

## Neighbourhood Plan Consultation 4 January 2018

More than 85 people came along to this event - including principle and second home owners, developers and land owners, representatives of neighbouring parishes as well as Borough Councillor Liz Watson, plus current and previous Mayors of Hunstanton - Adrian Winnington and Andrew Murray. Everybody took the time to go through the exhibition material in detail and most people also completed the feedback forms offering their views and suggestions on the Draft Policies. The success of the day was helped enormously by the villagers who baked cakes, organised teas and set up the exhibition making this a real community event. We are also very grateful to Hunstanton Civic Society, Sedgeford Parish Council and Hunstanton U3A for the loan of display boards.

It is clear from the feedback received that there is very strong community support for the Neighbourhood Plan and the majority of the proposed policies. One of the key themes in the exhibition was that of new homes and this aspect is reported on below.

### New Homes

Based on feedback from previous consultations we explored the possibility of a small housing allocation in the village (the exhibition panels are reproduced below). *It is important to note that the intention is not to seek to increase the overall quantum of housing growth envisaged by the Local Plan but to provide a more locally sustainable approach that has the support of the community.*

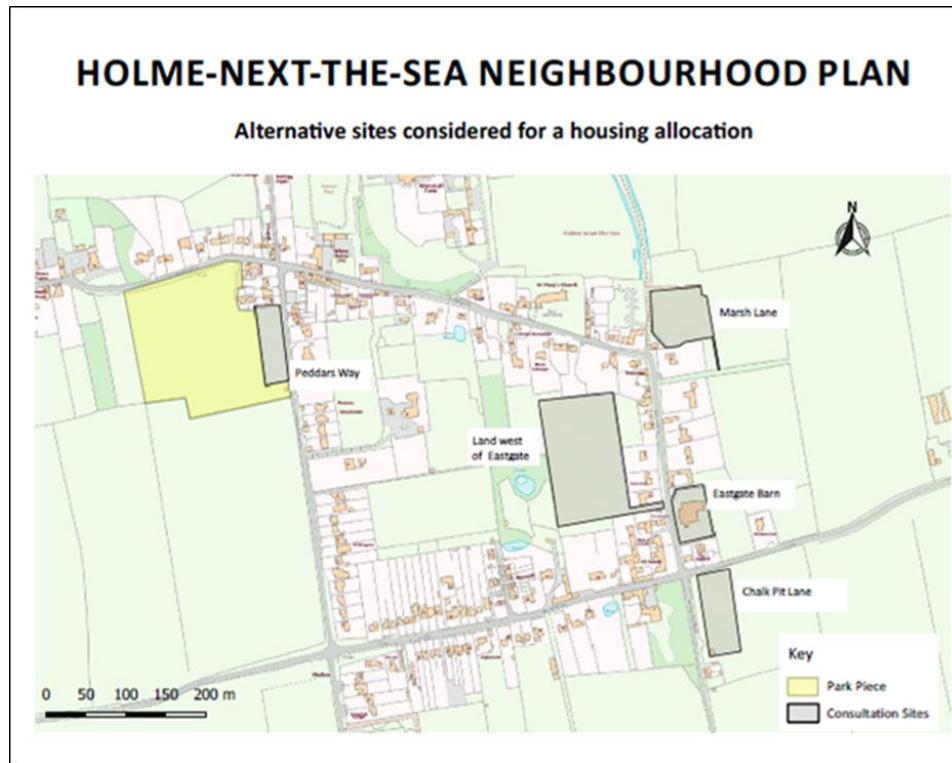
Five alternative sites (shown on the map) were identified for the consultation as follows:

- Two sites put forward by developers in response to the Borough Council's "Call for Sites"
  - Land at the northern end of Eastgate, behind the Old Smithy (referred to locally as Marsh Lane) – actually proposed as a site for holiday lodges
  - Land in the centre of the village, located between Eastgate and Kirkgate
- Two sites suggested by parishioners through the NDP Questionnaire Survey
  - Land owned by the Parish Council, adjacent to the Park Piece off Peddars Way
  - The Old Cricket Pitch, south of Main Road off Chalk Pit Lane
- One further site which came forward as a direct result of consulting the owner of the Old Cricket Pitch
  - Land off Eastgate to the south of the Old Dairy and north of The Square, currently including an agricultural barn (Eastgate Barns)

Consultees were provided with feedback forms and asked to indicate whether they would / would not support each (or any) of the sites – limiting the number supported to a maximum of two. 67 forms were returned. The overall pattern of voting and the response for those on the Electoral Register only was very similar and of note:

- The two sites proposed via the Borough Council's Call (Marsh Lane and Eastgate/Kirkgate) attracted very low levels of support (3% - 9% of the votes) and very high levels of "objection" (76% - 85%).
- The two sites put forward in the NDP Survey (Chalk Pit Lane and Peddars Way) each attracted reasonable levels of support (c30% - 40%) but the vote was divided and each also attracted a number of "objections".

- The final site (Eastgate Barn) was supported by c70–75 % of voters, with only 16% of all respondents and 23% of those on the Electoral Roll not supporting this option.



The preferences expressed are very clear with Eastgate Barn emerging as the preferred and least controversial option and with a very good level of support. On this basis the site will be taken forward for further analysis and discussion with the landowner. Any decision on an allocation must also take account of a formal evaluation of the suitability of the site based on the standard (HELAA) form of assessment.

An allocation would provide the opportunity for parishioners to influence the type of development they would prefer to see. It is very clear from the NDP consultations that there are strong views about the sorts of places that any new homes should go, the way in which they are fitted in with the existing housing stock, the size, style and building materials that should be used in their construction. Many of these views are influenced by our recent experience in the Parish – something which stands out very clearly in the free text comments recorded by individuals who participated in the survey. This is something we would like to take on board through the NDP by putting together a package of policies that will help to ensure that going forward both new and replacement dwellings will provide a better reflection of local needs and preferences.

The next consultation will be at Draft Plan Stage when there will be a further chance to comment – but meanwhile the NDP Team will continue to provide updates at monthly Parish Council meetings so please come along and participate.

## Sites consultation material presented in the exhibition



Holme-next-the-Sea Neighbourhood Plan

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# ALLOCATION OF LAND FOR HOUSING AND ECONOMIC DEVELOPMENT

## HOW DOES IT AFFECT HOLME-NEXT-THE-SEA?

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Holme-next-the-Sea Neighbourhood Plan

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## WHAT ARE HOUSING DEVELOPMENT ALLOCATION SITES?

- The government requires all Planning Authorities to demonstrate that they have sufficient land available to meet forecast housing needs for at least five years. This includes the Borough Council of Kings Lynn and West Norfolk.
- In order to demonstrate a five year housing land supply, Local Authorities keep a register of possible development sites which is normally updated annually. As part of this process they issue 'Calls for Sites' which allow land owners to propose sites for possible development.
- Proposed sites are screened using a standard methodology to see if they are suitable, available and achievable. Those which pass the screening process are then investigated in more detail to see if they should be allocated in the Local Plan for development.
- It's in everybody's interests to work together to identify suitable housing land sites to ensure that housing needs can be met and that the BC can demonstrate the required 5 year land supply. Failure to do so makes it very hard to control inappropriate development.

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**HAVE SITES BEEN PROPOSED IN HOLME-NEXT-THE-SEA?**

- IN THE BOROUGH COUNCIL'S LAST CALL FOR SITES TWO SITES WERE PUT FORWARD FOR HOLME-NEXT-THE-SEA
  
- SITE 1 IS TO THE EAST OF MARSH LANE BEHIND THE OLD SMITHY.
  
- SITE 2 IS IN THE CENTRE OF THE VILLAGE TO THE WEST OF EASTGATE.



**ARE ANY OTHER SITES PROPOSED FOR DEVELOPMENT IN HOLME?**

- IN CONSULTATIONS ON THE NEIGHBOURHOOD PLAN PARISHIONERS HAVE SUGGESTED THREE POSSIBLE SITES FOR HOUSING DEVELOPMENT
  
- THESE ARE:
  - LAND BORDERING THE OLD CRICKET PITCH ON CHALK PIT LANE
  - LAND OFF EASTGATE CURRENTLY USED AS BARN
  - LAND OFF PEDARS WAY ADJOINING PARK PIECE



## Holme-next-the-Sea Neighbourhood Plan

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### HOW WILL A DECISION BE MADE ABOUT THESE PROPOSED SITES?

- The Borough Council has passed the two sites that came from its Call for Sites to the Parish to be screened as part of the Neighbourhood Plan. These have been pooled with those suggested by parishioners to give five sites for evaluation.

**THE VIEWS OF PARISHIONERS WILL PLAY A KEY ROLE IN DECIDING WHETHER ANY OF THESE SITES SHOULD BE DEVELOPED AND IT IS IMPORTANT THAT YOU MAKE YOUR VIEWS KNOWN NOW.**

- With strong support, one (or possibly 2) of the sites could be allocated for development in the Neighbourhood Plan. They would need to pass the formal screening assessment to determine suitability in planning terms. With strong support and a satisfactory screening outcome they may then go forward for more detailed consideration.

**Details of the five sites are shown on the next five displays**

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## Holme-next-the-Sea Neighbourhood Plan

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### Holme-next-the-Sea Neighbourhood Plan Development Site Proposal

#### LAND OFF EASTGATE - EXISTING BARN



SOURCE: Parishioner suggestions in Neighbourhood Plan Consultation

PROPOSED USE: Approximately 5 small homes depending on design and capacity

TYPE OF HOUSING: Similar to Old Dairy next door; Small houses & traditional materials

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## Holme-next-the-Sea Neighbourhood Plan

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### Holme-next-the-Sea Neighbourhood Plan Development Site Proposal LAND TO THE WEST OF PEDDARS WAY



SOURCE: (Past) Parish Council - long term investment decision

PROPOSED USE: Housing to meet longer term parish housing needs; 50% Overage until c. 2030

TYPE OF HOUSING: A maximum of five small homes to meet parish needs and preferences

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## Holme-next-the-Sea Neighbourhood Plan

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### Holme-next-the-Sea Neighbourhood Plan Development Site Proposal CHALK PIT LANE - EDGE OF THE OLD CRICKET PITCH



SOURCE: Parishioner suggestions in Neighbourhood Plan consultation

PROPOSED USE: A minimum of five homes subject to design and capacity

TYPE OF HOUSING: 1200-1700 sq. ft. possibly including market, affordable and self-build

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## Holme-next-the-Sea Neighbourhood Plan

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### Holme-next-the-Sea Neighbourhood Plan Development Site Proposal LAND TO THE WEST OF EASTGATE IN THE CENTRE OF THE VILLAGE



SOURCE: Developer response to Borough Council Call for Sites  
PROPOSED USE: Four large, detached houses and two affordable houses  
TYPE OF HOUSING: Market plus affordable

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### Holme-next-the-Sea Neighbourhood Plan Development Site Proposal LAND TO THE EAST OF MARSH LANE BEHIND THE OLD SMITHY



SOURCE: Developer response to Borough Council Call for Sites  
PROPOSED USE: Tourism  
TYPE OF TOURISM: Not known

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## Holme-next-the-Sea Neighbourhood Plan

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### IT MAY HELP YOU TO KNOW THE FOLLOWING....

- The Borough Council is not planning to make housing allocations in Holme but would like housing growth to continue through infill between houses – at rates similar to past levels.
- The Neighbourhood Plan is making provision for this

**The neighbourhood plan is not required to make any housing allocations**

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### HOWEVER, IT MIGHT ALSO HELP YOU TO KNOW...

- **The census tells us** that the resident population of Holme fell by c30% between 2001 and 2011.
- The decline is continuing and the remaining residents are ageing. There are very few children in the village
- Over 50% of homes are second homes.
- **The Questionnaire Survey tells us that** 76% of respondents feel that there is some need for inexpensive homes for first time buyers and 61% think there is some need for retirement homes. The majority think there are not enough younger people in Holme and the need for smaller and more affordable market homes suitable for younger families and down-sizers is recognised

**Holme is a small village with minimal services but a small allocation of homes suitable for young families and downsizers, restricted to full-time residents, could help redress the imbalance and give us a more sustainable future.**

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