission of a Heritage Asset Statement that establishes that development would:
 - a. enhance and preserve the setting of the nearby Listed Building Grade II* Smithdon High School;
 - b. will have no negative impact on Heritage Assets in the locality;
 - c. careful design ensuring no adverse impact on the Conservation Area close by, and to strengthen local distinctiveness;

d. accompanied by an Archaeological Field Evaluation of the site, if required;

F2.5 Site description – Outline planning permission (16/00084/OM) for 60-unit care home and 60 new dwellings.

Table of all comments raised under Hunstanton:

Section	Consultee(s)	Nature of	Summary	Consultee modification	Officer response
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		response			
<u>Hunstanton</u> LP36 Policy	<ul style="list-style-type: none"> • Ed Durrant (Pigeon Investment Management) • Ms Jan Roomes (Hunstanton Town Council) 	Mixed	Suggestion for a more ambitious target for housing and general comments on successful regeneration set out by the town council.	N/A	The Town Council is preparing a neighbourhood plan, dealing amongst other things, with housing growth.
<u>10.4</u> <u>Hunstanton</u>	<ul style="list-style-type: none"> • Councillor Tim Tilbrook • Ms Jan Roomes 	Object	One comment posed the question of why Hunstanton was supporting further growth. Mentioning their viewpoints on the road network, future jobs and homes.	Jan Roomes suggested the reference to a regular bus service to surrounding villages should be removed.	In general terms new allocations are located where public transport is more readily available and within sustainable settlements - i.e. in main towns. Hunstanton plays an important role within the borough as one of the smaller towns and a successful service centre for residents and tourists. So focused growth and strengthening of Hunstanton's role is held within the plan and also supported within Hunstanton Town Council approach to preparing a

					neighbourhood plan. Reference to a regular bus service has been taken on board and wording change to 'daily' instead.
<u>10.4.1 F2.1 - Hunstanton Town Centre Area and Retailing Policy</u>	<ul style="list-style-type: none"> Ms Debbie Mack (Historic England) 	Object	More detailed reference to the specific character and vernacular of Hunstanton within the policy		Historic England comments have been dealt within in a sperate paper. Detail on the character will be dealt with in Hunstanton Neighbourhood Plan.
<u>10.4.2 F2.2 - Hunstanton Land to the east of Cromer Road Policy</u>	<ul style="list-style-type: none"> Ms Debbie Mack (Historic England) Mr Robert Corby Norfolk County Council Infrastructure Development Community & Enviro Services 	Mixed	<p>Objection was made by Historic England in its impact to the historic environment and potential detraction from the setting of Old Hunstanton conservation area.</p> <p>Concern on the planning permission approval in relation to a high-quality landscaping scheme</p> <p>NCC stated F2.2.6 has been completed so</p>	As the developers have achieved planning permission that is in conflict with the local plan, in that the proposals rip up a considerable amount of hedgerow we were trying to protect - may be the developers should be under obligation to provide environmental improvements beyond those already agreed,	Historic England comments have been dealt within in a sperate paper. We note the concerns raised; this allocation is currently under construction. In reference to the comment made by the NCC this will be amended.

			thereby should be removed		
<u>10.4.3 F2.3 - Hunstanton Land South of Hunstanton Commercial Park Policy</u>	<ul style="list-style-type: none"> Ms Debbie Mack (Historic England) Ed Durrant Pigeon Investments Management 	Mixed	<p>Objection was made by Historic England in its impact to the historic environment.</p> <p>Suggested flexible approach to the wording due to facilitate the overall scheme of delivery</p>	<p>The wording of bullet point 1 of draft Policy F2.3 should be amended as set out below:</p> <p>a. at least 60 housing with care units;</p> <p>b. approximately 50 60 general housing units;</p> <p>c. affordable housing requirement as per Strategic Policy LP25</p> <p>Notably we suggest that bullet point 2 of Policy F2.3 should be amended as set out below:</p> <p>2. The final housing numbers are to be determined at the planning application stage and be informed by a design-led master planned approach, which illustrates how the site will be brought forward to deliver the mix of uses identified above. Development that facilitates the delivery of the care uses, including delivery of a serviced site for the care home and housing with care units, will be encouraged.'</p>	<p>Historic England comments have been dealt within in a sperate paper.</p> <p>However, no further action in relation to comments made by Pigeon Investments.</p>
	<ul style="list-style-type: none"> Ms Debbie 				

<p><u>10.4.4 F2.4 - Hunstanton Land north of Hunstanton Road Policy</u></p>	<p>Mack (Historic England)</p> <ul style="list-style-type: none"> Norfolk County Council Infrastructure Development Community & Enviro Services 	<p>Support</p>	<p>Historic England welcome criterion 13 and NCC stated to remove criterion 14 due to the mineral assessment was submitted and proved to be satisfactory.</p>	<p>Mention the wording set by NCC in the supporting text for the mineral assessment</p>	<p>Note the support.</p> <p>Amendments will be made to criterion 13 as suggested by the NCC.</p>
<p><u>10.4.5 F2.5 - Hunstanton Employment Land south of Hunstanton Commercial Park Land Policy</u></p>	<ul style="list-style-type: none"> Ms Debbie Mack (Historic England) Ed Durrant (Pigeon Investment Management) 	<p>Mixed</p>	<p>Historic England object this site over the suitability, viability and intrusion on the listed high school.</p> <p>Pigeon Investment: Wording should be amended to acknowledge the potential for a care home and provide flexibility.</p>	<p>HE Modification: The policy should include design criteria in relation to the protection of nearby heritage assets. It would be helpful if the Plan could clarify whether this site has come forward for development to date.</p> <p>Pigeon Investment modification:</p> <p>The wording of the first line of Policy F2.5 should be amended as set out below:</p> <p>Land south of Hunstanton Commercial Park, amounting to 1 hectare identified on the policies map is allocated for</p>	<p>Historic England comments have been dealt within in a sperate paper. However, this change and clarification will be made to the policy.</p> <p>Pigeon Investment – No change will be made to the wording because currently it ensures the delivery of the housing with care scheme</p>

				<p>employment use or a care home.</p> <p>In addition, a further bullet point should be added to Policy F2.5 to acknowledge the potential for a care home to support an interdependency between a care home and the housing with care element. The policy should also provide flexibility in respect of the location of the care home within the combined F2.3/F2.5 allocation, as per the illustrative masterplan that accompanies the outline consent (16/00084/ON), which shows both the housing with care and care home located within F2.3 (as opposed to F2.5). We suggest that the following bullet points are added to Policy F2.5:</p> <p>3.The potential for a care home on F2.5 and the proximity of the housing with care and general housing allocation on F2.3, could support an interdependency between the housing with care and care home.</p>	
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				4. In the event that F2.3 and F2.5 are brought forward as part of a comprehensive scheme including a care home then general housing and housing with care will be permitted within F2.5.	
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