

HEACHAM PARISH COUNCIL

HEACHAM NEIGHBOURHOOD PLAN – LAST CHANCE FOR YOU TO COMMENT ON THE REVISED DRAFT

Neighbourhood Plans were introduced by the Government in 2011. They give a chance for local communities to develop a shared vision for the future of their local area.

Taking account of your feedback from earlier consultations, we have now produced a revised draft Neighbourhood Plan. The next stage is a formal 6-week process, referred to as 'Regulation 14' consultation. This is a legal requirement and will run from **Wednesday 6th November** to **Tuesday 17th December**.

This leaflet summarises some of the main points in the plan and gives information about where you can see the full Plan and where to send your comments.

We hope that as many as possible of you will let us know your views.



The Vision and Objectives underlying our policies:

Creating a sustainable community - to appropriately manage new developments in a way that benefits the wider community and sustainability of the village.

New housing developments – to guide new housing developments in order to provide an appropriate mix and type of property that benefits the local community.

Supporting employment growth – to support the development of appropriate local employment opportunities in order to improve skills, knowledge and the local economy of Heacham.

Natural environment – to preserve and enhance our natural environment, including, ancient trees and woodland, local wildlife habitats and to maintain clear open space between Heacham and Hunstanton and other neighbouring parishes

Historic environment – to preserve and enhance our historic and heritage assets throughout the Parish.

Reduce flood risk – to reduce the risk of flooding to properties within Heacham and make sure new developments improve existing drainage capacity.

Community facilities – to protect and encourage new community facilities and services to the village over the Plan period.

Infrastructure improvements and sustainability – to support and encourage improvements to our infrastructure and services such as our surface water and waste water drainage capacity, health services, road infrastructure and internet connectivity. To encourage sustainable development, including installation of solar voltaics on roofs, and provision of electric vehicle charging points.

Summary of the Policies

Policy 1 : Site Allocations - BCKLWN emerging Local Plan does not require any additional site allocations be identified, and in light of the significant opposition to the 133 dwellings approved on the Cheney Hill site, no further site allocations are proposed for Heacham for the life of this Neighbourhood Plan. However based on the response to the Residents Questionnaire consideration will be given to proposals from developers working in partnership with Housing Associations to provide small developments with a mix of social and shared ownership houses and bungalows, for which strong support was shown.

Policy 2 : Development of two sites allocated at Cheney Hill - A site of on the west side of Cheney Hill was allocated for a development of at least 60 dwellings through policy G47.1 of the King's Lynn and West Norfolk Local Plan. Following significant opposition from the Parish Council and local residents planning permission was granted, on appeal, for an additional 64 dwellings, in September 2018 The reserved matters for this site have not been determined at the time this Plan is being drafted. This Policy supports Policy G47.1 of the Local Plan and subject to reserved matters complying with all the detailed conditions set down by the Borough Council, the proposals will be supported where they meet the following planning policies contained within this Neighbourhood Plan.

Policy 3 : Small scale (windfall and infill) development - New small scale developments on available brownfield land will be considered on their merits with regard to the scale of the proposal in relation to the:

- 1 size and location of the proposed site
- 2 character of the immediate area
- 3 the size of the village as a whole
- 4 relative to other current and recent infill proposals; and
- 5 the impact of the proposal on local services

Policy 4 : Housing Mix – This policy is intended to encourage the development of smaller, affordable homes for family occupation which will encourage younger people and families to remain in, or move to the area. This will allow for a sustainable future for the village. The policy approach also allows for people down-sizing, while remaining in the same community, and to enable Heacham's older residents to continue to live independently in their own home.

Policy 5 : Residential extensions - The justification for Policy 7 relates both to the quality of the built environment and to the evidence of housing need. It is felt to be important to ensure that new extensions are in proportion to the size of the original dwelling and do not excessively erode the spaces between dwellings.

Policy 6 : Principal residence requirement – Response to the Residents Questionnaire identified a strong desire for there to be a limit on the number of second homes/holiday lets in the village. This policy requires that new dwellings are occupied as a permanent residence in an effort to increase the potential for local people to purchase property in the village as their main home.

Policy 7 : Design principles - The aim of the Design Principles is to ensure that all of the developments reflect the unique character and characteristics of the village.

Policy 8 : Residential car parking - This Policy requires that at least two off-street car parking spaces are provided for each new dwelling of up to 3 bedrooms and three space for new dwellings of more than 3 bedrooms.

Policy 9 : Garage provision - There have been a number of planning issues in recent times relating to garages. This policy requires that applications for garage provision, whether new development or addition to an existing dwelling will only be permitted where the proposed building meets a number of criteria, including that it is accessible by a car and large enough to fit a modern family sized car and allow the driver to get out of the car easily.

Policy 10 : Enabling employment opportunities and Policy 11 : New business developments combining living and small scale employment - These policies are intended to provide a positive context within which businesses can be established and grow over the Plan period.

Policy 12 : Holiday accommodation – It is acknowledged that the existing caravan parks and associated businesses make a significant contribution through provision of employment, business rates and income to the area from caravan owners and holidaymakers. However, the Plan aims to maintain Heacham’s attraction as a quiet, non-commercial holiday centre, which complements the neighbouring holiday resort of Hunstanton.

Policy 13 : Public recreational open space - The openness of the village and its location between the Wash and AONB are greatly valued by all who live in Heacham, and residents wish to preserve the rural look and feel of the village. This policy is intended to support this

Policy 14 : Green infrastructure – This policy identifies landscapes and habitats that residents wish to protect, preserve and enhance, public open spaces, allotment provision, and local habitats and aims to ensure any proposed development does not obstruct or remove a public right of way. It also encourages increasing the number of trees in the village and enriching green areas with wild flower planting.

Policy 15 : Provision of electric vehicle charging – This policy is intended to promote a greater role for electric vehicles through the provision of the necessary infrastructure.

Policy 16 : Dark skies – This policy requires that any development proposals include sensitive external lighting to minimise the extent of any light pollution that could be harmful to the dark skies, and night active wildlife.

Policy 17 : Community facilities – This policy reflects strong community support for the safeguarding of the ‘built’ community facilities within the village, identified through consultation, which provide useful social activities for residents of all ages.

Policy 18 : Settlement breaks - The purpose of this policy is to formally identify new Local Gaps at the village edges to maintain the green space separation between the existing village settlements and the green gaps between neighbouring villages and towns.

Policy 19 : Heritage Assets - This policy provides an opportunity to safeguard and enhance all assets of heritage value irrespective of the perceived development pressure on them.

Policy 20 : Reducing flood risk – Residential developments will not be supported in Flood Zones 2 and 3.

Policy 21 : Water and waste – This policy requires there is capacity within the water supply network, and the foul sewerage treatment and disposal, or that it can be made available to serve the development, prior to occupation, and that it would not lead to problems for existing, or new users.

Policy 22 : Road up-grades and improvements - Proposals that seek to upgrade and enhance the junctions onto the A149, specifically, but not exclusively, at Lamsey Lane and Church Lane/A149/Ringstead Road will be supported.

Policy 23 : Cycleways – This policy is intended to support proposals that seek to create safe cycle connections to minimise car use.

PLEASE LET US HAVE YOUR COMMENTS, BY TUESDAY 17TH DECEMBER

Where can I see a copy of the full Neighbourhood Plan?

Copies of the full Plan and the appendices are available on the Heacham Neighbourhood Plan website

Heachamplan.co.uk

If you prefer to look at a paper copy, there are printed copies available to view at:

- Heacham Parish Council Office, Pound Lane, Heacham
- Heacham Library
- St Mary's Church
- Heacham Methodist Church

If you would like to discuss the draft plan with members of the Parish Council and the Neighbourhood Planning Group, do come along to a drop-in session at St Marys' Church Hall, High Street, Heacham on either

Thursday 21st November, 3.00pm – 7.00pm

Saturday 30th November, 10.00am – 2.00pm

Where should I send my comments?

There are feedback forms available at all locations. Completed forms should be returned to the Parish Clerk:

Sue Eke,
Jubilee Clinic,
Pound Lane,
Heacham,
Norfolk PE31 7ET

What happens next?

All the comments received will be reviewed and the draft Plan will be altered where necessary to take account of your feedback, to create the submission draft.

We then send this revised Plan, with other documents, to the Borough Council. If they think it is ready, they arrange a further consultation, Regulation 16. An Independent Examiner will then check all the documents and prepare a report. Further changes might then be recommended.

The last stage is for the Borough Council to arrange a referendum: if more than 50% of those who vote agree, the Plan will then become a statutory part of the planning framework.