

Planning Committee

05 March 2021

Agenda item number 15

Winterton on Sea Neighbourhood Plan- agreeing to consult

Report by Planning Policy Officer

Summary

The Winterton on Sea Neighbourhood Plan is ready for public consultation.

Recommendation

To agree that the Winterton on Sea Neighbourhood Plan proceeds to consultation.

1. Introduction

- 1.1. The Winterton on Sea Neighbourhood Plan is ready for consultation. The Plan says: 'This Neighbourhood Plan builds on and sits alongside the existing Winterton-on-Sea Parish Plan 2004 which contains a series of community actions. The Parish Plan, like this Neighbourhood Plan, was developed following significant community input and consultation. However, although the Parish Plan has been and continues to be an extremely useful report, the Neighbourhood Plan, being a statutory document that will become part of the Borough Council and Broads Authority's development plan, has more far reaching implications. It will be used, for example, to help the Borough Council and the Broads Authority determine planning applications in the parish. The Neighbourhood Plan aims to build on the strengths of the parish and its community, protecting what is good. It also aims to address concerns and manage in the right way any change and development'.
- 1.2. This report seeks agreement for public consultation to go ahead. It should be noted that the Broads Authority is a key stakeholder and is able to comment on the Plan. It is likely that a report with these comments will come to the next Planning Committee for endorsement.

2. Consultation process

- 2.1. Great Yarmouth Borough Council will write to or email those on their contact database about the consultation. The Broads Authority will also notify other stakeholders who may not be on the Borough Council's consultee list. The final details for consultation are to be clarified, but the document will be out for consultation for at least 6 weeks.

2.2. It should be noted that the consultation is unlikely to go ahead whilst we are in lockdown. This is because ultimately there has to be community support for the Neighbourhood Plan through the referendum, and engaging with local people is a means of achieving that support. When considering how to reach the whole community to inform them of the consultation, including those who are vulnerable/shielding and or those without internet access, any actions must be balanced against the risks of spreading the virus and complying with the law and guidance. For consultation carried out by a Parish Council, ultimately the Parish Council will need to be satisfied that they are striking the right balance between taking necessary steps to meet the neighbourhood planning regulations and complying with the law and guidance, and keeping everybody as safe as possible.

3. Next steps

- 3.1. Once the consultation ends, comments will be collated and the Parish Council may wish to submit the Plan for assessment. The Parish Council, with the assistance of Great Yarmouth Borough Council and the Broads Authority, will choose an Examiner. Examination tends to be by written representations. The Examiner may require changes to the Plan.
- 3.2. As and when the assessment stage is finished, a referendum is required to give local approval to the Plan. However, given that referenda are not able to go ahead until May 2021 at the earliest, the Government has made provisions that plans that have been examined and are ready for referendum have significant weight. Therefore, when we get to that stage the Authority will use the Plan to help determine relevant applications, thereby affording the Plan significant weight.

Author: Natalie Beal

Date of report: 27 January 2021

Appendix 1 – Submission version of Winterton on Sea Neighbourhood Plan

Appendix 2 – Consultation Statement

Appendix 3 – Evidence Base

Appendix 4 – Basic Conditions Statement

Appendix 5 – SEA Screening Assessment

Appendix 6 – SEA Screening Opinion

Appendix 7 – Evidence base update

Appendix 8 – Holiday homes and secondary homes evidence

The Common

Winterton-on-Sea Neighbourhood Plan 2020-30

Submission Version: August 2020



Barn Farm



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Introduction

1. This Neighbourhood Plan builds on and sits alongside the existing Winterton-on-Sea Parish Plan 2004 which contains a series of community actions. The Parish Plan, like this Neighbourhood Plan, was developed following significant community input and consultation. However, although the Parish Plan has been and continues to be an extremely useful report, the Neighbourhood Plan, being a statutory document that will become part of the Borough Council and Broads Authority's development plan, has more far reaching implications. It will be used, for example, to help the Borough Council and the Broads Authority determine planning applications in the parish.
2. The Neighbourhood Plan aims to build on the strengths of the parish and its community, protecting what is good. It also aims to address concerns and manage in the right way any change and development.
3. As background, Winterton-on-Sea is a small village on the east coast of Norfolk. Until the 20th Century the village was mainly a fishing and farming community. Now, it is loved by both residents and visitors who flock year-round to the dunes and beach. It is a very pretty village and considerable effort is put in by residents to retain the village's attractive appearance. This includes annual participation in Winterton in Bloom and caring for green spaces within the village.
4. Winterton-on-Sea has a gently sloping topography down towards the sea and general nucleated layout, bounded by fields and the coast. The older village centre which lies closest to the beach is dense with narrow and quiet lanes, with limited off street parking and footways. Homes here are diverse in terms of their style. Newer estate development emanates out from the village centre.
5. The village has a number of buildings of historic significance. The Holy Trinity and All Saints church dates back to the early 13th Century and is Grade I Listed. Its 130-foot-high tower is the second highest in Norfolk and originally used as a navigation aid for shipping prior to the lighthouse being built. The historic Octagon Lighthouse and Fisherman's Return public house, built of brick and flint dating back over 300 years, are also of local significance.
6. Winterton-on-Sea has a resident population of around 1,300, though its numbers swell to many more particularly in the holiday season. It has a number of local services, including a primary school, village pub, shop and post office, tea rooms, chip shop and a number of seasonal shops.
7. The coast is recognised nationally and internationally as an important site for wildlife with the Winterton-Horsey Dunes Special Area of Conservation, Site of Special Scientific Interest and National Nature Reserve. The landscape here is wild and windswept, which contrasts markedly with other coastlines within the borough, which display a strong resort influence. Coastal erosion here is a serious concern of residents. A colony of seals lives just north up the coast, with many coming onto the beach and dunes during breeding

season. The beach is also home to the largest UK colony of breeding Little Terns. Due to its environmental importance the village is considered to be very sensitive to development and change.

8. Its proximity to the Broads, which has the equivalent status of a national park, also helps to make Winterton-on-Sea special for both residents and visitors to the area. The Broads have a number of national and international wildlife designations, including the Broads Special Area of Conservation, Broadland Special Protection Area and Ramsar Site, and Upper Thurne Broads and Marshes Site of Special Scientific Interest.

Neighbourhood Planning

Overview of Neighbourhood Planning

8. Neighbourhood Planning was introduced in the Localism Act 2011. It is an important and powerful tool that gives communities such as parish councils statutory powers to develop a shared vision and shape how their community develops and changes over the years.
9. The parish is in Great Yarmouth and so the Neighbourhood Plan sits within the context of the Great Yarmouth local plan. The Borough Council has an adopted Local Plan Part 1: Core Strategy (2015). It is also well advanced in developing a Local Plan Part 2: Development Management Policies, site Allocations and Revised Housing Target. Part of the parish is also within the Broads, and covered by the Broads Authority and its own recently adopted local plan.
10. The Neighbourhood Plan will be a document that sets out planning policies for the Parish and these will be used, alongside the local plans, to decide whether planning applications are approved or not. It is a community document, written by local people who know and love the area.
11. The Neighbourhood Plan has to support the delivery of the 'strategic policies' contained in the Great Yarmouth local plan and that for the Broads Authority, and so it cannot promote less development than set out in local plans. That is, the local plans set the overall strategic policies such as the amount of new development, and the distribution of that development.
12. The Neighbourhood Plan can include 'non-strategic policies', such as the mix of housing needed, design principles for new development, conserving and enhancing the natural and historic environment, protecting local green spaces from development, and setting out other development management policies. Importantly, the Neighbourhood Plan will contribute to the achievement of sustainable development as described in the National Planning Policy Framework.
13. Once a Neighbourhood Plan has been 'made', following consultation with residents and a local referendum, it becomes part of the statutory development plan for the parish and will be used by the Borough Council and Broads Authority in deciding on all planning applications in the parish.

Process of Developing this Neighbourhood Plan

14. The parish area shown in **Figure 1** was designated as a Neighbourhood Plan Area in August 2017.
15. A broad range of evidence has been reviewed to determine issues and develop policies for the plan that will ensure the village remains vibrant and sustainable, meeting the needs of both residents and visitors. This evidence is summarised throughout the

Neighbourhood Plan to support the policies it contains. A full account of the evidence is provided in the Evidence Base which accompanies the Neighbourhood Plan.

Figure 1: Designated Neighbourhood Plan Area



Figure 2: Neighbourhood Plan process



Consultation with Residents

16. Winterton-on-Sea Neighbourhood Plan has been developed by residents of the village on behalf of the wider community. A working group, comprising a mix of residents and parish councilors, have overseen the process throughout on behalf of the Parish Council as the qualifying body. Engaging the wider community in the Neighbourhood Plan's development has been a key focus for the working group.
17. In late 2018 a consultation on Issues and Options for the Neighbourhood Plan was undertaken. This included a questionnaire sent to all households in the village and a consultation event, attended by 60 people who live in the village. This enabled residents to provide their views on a wide range of issues as well as comment on draft policies for the plan.
18. The early engagement helped the working group to formulate a pre-submission draft, which was consulted upon March – July 2020.
19. A full account of consultation activities, the key points and how these were considered by the working group is provided in the Consultation Statement which accompanies the Neighbourhood Plan.

Vision and Objectives

- 20. Winterton-on-Sea is a very special place, being surrounded by countryside and bordering the sea with areas of natural beauty including the beach and dunes. It is important that any change in the parish makes a positive difference to the lives of local people as well as protecting the sensitive environment.
- 21. The vision for Winterton-on-Sea depicts how the village will be in 10 years' time, once the plan has been delivered.

Vision for Winterton-on-Sea

Winterton-on-Sea will be a thriving community and popular visitor destination, providing a range of local services and facilities.

It will have a good balance between the needs of residents and those visiting for the day or longer. It will retain the quiet, laid-back feel that is fitting for an old fishing village, with low traffic volumes and speeds away from the main roads.

The village will enjoy a good mix of housing, including homes for younger residents and families, which have been designed sensitively and reflecting the local character.

The natural environment, including the sensitive dunes, will still be precious to the community and its condition and ecology will have improved.

- 22. The objectives for Winterton-on-Sea are:

Objective 1: To support the provision of affordable housing so that Winterton-on-Sea is a place where people of all ages can live.

Objective 2: To support services, clubs and facilities that offer opportunities for enhancing the wellbeing of residents and encourages visitors to spend locally.

Objective 3: To provide the right infrastructure to ensure that visitors to the village do not place additional pressure on environmentally sensitive areas.

Objective 4: To improve the walkability of the village and connections to the wider countryside and surrounding communities such as Hemsby.

Objective 5: Seek opportunities to reduce the impact of vehicular traffic and parking in the village centre.

Objective 6: To protect, promote and enhance the sensitive landscape and habitats of the dunes and beach so that they are prioritised over future development.

Objective 7: Respond to climate change, promoting sustainable development and energy efficiency.

Housing

Development Limits and Residential Development

23. The adopted Great Yarmouth Local Plan and the emerging Local Plan Part 2 both designate Winterton-on-Sea as a Primary Village with a development limit which is defined in the Policies Map for Winterton-on-Sea. The emerging Policy GSP1 of Local Plan Part 2 sets out the Borough Council's approach to development limits. In general terms, there is support for appropriate housing development within the limits, whilst outside of the limits it is seen as not acceptable.
24. The village does not have a housing allocation within the emerging Great Yarmouth Local Plan or within the adopted Local Plan for the Broads. The identified housing requirement is therefore zero. Winterton-on-Sea has significant environmental constraints, such as the dunes, and had few sites put forward for development in the consultation on the emerging local plan. Winterton-on-Sea's current population is also less than 40% of the average size of the other primary villages in the borough. So it is smaller and has significant protected habitats and landscape constraints. For these reasons the Borough Council and Broads Authority determined not to propose any housing allocations in Winterton-on-Sea.
25. The Neighbourhood Plan does not allocate land for residential development, but is supportive of small-scale and appropriate development that accords with the policy framework. It is recognised that this may result in the housing requirement (of zero) being exceeded over the plan period.
26. There could be circumstances where applications for new housing outside of the development limits can be granted permission because of Paragraph 11(d) of the National Planning Policy Framework being triggered. This happens, for example, if the Borough Council (or Broads Authority) cannot demonstrate a sufficient supply of housing land, or because it is unable to deliver a sufficient number of new homes. In such circumstances, policies such as the development limits are given very limited weight because they are considered to be out-of-date, and so residential development can happen beyond the development limits in this event.

Housing Type

27. Winterton-on-Sea's housing profile is dominated by detached homes, and a fairly high proportion are quite large, with at least three bedrooms. In contrast, homes in the village centre are much smaller, terrace properties, many of which are second or holiday homes. Home ownership is high, and in particular the proportion of people who own their homes outright rather than with a mortgage. This might make it difficult for people with lower incomes, or the younger generation, to stay in the village as there are fewer homes to rent.
28. There is a very low proportion of one-bed homes, only 19 dwellings, or 3%. In contrast, almost a third of households are single occupancy, suggesting there may be unmet need

for smaller unit housing. Furthermore only 34% of homes (so around 1 in 3) are one or two bed roomed, whereas in the borough as a whole it is 43%. Some older people living alone will find it difficult to downsize whilst remaining in the village, so are unable to free up larger homes for families moving up the housing ladder.

29. Thirty-six percent of residents are aged 65 or over (2016 estimate), an increase of 20% in numbers of older people since the 2011 Census. Winterton-on-Sea has a population that's ageing faster than surrounding communities, suggesting that older people are choosing to move into the community and given the slow population growth overall – that younger people are moving out. And of course, existing residents are getting older. Responses to the issues and options consultation in 2018 indicate that Winterton-on-Sea has become a popular retirement village.
30. This could have an impact on the school's viability if continued. It could also be an indication of the right homes not being available for younger people. There could be a need to provide a mix of housing that can attract younger people or enable them to stay in the parish, and that also provides for the ageing population, especially providing opportunities for them to downsize if they wish or buy homes that are suitable for their needs as they get older. As a minimum, the Neighbourhood Plan will need to ensure that the proportion of homes that are one or two bed roomed does not decline over the plan period, and ideally increases so that a higher proportion of homes at the end of the plan period are smaller.
31. According to Great Yarmouth Borough Council there are 68 affordable homes in Winterton-on-Sea, representing around 10% of total housing stock. This seems fairly high, but demand for affordable homes (as measured by the number of people on the Housing Register) currently outstrips supply – particularly for smaller unit homes. No new affordable homes have been built over the last five years. Affordable housing comprises:
 - Affordable housing to rent from a registered provider
 - Starter homes
 - Discounted market sales housing
 - Other affordable routes to home ownership – such as rent to buy/ shared ownership
32. The National Planning Policy Framework has recently introduced the concept of Entry-level Housing Exception Sites. These are affordable homes suitable for first time buyers (or those looking to rent their first home). Feedback from consultations tended to support the evidence, in that people want more smaller homes of 1 or 2 bedrooms, and affordable homes, and especially starter homes and homes that are adaptable for older residents. There was, however, still recognition of the need for 3 or 4 bedroom family homes.

Policy HO1: Housing Mix

Proposals should provide a mix of housing types, especially smaller unit homes and homes suitable for younger and older residents.

Housing developments, including the conversion of existing buildings to dwellings, should provide evidence of the community need in terms of likely housing mix and as a minimum must, unless clear evidence for an alternative mix is provided, meet the following criteria:

- On schemes of more than five dwellings, at least 33% of those dwellings should have two bedrooms or fewer, with no other rooms that can easily be put to use as a bedroom once the dwelling has been completed.

These standards might be relaxed if a scheme can be shown to be unviable otherwise.

Separate proposals on contiguous sites that are in the same ownership and/or control, or have a planning history indicating that they have been considered together, will be considered as single proposal.

33. This policy should provide additional smaller dwellings. These should be more suitable for older people living alone and wishing to downsize, and they should also be more affordable for younger people wanting to get on the housing ladder. It is recommended that the Local Planning Authority removes permitted development rights on new homes that are two or three bedrooms to prevent much needed smaller housing from being extended without appropriate consideration of the impacts.
34. Although a mix of housing as set out in **Policy HO1** will be expected, it is recognised that with building conversions it might not be possible to meet the size requirements as it could be constrained by the existing building fabric.
35. Just for clarity, the policy is not concerned with householder applications (such as extensions) but new housing. Furthermore, it cannot apply to permitted development, such as the conversion of agricultural buildings to dwellings.

Affordable Housing

36. There is a need to provide more affordable housing to local people. Seventy percent of respondents to a survey about housing need stated that there was a requirement for affordable housing in the village. Affordable housing was considered to encourage a more sustainable community, that attracts younger people and families, which are much needed to support year-round village services such as the Primary School. Some people knew others who had moved away, with the village unable to meet their housing needs. Over the last five years there have been no new affordable homes built in the village and evidence from the Great Yarmouth Borough Council allocations pool indicates that demand significantly outstrips the current supply of affordable homes. To help meet the affordable housing need, especially for those trying to get on the housing ladder, it is

proposed that rural exception sites and/ or entry-level exception sites outside of the development limits are encouraged.

37. There is a risk that exception sites for affordable housing will be located such that future occupiers will be dependent on a car or more than one car to access services, thereby further stretching their finances as well as adding to the traffic and parking issues in the village centre. For this reason, there will be an expectation that exception site proposals will demonstrate that future occupiers can reasonably access local services by means of walking, cycling or public transport. Such schemes also need to be close to the village to minimise encroachment into the open countryside and be small-scale, in proportion to the size of the village.
38. **Policy HO2** supports sites that are reasonably adjacent to the development limits. The word adjacent is not defined in the Planning Act, the dictionary definition is *very near, next to or touching*. The policy therefore allows for sites to be detached, or to have some separation from the development limits defined in the Great Yarmouth Local Plan Policies Map for Winterton-on-Sea. It is not necessary for sites to be adjoining or abutting, though they do need to be reasonably related the settlement. This has regard to national policy, which requires entry-level exception sites to be adjacent to existing settlements. The policy takes a reasoned departure on the basis that affordable housing is much needed in Winterton-on-Sea, by adding the word ‘reasonably’ before adjacent.
39. The Borough Council will need to ensure that any planning permission granted for affordable housing schemes and entry-level exception sites is subject to appropriate conditions and/or planning obligations to secure its affordability in perpetuity (for the life of the property) where this is possible.

Policy HO2: Affordable housing

The inclusion of affordable housing or contributions as part of proposals that would not normally be required to make such provision will be seen as delivering a significant community benefit.

Small-scale rural exception sites or entry-level exception site proposals for affordable housing that are outside of the development limits as shown in the adopted Great Yarmouth Local Plan will be supported where:

- a) The site is reasonably adjacent the development limits;
- b) The proposal will enable future occupants to have reasonable and safe access to local services and facilities using sustainable means of transport; and
- c) The affordable/entry-level housing provided is made available to people in local housing need at an affordable cost for the life of the property (in perpetuity), in accordance with the prevailing sequential approach used by the borough council for allocating affordable housing.

Design

40. Winterton-on-Sea has a gently sloping topography towards the sea and a general nucleated layout, with newer development emanating out from the village centre. The centre is dense with narrow and quiet lanes that have limited off street parking or footways. Many of the houses in the village centre are historic and are diverse in terms of their architectural style and the materials used, which is characteristic of the village's built environment. Some of the newer development reflects this to a degree, but more commonly is more generic and less dense. The Character Appraisal which is part of the supporting evidence for the Neighbourhood Plan provides more detail.

Policy HO3: Design

Design which fails to have regard to local context and does not preserve, complement or preferably enhance the character and quality of its immediate area and the wider parish will not be acceptable. Proposals should therefore be of an appropriate density, appearance, height, variety, scale and layout, and be of a high quality design. Proposals should be well integrated, both visually and functionally, with the immediate surroundings. It is expected that affordable homes will be included in the unifying theme for all new developments, and must not be of a noticeably lower quality.

Proposals in the historic village centre, see **Figure 4**, will be supported if it contributes to the variety of design whilst reflecting and contributing towards the historic and eclectic architectural character of the village centre, building on its local distinctiveness.

Proposals outside of the historic village centre that are of an innovative design with high environmental standards will be supported. Proposals on the edge of or adjacent to the village will be expected to be of a density, height and layout that reflects a transition into the open countryside, with views into the countryside retained.

Proposals for new residential development comprising mainly terraced or semi-detached dwellings will be considered favourably, depending on the immediate context and the need to visually integrate.

Alterations or extensions to buildings of heritage value, whether in the historic village centre or not, should use traditional materials and designs for roofs, chimneys, porches, elevations, windows and doors etc.

To promote sustainable access, all applications within or adjacent the development limits should be able to demonstrate that the site is accessible by walking and that future occupiers will be able to walk to most of the local services and facilities and to a bus stop.

Electric car charging points will be expected to be provided as part of all new development, one per formal parking space.

In all cases, an exceptional standard of design will weigh significantly in favour of proposals.

41. The Character Appraisal (which is available as an appendices to the Neighbourhood Plan Evidence Base) summarises aspects of the built-environment that are characteristic of the parish and which, individually or in combination, are considered to be essential in order to maintain the character and appearance of the parish. New development must have due regard to this, although this should not stifle innovation, which is welcomed. This policy applies to new residential development as well as other types of development, including extensions.

Principal Residence Housing

42. The prevalence and impact of second and holiday homes in Winterton-on-Sea is explored in some detail in the supplementary evidence that accompanies this Neighbourhood Plan. Overall, census data shows that the percentage of households with no usual residents in the plan area is markedly greater than across the borough or county as a whole. Local research indicates that the highest concentrations of second or holiday homes is in the village centre, on The Lane, King Street and Beach Road, where they outnumber dwellings occupied by permanent residents.

43. The socio-economic effects second and holiday homes are being felt by the local community. The increase in second home owners has, it is widely reported by residents, resulted in rising property prices, which has put homes in the parish beyond the reach of young families and local people wishing to join the property ladder for the first time. This threatens the long-term viability and vitality of the village as a sustainable year-round community. In 2018 the village almost lost its local primary school due to the gradual decline in numbers of children on roll. This is in part due to the decline in families with young children living in the community. Other reported impacts include some residents feeling isolated as they have few permanent neighbours, especially in the winter months, and that this can harm community cohesion. This perhaps is mostly related to second home ownership rather than holiday lets as the tourist economy in Winterton increasingly operates year-round. Other impacts are reported, such as less maintenance, including gardening, being carried out on second homes occupied only intermittently, and this can harm the street-scene and overall character.

44. Balanced against this, residents also recognise the positive contribution that tourists make to the local economy and sustainability of valued services within the community, including the local shop and pub. Visitors are also seen to make the village more vibrant. On balance, the community are supportive of presence of holiday accommodation and the clear benefits this brings to the local economy. However, there is less support for second homes, with many of these sitting empty for a great proportion of the year.

45. A policy intervention is considered necessary to manage the number of new dwellings which are built as, or become, second homes, particularly bearing in mind the sensitive environment and the need to provide homes for local people. The plan supports the development of housing that will be permanently occupied, defined in the plan as Principal Residence housing. The effect of this policy intervention is to support an increase in the number of year-round residents in the village, thus creating a more sustainable community.

Policy HO4: Principal Residence Housing

Proposals for all new housing, including new single dwellings, conversions and replacement dwellings, will only be supported where first and future occupation is restricted in perpetuity to ensure that each new dwelling is occupied only as a Principal Residence. Sufficient guarantee must be provided of such occupancy restriction through the imposition of a planning condition or legal agreement.

Occupiers of homes with a Principle Residence condition or obligation will be required to keep proof that they are satisfying the requirements as set out in this policy and will be obliged to provide this proof if/when Great Yarmouth Borough Council requests it. Proof of Principal Residence is via verifiable evidence which could include, for example (but not limited to) residents being registered on the local electoral register and being registered for and attending local services (such as healthcare, schools etc).

- 46. Principal Residence housing is that which is occupied as the sole or main home of the occupants. The condition or obligation on new open market homes will require that they are occupied only as the primary (principal) residence of those persons entitled to occupy them. **Policy HO4** does not restrict proposals specifically for tourism accommodation, which is recognised to bring economic benefits to the village.
- 47. A good mixture of tourist and visitor accommodation is essential to supporting visits and tourism and the local economy. This is particularly the case where proposals enable existing buildings to come back into use. Ideally such accommodation should be within the development limits as this is more sustainable, especially in terms of access to services. **Policy HO5** also supports tourism proposals outside of the development limits, especially for the conversion of existing buildings, including farm buildings. It will not be possible to meet the need for all new tourist and visitor facilities within the village, and other types of accommodation may be needed outside to meet new visitor expectations.
- 48. Where new accommodation is permitted appropriate planning conditions will be applied to ensure the facility is genuinely available for holiday lettings, and to help manage any adverse impacts on the environment and the character and appearance of the countryside. Typically, these will take the form of a requirement for the removal of temporary structures at appropriate intervals, and holiday occupancy conditions placed on un-serviced holiday accommodation or sites.
- 49. **Policy HO5** specifically applies outside of the Broads Authority Executive Area, as the Local Plan for the Broads has various policies relating to tourism development in close proximity to the Broads.

Policy HO5: Tourist Accommodation

Proposals for new tourist accommodation located outside of the Broads Authority Executive Area will generally be permitted in accordance with the following criteria:

- Proposals for new built permanent or semi-permanent tourist and holiday accommodation will be required, unless specific justification is provided, to locate within the development limits or on sites that are well related to the village, and at a scale appropriate to the village;
- Outside of the development limits, proposals for the conversion of existing buildings, including farm buildings, for tourist accommodation will be supported provided they demonstrate a creative use of the existing structures;
- It will be for short stay occupation on a rented basis for a substantial period of the year, not occupied on a continuous basis by the same people, and not used as a second home or for the main residence of the occupiers.

Any tourist accommodation must be of similar quality to residential dwellings and adhere to **Policy HO3**.

Environment

Natural Environment

50. The dunes, dune grassland, dune heath and beach at Winterton-on-Sea give the settlement a wild and windswept character, which is almost unique to this part of the coastline. The open and exposed aspect allows some views to the sea and glimpses of the sand dunes from the village centre. This is treasured by those who live in the community and priority should be on retaining such views and character.
51. The dunes are under high recreational pressure, used extensively by residents and visitors, mostly on foot. The dunes are designated a Site of Special Scientific Interest (SSSI), Area of Outstanding Natural Beauty (AONB), Special Area of Conservation (SAC) and National Nature Reserve (NNR), which affords them protection and there are active plans in place to support their conservation. However, recent monitoring shows that a proportion are in an unfavourable condition and high visitor numbers has caused some erosion, particularly on key paths between the car parking and beach. The beach and dunes are also under threat due to a changing coastline, which is exacerbated by sea level rises due to climate change.



Winterton beach and dunes

52. There are three County Wildlife Sites in Winterton-on-Sea. The settlement edge to the north includes Decoy Wood and South Wood County Wildlife Site, which forms part of the buffer to the Winterton Dunes. It comprises a varied range of habitats including broadleaf semi natural woodland alongside grassland and scrub. Directly north of this is North Wood County Wildlife Site, an enclosed area of wet heathland and acidic grassland grazed by sheep, then furthest north a block of young broadleaved woodland. The third site,

situated behind the church and known as Parish Council Land consists of dense scrub and woodland. This site is divided by several drainage ditches supporting a range of species.

53. The parish’s proximity to the Broads, which has a status equivalent to a national park, and a number of important wildlife designations, is also part of what makes Winterton-on-Sea special.
54. Although these high value areas of ecology and biodiversity are afforded protection already, a policy is included within this Neighbourhood Plan to provide clarity on what this means for local development or related planning changes.
55. Biodiversity net gain can be assessed and measured using DEFRA’s biodiversity metric. The Neighbourhood Plan felt it important to specify a percentage gain as a minimum to avoid proposals seeking to exploit the aim of the policy by providing negligible net gains of, for example 0.1%. Ten percent has been chosen as reasonable as this was the minimum net gain proposed by the Government in its consultation on the matter by DEFRA in December 2018 and this is likely to be carried forward in legislation. A 10% net gain will be applied unless a higher standard is required by the Environment Bill. The provision of habitat, whether on-site or through off-site arrangements or contributions, can be part of a multi-functional scheme that, for example, also delivers landscaping or open space. Successful implementation of biodiversity net gain would restore and create high-quality habitats that can provide a home for a diverse range of species and build resilience to climate change.
56. The requirement for development to achieve a net gain for biodiversity should be applied other than for very minor changes such as extensions to houses and brownfield development.

Policy E1: Protecting and Enhancing the Environment

Development coming forward within the Neighbourhood Plan area is expected to result in a demonstrable biodiversity net gain of at least 10% with natural features incorporated into site proposals.

Development proposals which incorporate significant and demonstrable conservation and/or habitat enhancement to improve biodiversity within the following areas may be supported:

- Decoy Wood and South Wood County Wildlife Site
- North Wood County Wildlife Site
- Winterton PCC Land County Wildlife Site
- Winterton-Horsey Dunes

Proposals likely to have a negative effect on notified interests of the Winterton-Horsey Dunes Special Area of Conservation or Site of Special Scientific Interest will not be permitted. Allowance for development should only be permitted where a proposal will specifically aid the conservation of the site.

Flood Risk and Drainage

57. Flood risk from surface water affects many parts of the village, including the centre, with high risk areas concentrated around Black Street and The Lane. The Lead Local Flood Authority have 4 records of external flooding dating from 2012 and 1 record of internal flooding from 2014. Residents have concerns about the impact of new homes or alterations on drainage and surface water. Flooding could be exacerbated through housing development if surface water run-off is not managed appropriately.
58. The community are keen to ensure that any future development is able to demonstrate there is no increased risk of flooding and that mitigation measures are implemented to address surface water arising from it.

Policy E4: Surface Water Flooding and Drainage

All development proposals coming forward within the areas of high, medium risk from surface water flooding, as identified by the Environment Agency or Strategic Flood Risk Assessment, and all developments of 5 or more properties, will need to be accompanied by a Surface Water Drainage Strategy that is proportionate to the risk and size of the development.

- This must demonstrate that the proposal will not result in any increase in the risk of surface water or groundwater flooding on site or elsewhere off-site;
- The Surface Water Drainage Strategy, including any necessary flood risk mitigation measures, should be agreed as a condition of the development before any work commences on site;
- Planning applications that improve surface water drainage in the Neighbourhood Plan area will be supported;
- Sustainable Drainage Systems must be incorporated first and foremost for all planning applications and designed in from the start; and
- Appropriate on-site water storage shall be incorporated into drainage schemes to intercept, attenuate or store long term surface water run-off.

All new development will be expected to connect to the public foul sewerage network in accordance with the requirements of Anglian Water unless evidence is produced that it is not feasible to do so. Evidence shall be provided by applicants to demonstrate that capacity is available within the foul sewerage network or can be made available in time to serve the development. If mains sewerage is not feasible then an effective and sustainable private sewerage system plan shall be agreed with the Local Planning Authority in advance of development commencing. Such a plan must be implemented prior to the occupation of the first dwelling.

59. The Neighbourhood Plan seeks to contribute towards strategic multi-agency efforts to reduce the risk of flooding from all sources. It recommends developers adhere to Norfolk County Council (NCC) – Lead Local Flood Authority (LLFA) Statutory Consultee for

Planning: Guidance Document regarding surface water risk and drainage for any proposed development¹.

Agricultural Land

60. The village is surrounded by agricultural land and paddocks. There are long views out over these fields from a number of locations within the village, which adds to its character and is valued by residents. Some of the agricultural land is high grade – Grade 1 or 2, as determined by the Agricultural Land Classification of England and Wales, see **Figure 3**.

61. The economic and other benefits of this high-quality agricultural land should be recognised. It should be noted that the Local Plan for the Broads contains a policy to protect the best and most versatile agricultural land, which also includes Grade 3a. This policy is effective in the Broads Authority Executive Area, with the Neighbourhood Plan **Policy E2** effective elsewhere in the parish..

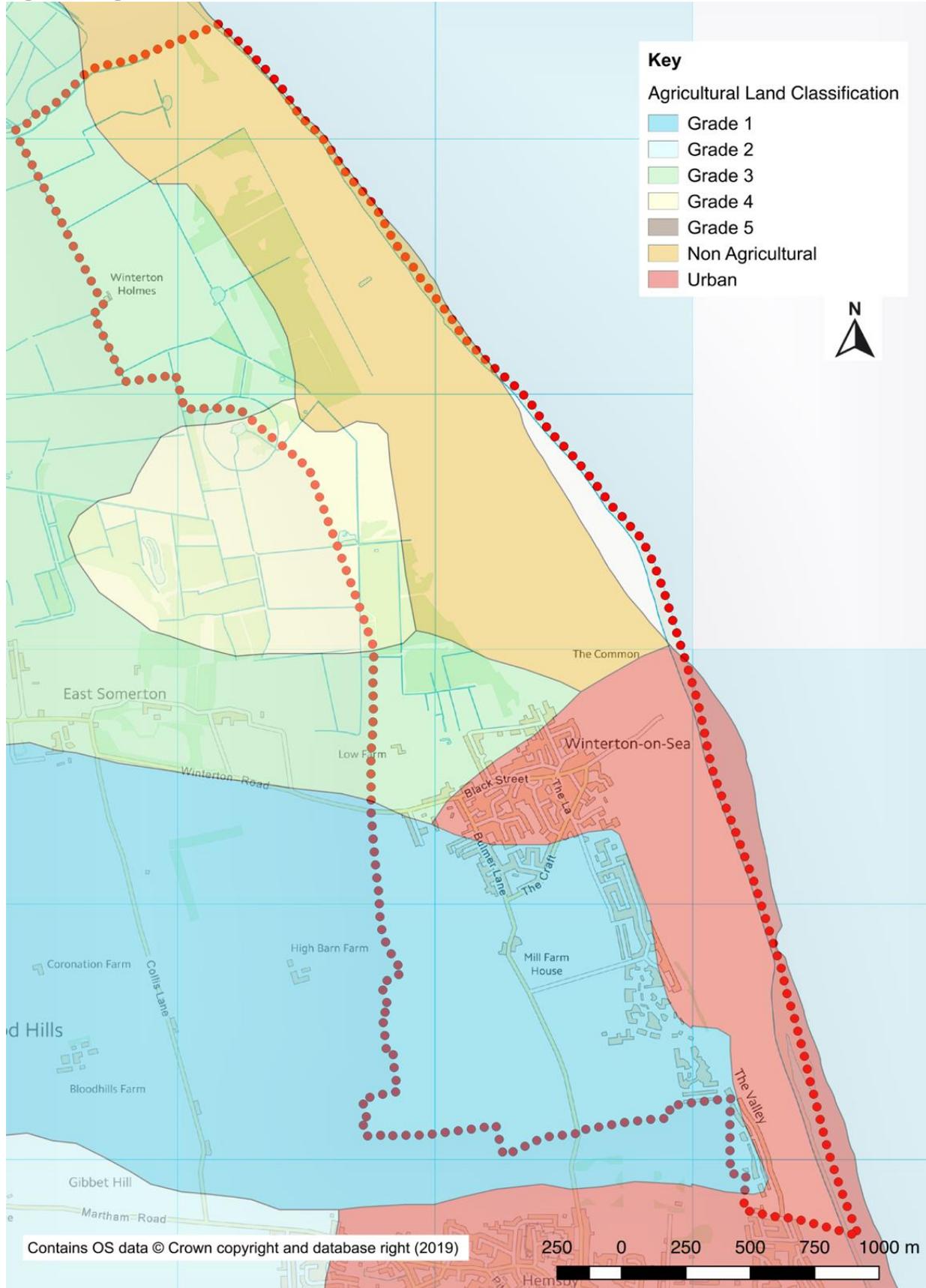
Policy E2: High Grade Agricultural Land

Major development will only be supported on Grade 1 or 2 agricultural land that is viable arable land where the following exceptional circumstances can be demonstrated;

- There is a demonstrable need for the development in the proposed location and alternative sites on poorer quality land are not available; or
- Development on the site is demonstrated as the most sustainable option; or
- There is overriding community benefit.

¹ <https://www.norfolk.gov.uk/-/media/norfolk/downloads/rubbish-recycling-planning/flood-and-water-management/guidance-on-norfolk-county-councils-lead-local-flood-authority-role-as-statutory-consultee-to-planning.pdf>

Figure 3: Agricultural Land Classification



Historic Character and Appearance



62. Winterton-on-Sea has a distinct character and appearance that reflects its past as a small fishing community. The settlement core is centred on a historic village green and displays a range of materials and building styles, with red brick and flint, clay pantile, thatch and colour washed render all evident. There are closely packed terrace cottages, small gardens, narrow streets and limited parking. The tall flint and stone church tower is also a prominent feature of the historic landscape and focus for the settlement.
63. This part of the village, which leads to the beach, is under pressure from visitor parking and vehicular traffic. As you move away from the centre the village becomes more spread out and uniform in its character, bungalows are prominent and homes are set back from the road with larger gardens and off-street parking. Expansion of the settlement edge to cater for the visitor/tourism industry has created an increasing coalescence with Hemsby.
64. Winterton-on-Sea has a Conservation Area, which is defined as an ‘area of special architectural and historic interest’, the character or appearance of which is desirable to preserve or enhance. The area is split in two and includes both the village centre and area stretching over the dunes, as well as the area around the church along Somerton Road (see **Figure 4**). The beautiful Trinity and All Saints church is a significant landmark, originally built to guide ships at sea, it is over 40 metres high and can be seen from miles around. It is a Grade I listed building, one of only 2.5% of buildings listed nationally, and two Memorials in its vicinity are Grade II.
65. Residents recognise the importance of individual components of character and distinctness seen throughout the village, and would like to protect this and safeguard the natural setting. They are concerned that some recent development in the village has not been of high quality or in keeping, this includes estate development and uniform red-brick homes within the centre. The older village centre has been identified as a specific character area that the community would like to protect and enhance. See **Figure 4** which outlines the area of Winterton-on-Sea which the Neighbourhood Plan would like to designate as the Historic Village Centre. This includes part of the Conservation Area which

stretches along the dunes, but also encompasses the east side of Wilmer Avenue and the village green. A supplementary appraisal document has been produced by the community to support implementation of **Policy E3**, which sets out key characteristics of the Historic Village Centre. This, or an updated version, should be used as a guide for developers.

- 66. The village does not have a housing allocation within the emerging Local Plan, however it is recognised that small-scale development may come forward in the future to meet demonstrated local housing needs or as windfall applications, and this Neighbourhood Plan allows for sensitive, appropriate and well-designed proposals that fit with the character of the village. See **Policy HO4** on Design.

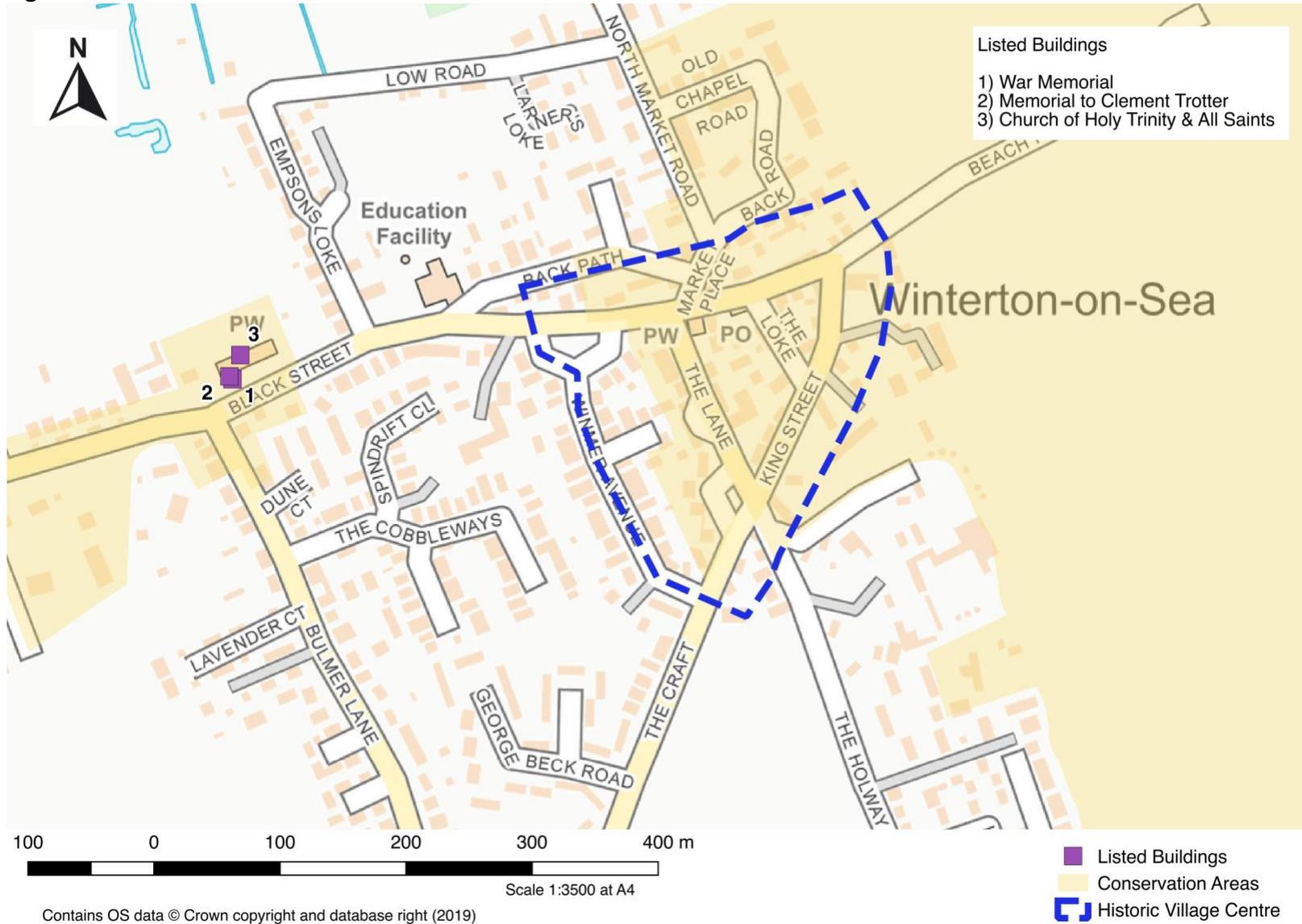
Policy E3: Protecting Winterton-on-Sea’s Heritage

New development proposed within Winterton-on-Sea must take full account of the historic character of the village, which is defined particularly by the designated Conservation Areas and Historic Village Centre.

Any landscape setting, open spaces, heritage assets, key views and vistas identified as contributing to the significance of these areas should as a minimum be maintained. This includes views of the church, which are of particular importance. Overall, development should preserve and enhance the character of these important areas.



Figure 4: Winterton-on-Sea's Historic Environment



Contains OS data © Crown copyright and database right (2019)

Community Assets

67. Winterton-on-Sea has a range of local amenities that are mainly located in the village centre:

- Primary and Nursery School
- Village shop
- Post Office
- Chip shop
- Village Hall
- Fisherman's Return Pub
- Church
- Hermanus Holiday Park
- Café at the beach
- Allotments

68. The closest GP surgery is Hemsby Medical Practice, around 1.5 miles away, and is accessible by bus hourly throughout the day from the centre of the village. Currently a safe off-road walking route between the two villages does not exist.

69. As required by national and local policy, it is expected that housing and other development will contribute towards improving local services and infrastructure through the payment of a Community Infrastructure Levy (CIL); planning obligations; or the use of planning conditions. At this point in time neither of the Local Planning Authorities have CIL.

70. The primary school has a recent Ofsted judgement of Requires Improvement (2018) and is facing challenges around sustainability with too few pupils. In 2018 Norfolk County Council consulted on a school closure, proposing that children attend Hemsby primary school instead. This did not go ahead and instead the primary school joined Consortium Multi-Academy Trust who are now considering options to enhance the school's sustainability, including the opening of a Field Study Centre alongside the existing school operation. Ongoing provision of a primary school impacts upon the village's attractiveness to families and is important to the community.

Policy CA1: Winterton-on-Sea Primary School

Proposals for complementary uses of the primary school and nursery grounds will be supported where they maintain its principle function as an education facility and benefit the wider community. A travel plan that encourages sustainable travel and considers parking management will be required to support any proposal.

71. A quarter of residents work in Winterton-on-Sea, which means they are more likely to make use of local services, along with visitors to the community. In addition, 1 in 6 households do not have a car and so are heavily reliant on local service provision.

72. Local residents understand the importance of supporting small-scale local economic growth, such as shops or a café, that is sensitive to the nature and character of the village. This includes a recognition that the village centre, where there are no footways and people need to walk in the road, is already under pressure from traffic and parking, particularly during summer months. 82% of respondents to the issues and options consultation agreed there should be a policy to encourage economic development within the Neighbourhood Plan.

Policy CA2: Economic Development

Economic development within the development limits that comprises small business will be encouraged and supported in principle.

Any proposal will need to demonstrate that:

- It can accommodate all related parking off-road, including for visitors; or
- It does not generate a material increase in traffic in the Historic Village Centre (as defined in **Figure 4**). A material increase will be seen as a severe impact given existing parking, highway and traffic constraints within this area.

Any new proposal would need to be accompanied by a travel plan which sets out how sustainable modes of travel would be encouraged and any parking requirements managed effectively.

73. The National Planning Policy Framework suggests that, “*Development should only be prevented or refused on highways grounds if.....the residual cumulative impacts on the road network would be severe.*” The policy does not indicate what would be considered severe, and indeed this will vary enormously. What might be considered as not severe in London would be seen as highly severe in rural villages. **Policy CA2** therefore defines a severe impact as a material increase in traffic as defined by Norfolk County Council’s Safe, Sustainable Development document (November 2015), or any successor document. This should be a reasonable measure bearing in mind:
- The narrowness of the roads in the Historic Village Centre;
 - The lack of footway provision;
 - The haphazard on-street parking;
 - The prevailing high volumes of traffic related to tourism and visitors.

Local Green Space

74. The Neighbourhood Plan recognises that some open spaces are especially important to the local community. For example, they can provide a valuable formal and informal recreational facility for both children and adults, or they can add character and interest to a community. People who have good access to open space, parks and other recreation areas have the opportunity to lead more active and healthy lives. These green spaces also provide important wildlife habitat, supporting diverse species and helping to build resilience to climate change.

75. The Character Appraisal and consultation with residents has identified some open green spaces that positively contribute to the overall character and enjoyment of the part of the settlement in which they are located. Winterton-on-Sea would like to designate seven Local Green Spaces in the Neighbourhood Plan. The designation of land as Local Green Space through local and Neighbourhood Plans allows communities to identify and protect green areas of particular importance to them. The designation should only be used where the land is not extensive, is local in character and reasonably close to the community and where it is demonstrably special, for example because of its beauty, historic significance, recreational value, tranquillity or richness in wildlife. All Local Green Spaces identified here are within easy walking distance of people living in the community and considered special in some way. They are also identified as Local Amenity Space within the Great Yarmouth Local Plan.
76. Designation of Local Green Spaces affords the same level of protection as Green Belt and policies should be broadly consistent with national policy for Green Belt. The national policy refers to protecting against inappropriate development, essentially the construction of new buildings, except in very special circumstances. There are some developments that are not considered inappropriate, including limited in-filling in villages, affordable housing, mineral extraction and material changes in the use of land. Whilst these may not undermine the purpose of a large-scale Green Belt designation, clearly any of these on small Local Green Spaces would undermine the purpose of their protection. Therefore, the policy does not refer to ‘inappropriate’ development, but rather just to ‘development’. The policy still allows for development in very special circumstances.

Policy CA3: Local Green Space

The following existing open spaces, identified in **Figure 5**, will be designated as Local Green Space. These should be protected from development which could erode their contribution towards the settlement’s character, the sense of openness they create, and public enjoyment:

- The Allotments (WLGS1)
- Bulmer Pit (WLGS2)
- Duffles Pond (WLGS3)
- Green space adjacent to the village hall (WLGS4)
- The Playing Field (WLGS5)
- The Children’s Playground (WLGS6)
- The Village Green (WLGS7)

Development that would harm the openness or special character of a Local Green Space or its significance and value to the local community will not be permitted unless there are very special circumstances which significantly outweigh the harm to the Local Green Space.

Two of the green spaces, Bulmer Pit and Duffles Pond are part of existing Sustainable Drainage features, both acting as soakaways. Development that would have a negative impact on their current drainage contributions will not be permitted.

Figure 5: Local Green Space



The Allotments (WLGS1)

77. Winterton-on-Sea allotments are directly adjacent to the Church and graveyard, on land owned by the Church. There is a long-standing agreement between the Church and Parish Council for use of the land as allotments, though it is recognised that there may come a time in the future when the land is required to extend the graveyard. This is not anticipated to be during the plan period.

78. The allotments are well utilised and kept by residents to grow local food. Having an allotment is a rewarding activity, encourages people to undertake gentle exercise and is known to build community cohesion among allotment holders. During consultation with the community, the allotments were identified as important for protection as Local Green Space.

Bulmer Pit (WLGS2)

79. Bulmer Pit is a small wildlife pond adjacent to one of the main routes into the village. At certain times of the year the pit floods and acts as a soakaway for surface water in the vicinity. The pond is important as the habitat for ducks, moorhens and Natterjack toads.

Duffles Pond (WLGS3)

80. This community wildlife area, located behind the allotments, provides an important habitat for wildlife. It is one of the few ponds accessible to the community within the village. It has facilities like seating and walkways to encourage people to enjoy it and is maintained by the Parish Council. Many people in the community recognised its value during public consultation in November 2018. It also has historic importance, as it used to grow withe (strong flexible willow stem) which were used for wicker basket making. Duffles Pond is also an existing soakaway, part of a Sustainable Drainage feature.



Duffles Pond

Green Spaces adjacent the Village Hall (WLGS4)

81. The village hall is a regular focal point for community activity within Winterton-on-Sea and the green spaces adjacent it add to its amenity value and creates an attractive setting. They are used annually as the site of the village fete and regularly used in the summer by people enjoying the sunshine or for a picnic.
82. There have been proposals that this green space should be converted to additional parking serving the village centre and houses off The Loke, but there is strong feeling within the community as a whole that it should be retained as green space.
83. These green spaces are designated Common Land within the village.

The Playing Field (WLGS5)

84. This is a playing field for sport and exercise. It provides a flexible, open space and is used by many residents for informal sporting activities and dog walking. There is a full-size football pitch and cricket pitch. By supporting sport and recreation the playing field contributes to the health and wellbeing of the local community. It was identified as special by many residents as part of community engagement.

The Playground (WLGS6)

85. The playground, accessed off Winmer Avenue or through residential roads, is widely used by children and families, encouraging physical activity and play. It was recently updated following a community campaign to raise funding. It is well maintained. The Neighbourhood Plan seeks to protect this key recreational facility from future growth or development.



The Village Green (WLGS7)

86. The village green has significant recreational and historic value within the community, providing an attractive setting. It is well kept and during summer months is adorned with flowering planters. The village has won a number of awards including 'Anglia in Bloom' and 'Village Green' competitions. There is seating around the green which is much used by residents and visitors alike. The land is owned by Great Yarmouth Borough Council.

Investment in Open Space

87. Open space within a community can take many forms, from the Local Green Spaces identified in this plan to more general open areas or linear corridors within the settlement. They provide health and recreation benefits, enable people to move easily between different parts of the village, have ecological value and contribute to green infrastructure, as well as being an important part of the landscape and setting of built environments. Any new development must make provision for new open space. The emerging Great Yarmouth Local Plan 2 sets out detailed open space requirements. Depending on the scale of the development and functionality of open space, it will be negotiated on a site by site basis as to whether open space is provided onsite or a contribution is made for off-site provision.

Policy CA4: Investment in Open Space

Contributions for off-site open space provision will be prioritised to improve local facilities where these are well related to the development. These include:

- Designated Local Green Space;
- Existing Public Rights of Ways, with focus on those linking with nearby settlements such as Hemsby, and those that have the potential to take recreational pressure off the dunes.



The Village Green: WLGS8

Traffic and Transport

88. The main road connecting villages along the coast runs along the western edge of the village's built-up area. Overall the village can be fairly quiet in terms of traffic and the narrowness of streets and poor visibility at some junctions in the centre encourages low traffic speeds. There is concern however about speeding along Black Street, and about the volume of traffic through the village centre at peak visitor times. Although there is ample parking for visitors in formal car parks, many visitors are inclined to park on street in the village centre so as to avoid parking charges with visitors often blocking junctions and private drives. There is considerable local concern about this practice.
89. The village is connected by public transport to Great Yarmouth, with an hourly bus service, which also goes to the James Paget Hospital. In addition, there is a direct bus service once a week to Norwich. This is not sufficient to attract many people away from their cars and just 8% of people travel to work by public transport, with 86% driving.
90. The level of public transport available is also unlikely to encourage many holiday makers out of their cars whilst visiting. Public transport could therefore be developed and improved to benefit both residents and visitors to Winterton-on-Sea.
91. Footways are limited in the village centre, and this is part of the character. Footways are more consistently available along the main roads and elsewhere in the village, but these are rarely on both sides of the road. There are no dedicated cycle paths.
92. The parish is well served generally by the availability of Public Rights of Way, providing access to natural open space, such as the surrounding countryside, dunes and beach. These are used by many residents and visitors. There is a risk that this footfall increases pressure on ecologically sensitive areas of the dunes. There are also concerns about the condition or maintenance of some of the footpaths, and the loss of a footpath between Winterton-on-Sea and Hemsby is keenly felt by many residents.

Parking



Parking/traffic issues outside the church in the village centre

93. Parking is constrained within Winterton-on-Sea village centre. Some homes do not have designated parking and additional pressure is placed on common parking areas by high numbers of day visitors to the beach, particularly during summer months.
94. These additional pressures impact upon the amenity value of the village for residents. As it is often congested with parked cars, residents can find it difficult to park near their homes and footway accessibility is also affected. In addition, the main existing car park at the beach could be impacted by coastal erosion during the plan period as it is within the Local Plan Core Strategy Coastal Change zone. Indeed, part of the car park has already been lost to the sea, reducing the number of spaces available.

Policy TR1: Public car parking

Proposals for the change of use and development of existing public car parking sites will be supported as long as equivalent and accessible parking facilities are to be provided as a replacement or there is an over-riding public or environmental benefit to the proposal.

Proposals for additional public car parking outside of the village centre will be supported in principle where:

- This will not increase traffic through the centre of the village; and
- It is well located to provide a reasonable alternative to on-street parking.

Policy TR2: Residential Car Parking Standards

New residential development will need to provide off-road vehicle parking at each dwelling as per the following standards:

Number of bedrooms	Minimum number of off-road spaces
One	One
Two	Two
Three +	Three

These standards may be relaxed if:

- Strict adherence is incompatible with the local character.
- The type of housing being proposed (such as terraced) makes it physically impossible.

In these circumstances, new off-street or formalised on-street provision nearby may be acceptable. Additionally, in recognition that on-street parking could still occur, streets should be designed to safely accommodate unallocated on-street parking.

The level of provision should be such that indiscriminate parking and the obstruction of footways and carriageways is avoided and this should be determined on a site by site basis.

Community Policy: Parking

The parish will in principle support actions by others, and carry out its own actions, to reduce on-street parking in the village through parking management solutions. This may include taking advantage of opportunities for creating additional off-street parking provision at peak visitor times.

- 95. The car remains the dominant mode of transport for the majority of people living in Winterton-on-Sea. Car ownership is high among residents with only 16% of households not owning a car at the time of the 2011 Census. Indeed, 38% of households have two or more cars and there is high reliance upon them to get to work with 86% of individuals travelling to work by car or van. In part this is because public transport options are very limited and not flexible enough to meet the needs of most people.
- 96. The car parking standards set out in **Policy TR2** were strongly supported, by 90% of respondents to a consultation on issues and options for the Neighbourhood Plan. However, it is recognised that meeting these standards may not always be possible or desirable. Flexibility can therefore be shown to reflect the circumstances.

Walking

- 97. Walking improves both physical and mental wellbeing and health. It also reduces the need to use the car which has environmental benefits and it is crucial that development should be planned to reduce emissions, helping to mitigate climate change. For Winterton village specifically, greater opportunities for walking can also moderate the traffic and parking problems in the village centre.
- 98. A feature of the parish is the frequent absence of footways (as identified in the **Character Appraisal**), or indeed footways that are narrow or poorly maintained. There was strong support in the consultations for improving footways (and footpaths) and so improving the walking experience. Better footways, in terms of condition, width and the need for ones where none exist, would therefore be an appropriate policy response to the prevailing provision and to consultation feedback. However, the absence of footways is a key part of the character in places such as parts of the village centre.

Policy TR3: Walking

To promote safe and convenient walking within the Parish, new developments in or adjacent to the development limits that generate new trips will be expected to improve and/or extend footpaths and footways. Footways must be sufficiently wide, at least 1.5m width where possible, so as to provide safe, convenient and equitable access.

New or improved footways should be provided in the village centre unless this would be contrary to the prevailing character of the immediate area and provided that highway safety will remain acceptable.

99. As per **Policy HO3**, to promote sustainable access, all applications within or adjacent to the development limits should be able to demonstrate that the site is accessible by walking and that future occupiers will be able to walk to most of the local services and facilities and to a bus stop. Contributions and improvements must be proportionately related to the development. These may include the provision of entirely new footways, or the improvement, such as the widening, of existing ones. The footway width should be sufficient for two parents pushing a child’s buggy to walk side by side, a minimum width of 1.5m. It is acknowledged that the actual width will be determined through an application, determined by site use, the nature of the adjacent highway and location. It might at times be necessary to provide wider footways, such as near the school or other places where pedestrian flows are likely to be high or where people gather and linger.
100. It may not always be appropriate to provide new or widened footways in the more historic village centre. Fortunately, traffic tends to be going slower in the centre due to the narrowness of many of the lanes, and so the roads are effectively operating as shared spaces.

Community Policy: Footpath between Winterton-on-Sea and Hemsby

The parish will investigate the re-opening of the public footpath between Winterton-on-Sea and Hemsby which would provide benefits in terms of creating a safe walking route and encouraging recreation.

101. Improvements to footpaths as part of the Public Rights of Way network is also covered in **Policy CA4** on Open spaces.

The Common

Winterton-on-Sea Neighbourhood Plan

CONSULTATION STATEMENT



Barn Farm



August 2020

Introduction

Overview of Winterton-On-Sea Neighbourhood Plan

1. Winterton-on-Sea Neighbourhood Plan has been prepared in accordance with the Town & Country Planning Act 1990, the Planning & Compulsory Purchase Act 2004, the Localism Act 2011, the Neighbourhood Planning (General) Regulations 2012 and Directive 2001/42/EC on Strategic Environmental Assessment.
2. It establishes a vision and objectives for the future of the parish and sets out how this will be realised through non-strategic planning policies.

About this consultation statement

3. This consultation statement has been prepared to fulfil the legal obligation of the Neighbourhood Planning Regulations 2012. Section 15(2) of Part 5 of the Regulations sets out that a Consultation Statement should contain:
 - a) Details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
 - b) Explains how they were consulted;
 - c) Summarises the main issues and concerns raised by the persons consulted; and
 - d) Describes how these issues and concerns have been considered and where relevant addressed in the proposed neighbourhood development plan.
4. It has also been prepared to demonstrate that the process has complied with Section 14 of the Neighbourhood Planning (General) Regulations 2012. This sets out that before submitting a plan proposal to the local planning authority, a qualifying body must:
 - a) Publicise, in a manner that is likely to bring it to the attention of people who live, work or carry on business in the Neighbourhood Plan area:
 - i. Details of the proposals for a neighbourhood development plan;
 - ii. Details of where and when the proposals for a neighbourhood development plan may be inspected;
 - iii. Details of how to make representations; and
 - iv. The date by which those representations must be received, being not less than 6 weeks from the date on which the draft proposal is first publicised;
 - b) Consult any consultation body referred to in paragraph 1 of Schedule 1 whose interests the qualifying body considers may be affected by the proposals for a neighbourhood development plan; and
 - c) Send a copy of the proposals for a neighbourhood development plan to the local planning authority.
5. Furthermore, the National Planning Practice Guidance requires that the qualifying body should be inclusive and open in the preparation of its Neighbourhood Plan, and ensure that the wider community:
 - Is kept fully informed of what is being proposed;
 - Is able to make their views known throughout the process;

- Has opportunities to be actively involved in shaping the emerging Neighbourhood Plan; and
 - Is made aware of how their views have informed the draft Neighbourhood Plan.
6. This statement provides an overview and description of the consultation that was undertaken by Winterton-on-Sea Parish Council in developing their Neighbourhood Plan, in particular the Regulation 14 Consultation on the pre-submission draft. The working group have endeavoured to ensure that the Neighbourhood Plan reflects the views and wishes of the local community and the key stakeholders which were engaged with from the very start of its development.

Summary of consultation and engagement activity

7. This section sets out in chronological order the consultation and engagement events that led to the production of the draft Winterton-on-Sea Neighbourhood Plan that was consulted upon as part of the Regulation 14 Consultation.
8. A significant amount of work went locally into engaging with the community early in development of the plan, so that it could be informed by views of local people. Consultation events took place at key points in the development process, and where decisions needed to be taken, for example on local green spaces. A range of events and methods were used and at every opportunity the results were analysed and shared with local people.

Summary of Early Engagement

Activity	Date	Who was consulted	Summary
Public meeting to discuss developing a Neighbourhood Plan	June 2017	Local residents GYBC	Inaugural meeting of the parish council with public attendance to discuss development of a Neighbourhood Plan. Feedback on training attended by members of the Parish Council given.
Website	June 2017	Local residents	Neighbourhood Plan page established on the Winterton-on-Sea Parish Council website. Ongoing work to regularly update this including minutes from all working group meetings.
Area designation	August 2017	GYBC, Broads Authority	Area designation approved through the Borough Council and Broads Authority
Steering group established	August 2017	Parish Council, residents	Including 4 members of the Parish Council, the parish clerk and 6 residents. This met as and when

			required to take decisions. All agendas and minutes published on the website.
Issues and options consultation	November 2018	Local residents Local businesses	Advertisement on the front page of the parish newsletter which is distributed to all households, see Appendix A . Online and paper survey, see Appendix B . A consultation event attended by 60 people. A write up of the consultation event is provided in Appendix C .
GYBC & Broads Authority review draft plan	July 2019	GYBC Broads Authority	Review draft plan and provide feedback prior to Regulation 14 Consultation
SEA Screening Opinion	May-July 2019	Statutory Environmental Bodies GYBC	Statutory Environmental Bodies consulted on the draft plan as part of a Strategic Environmental Assessment Screening exercise.

Early engagement - summary of the main issues raised

9. These included:

- The pressure of traffic and parking in the historic centre of the village which leads to the beach and is particularly acute during the summer months when there is a high volume of visitors;
- Although there is currently no suggested housing allocation for Winterton in the emerging Local Plan for Great Yarmouth, the community is concerned about a lack of affordable housing within the village as well as smaller dwellings, and the problem with getting on the housing ladder;
- A significant issue raised throughout the consultation process was the lack of availability of housing for people in the local community, and the number of holiday homes and second homes in the village;
- The need for good access to the countryside and green spaces, and the increasing pressure that recreational use places on the dunes;
- Supporting the natural environment;
- People who live in the village wish to see a good balance between the needs of residents and visitors;
- The importance of good design;
- Striking the balance between having lighting for security and personal safety, but also protecting dark skies;
- The need to improve and protect green and open spaces in the village;
- The condition and availability of footways in the village;
- How to support small business enterprises;
- Key concern over coastal erosion and protection of the dunes.

Early engagement - how this was considered in development of the pre-submission plan

10. Winterton-on-Sea is a very popular holiday and day trip destination, year-round, but particularly in season. A key aspect of the Neighbourhood Plan has been about balancing the longer term needs of residents with those of visitors. Feedback from residents has helped to shape a number of policies that seek to address some of the more negative consequences of high visitor numbers. This includes a policy on principal residence housing, tourist accommodation, public and residential car parking.
11. Feedback from residents on local housing need has influenced policies in relation to housing mix and type.
12. Feedback on the draft vision and objectives, alongside the Strengths, Weaknesses, Opportunities and Threats activity undertaken at the consultation events was used to finalise these for the pre-submission plan.
13. The issues and options consultation in November 2018 was used to refine key policy areas for the plan, including housing mix and design, Local Green Spaces and parking for new development. Many comments were received about potential Local Green Spaces during the consultation, with residents asked to make comments on why they were special to the community. Responses particularly related to the wildlife value and recreational benefit of spaces. The comments helped the working group refine the list of Local Green Spaces included in the plan.

Regulation 14 Consultation

14. An initial period of consultation ran from 19 March to 2 May. It commenced just before the Covid-19 lock down restrictions were brought in and was later extended to 16 May to allow additional time.
15. In accordance with recommendations by Great Yarmouth Borough Council the pre-submission plan was republished for a further six-week consultation from 28 May to 9 July. This was following legal advice from their Barrister, which can be viewed in **Appendix D**. During the second consultation period hard copies of the plan were advertised to be available from the Post Office which was open for the full six weeks of the second consultation period. Responses were also permitted from the statutory consultees up to 9 July.

Details of who was consulted

16. Everyone who was consulted is listed in the table below. This meets the requirements of Paragraph 1 of Schedule 1 in Regulation 14.

Who	Method	Response Received
Residents	<ul style="list-style-type: none"> • Survey delivered to all households in the parish (Appendix E) • Hard copies of the plan initially available from six places in the village, of which the Post Office remained open throughout, including during Covid-19 lock down. Hard copies were also available via email/phone from the parish clerk or a member of the steering group. • All documents, including supporting evidence, available online • Online survey • Posters in key locations around the village (Appendix F) • Advertised on the website • Article in the village newsletter which is sent to all residents and available online See Appendix G) • Advertised on Facebook 	33 responses
Neighbouring parishes – Hemsby, Somerton, Horsey.	Emailed stakeholder letter (see Appendix H)	No
Anglian Water	Emailed stakeholder letter	No
British Pipeline Agency	Emailed stakeholder letter	No
Broads Authority	Emailed stakeholder letter	Yes
Cadent Gas	Emailed stakeholder letter	No
Environment Agency	Emailed stakeholder letter	No
Essex and Suffolk Water	Emailed stakeholder letter	No
Great Yarmouth Borough Council	Emailed stakeholder letter	Yes
Health and safety Executive	Emailed stakeholder letter	No
Highways England	Emailed stakeholder letter	No
Historic England	Emailed stakeholder letter	Yes
Marine Management Organisation	Emailed stakeholder letter	No
Natural England	Emailed stakeholder letter	Yes
Norfolk and Waveney STP	Emailed stakeholder letter	No
Norfolk County Council	Emailed stakeholder letter	Yes

North Norfolk District Council	Emailed stakeholder letter	No
Norfolk Coast Partnership	Emailed stakeholder letter	Yes
Norfolk Wildlife Trust	Emailed stakeholder letter	No
Openreach	Emailed stakeholder letter	No
Sport England	Emailed stakeholder letter	No
UK Power Networks	Emailed stakeholder letter	No

Consultation Methods

17. Several methods were adopted to ensure that all relevant bodies and parties were informed of the consultation, as well as ensuring that local residents were made aware of the consultation and provided with opportunities to provide their views and comments.
18. A leaflet on the Neighbourhood Plan and survey was sent to every household and business in the parish, this was undertaken at the beginning of the first period of consultation. This informed people how they could access the draft plan and supporting documents, make representations and the timeframe for doing so. A copy of the leaflet/survey is in **Appendix E**.
19. A poster was placed in various locations around the village, including all noticeboards and in shops. A copy of this is provided in **Appendix F**. This provided details on where and when the Neighbourhood Plan could be inspected, including electronic and hard copies. This was undertaken at the beginning of both the first and second periods of consultation.
20. The consultation was advertised in the village newsletter, which is printed and sent to all residents of the parish, the article published is shown in **Appendix G**. Note that this advertises a consultation event, which did not take place due to lockdown.
21. During the consultation period the Neighbourhood Plan was advertised and available for download along with all the supporting documents on the website:
- <http://www.winterton-on-seaparishtowncouncil.org.uk/community/winterton-on-sea-parish-council-15212/get-involved/>
22. The supporting documents available included the SEA/HRA Screening Assessment and SEA Screening Opinion and the Evidence Base including Character Appraisal.
23. The website included the dates of the consultation and the various methods of commenting on the draft plan to encourage as many responses as possible. The website was updated to reflect the second period of consultation from 28 May to 9 July.

24. Hard copies of the draft plan were available to view in key places around the village. One of these places remained open throughout the consultation, including during lockdown. The six places the plan was available from included:
- Poppy's Post Office (open throughout lockdown)
 - The Dunes Café (closed for a period over lockdown)
 - Hermanus (closed for a period over lockdown)
 - The Fisherman's Return Pub (closed for a period over lockdown)
 - Loomes Stores (closed for a period over lockdown)
 - The Chip Shop (closed for a period over lockdown)
25. In addition, it was possible for people to request a hard copy of the plan by contacting the Parish Clerk or a member of the steering group by phone or email. One person requested a hard copy in this way.
26. An email was sent directly to each of the statutory consultees supplied by Great Yarmouth Borough Council, as listed above, meeting the requirements of Paragraph 1 of Schedule 1 in Regulation 14. This was sent on 19 March. A copy of this is provided in **Appendix H**. The email informed the statutory bodies of the commencement of the consultation period. These contacts involved numerous bodies and individuals that the Neighbourhood Plan working group and the Borough Council believed will be affected by the Neighbourhood Plan for Winterton-on-Sea, such as neighbouring parishes, key bodies such as Historic England and Natural England. The email notified consultees of the Neighbourhood Plan's availability on the website, alongside supporting materials, and highlighted several methods to submit comments.
27. Throughout the consultation it was possible for people to make representations by:
- Completing an online survey;
 - Filling in a hard copy of the survey or electronic version of the survey and sending this to the working group;
 - Providing feedback via letter or electronically to the working group.

Responses

28. At the end of the consultation period there were 33 completed forms from local residents, either filled in electronically, by hand or online.
29. Five statutory consultees wrote to the working group with their comments on the draft plan, either in letter or email form.
30. The next section summarises the main issues and concerns raised and describes how these were considered in finalising the Neighbourhood Plan.

Responses to the survey from local residents

Overall Support for the Plan	Yes			No	
I am generally in favour of the plan	26			7	
I would like to see changes to the plan	15			18	
Policy – To what extent do you agree with this?	Strongly Agree	Agree	Not sure	Disagree	Strongly Disagree
H01: Settlement boundary and residential development	1	21	4	5	0
H02: Housing Mix	7	14	4	3	3
H03: Affordable Housing	8	16	3	3	1
H04: Design	7	17	6	1	0
H05: Principal Residence Housing	16	10	1	1	3
H06: Tourist Accommodation	4	16	5	4	1
E1: Protecting and Enhancing the Environment	12	13	4	2	1
E2: High Grade Agricultural Land	6	18	4	2	1
E3: Promoting Winterton-on-Sea's Heritage	16	13	1	1	0
E4: Flooding and Drainage	14	12	4	1	0
CA1: Winterton-on-Sea Primary School	17	11	1	1	0
CA2: Economic Development	12	12	4	2	1
CA3: Local Green Space	18	10	2	0	0
CA4: Investment in Open Space	17	10	2	2	0
TR1: Public Car Parking	16	9	5	0	0
TR2: Residential Car Parking Standards	14	11	4	2	0
TR3: Walking	11	16	2	2	0

31. Overall there were 33 responses to the survey. Analysis of responses indicates that residents are generally in favour of the plan, with 79% indicating this in response. Forty-five percent of people said that they would like to see changes to the plan. The comments below provide an overview of responses and how these have been considered in finalising the plan.

Summary of comments received	How this was taken into account
<p>The Environment</p> <ul style="list-style-type: none"> • Not enough focus on adapting to climate change • Plan should be more ambitious about reducing environmental impacts – ie low energy housing design, EV charging points mandatory • Limited mention of the impact of coastal erosion • Support for more green spaces to be created • Could we have a dark skies policy which restricts street lighting on new developments • Could key views be protected? • Suggestion of additional Local Green Spaces to be designated, Hermanus and the lighthouse 	<p>Adequate protection in policy terms already exists for environmentally important sites such as the Dunes. There is little in the plan about coastal erosion, which didn't come across particularly strongly in consultation to develop the plan. It is however, important in the context around visitor parking as the beach car park moves ever closer to the edge of the cliff. Additional text on this has been added in the traffic & transport section.</p> <p>Requirement for electric vehicle charging points added to Policy HO4 on Design.</p> <p>Policy E1 stipulates that development will not be permitted where it results in harm to views of the dunes or beach from public viewpoints. Other viewpoints were considered by the Neighbourhood Plan group, but the decision was made just to include views of the dunes and beach.</p> <p>Potential areas for designation as Local Green Spaces were considered by the community as part of consultation in 2018. All of these were reviewed by the Neighbourhood Plan group, with a focus on protecting the spaces that meet the criteria and are truly cherished by the community. Neither the lighthouse or Hermanus meet the criteria required to be designated as Local Green Spaces.</p>
<p>Flooding</p> <ul style="list-style-type: none"> • Important to restrict building on flood risk areas • Concern that despite E4 any development will have a negative impact on flooding of existing properties 	<p>National policy already restricts development in areas prone to flooding, so there is no need to repeat that in the plan. Policy E4 aims to ensure that adequate consideration is given to surface water drainage for all developments, including the need to demonstrate that it will not lead to increased flooding elsewhere.</p>
<p>Second homes and tourist accommodation</p> <ul style="list-style-type: none"> • General agreement with the policy on Principle Residence Housing, with many respondents saying 	<p>We were very aware when developing the plan that there was a broad mix of views in relation to holiday accommodation and second homes. Policy HO5 which restricts second homes was developed in response to feedback about the impact of</p>

<p>that permanent occupancy of homes should be a priority.</p> <ul style="list-style-type: none"> • Several questions about the accuracy of data on second homes / holiday lets and whether this could be open to challenge. The evidence base quotes different figures to the plan. • Very challenging to deliver the second home policy and will have minimal impact as growth will be limited and second home owners can purchase other property • Concern that the policies stifle investment and will lead to a decline in Winterton • Opinion more divided on supporting more holiday lets, some respondents felt there is already enough tourist accommodation 	<p>second home ownership, particularly where it means that properties are empty for much of the year. It is recognised that this does not apply unilaterally to all second home owners in the village, some of which make an enormous contribution to the community. The policy follows the methodology of tried and tested NP policies elsewhere, such as in Cornwall. Policy HO6 on tourist accommodation is a supportive policy, recognising the benefit of visitors to the economy, which is increasingly year-round, rather than just seasonal. This being the case, the impact of holiday accommodation is not the same as second home ownership which leads to properties being empty on a regular basis.</p> <p>The comments on evidence are justified, a supplementary evidence note on second / holiday homes has been developed and figures quoted in the plan in relation to council tax checked by Great Yarmouth Borough Council.</p>
<p>Housing Mix/Design</p> <ul style="list-style-type: none"> • General support for affordable housing and this being important for attracting young families that would support the school • Some comments that affordable housing is being delivered elsewhere (Martham) and not required in the village • Housing mix – concern that HO2 will only apply to more than 5 dwellings. If there is growth it will probably be smaller numbers, which means the policy won't apply. 	<p>The plan is supportive of affordable housing as this was identified by residents (70% of respondents to a survey) as being important for attracting young families to the village to help create a balanced community and support the local primary school. Although affordable homes have recently been built in nearby villages, children from these homes will attend other schools and be part of those communities rather than Winterton.</p> <p>It is possible that there will be applications for developments of more than 5 dwellings put forward within the parish to which the housing mix policy will apply. We would not want to restrict small developments, such as those of 1 or 2 dwellings to be 2 bedrooms.</p>
<p>Travel and transport</p> <ul style="list-style-type: none"> • Comments that addressing parking problems should have more weight in the plan 	<p>Parking is recognised as the most significant issue within WoS at the current time, with visitors regularly blocking junctions and driveways. This impacts upon quality of life for residents and the attractiveness of Winterton. As WoSNP is a planning document, policies need to be directed at future growth and development within</p>

<ul style="list-style-type: none"> • Many suggestions of how to address parking problems through restrictions, permits, etc • Concern that additional parking as per Policy TR1 would result in additional footfall on the dunes • Unrealistic for new businesses in the village centre to provide parking – will prevent development, instead should be a focus on better public parking close to the village centre 	<p>the village and mitigating any impact of this. The options in relation to addressing existing parking and traffic management issues are more limited, except in relation to community actions. A community policy has been included in recognition of the importance of addressing parking problems in the village. As part of this, all traffic management options will be considered, working with other partners.</p> <p>The intention behind Policy TR1 is to support additional off-road parking to help reduce the level of visitor parking on-street. This would be delivered alongside community actions to introduce parking restrictions, therefore likely not to increase the level of visitors by a significant margin. This was considered by Great Yarmouth Borough Council and Natural England when determining that an HRA was not required on the plan.</p> <p>It's essential that additional traffic or parking pressures are considered when new business activities are planned for the village centre. In recognition that the proposed policy may be too restrictive, the policy has been amended slightly with an 'or' added between the two bullet points. This gives some scope for applicants to make a case about either parking or traffic.</p>
<p>Policies too restrictive for development</p> <ul style="list-style-type: none"> • Some comments that the plan is too restrictive in terms of supporting development • An extension of the development limits supported by some 	<p>The housing requirement for Winterton-on-Sea in the Great Yarmouth and Broads Local Plans is zero due to the environmental sensitivity of the area. Whilst WoSNP does not allocate, it is supportive of development that meets the needs of the community, for example affordable housing, tourist accommodation, new business and off-road car parking options. It seeks to ensure that any new development is delivered in a way that does not impact on areas of environmental importance and does not take land that contributes towards the rural economy as productive agricultural land. A decision was made by the Neighbourhood Plan group not to allocate or extend the development limits.</p>
<p>Walking Routes</p> <ul style="list-style-type: none"> • Significant support for a safe off-road walking route to Hemsby 	<p>A community policy has been added around investigating re-opening the former PRoW between Winterton & Hemsby.</p>
<p>The School</p> <ul style="list-style-type: none"> • General support for protecting school 	<p>The school does have parking provision within the grounds that could accommodate the requirements of additional activities. Though the</p>

<ul style="list-style-type: none"> Some concerns raised about the impact on parking of any new complementary use 	<p>neighbourhood plan group were mindful of impacts on parking it was felt that this should not be a reason to restrict what the school is trying to achieve in terms of becoming more sustainable. A new requirement for a travel plan associated with new uses has been added to the policy.</p>
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Responses Received from Statutory Consultees

Great Yarmouth Borough Council

Any typos were automatically made and are not referenced in the table below.

	Comments	How this was considered
General Points	<p>P5 – update with brief summary and link to the Consultation Statement</p> <p>P16 – use full titles for environmental designations</p> <p>Pages 25-27, Suggest that green spaces referenced in the supporting text, are matched to the reference numbers on the map provided.</p> <p>Page 29, Community policy [an ambition?] - Such policies tend to get separated (to the back of the document) from the neighbourhood plan policies to avoid confusion with planning policies. There could, however, be a link in the supporting text to this ambition.</p>	<p>Amended</p> <p>Amended</p> <p>Agree, amended</p> <p>Decision to keep within the flow of the document rather than as an appendices.</p>
Comments on Policies		
H01: Settlement boundary and residential development	<p>Should be removed, it is contradictory and conflicts with local and national policy:</p> <ul style="list-style-type: none"> Emerging Policy GSP1 of Local Plan Part 2 sets out the Borough Council’s approach to development limits and this is not consistent with it 	<p>The intention behind this policy is to provide developers with some certainty as to how their applications will be considered in the absence of a 5YHLS. It has not been removed but we’ve sought to improve it and ensure general conformity. It now reads:</p>

	<ul style="list-style-type: none"> • This policy could also be considered out of date in the absence of a five-year housing land supply • Cross references to NPPF and NPPG are unnecessary as they will be considered irrespective to reference in this policy • 50m is arbitrary, what is the evidence for this? • This policy point directly contradicts the purpose of the Development Limits if its 50m outside of it • What if a site of 1ha outside the Development Limits could provide significant benefits to the settlement? • Entry-level exception sites are covered in national policy, there is no need to repeat the requirements here. 	<p><i>HO1: Open Market Housing Outside the Development Limits</i></p> <p><i>For applications involving the provision of open-market housing outside of the development limit in those circumstances where, for whatever reason, the application of the development limit can be afforded only limited weight and NPPF Paragraph 11d is triggered, the Neighbourhood Plan will only be supportive where the proposed development:</i></p> <ul style="list-style-type: none"> • <i>Is adjacent to the development boundary;</i> • <i>Does not represent a significant encroachment into the open countryside;</i> • <i>Is of a small enough scale to be proportionate to the village;</i> • <i>Allows future occupiers good access by walking to the services and facilities in the village; and</i> • <i>Is consistent with other applicable policies in the development plan.</i> <p>In reference to other points, Figure 3 has been removed and all reference to settlement boundary have been changed to development limits.</p>
H02: Housing Mix	<ul style="list-style-type: none"> • Note emerging Local Plan Part 2 Policy A2 requires all housing to be M4(2) adaptable homes standards, this would more than meet the 25% standard suggested in this policy, and will weaken the Local Plan requirement. This requirement should be removed 	Removed reference.

	from the neighbourhood plan policy if the principle is supported by the parish council.	
H03: Affordable Housing	<p>HO3 is contrary to national and local planning policy:</p> <ul style="list-style-type: none"> • Paragraph 71 of the NPPF sets out how entry-level sites will be supported. There is no need to repeat or contradict these. • Policy CS4 of the Core Strategy sets out similar details under criteria d), this policy requires sites to be adjacent the settlement (not within 50m of the boundary). 	<p>The policy is slightly different to Para 71 of the NPPF, providing a local flavour, which is felt to have due regard to and be in general conformity with the NPPF. The legal interpretation from a barrister at No.5 Chambers¹ is that:</p> <p style="padding-left: 40px;">With regard to basic condition (a), a requirement to have regard to policies and advice is not a consistency test and does not require that such policy and advice must necessarily be followed; but it is intended to have and does have an effect. Examiners must use their judgement to determine whether or not it is appropriate that an NDP shall proceed <i>“having regard to”</i> national policy.</p> <p>The 50m reference is Winterton’s definition of adjacent the development limit.</p>
H04: Design	<ul style="list-style-type: none"> • The policy could be shortened and made clearer and more concise. 	Noted.
H05: Principal Residence Housing	<ul style="list-style-type: none"> • How can this policy can be practically enforced? It will require a tight definition and clarity on the types of evidence that will need to be provided, for example, if a house is sold and then used as a second home – what action can be taken? What is ‘on-going evidence’? – Who will be looking at this? 	<p>1st bullet - The purpose of this policy is to support a sustainable community. The restriction would be imposed using a planning condition or legal agreement. Further text has been included in the policy to clarify the evidence that occupiers would be required to provide:</p>

¹ Interpretation received as part of a Healthcheck on Tilney All Saint’s Neighbourhood Plan

	<ul style="list-style-type: none"> • ‘New unrestricted second homes will not be supported at any time’ – this may not be supported by an Examiner or Planning Inspectors • Further evidence may be required – e.g. scale of impact, change over time, appropriateness over whole neighbourhood plan area • The supporting text on page 15 is confusing where it refers to supporting tourist and visitor facilities outside of limits. 	<p>Occupiers of homes with a Principle Residence condition or obligation will be required to keep proof that they are satisfying the requirements as set out in this policy and will be obliged to provide this proof if/when Great Yarmouth Borough Council requests this information. Proof of Principal Residence is via verifiable evidence which could include, for example (but not limited to) residents being registered on the local electoral register and being registered for and attending local services (such as healthcare, schools etc).</p> <p>2nd bullet – agree, removed. 3rd bullet – this is contained within the supplementary evidence base on second/holiday homes. 4th bullet - Supporting text has been amended to avoid confusion.</p>
HO6: Tourist Accommodation	No comments	
E1: Protecting and Enhancing the Environment	<ul style="list-style-type: none"> • As current worded “Proposals which specifically promote the preservation and restoration of the dunes and beach at Winterton-on-Sea will be supported.” - this is contrary to the NPPF, paragraph 175, where development on such land ‘should not normally be permitted’ and should be removed. The current wording opens the door to development. • Note – that biodiversity net gain is due to be a legislative requirement shortly, there is no need to repeat this in policy 	<p>1st bullet – removed reference 2nd bullet – as this is not yet a legislative requirement it has remained in the NP policy. There is reference to emerging legislation in supporting text which includes ‘a 10% net gain will be applied unless a higher standard is required by the Environment Bill’.</p>

E2: High Grade Agricultural Land	<ul style="list-style-type: none"> Suggest re wording: ‘...agricultural land that is viable arable land where the following exceptional circumstances can be demonstrated:’ 	Change made
E3: Promoting Winterton-on-Sea’s Heritage	No Comments	
E4: Flooding and Drainage	<ul style="list-style-type: none"> Suggest re-titling policy ‘Surface water flooding and drainage’ as this policy does not address other forms of flooding, each of which are addressed in local and national policy. Requiring a Surface Water Drainage Strategy in areas of low flood risk could be excessive, this goes beyond national policy thresholds (such as sites 1ha and above) 	<p>1st bullet – title amended</p> <p>2nd bullet – that is recognised, but policy wording developed in conjunction with the LLFA, and NP required to be in general conformity, not necessarily copy the NPPF</p>
CA1: Winterton-on-Sea Primary School	<ul style="list-style-type: none"> Suggest changing to: ‘Proposals for complementary alternative uses of the primary school and nursery grounds will be supported where they maintain its principle function as an education facility and benefit the wider community.’ 	Amendment made
CA2: Economic Development	<ul style="list-style-type: none"> Note, this policy could be extremely restrictive in promoting economic development, such as tourist type facilities where they lead to material increases in traffic. 	Noted, however parking is the most significant issue within WoS at the current time, with visitors regularly blocking junctions and driveways. This impacts upon quality of life for residents and the attractiveness of Winterton. Therefore, it is really important that additional traffic/parking implications are considered fully when determining applications for new business activities. In recognition that the proposed policy may be too restrictive, the policy has been amended slightly

		with an 'or' added between the two bullet points. This gives some scope for applicants to make a case about either parking or traffic.
CA3: Local Green Space	No comments	
CA4: Investment in Open Space	<ul style="list-style-type: none"> The Borough Council sets out the requirements for the provision of new open space. Depending upon the scale of development and functionality of open space, it will be negotiated on a site by site basis as to whether open space is provided onsite or a contribution is made for off-site provision. On this basis, the policy should be reworded: 'Contributions for off-site open space provision will be prioritised to improve local facilities where these are well related to the development, these include: <ul style="list-style-type: none"> Designated Local Green Spaces Existing Public Rights of Way...' 	Change made
TR1: Public Car Parking	No comments	
TR2: Residential Car Parking Standards	No comments	
TR3: Walking	No comments	

Responses from the Broads Authority

General Comments

Comments	How this was considered
1. Various references to the Broads Authority omitted	1. All references to the Broads Authority added as requested

<p>2. Page 7: The NP says: 'The neighbourhood plan does not plan to allocate land for residential development, but is supportive of small-scale development within the settlement boundary, as well as conversions and exception sites outside of the boundary'. What do you mean when you support conversions outside of the boundary? To what does it refer to and does that accord with GYBC and BA policy? In terms of the BA, any development outside of a development boundary for residential purposes is not likely to be supported, as set out in our adopted strategic policies. This part of the text is not clear and therefore could be contrary to the strategic policies of the Local Plan for the Broads (SP15).</p> <p>3. As part of BA discussions of responding to climate change pressures we have talked of trying to encourage living, working and holiday activities that will not require cars. Hence I wonder why the Plan does not conclude after the section on public transport in the plan, that it needs to be developed and improved. The government have recognised that they want to strengthen local transport including buses, so it's not an unreasonable aspiration to hope for better services.</p> <p>4. There is very little mention of the BA and the proximity of Winterton to the Broads, despite this proximity being relevant to the attractiveness of the location and to planning processes.</p> <p>5. Given the importance of the habitats directly within the plan area, the addition of a few further details seems appropriate.</p> <ul style="list-style-type: none"> • P15 The dunes, dune grassland, dune heath and beach at Winterton-on-Sea give ... • P27 spelling of Natterjack toads at Bulmer Pit • To provide a stronger link to the HRA, it would also be helpful to mention the Little Terns and the seals in the introduction. <p>6. Section 4 needs to be clearer about which local plan this wording refers to. The first paragraph of section four therefore needs to refer to GY Local Plan.</p> <p>7. Page 7: para at bottom starting with 'furthermore...'. I am not sure why this is mentioned. GYBC have an up to date Local Plan and are preparing a second part to</p>	<p>2. Amended para 26 to take out the text on conversions and exception sites, replaced this with 'small scale and appropriate development that accords with the policy framework'</p> <p>3. Added in a para on public transport and visitors, and the need for improvements to be delivered.</p> <p>4. Added into the introduction, final para</p> <p>5. Added</p> <p>6. Added Great Yarmouth</p> <p>7. Sentence removed</p> <p>8. Similar comment made by GYBC, reference to lifetime homes removed.</p> <p>9. The supporting evidence has been updated in para 46 and now links to a supplementary evidence note on second / holiday homes.</p> <p>10. 'to require that' removed</p> <p>11. Some details added – hourly bus service, lack of safe off-road walking route</p> <p>12. Changed to say a quarter of local people work in Winterton, rather than expressing that this is high</p> <p>13. Moved the text to the Design policy HO4, but it is also referenced in TR3.</p>
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<p>it. The Broads Authority also has an up to date local plan. This wording is therefore not relevant and seems to cast doubt on the status of relevant local plans.</p> <p>8. Page 11: reference to lifetime homes. This has been replaced by optional building regulations standard M4(2) and M4(3). The Local Plan for the Broads has a standard relating to M4(2) and M4(3). GYBC Local Plan may. This policy may not be justified and may need changing.</p> <p>9. Page 14 says: 'The fairly high level of holiday and second homes in Winterton-on-Sea has resulted in perceived negative impacts on residents'. What is the data? How many homes (%) are second and holiday homes?</p> <p>10. Page 15 says ' Typically, these will take the form of a requirement for the removal of temporary structures at appropriate intervals, and holiday occupancy conditions placed on un-serviced holiday accommodation or sites to require that.'. Is the sentence finished? I don't understand the reference to 'that'.</p> <p>11. Page 22: access to Hemsby Medical Centre by bus - how often are the buses there and back? Is there a walking route?</p> <p>12. Page 23: is 25% of people living and working in Winterton really high? High compared to what? Without context or comparison, 25% seems low.</p> <p>13. Page 31 says: 'To promote sustainable access, applications within or next to the settlement boundaries should, where reasonable to do so, be able to demonstrate that the site is accessible by walking and that future occupiers will be able to walk to most of the local services and facilities and to a bus stop'. This needs to be policy wording and included in the housing policies. When you say reasonable, do you mean feasible or practicable?</p>	
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Comments on the Policies		
H01: Settlement boundary and residential development	<ul style="list-style-type: none"> This policy refers to 50m from a settlement boundary and treats up to 50m from a settlement boundary as 'adjacent'. 50m away is not adjacent; it is 50m away. The term 'adjacent' means next to or 	The intention behind this policy is to provide developers with some certainty as to how their applications will be considered in the absence of a 5YHLS. We have sought to improve the policy in response to feedback and ensure general conformity. It now reads:

	<p>adjoining something. We do not agree with this assumption.</p> <ul style="list-style-type: none"> • The wording of the policy seems to undermine the policies in the local plans that are in place or soon to be in place. It is not clear why this approach is needed when GYBC is making good progress on its Local Plan and the Local Plan for the Broads is adopted. • You have used the 1ha and 5% rule that the NPPF applies to entry level exception sites only to all development. How many houses are in the settlement boundary of Winterton on Sea? What is 5% of that? What does that mean for the density of these extensions? What evidence is there that the 1ha and 5% rule is justified in how it is being used in this NP – small scale rural housing schemes? • To allow small scale rural housing schemes outside of the development boundary is contrary to the Local Plan for the Broads (SP15) and may be contrary to the NPPF. 	<p><i>H01: Open Market Housing Outside the Development Limits</i></p> <p><i>For applications involving the provision of open-market housing outside of the development limit in those circumstances where, for whatever reason, the application of the development limit can be afforded only limited weight and NPPF Paragraph 11d is triggered, the Neighbourhood Plan will only be supportive where the proposed development:</i></p> <ul style="list-style-type: none"> • <i>Is immediately adjacent to the development boundary;</i> • <i>Does not represent a significant encroachment into the open countryside;</i> • <i>Is of a small enough scale to be proportionate to the village;</i> • <i>Allows future occupiers good access by walking to the services and facilities in the village; and</i> • <i>Is consistent with other applicable policies in the development plan.</i>
H02: Housing Mix	No comments	
H03: Affordable Housing	<ul style="list-style-type: none"> • To allow small scale rural housing schemes outside of the development boundary is contrary to the Local Plan for the Broads (SP15). The strategic policies of the Local Plan for the Broads would only support such small scale rural development in certain circumstances (like a rural enterprise 	<p>1st bullet – The policy allows for small-scale affordable housing proposals only, not market housing. As the BA Exec area is further than 50m of the WoS development limit, it is not felt to be contrary to SP15.</p> <p>2nd bullet – This is a policy about affordable housing specifically not open market development.</p>

	<p>dwelling), but this policy seems to allow any small scale rural development.</p> <ul style="list-style-type: none"> • To incorporate small scale rural housing sites and entry level exception sites in the same policy is confusing - they are not the same thing and have different policy approaches. Entry Level Housing is an established national policy approach and is something addressed in the NPPF. Small scale rural development is a local policy approach and is contrary to the Local Plan for the Broads and contrary to the general thrust of the NPPF. • I query again the 50m distance used as the NPPF at para 71b in relation to entry level exception sites again uses the word 'adjacent' and again, adjacent means adjoining or next to. • Notwithstanding the fundamental issues raised, if the site is no more than 50m from the development boundary of Winterton on Sea, are people really going to get on a bus to travel to the centre of Winterton on Sea? So is quoting public transport really relevant? It seems the policy needs to be clear and say access by walking and cycling only. Although, as mentioned a few times previously, 50m from the site is not adjacent to it. • Notwithstanding that the Broads may be further than 50m from the settlement boundary and also the previous comments on conflict with SP15, a reference to footnote 34 on page 19 of the NPPF needs to be made, if the 50m rule is kept in 	<p>3rd bullet – the dictionary definition of adjacent is very near, next to or touching. For the avoidance of doubt the NP would like to define adjacent as within 50m of the development limit. Additional supporting text has been added with respect to this.</p> <p>4th bullet – The policy references sustainable means of transport which could include walking and cycling, there is no reference specifically to public transport</p>
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	(although see previous - it seems contrary to the NPPF).	
H04: Design	No comments	
H05: Principal Residence Housing	No comments	
H06: Tourist Accommodation	<ul style="list-style-type: none"> • The Local Plan for the Broads has policies relating to the location of tourism development (SP12, DM29 and DM30) that set out specific criteria. This statement seems to imply that tourism development can go anywhere. This is contrary to the Local Plan for the Broads. This is an area of concern. • What is 'new tourist accommodation that supports the local economy'? How would Development Management Officers test if the new holiday accommodation supports the local economy? Is this a policy requirement? Is it superfluous? • What is 'semi-permanent'? • Page 15 says: 'However, the policy also supports proposals outside of the settlement boundary, especially for the conversion of existing buildings, including farm buildings: this is because not all the needs for new tourist and visitor facilities can be met within the village and other types of accommodation may be needed outside to meet new visitor expectations'. I cannot see those words in the policy HO5 - I am confused. Or should the start of this paragraph refer to HO6? The Local Plan for the Broads has policies relating to the location of tourism development (SP12, DM29 and DM30) that 	<p>1st bullet – added text to specify that the policy applies outside of the BA Exec area.</p> <p>2nd bullet – removed 'supports the local economy'</p> <p>3rd bullet – eg camping pitches available on a seasonal basis</p> <p>4th bullet – clarified this, the first sentence refers to HO5, but the rest of the para is for HO6.</p>

	<p>set out specific criteria. This statement seems to imply that tourism development can go anywhere. This could be contrary to the Local Plan for the Broads.</p>	
E1: Protecting and Enhancing the Environment	<ul style="list-style-type: none"> Should this reference the Broads that has a status equivalent to a National Park? 	<p>Added a reference to the Broads as being a part of what makes the area special, but decision for the policy just to reference designated areas within the parish boundary</p>
E2: High Grade Agricultural Land	<ul style="list-style-type: none"> It is not clear why this policy cannot apply to The Broads area as well, but with mention of 3a. That being said, the colour used for 2 and 3 is similar so it is not that clear whether the swathe of land that goes into the Broads is 2 or 3 - this might be a moot point. Suggest better colours are chosen that are more easily distinguishable. 	<p>The initial policy wording was changed to reflect previous feedback from the Broads Authority that the policy was contrary to the Broads Local Plan as it does not protect 3a. Locally a decision has been made to protect 1 and 2, therefore it applies outside of the Broads area to ensure general conformity.</p>
E3: Promoting Winterton-on-Sea's Heritage	<ul style="list-style-type: none"> Are you creating a new area of importance - the Historic Village Centre? So what is so special about the Historic Village Centre? What should development do to be in keeping? Where does the Plan set out standards or criteria? How does this area work with the conservation area? How does a would-be developer know what to do to meet the requirements of this policy? 	<p>This is covered by the Character Appraisal (Appendix to the Evidence Base) which was undertaken to support production of the Neighbourhood Plan. Reference now made to this in the supporting text.</p>
E4: Flooding and Drainage	<ul style="list-style-type: none"> What does this policy add to the NPPF and local plans for the Broads and GYBC? Is it needed? What do developments of fewer than five have to do in relation to surface water? Our Local Plan (policy 	<p>This policy was developed with support from the Lead Local Flood Authority who recommended the threshold of 5 dwellings be included. The policy sets criteria for when a surface water drainage strategy is required.</p>

	DM6) says that all development needs to incorporate measures to attenuate surface water.	
CA1: Winterton-on-Sea Primary School	<ul style="list-style-type: none"> The intentions of this policy are not clear. What kind of things will encourage the school's sustainability? The second part - does that apply if the school is developed for something else? 	New policy wording proposed: <i>Proposals for complementary alternative uses of the primary school and nursery grounds will be supported where they maintain its principle function as an education facility and benefit the wider community. A travel plan that encourages sustainable travel and considers parking management will be required to support any proposal.</i>
CA2: Economic Development	No comments	
CA3: Local Green Space	No comments	
CA4: Investment in Open Space	No comments	
TR1: Public Car Parking	No comments	
TR2: Residential Car Parking Standards	No comments	
TR3: Walking	No comments	

Responses from all other Statutory Consultees

Statutory Consultee	Summary of Comments Received	How these were considered
Norfolk Coast Partnership	<p>As the AONB is a national designation some villages have included a specific policy relating to protection of the AONB such as Holme-next-the-Sea in West Norfolk. We can send you a link to the plan of you are interested to have a look.</p> <p>Our Landscape Character Assessment may also be of use to you in terms of understanding which landscape character type you fall in and the sensitivities to change. You can find the map here: http://www.norfolkcoastaonb.org.uk/partnership/landscape-character-types-key-map/444#</p>	<p>It is considered that elements of this are already included within the plan and the range of policies in encompasses, therefore a separate policy is not warranted.</p>
Historic England	<p>We welcome the inclusion of the sub-section “Historic Environment and Local Character”, and the maps included are useful in identifying the areas designated as conservation areas, as well as the Historic Village Core. We would suggest that these maps could also show listed buildings and any other types of heritage assets, and that they could be made larger – at least half a page – to aid legibility.</p> <p>We also welcome the inclusion of policy E3, the aim of which is clearly articulated. We would make one or two suggestions as to how it could be enhanced to help it protect Winterton’s local heritage. For example, where are elements of landscape setting, open spaces etc it mentions ‘identified’? If this is in a conservation area appraisal, then we recommend making reference to this document in the policy, and require applicants to demonstrate that they have made reference to it in formulating development proposals or their design. If there is no such document, then you could identify these elements in a character study, which could be provided as an appendix to the neighbourhood plan.</p> <p>Additionally, the intention to conserve the centre of Winterton is very welcome, but, bearing in mind that neighbourhood plans should not replicate the policy protections</p>	<p>Amended as suggested</p> <p>A conservation area appraisal does not exist</p> <p>A character assessment has been undertaken and is</p>

	<p>provided at local and national levels, we wonder whether the current way in which you have designated an area as the Historic Village Core provides any additional protection to it, in view of its existing designation as a conservation area. A character study may provide additional evidence to support this designation, which you could then include to better define what elements of this area should be protected. We would also recommend that the word ‘aim’ is removed from the last sentence of the policy, which would strengthen it.</p> <p>Your plan could include a bit more information about individual local “non-designated” heritage assets.</p> <p>If appropriate, your plan could also include consideration of any Grade II listed buildings or locally-designated heritage assets which are “at risk”, or in poor condition, and which could then be the focus of specific policies aimed at facilitating their enhancement, which would constitute a positive strategy in these cases.</p> <p>In section 6 your plan identifies “Community Assets”, including obviously well-loved local buildings including the Post Office and the Fisherman’s Return. We would encourage you to take this section of the plan further, and use the neighbourhood plan process to formally identify “Assets of Community Value” in the neighbourhood area. Formal Assets of Community Value (ACV) can include things like local public houses, community facilities such as libraries and museums, or again green open spaces. We encourage this owing to the fact that often these can be important elements of the local historic environment, and whether or not they are protected in other ways, designating them as an ACV can offer an additional level of control to the community with regard to how they are conserved.</p>	<p>available as part of the evidence base. Reference to this has now been made in the plan – para 65. ‘Aim’ removed from the last sentence of the policy</p> <p>Decision not to add more information about non-designated assets, Grade II listed buildings or Community Assets at the current time but to consider this at the first review point of the plan.</p>
<p>Norfolk County Council – infrastructure delivery</p>	<p>The Neighbourhood Plan could contain supporting text referencing the following;</p> <ul style="list-style-type: none"> • Housing and other development will be expected to contribute towards improving local services and infrastructure (such as transport, education; library provision, fire hydrant provision, open space etc.) through either the payment of a Community Infrastructure Levy (CIL); planning obligations (via an s106 agreement / s278 agreement); or use of a planning condition/s. 	<p>Noted, added text in relation to improving local services. Decision not to include the requirement to install sprinklers for all new developments.</p>

	<ul style="list-style-type: none"> Norfolk Fire and Rescue Service advocates the installation of sprinklers in all new developments. Sprinklers have a proven track record to protect property and lives. It would therefore be helpful if the emerging Neighbourhood Plan could refer to the installation of Sprinklers in new developments. 	
Norfolk County Council – Historic Environment	Links to general guidance provided. No specific comments on the plan.	Noted.
Norfolk County Council – Lead Local Flood Authority	<p>The Lead Local Flood Authority (LLFA) welcome the information demonstrated in the section ‘Flood Risk and Drainage’ (Page 21-22) with specific reference to information in ‘Policy E4: Flood and Drainage’, highlighting the use of SuDS as the first choice of surface water drainage including the use of on-site water storage.</p> <p>The LLFA welcome that surface water flood risk has been highlighted in the provided Plan, with reference to road names where surface water flooding is an issue.</p> <p>The LLFA welcome concerns raised about the potential impacts on drainage and surface water from construction of new housing or alterations to existing housing.</p> <p>The LLFA agree that any future developments must demonstrate positive impact to the community and not increase the risk of flooding with appropriate mitigation measures where applicable.</p> <p>The LLFA have 4 records of external flooding in the Parish of Winterton-on-Sea dating from 2012 and 1 record of internal flooding in the Parish of Winterton-on- Sea dating from 2014. The LLFA highlight the importance of considering surface water within the Plan in the best interest of further development in the area.</p>	

	<p>The LLFA recommend reference to our Norfolk County Council (NCC) – Lead Local Flood Authority (LLFA) Statutory Consultee for Planning: Guidance Document regarding surface water risk and drainage for any allocated sites or areas of proposed development (see link in 4.7).</p> <p>The LLFA recommend inclusion of a separate surface water flooding map within the Neighbourhood Plan for Rollesby. Information on this and associated tools /reference documents can be found at:</p> <ol style="list-style-type: none"> 1. GOV.UK - Long Term Flood Information – Online EA Surface Water Flood Map 2. Norfolk County Council (NCC) – Flood and Water Management Policies 3. Norfolk County Council (NCC) – Lead Local Flood Authority (LLFA) Statutory Consultee for Planning: Guidance Document <p>The LLFA would recommend the following to be included with regards to surface water flood risk:</p> <p>The Neighbourhood Plan requires that any future development (or redevelopment) proposals show there is no increased risk of flooding from an existing flood source and mitigation measures are implemented to address surface water arising within the development site.</p> <p>Any new development or significant alteration to an existing building within the Parish of Rollesby should be accompanied by an appropriate assessment which gives adequate and appropriate consideration to all sources of flooding and proposed surface water drainage. Any application made to a local planning authority will be required to demonstrate that it would:</p> <ul style="list-style-type: none"> • Not increase the flood risk to the site or wider area from fluvial, surface water, groundwater, sewers or artificial sources. • Have a neutral or positive impact on surface water drainage. 	<p>Some text added to WNP to reflect this evidence.</p> <p>Reference added</p> <p>Map not included as it provides just a snapshot in time of flood risk.</p> <p>The policy contains similar requirements to this as developed with guidance from the LLFA. Additional text not considered to add anything.</p>
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	<ul style="list-style-type: none"> • Proposals must demonstrate engagement with relevant agencies and seek to incorporate appropriate mitigation measures manage flood risk and to reduce surface water run-off to the development and wider area such as: <ul style="list-style-type: none"> • Inclusion of appropriate measures to address any identified risk of flooding (in the following order or priority: assess, avoid, manage and mitigate flood risk). • Where appropriate undertake sequential and /or exception tests. • Locate only compatible development in areas at risk of flooding, considering the proposed vulnerability of land use. • Inclusion of appropriate allowances for climate change. • Inclusion of Sustainable Drainage proposals (SuDS) with an appropriate discharge location. • Priority use of source control SuDS such as permeable surfaces, rainwater harvesting and storage or green roofs and walls. Other SuDS components which convey or store surface water can also be considered. • To mitigate against the creation of additional impermeable surfaces, attenuation of greenfield (or for redevelopment sites as close to greenfield as possible) surface water runoff rates and runoff volumes within the development site boundary. • Provide clear maintenance and management proposals of structures within the development, including SuDS elements, riparian ownership of ordinary watercourses or culverts, and their associated funding mechanisms. <p>ALLOCATION OF SITES IN A NEIGHBOURHOOD PLAN</p> <p>The LLFA expects that the Neighbourhood Planning Process provide a robust assessment of the risk of flooding, from all sources, when allocating sites. If a risk of flooding is identified then a sequential test, and exception test are required to be undertaken. This would be in line with Planning Practice Guidance to ensure that new development is steered to the lowest areas of flood risk. However, any allocated sites will also be required to provide a flood risk assessment and / or drainage strategy through the development management planning process.</p>	<p>No sites being allocated.</p>
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	<p>LLFA Review of Local Green Spaces (LGS)</p> <p>The document proposes a number of pre-existing open spaces as local green spaces (LGS). It is understood that designation of LGS provides a level of protection against development. The LLFA do not normally comment on LGS unless they are/are proposed to be part of a sustainable urban drainage (SuDS) feature. Two of the named spaces are identified as being potential present surface water soakaway features:</p> <ul style="list-style-type: none"> • Duffles Pond • Bulmer Pit <p>The LLFA would therefore recommend against development of these spaces to limit any negative impact on their current drainage contributions. The LLFA have no comments to make on all other submitted open spaces.</p>	<p>Reference to Duffles Pond and Bulmer Pit being existing SuDS features made in the policy and supporting text.</p>
<p>Norfolk County Council, Transport</p>	<p>Policy TR3 Walking (page 31) refers to a minimum footway width of 1m. There is a concern that this is not sufficient as a policy requirement. The Highway Authority would want the policy to refer to a minimum width of 1.5m, acknowledging that the actual width will be determined through any application, determined by the site use, the nature of the adjacent highway and location.</p>	<p>Amendment made.</p>

Appendix A:



WINTERTON-ON-SEA NEIGHBOURHOOD PLAN HAVE YOUR SAY!

MONDAY 26TH NOVEMBER 2018

2PM - 6PM

WINTERTON VILLAGE HALL

We will be hosting a drop-in session so you can find out all about Neighbourhood Planning and what it means for Winterton. This is **YOUR** opportunity to have your say on future development of the village and to find out how you can shape and influence policies which will affect us for many years to come.

Can't make the session?

<http://wintertonparishcouncil.norfolkparishes.gov.uk/neighbourhood-plan/> to find out more, including how you can participate in our consultation and survey. Or contact the Parish Clerk on clerkwinterton@gmail.com, or telephone 07918 978921.

Qualifying Body: Winterton-on-Sea Parish Council



Appendix B: Issues and Options Consultation Survey (Front Page)

Winterton-on-Sea Neighbourhood Plan

Issues & Options Consultation

Make YOUR Views Count



What is a Neighbourhood Plan

A Neighbourhood Plan is a community led framework for guiding future development, growth and conservation of an area. It will form part of the statutory development plan that is used to determine planning applications.

Do we really have a say?

This is a real opportunity to have an active say on the future of Winterton-on-Sea. We need your help identifying the issues and options for dealing with them, your input is vital. Remember the plan will only be adopted after a local referendum of the parish.

Progress so far

A steering committee was formed in August 2017 to take the plan forward and we have provided regular updates in the parish newsletter. In May 2018 we were successful in attracting funding to support the plans development and have used this to undertake an evidence base that has helped identify key issues.

Please compete this questionnaire!

Come to our drop in session on Monday 26th November 2018, 2pm - 6pm at Winterton Village Hall. View the consultation at:

<http://wintertonparishcouncil.norfolkparishes.gov.uk/neighbourhood-plan/>

or request a hard copy from the Parish Clerk on clerkwinterton@gmail.com, or call 07918 978921.

This survey can be completed electronically!

<http://wintertonparishcouncil.norfolkparishes.gov.uk/neighbourhood-plan/>



Winterton-on-Sea Issues & Options Consultation Event 26 November 2018

<ul style="list-style-type: none"> • School • Play park • Affordable for first time buyers and young families 	<ul style="list-style-type: none"> • No paths to Hemsby or Somerton or Martham • No cycling facilities • Safety for disabled people – lack of pavements • Lack of shops / facilities • Bus service goes all around the villages to get to Great Yarmouth, can we have a bus that goes direct? • Terrible village pub – no emphasis on locals, pubs create community spirit • Church not supported enough, low attendance – it's a 13th Century building do we really want to lose it? • Lack of support for lifeboat planning • Insufficient employment in the village to sustain village life • Focus only seems to be on the Beach and Beach Road – no views on centre and rest of village • Lack of visitor engagement in respecting the village and dunes environment • Dog poo on the path
<p>Opportunities</p> <ul style="list-style-type: none"> • Increased opportunities for local businesses and possible new businesses • Promoting local businesses • Increased employment • Enhance holiday visitor facilities – ie beach and village, toilets, beach huts, fishing facilities, boat launch and houses • Better signage for visitors to use the play area • Toilets that are nice • Dog poo and rubbish picking up signs • Better use of village hall and outbuildings • Develop the outbuildings at the village hall as studios • Engage visitors and residents in learning about what is good and how to be part of its future • Develop a detailed design statement – flint, wood, no PVC • Link up villages with footpaths • Traffic calming, camera or speed bumps • Resident parking areas for those in the centre of the village 	<p>Threats</p> <ul style="list-style-type: none"> • Any new builds should have a stipulation not to be holiday lets • Far too many holiday homes • Holiday homes & Buy to lets • Growing sense of us vs them – locals vs holiday makers • Concern over new housing becoming second homes, can this be controlled? • Views restricted by additional housing • Speeding by visitors • Vehicle speeds through the village • Speeding, no pavements in some areas, cars appear not to take this into account, tourists complain too • Coastal erosion • Sea defences • Car parking on Beach Road spoiling the dunes • What if the car park goes into the sea • Damage to the protected environment – loss of Adders, Bats, ecosystems and the dunes • Pollution due to not enough bins and people unable to throw away poo bags safely • Flood plain on the Craft • Need to get all groups in the village to join in and move forward together

Key points of discussion and themes from the SWOT have been highlighted in yellow.

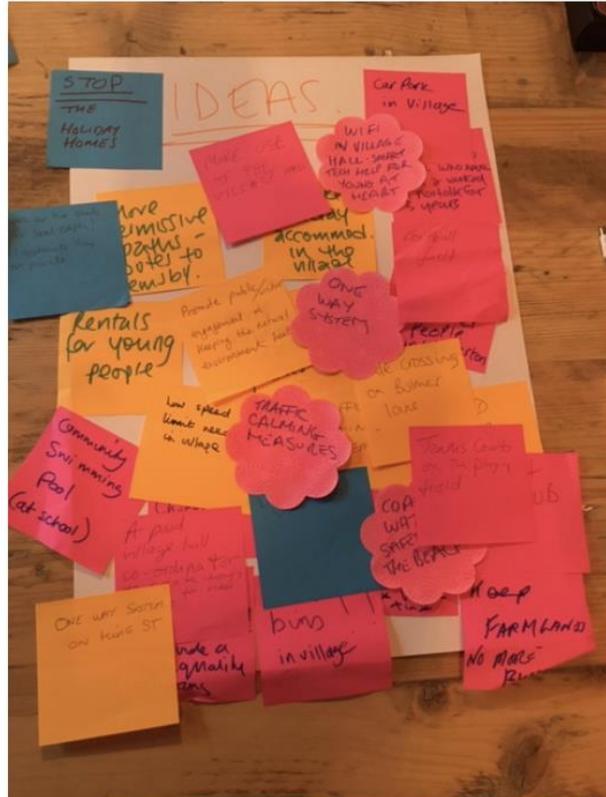
Collective Community Planning
November 2018

Winterton-on-Sea Issues & Options Consultation Event 26 November 2018

Ideas Wall

Event attendees were asked for their ideas of how key issues within the village could be addressed.

- Stop holiday homes
- More use of the village hall
- Wifi in the village hall, smart tech help for young at heart
- Car park in the village
- Bespoke holiday accommodation in the village
- One-way system
- Football field
- New homes only sold to people who have lived and worked in Norfolk for 3 years
- More care homes for older people in Winterton
- More permissive paths to nearby villages
- Rentals for young people open up the sheds for local crafts
- Promote public/visitor engagement in keeping the natural environment healthy
- Lower the speed limit in the village
- Traffic calming measures
- Safe crossing on Bulmer lane
- More wheelchair accessible paths
- Tennis courts on the playing field
- Traffic calming scheme
- Speed bumps
- Youth club
- Coast watch safety on the beach keep farmland, no more building
- Dog poo bins
- More bins in the village
- More use of the church rooms
- A paid village hall coordinator for creating challenging classes for older people
- One way system on King Street
- Community swimming pool at the school



Collective Community Planning
November 2018

Appendix D: Legal Advice on Reg 14 Consultation

My colleague, Sam Hubbard, emailed you on 29th April 2019 in light of the developing Covid-19 (or Coronavirus) situation and the national advice around social distancing, to explain that the Borough Council would seek independent legal advice on how this may affect public consultation and let you know the outcome of this advice is.

We have now received this advice from a barrister. In summary, the view of the barrister is that to meet the Neighbourhood Plan Regulations (2012) (as amended) the pre-submission documents needed to have been publicly available (a specific location as to where and when these could be viewed), and this could not be achieved during the lockdown period. While the parish council had taken quite reasonable steps to address the availability of documents, the Regulations at the time did not allow for discretion to adopt alternative approaches.

It is noted that there is some unfortunate conflicting advice published by the Government on this matter which states that physical copies of documentation are not needed (paragraph 107 of - <https://www.gov.uk/guidance/neighbourhood-planning>). However, the views of the Council's barrister and of another QC writing in Local Government Lawyer (<https://www.localgovernmentlawyer.co.uk/planning/318-planning-features/43439-plan-making-during-covid-19>) indicate that this view is incorrect.

The advice therefore recommends that a full six week pre-submission (Regulation 14) consultation is undertaken when documents can be made publicly available for inspection. It is advisable not to start the consultation (or prescribe an end date) until there is certainty that the documents can be safely accessed by members of the public over the full six week period. Should the lockdown still apply to some individuals, the consultation should clearly set out how documents could still be inspected, such as sending copies of the documents out upon request.

For those comments already received (in the consultation that has already taken place), the parish council could explain that such comments will still be taken into account and that such comments do not need to be re-submitted.

Failure to act upon this advice will present a significant risk that the neighbourhood plan has failed to meet the Regulations and therefore will not progress through examination or could be legally challenged a later date in the process. The Borough Council strongly recommends following the advice because while there will be a relatively short delay, it will provide more confidence that the plan has met the Regulations and reduce the scope for more significant delays later in the process.

We understand that this news will be unwelcome. The Borough Council shares this frustration as it is in a similar situation with its Local Plan Part 2 (Regulation 19) consultation, which may also require a fresh consultation to meet the legislative requirements.

If you have any queries relating to the above, please do not hesitate to contact me.

Yours Sincerely,

Nick Fountain

Nick Fountain
Senior Strategic Planner
Strategic Planning
Great Yarmouth Borough Council

Email: nick.fountain@great-yarmouth.gov.uk

Website: www.great-yarmouth.gov.uk

Telephone: 01493 846626

☆ Nick Fountain

19 May 2020 at 15:28



RE: Winterton Neighbourhood Plan

[Details](#)

To: Louise Cornell, Cc: clerkwinterton@gmail.com



Hi Louise,

Thanks for discussing this with me earlier. Just to confirm the following was discussed –

Please read carefully through the legal advice. The main issue is that while the consultation documents were available in multiple places – these were not available at the same time and in the same places as notified to residents for the full duration of the consultation period (i.e. lockdown may have prevented availability at some locations during the consultation period). This is a specific requirement of the Regulations, and it does not allow for any flexibility.

As discussed below, **failure to act upon this advice will present a significant risk** that the neighbourhood plan has failed to meet the Regulations and therefore will not progress through examination or could be legally challenged a later date in the process. While this is frustrating, consulting again will save time, effort and expense for the plan to proceed to examination. A new consultation will not prohibit the parish council from preparing the documentation for the next stages based on all of the comments received so far; indeed, this may take longer than the consultation period and therefore may not alter timetable for preparation of the plan.

In terms of timing, ideally a further relaxation of lockdown measures, such as opening of public buildings, would be more conducive to consultation. As we had discussed, prior to consultation it would be worth contacting the Borough Council with the arrangements for consultation such as where documents can be inspected for the duration of the consultation and how those members of the public who still cannot leave their house can also view the documentation. We can then provide guidance on this to ensure that consultation meets the Regulations (in light of the Coronavirus situation).

Kind regards,

Nick

Nick Fountain

Senior Strategic Planner

Strategic Planning

[Great Yarmouth Borough Council](#)

Appendix E: Survey Sent to Every Household

Winterton-On-Sea Neighbourhood Plan

Draft Plan Public Consultation

From 12:00 noon Thursday 19 March 2020

To 12:00 noon Saturday 2 May 2020

The neighbourhood planning process has reached a critical phase, namely “the pre-submission public consultation”. This process has resulted in the production of the current draft of the Winterton-On-Sea Neighbourhood Plan 2020-30 Consultation Document, and associated documents: Evidence Base and Key Issues plus Character Appraisal. These documents are available to view online on the Winterton-On-Sea Parish Council Neighbourhood Plan website:

<http://www.winterton-on-seaparishcouncil.org.uk/community/winterton-on-sea-parish-council-15212/get-involved/> or in hard copy at the Dunes Cafe, Fishermans Return, Loomes, Hermanus, Poppy's and the Chip Shop.

We want to hear your views, so please give us your thoughts and comments on any part of the plan and in particular the policies. It is very important to the process that you (and any other members of your household or community aged 16 years or over) indicate acceptance or otherwise of the Plan. If you wish changes to be made, this is your last opportunity before the Plan is sent for examination.

The closing date for submissions is 12:00 noon 02/05/20

Name:	Signature (paper copies):	I confirm I am aged 16 years or over (please tick box) <input type="checkbox"/>
Address:		
Organisation (where appropriate):		

Please note that without your contact details your views cannot be considered.

How the information on this form will be used:

Information given on this form will be used to help prepare the final Winterton-On-Sea Neighbourhood Plan for examination. Please be aware that the forms will be shared with the Parish Council's Planning Consultants and your comments, including personal details, may be made publicly available, for example, if a challenge is made regarding the validity of responses. The Parish Council's privacy notice can be viewed on its website at <http://www.winterton-on-seaparishcouncil.org.uk/community/winterton-on-sea-parish-council-15212/home>

Further copies of this form and a 'Word' version, for those preferring to type their response, can be downloaded from the Winterton-On-Sea Neighbourhood Plan website at <http://www.winterton-on-seaparishcouncil.org.uk/community/winterton-on-sea-parish-council-15212/get-involved/>

Please use this form for your comments and submit your response in one of the following ways:

- Post/Hand deliver to: 'Winterton-On-Sea Neighbourhood Plan' Winterton Village Hall, Kings Street, NR29 4AT.
- Complete the online survey at <https://www.smartsurvey.co.uk/s/Winterton-on-Sea/>

Section 1. General Comments

I am generally in favour of the Plan	I would like to see changes to the Plan
YES/NO	YES/NO
Comments on the Plan overall:	

Policy No.	Policy Name	Do you agree? Delete as appropriate	Comments, suggestions, changes – please be as clear and concise as possible
Section 2. Housing			
HO1	Settlement Boundary and Residential Development	YES/NO	
HO2	Housing Mix	YES/NO	
HO3	Affordable Housing	YES/NO	
HO4	Design	YES/NO	
HO5	Principal Residence House	YES/NO	
HO6	Tourist Accommodation	YES/NO	

Section 3. Environment			
E1	Protecting and Enhancing the Environment	YES/NO	
E2	High Grade Agricultural Land	YES/NO	
E3	Promoting Winterton-on-Sea's Heritage	YES/NO	

E4	Flooding and Drainage	YES/NO	
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Section 4. Community Assets Policies			
CA1	Winterton-on-Sea Primary School	YES/NO	
CA2	Economic Development	YES/NO	
CA3	Local Green Space	YES/NO	
CA4	Investment in Open Space	YES/NO	

Section 5. Traffic and Environment Policies			
TR1	Public Car Parking	YES/NO	
TR2	Residential Car Parking Standards	YES/NO	
TR3	Walking	YES/NO	

Comments on the 'Housing' section overall:	Comments on the 'Environment' section overall:
Comments on the 'Community' Assets section overall:	Comments on the 'Traffic and Environment' section overall:
Comments on the Plan:	

Winterton-On-Sea Draft Neighbourhood Plan Public Consultation

We need your input

**Please complete the village survey
- forms are located at the Pub,
Poppy's, Dunes Cafe, Hermanus,
Loomes and the Chip Shop
& return it by 2 May 2020**

to the

Village Hall (post box)

**Or by hand at the Consultation
event in the Village Hall**

Thursday 2 April 2020 2pm – 6 pm

Refreshments available

**Alternatively complete the online survey @
<https://www.smartsurvey.co.uk/s/Winterton-on-Sea/>**

Appendix G: Article included within the Village Newsletter

Winterton-On-Sea Draft Neighbourhood Plan Public Consultation

We need your input to complete the online survey @

<https://www.smartsurvey.co.uk/s/Winterton-on-Sea/>

**Parishioners are also welcome to attend the
Consultation afternoon of
Thursday 2 April 2020 2pm – 6 pm in the
Village Hall Winterton, Kings Street, NR29 4AT**

Refreshments available

**Alternatively send the completed survey to Winterton Village Hall,
Kings Street, NR29 4AT**

Draft Plan Public Consultation

From 12:00 noon Thursday 19 March 2020 To 12:00 noon Saturday 2 May 2020

The closing date for submissions is 12:00 noon 02/05/20

The neighbourhood planning process has reached a critical phase, namely “the pre-submission public consultation”. This process has resulted in the production of the current draft of the Winterton-On-Sea Neighbourhood Plan 2020-30 Consultation Document, and associated documents: Evidence Base and Key Issues plus Character Appraisal.

These documents are available to view online on the Winterton-On-Sea Parish Council Neighbourhood Plan website:

<http://www.winterton-on-seaparishcouncil.org.uk/community/winterton-on-sea-parish-council-15212/get-involved/> or in hard copy at the Dunes Cafe, Fishermans Return, Loomes, Hermanus, Poppy's and the Chip Shop.

We want to hear your views, so please give us your thoughts and comments on any part of the plan and in particular the policies. It is very important to the process that you (and any other members of your household or community aged 16 years or over) indicate acceptance or otherwise of the Plan. If you wish changes to be made, this is your last opportunity before the Plan is sent for examination.

Further copies of this form and a 'Word' version, for those preferring to type their response, can be downloaded from the Winterton-On-Sea Neighbourhood Plan website at

<http://www.winterton-on-seaparishcouncil.org.uk/community/winterton-on-sea-parish-council-15212/get-involved/>

Appendix H: Letter sent to statutory consultees

Dear Stakeholder

Winterton-on-Sea Neighbourhood Plan Pre-Submission Consultation

Winterton-on-Sea Parish Council are now consulting on their Pre-Submission Draft of the Neighbourhood Plan. This consultation is in line with Regulation 14 of the Neighbourhood Planning Regulations (2012) and will run for a period of just over six weeks from **Thursday 19 March to Saturday 2 May 2020**.

The consultation offers a final opportunity for you to influence Winterton's Neighbourhood Plan before it is submitted to Great Yarmouth Borough Council.

All comments received by 2 May 2020 will be considered by the Neighbourhood Plan Working Group and may be utilised to amend this draft. A Consultation Statement, including a summary of all comments received and how these were considered, will be made available alongside the amended Neighbourhood Plan at a future date.

The full draft Neighbourhood Plan contains policies on the following topics:

- Housing development
- The Natural environment
- Community assets
- Traffic and transport

The Pre-Submission Plan and supporting evidence can all be found online:

<http://www.winterton-on-seaparishcouncil.org.uk/community/winterton-on-sea-parish-council-15212/get-involved/>

Should you wish to provide comments you can send these to the clerk of the Parish Council via email clerkwinterton@gmail.com or send them to Parish Clerk, Winterton Village Hall, Kings Street, Winterton-On-Sea, NR29 4AT.

Kind regards

Stacey Kent

Clerk to the Council

Winterton on Sea Parish Council
Tel: 07918 976921

EMAIL: clerkwinterton@gmail.com

Winterton-on-Sea Neighbourhood Plan

Evidence Base and Key Issues

Summer 2018

/

Prepared on behalf of
Winterton-on-Sea Neighbourhood Plan Steering Group by
Small Fish
www.smallfish.org.uk



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Flooding /	16/
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Summary of Key Issues

Theme	Key Issues
Population characteristics/	<ul style="list-style-type: none"> •/ Winterton-on-Sea/has a population that's ageing faster than surrounding communities, suggesting that older people are choosing to move into the community and given the slow population growth overall –/that younger people are moving out. This could have an impact on the school's viability if continued. It could also be an indication of the right homes not being available to younger people./ /
Accommodation profile/	<ul style="list-style-type: none"> •/ Around 13% of homes in Winterton-on-Sea are not occupied/by residents/but used by visitors. This is higher than usual across the borough and nationally and reflects the village/being a tourist destination for the Norfolk Coast. It is however a lower proportion than some other nearby communities. Anecdotal evidence indicates that this is increasing. This will limit the opportunities for permanent residents, perhaps younger people in particular, to live in the village. It might also lead to increasingly seasonally driven use of local services./ •/ The housing profile is dominated by detached homes, with almost half of homes 3 bedrooms./These will tend to be more expensive and perhaps not affordable for younger people/ •/ Home ownership is high and in particular the proportion of people who own their homes outright rather than with a mortgage. This might also/make it difficult for people with lower incomes, or the younger generation, to stay in the village/as there are fewer homes to rent. / •/ Winterton-on-Sea/has a very low proportion of one-bed homes, only 19, in contrast almost a third of households are single occupancy, suggesting there may be an unmet need for smaller unit housing./Some older people living alone will find it difficult to downsize whilst remaining in the village and so are unable to free up family sized homes for younger families./ /
Housing development/	<ul style="list-style-type: none"> •/ Winterton-on-Sea has not been identified as a location for new housing growth as part of developing Draft Local Plan Part 2. This means that any residential growth or change in use will come about in an unplanned or ad hoc nature, which could be more difficult to influence. /
Affordable housing/	<ul style="list-style-type: none"> •/ There is a desire for people to live in Winterton-on-Sea, with 66/requests for affordable housing made in the last three months. With no affordable housing being built, this need will remain unmet. This might make it more difficult to retain younger people in the village./

Theme	Key Issues
	<ul style="list-style-type: none"> •/ There is a slight mismatch between provision and/demand –/with the majority of affordable homes 2 and 3 bed, but requests predominantly being made for 1 bed properties. /
Transport infrastructure and connectivity/	<ul style="list-style-type: none"> •/ Parking is constrained within the village centre, which could be exacerbated by new development/ •/ The PROW network enables greater access to open space, including the dunes,/which/may place additional pressure on an ecologically sensitive area. /
Access to services/	<ul style="list-style-type: none"> •/ There is a range of local services which are valued by/residents and visitors, the/issue will be about sustaining these/ •/ Some services are lacking, including a doctors surgery, which may limit larger scale development. The local practice is also under some pressure. / •/ The primary school has a recent Ofsted of <i>requires improvement</i>/and is facing challenges around sustainability/with too few pupils. The Council is currently consulting on a school closure, proposing that children attend Hemsby Primary School instead. This will impact upon those families within the village and could affect the village’s attractiveness to future families moving in. It may also result in more people, in particular vulnerable road users, walking between Winterton-on-Sea and Hemsby./
The natural environment/	<ul style="list-style-type: none"> •/ Development could place additional pressure on internationally important sites including the Winterton-Horsey Dunes ecosystem which is already below national targets in relation to its condition/ •/ The international importance of Winterton-on-Sea from a natural and biodiversity perspective will place significant constraints on development, in terms of where it’s located and its sensitivity to natural features. Any increase in development in Winterton-on-Sea/will pose a risk to the dunes/as it will create more recreational use. It may be necessary to off-set this risk with more accessible but less sensitive open space/ or access to other open space. /
Flooding/	<ul style="list-style-type: none"> •/ Some parts of Winterton-on-Sea are at high risk of flooding from surface water/and fluvial to the north of the village. This could be exacerbated through housing development if surface water runoff is not managed appropriately. /

1./ Population Characteristics/

Winterton-on-Sea/has a population of 1,295/(estimated/figure 2016), a/very slight/1% increase in five years since the 2011 Census. /

The age profile is older than the district and national averages. Thirty-six percent of residents are aged 65/or over/(2016/estimate), an increase of 20% in numbers of older people since the 2011 Census. The average/age in 2011 was 50, which compares to 42/and 21% of people aged 65+ in the Borough as a whole. /

Issues

- / **Winterton-on-Sea has a population that’s ageing faster than surrounding communities, suggesting that older people are choosing to move into the community and given the slow population growth overall – that younger people are moving out. This could have an impact on the school’s viability if continued. It could also be an indication of the right homes not being available to younger people.**

2./ Accommodation Profile/

A review of the 2011 Census indicates that Winterton’s housing profile is significantly different from the Borough’s. Over half of Winterton-on-Sea’s dwellings (60%) are detached houses or bungalows/and almost a third semi-detached. This compares/to 29% detached and 24% semi across Great Yarmouth Borough, which has a higher proportion of terrace properties and flats. /

Figure 1: Accommodation Profile

Dwelling Type	Winterton-on-Sea	Great Yarmouth Borough
Detached/	403 (59.8%)/	13,059 (29.4%)/
Semi-Detached/	183 (27.2%)/	10,487 (23.6%)/
Terrace/	79 (11.7%)/	13,610 (30.6%)/
Flat or Apartment/	9 (1.3%)/	6,719 (15.1%)/
Caravan / Temporary Structure/	0 (0%)/	563 (1.3%)/
Total/	674/	44,438/

Of the 674 dwellings/in Winterton-on-Sea 89 had/no usual residents/at the time of the Census 2011. These dwellings may be second homes, vacant properties, or used as holiday accommodation. This equates to 13% of houses/in the village. /

We can use this measure as a broad indicator of the number of holiday lets. When compared with other nearby holiday destinations along/the Norfolk Coast, Winterton-on-Sea has a smaller proportion of homes overall that are rented to visitors. It is likely that this proportion has increased since the Census, and certainly this is the feedback from residents. /

Figure 2: Households without usual residents

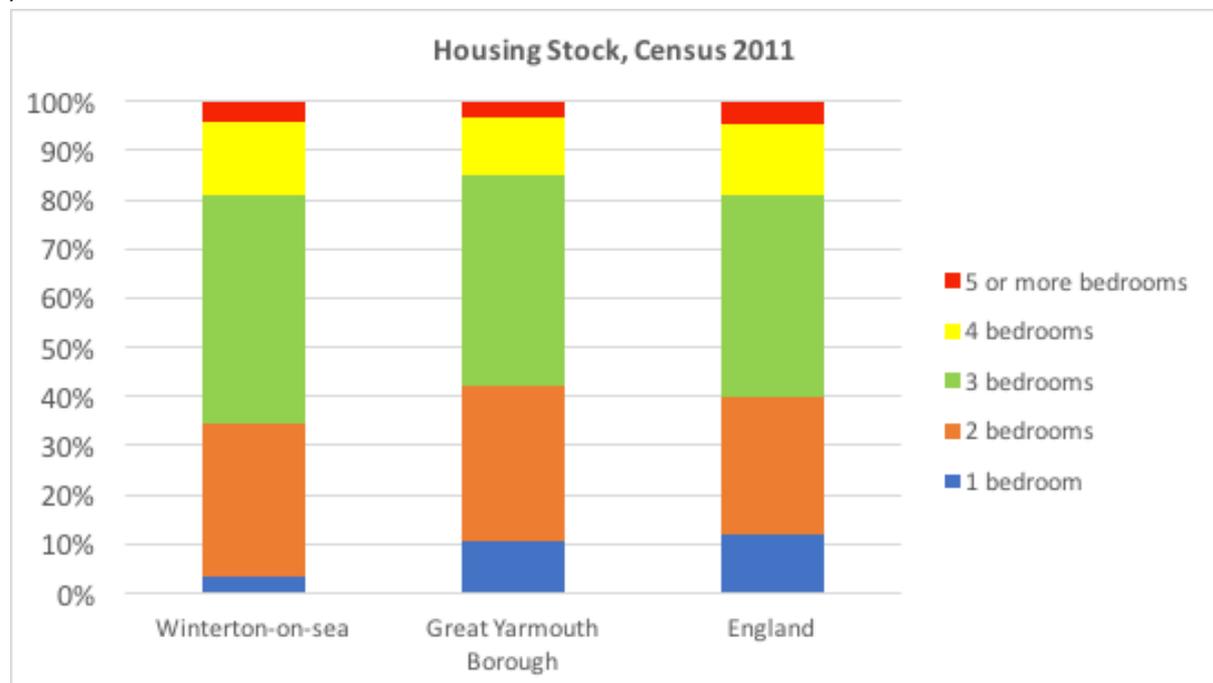
Community/	Household spaces (Census 2011)/	Proportion with no usual residents (indicator of holiday lets)/
Winterton-on-Sea/	674/	13%/
Happisburgh/	1308/	17%/
Bacton/	653/	19%/
Sea Palling/	380/	23%/
Great Yarmouth/	/	5%/
National/	/	4%/

Data from the Census on dwelling size, in relation to number of bedrooms, is based on those homes with at least one usual resident. These are predominantly 2 and 3 bedroom homes, almost half (46%) are 3 bed, which is slightly higher than the borough (43%) and nationally (41%).

Figure 3: Dwelling Size

Number of bedrooms/	Winterton-on-Sea/	Great Yarmouth/	National/
1 Bed/	3%/	11%/	12%/
2 Bed/	31%/	32%/	28%/
3 Bed/	46%/	43%/	41%/
4 Bed/	15%/	12%/	14%/
5+ Bed/	4%/	3%/	5%/

/



/

Of the homes that are occupied by residents, 79.5% are owned, either with a mortgage (24.3%) or outright (55.2%). Home ownership is higher than for the borough (64%) or nationally (63%). The biggest difference is in the proportion of

people who own their homes outright, which is over 20% greater than the Borough. This is perhaps also indicative of the relatively older population./

/

Overall 17.5% of homes (103) are rented, slightly less than the Borough average of 20.6%. The proportion of socially rented accommodation is low (10.8%) when compared to the Borough (17%) or nationally (18%)./

/

Figure 4: Housing Tenure/

	Winterton-on-Sea Parish		Great Yarmouth Local Authority	
	count	%	count	%
All households	585	100.0	42,079	100.0
Owned	465	79.5	27,073	64.3
Owned outright	323	55.2	15,024	35.7
Owned with a mortgage or loan	142	24.3	12,049	28.6
Shared ownership (part owned and part rented)	1	0.2	146	0.3
Social rented	63	10.8	7,255	17.2
Rented from council (Local Authority)	60	10.3	5,824	13.8
Other	3	0.5	1,431	3.4
Private rented	40	6.8	6,926	16.5
Private landlord or letting agency	33	5.6	6,280	14.9
Other	7	1.2	646	1.5
Living rent free	16	2.7	679	1.6

/

In Winterton-on-Sea 30% of households are single occupancy, whereas housing data indicates that there are only 19 one-bed homes./Indeed, the proportion of homes that are one-bedroomed is very low at just 3%./

/

29% of people aged 16-74 are retired, which is higher than the borough (18.3%) and national (13.7%) averages. /

/

Issues

- / **Around 13% of homes in Winterton-on-Sea are not occupied by residents but used by visitors. This is higher than usual across the borough and nationally and reflects the village being a tourist destination for the Norfolk Coast. It is however a lower proportion than some other nearby communities. Anecdotal evidence indicates that this is increasing. This will limit the opportunities for permanent residents, perhaps younger people in particular, to live in the village. It might also lead to increasingly seasonally driven use of local services.**
- / **The housing profile is dominated by detached homes, with almost half of homes 3 bedrooms. These will tend to be more expensive and perhaps not affordable for younger people**

- / Home ownership is high and in particular the proportion of people who own their homes outright rather than with a mortgage. This might also make it difficult for people with lower incomes, or the younger generation, to stay in the village as there are fewer homes to rent.
- / Winterton-on-Sea has a very low proportion of one-bed homes, only 19, in contrast almost a third of households are single occupancy, suggesting there may be an unmet need for smaller unit housing. Some older people living alone will find it difficult to downsize whilst remaining in the village and so are unable to free up family sized homes for younger families./

/

/

3./ Housing Development/

/

Twenty-six new homes, or conversions,/have been built/in Winterton-on-Sea over the last five years. Unfortunately,/we do not have a breakdown by size or type. In terms of tenure, none of these new properties are affordable homes. It is assumed that apart from the 16 homes in 2013/14 all the others have come forward as single dwellings, as infill. It is likely that two of the homes/built during 2017/18 are Eco Homes, as observed during the Character Assessment. /

/

Figure 5: Housing Completions in Winterton

/

Year/	Number/
2017/18*/	3/
2016/17/	1/
2015/16/	3/
2014/15/	3/
2013/14/	16/
Total	26

* NB this is a provisional figure

/

The current local plan document/sets out that 30% of new development will be in the primary villages, including Winterton-on-Sea./This was superseded by a paper to the Local Plan Working Party 10 July 2018, which sets out that all additional housing allocations will be accommodated across 5 sites in Gorleston, Belton, Hemsby, Ormesby St. Margaret and Runham. This would deliver a reduction in housing in line with new targets developed from updated national policy guidance. /

/

Issues

- / Winterton-on-Sea has not been identified as a location for new housing growth as part of developing Draft Local Plan Part 2. This means that any residential growth or change in use will come about in an unplanned or ad hoc nature, which could be more difficult to influence.

/

4./ Affordable Housing/

/

Affordable housing comprises: /

- / Affordable housing to/rent/from a registered provider /
- / Starter homes/
- / Discounted market sales housing /
- / Other affordable routes to home ownership –/such as rent to buy/

/

Limited data exists on the demand for/affordable housing at/a parish level, however the Housing Team at Great Yarmouth Borough Council have provided data from the Allocations Pool as an indication. An applicant can only specify an area they would like to live in for the first three months of being on the waiting list for affordable housing –/after this they could be allocated a property anywhere within the borough. Over the last 3 months 66 applications have been made for affordable housing in Winterton-on-Sea, although note that/individuals could select more than one village. There are 181 applicants on the housing list currently –/but this is more of an indication of demand across the borough rather than in Winterton-on-Sea./

/

The village has 68 affordable homes provided by the council, plus two Housing Association properties. It is assumed that these are currently occupied, given there are people on the waiting list. The figures for the last 3 months also indicate that there is greatest need for 1 bedroom properties, so there is also a slight mis-match between current supply and demand. /

Figure 7: Affordable housing units provided by the Council

/

Property	Number
1-bedroom/	10/
2-bedroom/	30/
3-bedroom/	24/
4-bedroom/	4/
Total	68

/

Of the 26 new homes built over the last five years there has been no additional provision for affordable housing. The Borough Council's Local Plan sets out that should any housing development of more than 10 units come forward (except in Areas of Outstanding Natural Beauty when the threshold is 5 –/classed as designated rural areas and includes national parks too), the Council will seek 20% of units to be affordable. /

/

Figure 6: Affordable housing requests

Number of Bedrooms/	Request within last 3 months/	Request over 3 months ago/	Total requests/
1/	34/	24/	58/
2/	20/	14/	34/
3/	8/	22/	30/
4/	4/	44/	48/
5/	//	9/	9/
6/	//	1/	1/
7/	//	1/	1/
Total/	66/	110/	181/

/

Issues

- / **There is a desire for people to live in Winterton-on-Sea, with 66 requests for affordable housing made in the last three months. With no affordable housing being built, this need will remain unmet. This might make it more difficult to retain younger people in the village.**
- / **There is a slight mismatch between provision and demand – with the majority of affordable homes 2 and 3 bed, but requests predominantly being made for 1 bed properties.**

5./ Deprivation/

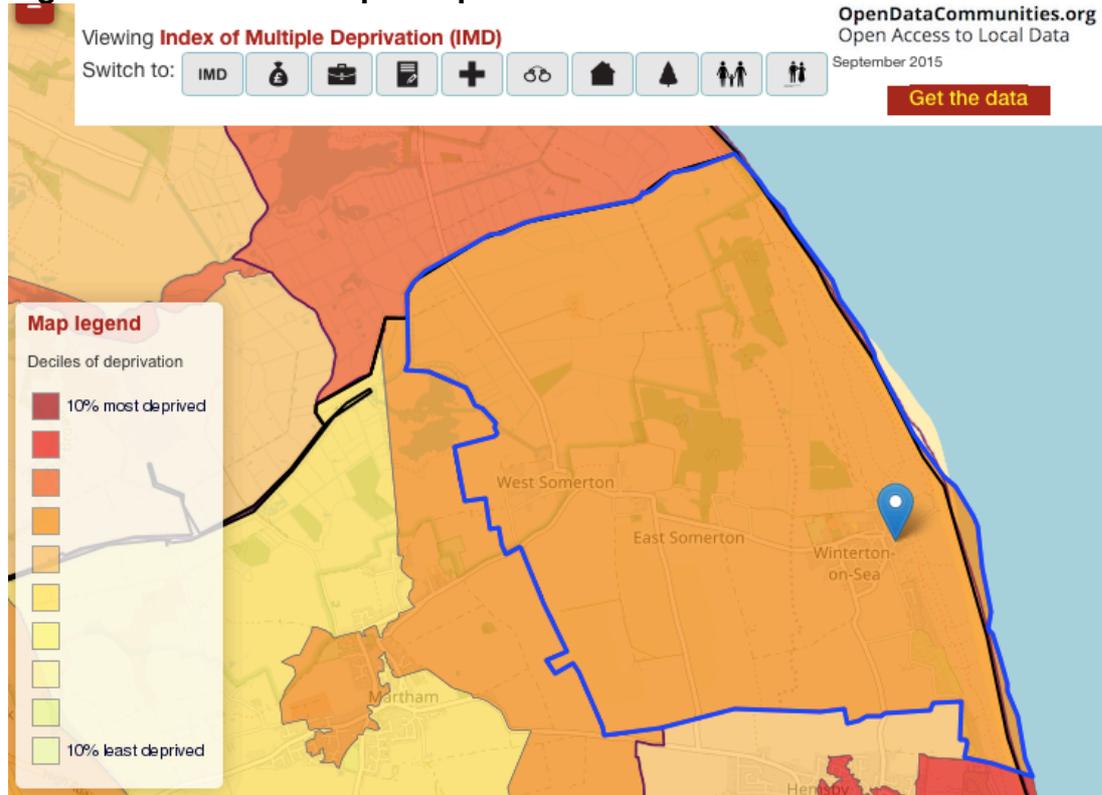
The Index of Multiple Deprivation is a measure of relative deprivation across England and an aggregate of a number of indicators, 37 in total across 7 domains.

Geographically this is based on Super Output Areas, which do not correspond with Parish boundaries, Winterton-on-Sea falls into an area with East and West Somerton, so any evidence here relates to all three villages. /

/

The figure below shows that Winterton-on-Sea falls into the 40% most deprived neighbourhoods in England/–/so fairly average. In general deprivation is therefore not likely to be an issue for the Neighbourhood Plan, although it might be the case that some households are deprived. /

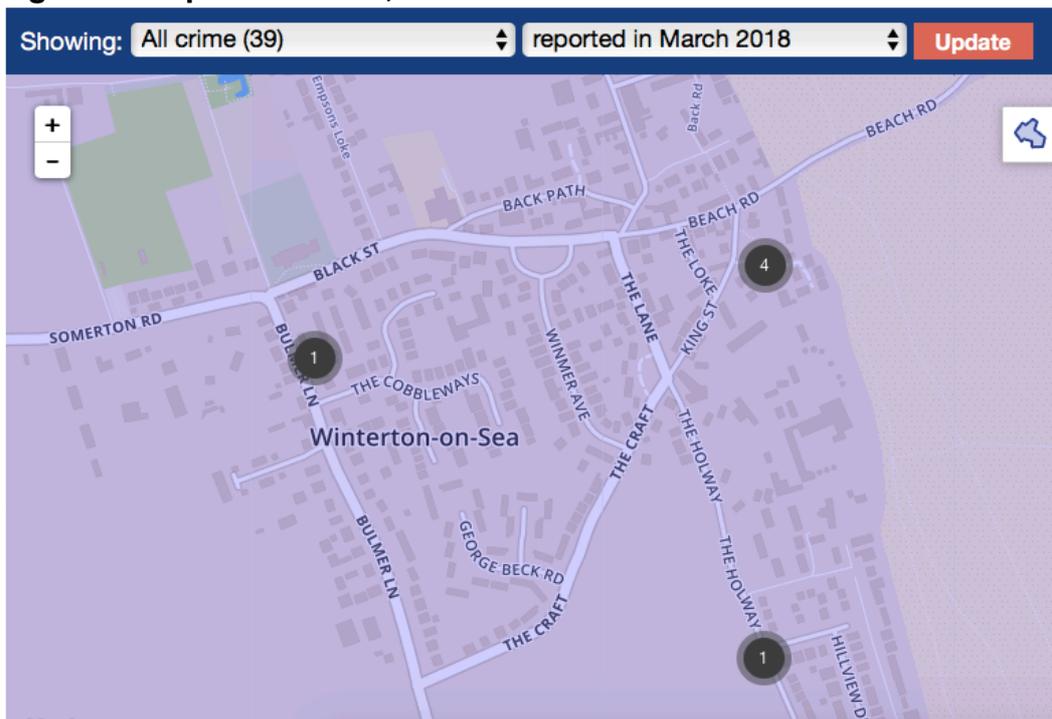
Figure 8: Index of Multiple Deprivation



/

The parish/falls into the 20% least deprived areas nationally for crime. As a snapshot, there were three reported crimes in January 2018, one in February in March 2018, see map below of the locations of crime in March. Crime is therefore not an issue./

Figure 9: Reported Crime, March 2018



6./ Transport Infrastructure and Connectivity/

The main road connecting villages along the coast, Bulmer Lane //Hemsby Road, runs along the western edge of the village's built up area. Black Street, the main road through the village, links the church near the top of the settlement, the primary school and village centre, turning into Beach Lane which connects the beach. The road narrows significantly as you travel towards the centre. Other residential roads and estates within the settlement connect out from either Bulmer Lane/or Black Street. /

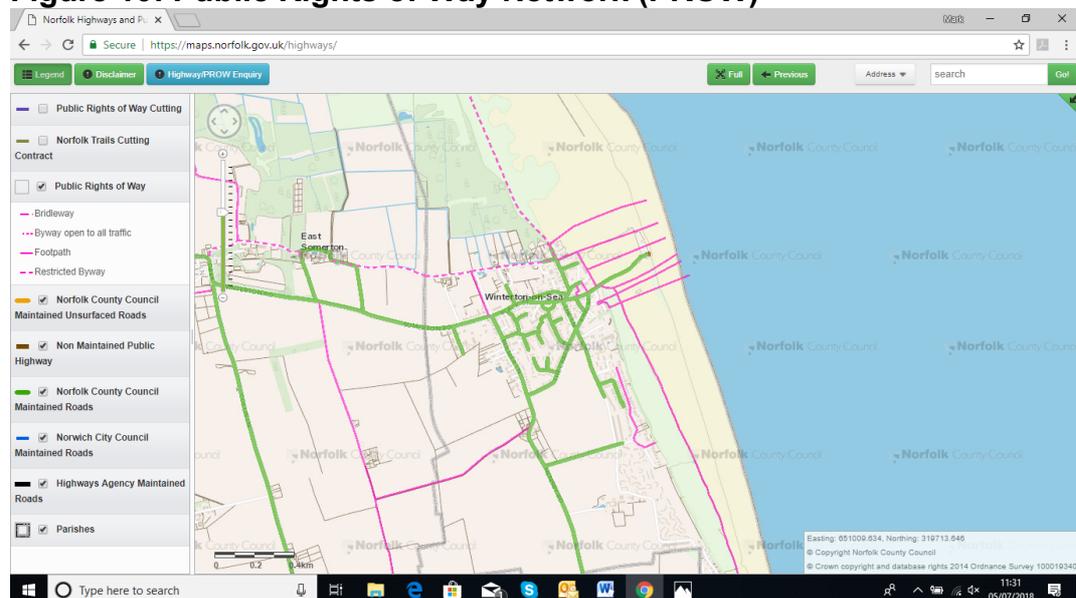
Within the village the roads are quiet in terms of traffic. Those within the village centre are narrow and there is poor visibility at some junctions. This encourages low traffic speeds. Faster speeds can be observed along the main roads –/and speeding is a concern to residents along Black Street/and The Craft. The settlement predominantly has a 30mph limit, with 20mph advisory outside the primary school. /

Parking is constrained within the village centre. Some homes do not have designated parking and additional pressure is placed on common parking areas by high numbers of day visitors to the beach during the summer months. /

The village is well connected by public transport to Great Yarmouth, with an hourly bus service, which also goes on to the James Page Hospital. There's a direct bus service once a week to Norwich. /

Footways/are limited in the village centre which is characterised by narrow streets. There/are footways along the main roads, though not always on both sides of the road. There are no dedicated cycle paths. The parish is however quite well served by Public Rights of Way providing access to open natural spaces, such/as surrounding countryside, beach and dunes./

Figure 10: Public Rights of Way Network (PROW)



Issues

- / **Parking is constrained within the village centre, which could be exacerbated by new development**
- / **The PROW network enables greater access to open space, including the dunes, which may place additional pressure on an ecologically sensitive area.**

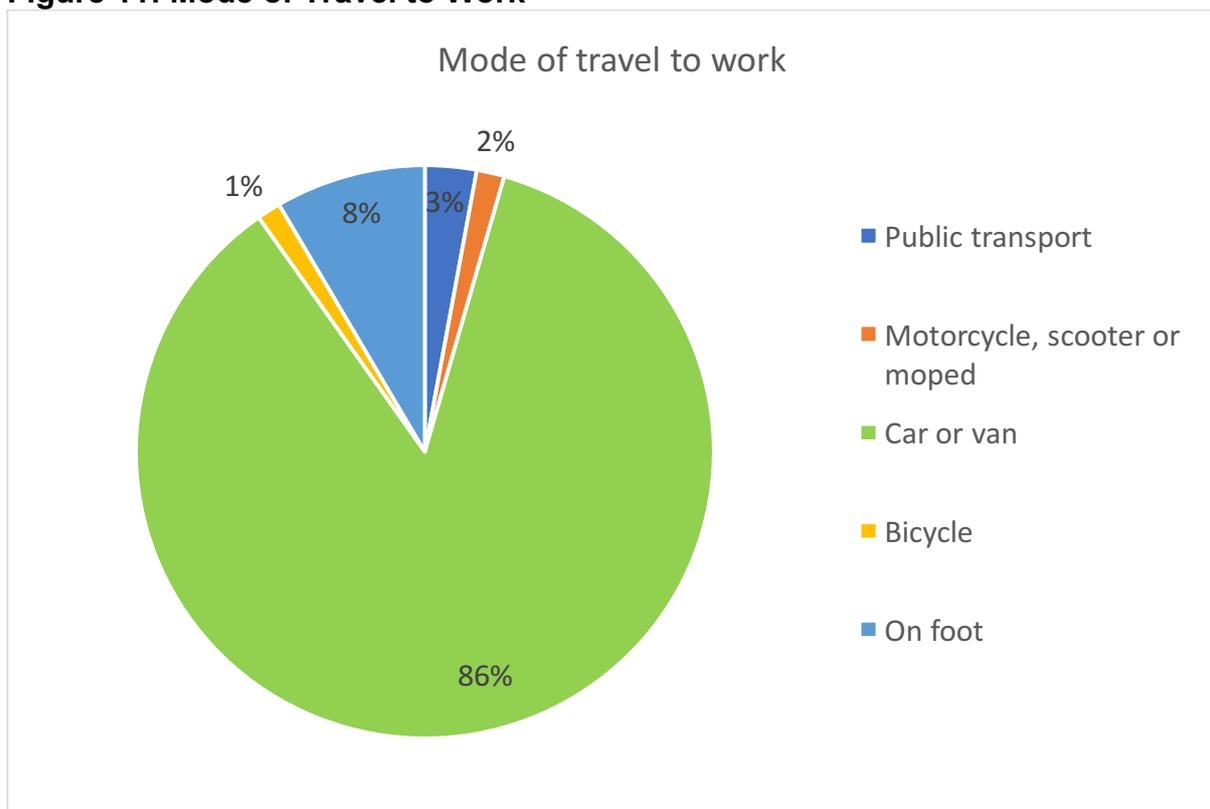
7./ Travel to Work/

/

The average distance travelled to work is 20.4km, which is higher than the borough average of 16.8km. 9% of people travel less than 2km to work, so likely work within the local community, also 13% of people stated that they work mainly at or from home, which is fairly high. This compares with the national and borough averages of 10% and 9% of people working from home. Adding these two figures together, you could assert that almost a quarter/of people who live in the village/(who are of working age/and in employment) also work there. /

/

Figure 11: Mode of Travel to Work



For those people aged 16-74 who are in employment/(and don't work from home), 86% travel to work by car or van, either as the driver or passenger. /

/

Figure 12: Car Ownership

<u>Cars</u>	<u>Winterton-on-Sea</u>	<u>Great Yarmouth</u>
i		
All categories: Car or van availability/	100.0/	100.0/
No cars or vans in household/	16.2/	27.2/
1 car or van in household/	45.8/	44.8/
2 cars or vans in household/	27.5/	21.2/
3 cars or vans in household/	6.3/	5.0/
4 or more cars or vans in household/	4.1/	1.8/

A relatively low proportion of households have no car, but this still means that around 1 in 6 households will be very dependent on local services and public transport./

Issues

- / **A high proportion of people live and work in Winterton-on-sea, which means they’re more likely to make use of local services – along with visitors to the community.**
- / **One in 6 households have no car and so rely heavily on local service provision and its retention such as the shop**
- / **The car remains the dominant mode of choice for those travelling to work, which indicates that public transport is not flexible or good enough for most commuters**

8./ Access to Services/

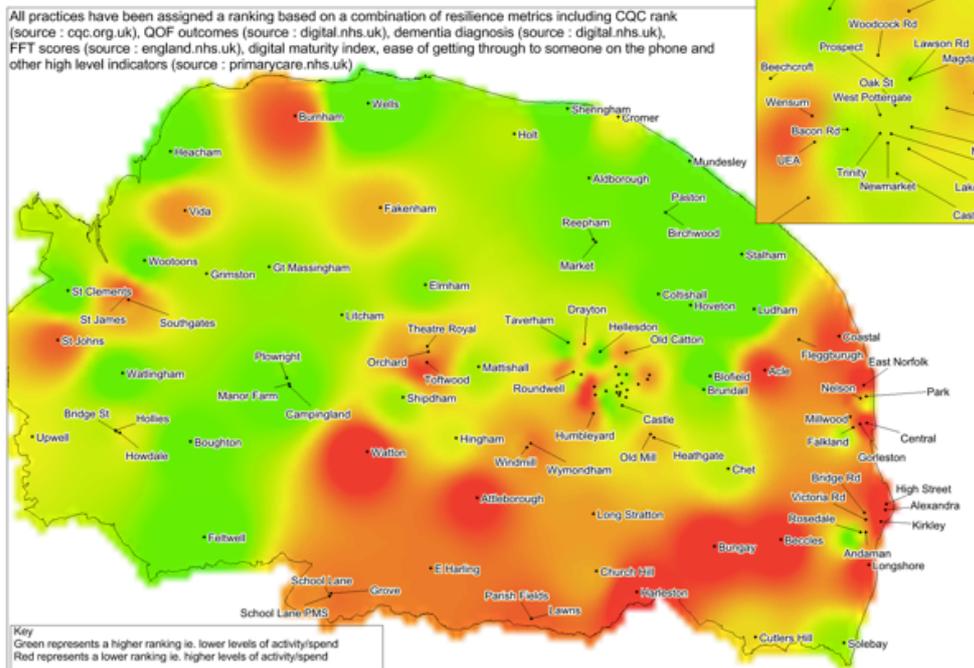
/ Winterton-on-Sea/has a range of village amenities including a Shop, Post Office, Chip Shop, Village Hall, Pub, Primary and Nursery School and Church. /

/ The closest doctors surgery is Hemsby Medical Centre, around 1.5/miles away, part/ of the Coastal Partnership. The surgery/is accessible by bus. There is some feeling from residents that Winterton-on-Sea/should have its own doctors surgery. Mapping undertaken for the Norfolk and Waveney Sustainability and Transformation Plan indicates that the Coastal Partnership practice ranks low on the resilience scale when compared to other practices across the footprint. This suggests the practice is under some pressure and has high levels of activity. The practice/ranks yellow for/ performance –/in relation to overall spend, A&E attendances, non-elective emissions. /

/

Figure 13: GP Practice Resilience

Map to show the Rank of Practice Resilience (GP Dashboard : Apr to Dec 17)



Winterton-on-Sea/has a Primary and Nursery School, with 74 pupils, currently rated *Requires Improvement*/by Ofsted. The school mainly draws children/from the village, with a few children from nearby East/West/Somerton. Numbers on the roll are low, and reducing with 17 children leaving year six in July and 15 currently reported to start/in September. Norfolk County Council is currently consulting on proposals to close the school due to sustainability and leadership issues –/and include Winterton-on-Sea/within the Hemsby Primary school catchment. It’s 1.8 miles from the village to Hemsby Primary and the council is proposing initially to transport affected children from one to the other. /

Figure 14: Number on roll January 2018

Year	Number on Roll
Nursery/	10/
Reception/	8/
Year 1/	7/
Year 2/	10/
Year 3/	7/
Year 4/	8/
Year 5/	7/
Year 6/	17/
Total	74

Issues

- / There is a range of local services which are valued by residents and visitors, the issue will be about sustaining these
- / Some services are lacking, including a doctors surgery, which may limit larger scale development. The local practice is also under some pressure.

- / **The primary school has a recent Ofsted of *requires improvement* and is facing challenges around sustainability with too few pupils. The Council is currently consulting on a school closure, proposing that children attend Hemsby Primary School instead. This will impact upon those families within the village and could affect the village's attractiveness to future families moving in. It may also result in more people, in particular vulnerable road users, walking between Winterton-on-Sea and Hemsby.**

9./ The Natural Environment/

/

The Neighbourhood/Plan area, which stretches up along the dunes to Horsey and down to Hemsby, includes a number of sites designated for their natural beauty or importance. This includes: /

- / Norfolk Coast Area of Outstanding Natural Beauty, encompassing the coastline from the/Wash in the west through costal marshes and cliffs to the dunes at Winterton-on-Sea/
- / Winterton Horsey dunes SSSI/
- / Winterton Horsey dunes SAC/
- / Winterton Ness dunes National Nature Reserve/

/

There are also a number of County Wildlife Sites located to the north of the village settlement. /

/

The Winterton-Horsey Dunes SSSI is unusual as it shows greater ecological similarities to the dune system of the West Coast, supporting acidic plant communities, than the geographically closer dunes within the North Norfolk Coast SSSI. The site supports well developed areas of dune heath, slacks and dune grassland verging into grazing marsh and birch woodland. The Great Yarmouth Annual Monitoring Report looks at the condition of SSSIs –/the most recent (2016/17) reporting that just 67.92% of Winterton Horsey Dunes is in favourable condition –/there's a national target of 95% so this is below. /

**Figure 15: Extract on from Great Yarmouth Annual Monitoring Report:
Condition of SSSIs**

Figure 10 Sites of Special Scientific Interest (SSSI) 2016/17

SSSI Sites	% Area Favourable Condition	% Area Unfavourable Recovering Condition	% Area Unfavourable No Change	% Area Unfavourable Declining	% Area Destroyed/ Part Destroyed
Hall Farm Fen, Hemsby	100.00%	0.00%	0.00%	0.00%	0.00%
Great Yarmouth, North Denes	100.00%	0.00%	0.00%	0.00%	0.00%
Winterton-Horsey Dunes (part)	67.92%	9.88%	22.2%	0.00%	0.00%

The Great Yarmouth Landscape and Character Assessment 2008 provides an overview of the Winterton Dunes and Coastal Strip down to California. Key points include: /

- / Dunes and associated grasslands create a wild and unspoiled character to the coastal landscape, /acting as a valuable buffer between the sea/beach and settlement edge as well as supporting a range of habitats/
- / The sandy beach and dunelands evoke a strong sense of tranquility and peacefulness outside of peak summer season/
- / Dunes at Winterton form a key natural flood defense and are considerably more stable/than other parts of the North Sea coastline/
- / The Winterton-Horsey Dunes are designated SSSI, SAC and SPA for their habitat value in relation to bird nesting and breeding as well as diverse flora/
- / A strong sense of place is created by the presence of terns and waders, and associated noise, along the shoreline, as is the presence of seals off the beach/

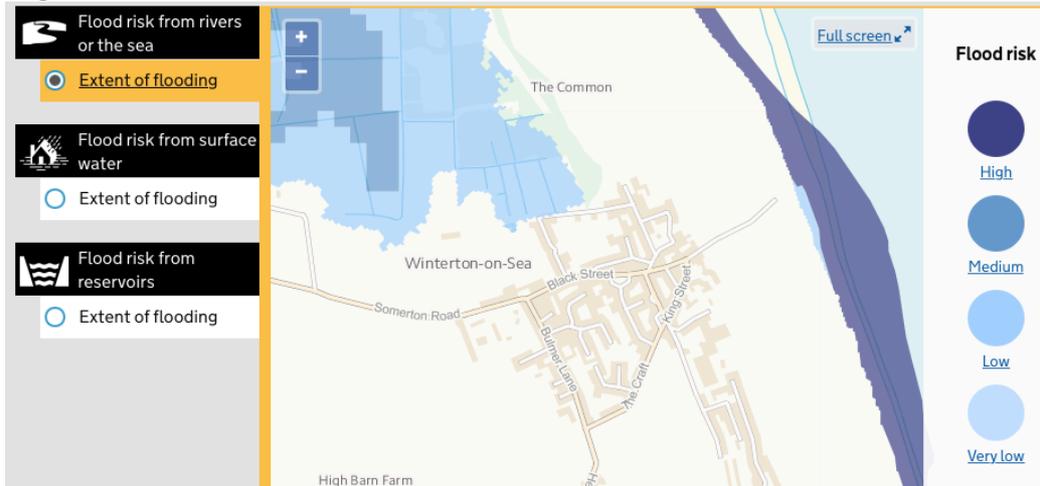
Issues

- / **Development could place additional pressure on internationally important sites including the Winterton-Horsey Dunes ecosystem which is already below national targets in relation to its condition/**
- / **The international importance of Winterton-on-Sea from a natural and biodiversity perspective will place significant constraints on development, in terms of where it's located and its sensitivity to natural features. Any increase in development in Winterton-on-Sea will pose a risk to the dunes as it will create more recreational use. It may be necessary to off-set this risk with more accessible but less sensitive open space or access to other open space. /**

10./ Flooding/

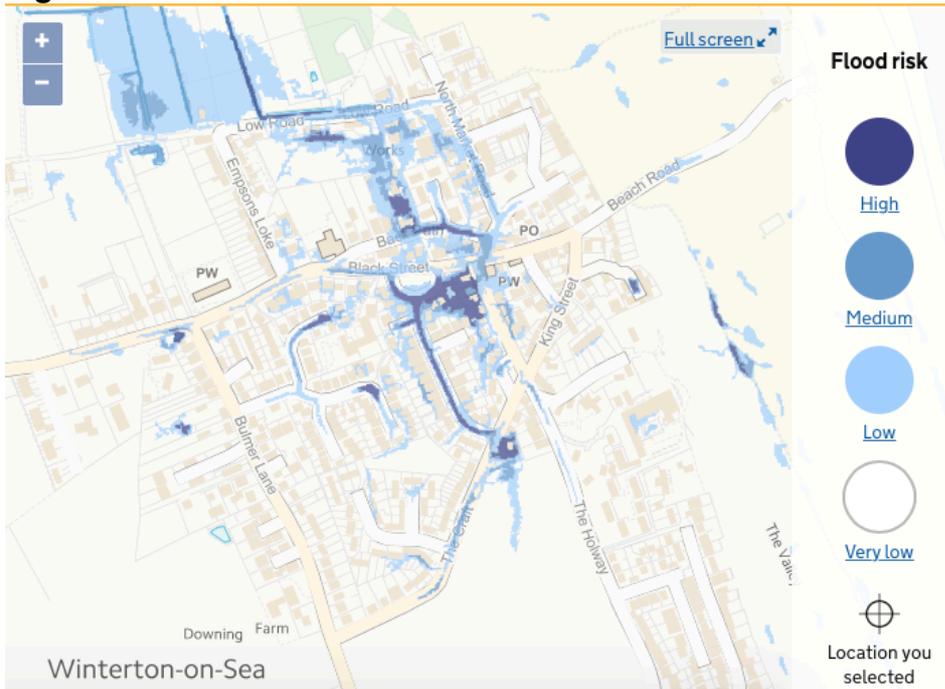
The Environment Agency provides an indication of the long-term risk of flooding based on rivers, sea, surface water and groundwater. The maps below indicate that there is very low to no risk of flooding from rivers or the sea, though it does prevent development encroaching to the north, but there are issues in relation to flood risk from surface water throughout the village. /

Figure 16: Flood risk from Rivers or the Sea



Flood risk from surface water affects many parts of the village, including the centre, with a high risk area concentrated Black Street and The Lane. High risk means that each year this area has a chance of flooding of greater than 3.3%. Flooding from surface water is difficult to predict as rainfall location and volume can be difficult to forecast. /

Figure 17: Flood Risk from Surface Water



Issues

- / Some parts of Winterton-on-Sea are at high risk of flooding from surface water and fluvial to the north of the village. This could be exacerbated through housing development if surface water runoff is not managed appropriately.

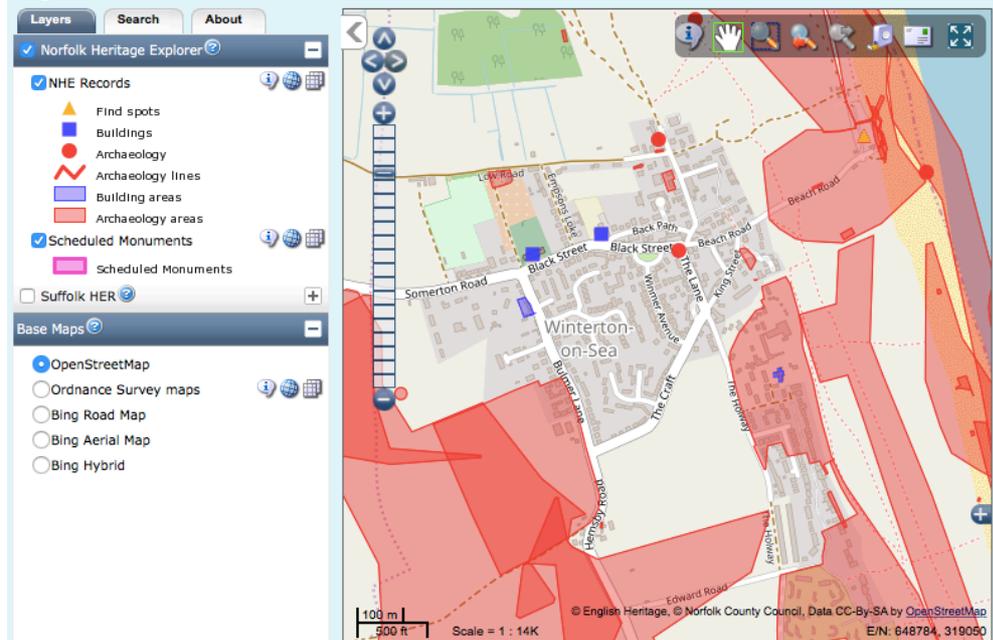
/

/

11./ The Built Environment/

/

Figure 18: Historical Features



/

The Church and the Monument are both Grade II; there are no other listed buildings in the village. There are also extensive areas of archaeological interest around the village, except to the north, which means there is evidence of past human activity that may be of interest to investigate at some point.

Appendix 1: Winterton-on-Sea Character Assessment/

/

/

Summary

Winterton/has a gently sloping topography towards the sea and a general nucleated layout, bounded by fields and by coast, with newer development emanating out from the village centre. The older village centre is denser with narrow and very quiet lanes, limited off street parking and limited footways, and with the houses being very diverse in terms of styles, heights and materials. This diversity and randomness is a key feature of the historic character. There is evidence of newer development reflecting some of the more historic character, but more commonly the newer development is more generic, less dense and with a more open streetscene, with functional advantages such as footways and off-street parking. The nucleated layout limits views and openness, although there/are important views of key landmarks such as the church and the lighthouse. Apart from the community services and facilities such as the church, village hall, pub and shops, the overall use is residential in the village with surrounding farmland, although/its location has resulted in many houses being holiday lets./

Land Uses

- / Mainly residential in the village,/surrounded by open farmland or/coastline, including dunes,/to the east/-/although views of the coast from the village are more limited
- / The village is an important tourist destination, with holiday lets apparent particularly in the village centre, including/a holiday complex 'Hermanus'
- / There are community facilities such as village hall, church, pub, school, playground, post office, convenience shop and fish and chip shop.

Layout

Winterton has a nucleated settlement pattern that clusters out to the West/from the village centre/which is closest to the beach. Historically it was a fishing village and the village centre retains characteristics of such with buildings grouped closely together along narrow streets without car parking. The settlement is quite dense in places, especially nearer the village centre. /

/

There are a few green spaces, including the village green, but also at the junction of King Street/ The Craft and The Holway in the centre -/which does make it feel more open despite a high density of buildings. The settlement becomes more open as you travel away from the centre with residential density lower, verges and/some/fooways/ such as along the main road. There are no footways in the village centre. The children's playing field is more enclosed, accessible through walkways, where there is 'new estate'/feel/and design to the layout. /

/

Winterton has a range of village amenities including a Shop, Post Office, Chip Shop, Village Hall, Pub, Primary and Nursery School and Church. There is a bus shelter on the Village Green with hourly bus services to neighbouring settlements along the coast, including Great Yarmouth, and beyond. /

/

The/village layout is not uniform, especially in the centre, but it becomes more so as it spreads out. In the centre, the non-uniform layout appears to be a key aspect of the character./

/

Roads, Streets & Routes

The main road connecting villages along the coast Bulmer Lane/Hemsby Road/runs along the western edge of the village's built up area. Black Street, the main road through the village,/links/the church near the top of the settlement, the primary school/and/village centre, turning into Beach Road/which connects the beach./Black Street/narrows significantly as you travel towards the centre. Other residential roads and estates within the settlement connect out from either Bulmer Lane/or Black Street. /

/

Within the village the roads are quiet in terms of traffic./Those within/the village centre are narrow and there is poor visibility at some junctions. This encourages/low traffic speeds. Faster speeds can be observed along the main/roads –/and speeding is a concern to residents along Black Street/and The Craft. The settlement predominantly has a 30mph limit, with 20mph advisory outside the primary school. /

/

Parking is constrained within the village centre/where there is a higher density of homes and some without private parking. This includes a row of houses down The Loke, with residents relying on communal parking on street or outside the village hall. Additional pressure is placed on parking availability/with Winterton-on-Sea being a visitor destination. As a result parked cars are a/significant part of the streetscape within the settlement, particularly in the village centre. /

/

The more modern estate development has off-street parking and footways. Although functionally welcome, these features change/the character and feel of these areas. /

/

Bulmer Lane// Hemsby Road is the only one to have a dashed centre line. This has a footway on just one side. /

/

There are no dedicated cycle paths. /

/

Topography

The settlement/has a slight natural sloping gradient down towards the sea. The land put forward for new development as part of the Local Plan has a more significant gradient that could result in drainage management issues. /

/

Because of the clustered nature of the/village it is not generally an open aspect/apart from at the village edges. /

/

Streetscape

The streets are narrow in the village centre, with buildings directly fronting the road, some without front gardens and no verges. Here the street scene is dominated by houses – rather than the road which is the case in the more recently developed areas. As you move away from the centre properties become more set back, and in residential estates properties have front gardens, driveway and garages in the main. /

/

Bulmer Lane is dominated by the highway – which has a centre line and footway on the east side. There are some railings and street furniture fronting properties here also. Railings are not evident elsewhere in the village. /

/

There is street lighting along the main roads, the side roads are not always lit. /

/

Green open spaces are attractive and well cared for. There are some trees and hedging, but the settlement is not dominated by vegetation. /

/

Building features

The settlement is extremely mixed. The village centre has smaller, older, denser and more individualistic housing that is built close to the road. Some social housing is evident. There is estate housing off the village green. There are some more recent eco-housing and the village has lots of holiday lets, some purpose built. /

/

Properties are predominantly detached, but there are also some semi-detached and terraced dwellings. They are mostly two storey and single storey, but some are one and a half with dormer windows, and even some two and a half storey, though these tend to be the exception. /

/

Most properties have red pantile roofs, but there is also thatch and some grey slate. Thatched roofs are a particular feature in the village centre. This includes round thatched buildings as part of the Hermanus holiday park (originally designed to emulate South African round huts), a row of thatched cottages along The Lane that were built during the 1950s/60s, as well as more historic thatched buildings dotted around the centre. /

/

Properties are mostly red brick, but some are timber clad and some use flint in the village centre. This includes the Fisherman's Return pub, dating back 400 years, which has a flint wall to one aspect. /

/

There is a small pocket of red brick new-builds sandwiched in to the east of the village centre, accessed down a narrow lane by the Village Hall. This style of estate and design of buildings is considered to be out of character with the rest of the village. /

/

Along the main road through the village, Black Street, homes are more set back and there are some larger Victorian style properties. /

/

As you move away from the village centre there are several estate developments – dating back to the 1960s/70s and perhaps later. This includes an estate of 2-bed bungalows off Bulmer Lane, as well as more mixed provision of bungalows and

detached houses/running off from the village green. The character and feel of these estates is very different from the rest of the village settlement. The homes have garages, front gardens with walls/to the front. Here properties and styles are more generic when compared to those in the centre. /

/

Views

Views are limited within the village because of the non-linear, nucleated/pattern. /

/

There are views of the church from several streets, such as Black Street and Bulmer Lane, and views are evident toward the dunes from along Black Street/

/

Homes that run along the edges of the village have views over fields –/with some homes built during the 1990s along The Craft/known in relation to their field views. These same homes also have views of the former Lighthouse, now an upmarket holiday let. Views for these homes will be affected should development come forward in the location proposed. /

/

Landmarks

Key landmarks in the village include:/

- / The Church/
- / Village green, with new artistic sign/
- / The Fisherman's Return –/the pub in the village centre/
- / Hermanus the holiday village, with its distinct style of round building with thatch roofs/
- / The lighthouse, now holiday let/

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The Common

Winterton-on-Sea Neighbourhood Plan

STATEMENT OF BASIC CONDITIONS



Barn Farm



January 2021

Section 1: Introduction

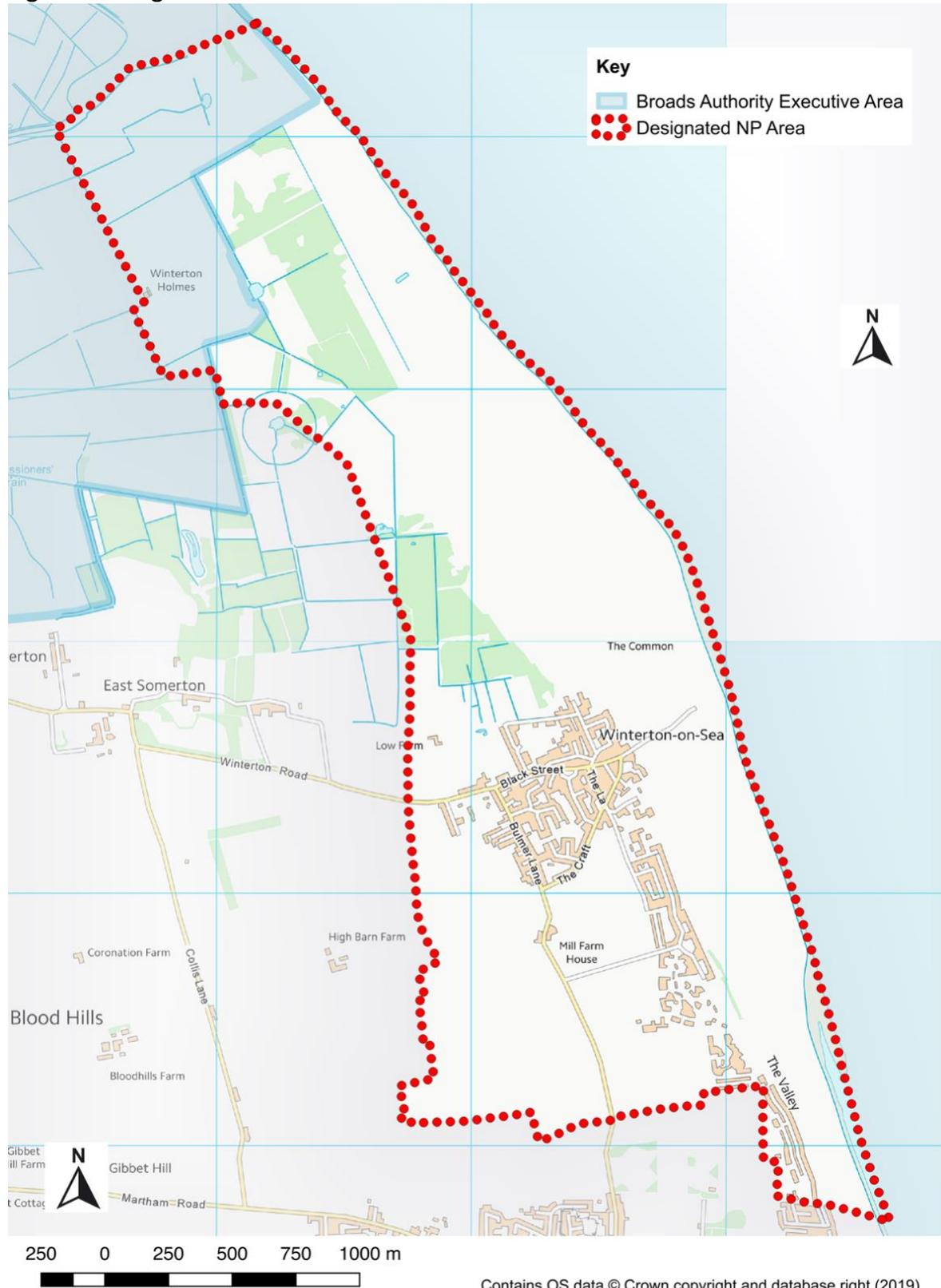
1. This Basic Conditions Statement has been prepared by [Collective Community Planning](#) on behalf of Winterton-on-Sea Parish Council to accompany the Winterton-on-Sea Neighbourhood Plan 2020-35 (WoSNP).
2. The purpose of the statement is to demonstrate that WoSNP meets the legal requirements for a Neighbourhood Plan and the five basic conditions as set out in paragraph 8(2) of Schedule 4B of the Town and Country Planning Act 1990, as applied to Neighbourhood Development Plans by Section 38A of the Planning and Compulsory Purchase Act 2004.
3. The five basic conditions are:
 - a) Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan;
 - b) The making of the neighbourhood development plan contributes to the achievement of sustainable development;
 - c) The making of the neighbourhood development plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area);
 - d) The making of the neighbourhood development plan does not breach, and is otherwise compatible with EU obligations; and
 - e) Prescribed conditions are met in relation to the plan and prescribed matters have been complied with in connection with the proposal for the plan.
4. There is one prescribed basic condition for Neighbourhood Development Plans, in relation to e) above, that *“the making of the neighbourhood development plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2010) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007), either alone or in combination with other plans or projects”*.
5. This statement confirms that:
 - The legal compliance requirements have been met (section 2);
 - WoSNP has had due regard to national policies and advice contained in guidance issued by the Secretary of State (Section 3);
 - WoSNP contributes towards sustainable development (Section 4);
 - WoSNP is in general conformity with the strategic policies contained in the Great Yarmouth Borough Council (GYBC) and Broads Authority (BA) Local Plans (Section 5);
 - WoSNP does not breach and is otherwise compatible with EU obligations, and that its making is not likely to have a significant effect on the environment, either alone or in combination with other plans or projects (Section 6); and
 - WoSNP meets the prescribed conditions for Neighbourhood Development Plans (Section 7).

6. In December 2020 the GYBC and the BA undertook a Health Check on WoSNP to determine whether it met the basic conditions. The comments provided and actions taken are listed in **Appendix A**.

Section 2: Legal and Regulatory Compliance

7. The WoSNP has been prepared in accordance with The Neighbourhood Planning (General) Regulations 2012 (as amended). The plan also has regard to policies within the National Planning Policy Framework (NPPF) and guidance from the National Planning Practice Guidance (NPPG). The NPPG largely reflects the Regulations, providing further guidance as to how such requirements can be met.
8. WoSNP relates to the whole parish area that was designated by GYBC and the BA as a Neighbourhood Area in August 2017. The Neighbourhood Plan relates only to this area, which is contiguous with the parish boundary. No other Neighbourhood Development Plan has or is being made for this area. WoSNP has been prepared by Winterton-on-Sea Parish Council who are the qualifying body.
9. WoSNP includes a map of the designated area, see **Figure 1** of this report.
10. WoSNP sets out policies in relation to development and the use of land in the designated neighbourhood area and which has been prepared in accordance with the statutory provisions. Initial consultations had due regard to guidance whilst Regulation 14 (Pre-Submission) consultation was consistent with the specific regulatory requirements, as detailed in the Consultation Statement. In relation to this, the draft Neighbourhood Plan and its supporting documents were published on the Winterton-on-Sea Parish Council website, advertised in the local newsletter and a survey was sent to every resident in the neighbourhood area. Hard copies were available in key public places around the village. Comments were invited online, via email or in writing. A copy was also sent to statutory consultees, some of whom responded.
11. WoSNP covers the period 2020-30 which is in general conformity with the differing timeframes for the strategic policies in the current Local Plans for GYBC (2013-30) and the BA (2015-36).
12. WoSNP does not include provision about development that is excluded development, such as minerals and waste matters, nationally significant infrastructure projects or other prescribed development under Section 61K of the Town and Country Planning Act 1990.

Figure 1: Designated Area



Section 3: Due Regard to the NPPF

13. National planning policy is set out in the National Planning Policy Framework (NPPF). The most recent version was published in February 2019. WoSNP has been prepared with the policies and guidance contained within the NPPF at its core. The NPPF sets out more specific guidance on Neighbourhood Plans at Paragraphs 28 to 30, but there is relevant policy throughout other parts of the NPPF.
14. **Figure 2** demonstrates how WoSNP has had regard to national policy by cross referencing its policies against national policy and guidance. It should be noted that the table is not exhaustive and there may be other cross-references that are not included.

Figure 2: National Planning Policy Framework

WOSNP Policy	NPPF Cross References	Comments
General	Para 8, para 13, para 15, para 16, para 28 and 29, para 31, para 34, Section 12.	<p>WoSNP will help to deliver sustainable growth that meets the economic, social and environmental objectives. It provides a suite of policies that will shape and direct development outside of the current strategic policies set out in the prevailing Local Plans. It supports these strategic policies as shown in Figure 3.</p> <p>WoSNP provides a framework for addressing housing needs and other economic, social and environmental priorities, and has been a platform for local people to shape their surroundings. It has been prepared positively and has engaged the community and other consultees, as set out in the Consultation Statement.</p> <p>WoSNP includes non-strategic policies for infrastructure and community facilities, design principles, conserving and enhancing the natural environment and other development management matters such as residential car parking.</p> <p>It is supported by a robust but proportionate evidence base. This is available in a separate document. Key aspects of this are presented in the supporting text of the policies.</p>

WOSNP Policy	NPPF Cross References	Comments
		Some of the policies encompass design, with the emphasis on achieving a rural feel. Policy HO4 is the main policy, but others include E3 and TR2.
HO1: Open market Housing outside the Development Limits	Para 8, 11	This policy seeks to provide clear guidance to developers in circumstances where NPPF para 11d applies and limited weight can be given to the development plan. WoSNP is supportive of applications outside of development limits where it meets a set of criteria: being adjacent to the development limits; not significantly encroaching into the countryside; is proportionate to the size of the village; allows sustainable access to services and facilities; and is consistent with other policies in the development plan.
HO2: Housing mix	Para 8, 11 and 61	This policy will help ensure future development meets the needs of the community including the provision of smaller homes to meet younger people looking to get on the housing ladder, and older people looking to downsize.
HO3: Affordable housing	Para 8, 11, 77, 78,	This policy is supportive of small rural exception and entry level housing to meet local need. The policy seeks to ensure that affordable housing is well located with respect to the rest of the village and its services.
HO4: Design	Para 102, Para 122, Section 12, para 148	This policy requires high quality design, with new development in keeping with that of the village, in particular blending with its historic nature. Contemporary and innovative design is encouraged. The policy requires an appropriate density. Applications will need to demonstrate sustainable access to local services. There is a requirement for electric vehicle charging points.
HO5: Principal Residence Housing	Para 8, 29, 91	This policy intends to support a strong, vibrant and healthy community by restricting the growth of second homes within the community, which are already high and have been demonstrated to have a significant impact upon the resident population. This is a central part of the vision for WoSNP, which aims to balance the needs of residents and visitors.

WOSNP Policy	NPPF Cross References	Comments
HO6: Tourist Accommodation	Section 6	This policy supports growth in the tourism sector in WoS, already a key strength of the community. It allows for development outside of the development limits where well related to the settlement or involves the conversion of existing buildings.
E1: Protecting and enhancing the environment	Para 8, Section 15	This policy protects and enhances the natural environment and requires biodiversity improvement as part of all development.
E2: High Grade Agricultural Land	Section 15, para 170	The policy looks to limit major development on productive agricultural land, specifically that identified as Grade 1 & 2, which is a key characteristic of the wider landscape and important for the local economy.
E3: Promoting Winterton-on-Sea's Heritage	Section 16	This policy intends to set out a positive strategy for conserving WoS's heritage, particular the historic village centre.
E4: Surface Water Flooding and Drainage	Section 14	This policy will help to adapt to climate change and ensure that surface water is managed appropriately and sustainably.
CA1: Winterton-on-Sea Primary School	Para 121	This policy supports the sustainable future of WoS Primary School, recognising that more effective use of the site may be required in future to assure the schools continued provision and role as a key community asset.
CA2: Economic Development	Section 6, para 92, 102, 109	Supports sustainable new business and services, subject to demonstrating it does not exacerbate existing and significant traffic and parking problems within the Historic Village Centre. It positively seeks to provide for the development needs of the community.
CA3: Local Green Space	Section8, Para 8 and Paras 99-101	The policy supports protection of 7 green open spaces and designates local green space in accordance with the NPPF requirements.
CA4: Investment in open space	Para 96, 98	The policy promotes improvements to accessible existing open space provision and public rights of way.
TR1: Public car parking	Para 91, 92	Parking, especially for visitors, is a key constraint within the WoSNP area and one which significantly impacts upon the quality of life of residents. This policy supports additional off-road parking opportunities, which would enhance cohesion, wellbeing of residents and public safety.

WOSNP Policy	NPPF Cross References	Comments
TR1: residential car parking standards	Section 9, para 105	The policy sets out a minimum requirement for off road parking.
TR2: Walking	Section 9, para 91	The policy promotes improvements to encourage safe and convenient walking within the parish

Section 4: Sustainable Development

15. Sustainable development is defined as ‘development that meets the needs of the present without compromising the ability of future generations to meet their own need’¹. It is about ensuring better quality of life for everyone, now and for generations to come. In doing so, social, environmental and economic issues and challenges should be considered in an integrated and balanced way.
16. This is captured by Paragraph 8 of the NPPF in particular, which summarises the three interdependent objectives. **Figure 2** includes a number of references to NPPF para 8, demonstrating the policies in WoSNP that have due regard to these overarching objectives.
17. The NPPF as a whole represents sustainable development, and **Figure 2** sets out that WoSNP is very consistent with the NPPF. It should therefore be the case that WoSNP will help to deliver sustainable development in Winterton-on-Sea through delivering the economic, social and environmental objectives.
18. WoSNP is positively prepared, reflecting the presumption in the NPPF in favour of sustainable development, but it seeks to manage development pressures to ensure that, in addition to economic and growth considerations, reasonable environmental and social considerations are taken into account.

¹ United Nations: Report of the World Commission on Environment and Development: Our Common Future, March 1987

Section 5: General Conformity with Local Strategic Policies

19. It is a requirement that WoSNP is in general conformity with the relevant local strategic policies. The Guidance on Neighbourhood Planning sets out what is meant by general conformity. When considering whether a policy is in general conformity with a qualifying body, independent examiner, or local planning authority, should consider the following:
- Whether the neighbourhood plan policy of development proposal supports and upholds the general principle that the strategic policy is concerned with;
 - The degree, if any, of conflict between the draft neighbourhood plan policy or development proposal and the strategic policy;
 - Whether the draft neighbourhood plan policy of development proposal provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy;
 - The rationale for the approach taken in the draft neighbourhood plan or Order and the evidence to justify that approach.
20. The WOSNP area falls within two local authority boundaries, Great Yarmouth Borough Council (GYBC) and the Broads Authority (BA). The map at **Figure 1** demonstrates the area which falls within the Broads Authority Executive Area.
21. Both GYBC and BA have current Local Plans of which WoSNP is in general conformity with. Great Yarmouth Local Plan Core Strategy 2013-30 and Local Plan for the Broads 2015-36 contain the strategic policies of relevance for this neighbourhood plan. **Figure 3** reviews each policy with respect to the Core Strategy Policies and also relevant Development Management Policies from the BA Local Plan.
22. At the time of writing this statement GYBC are at Regulation 19 publication for their Local Plan Part 2 (LPP2), which is technically a stage ahead of WoS in plan-making terms. Although limited weight will be given to LPP2 at this time, it does contain some important strategic policies including UCS3 (Revised housing target), GSP1 (Development Limits), GSP2 (Neighbourhood Plan Target), GSP5 (Habitat Protection), GSP6 (Green Infrastructure), GSP7 (Cycling & pedestrian routes), and GSP8 (Planning obligations). In response to feedback from GYBC, WoSNP has been developed to reflect the emerging policies and in **Figure 3** below reference has also been made to how WoSNP is in conformity with the policies referenced above.

Figure 3: General Conformity with Local Strategic Policies

WOSNP Policy	GYBC Local Plan Cross-references	BA Local Plan Cross-references	Comments
HO1: Open Market Housing outside the Development Limits	CS2, CS3 Emerging LPP2: UCS3, GSP2.	SP15	This policy would only apply in circumstances where the application of the development limit can be afforded only limited weight, aiming to give some certainty to developers on how their application will be considered. It therefore supports and upholds the general principle of policies on strategic housing need and development limits. GYLP sets development limits, BA no limits/boundaries for Winterton. Emerging Policy GSP2 in LPP2 sets no housing target for WoS.
HO2: Housing mix	CS3	SP15, DM41	Policy provides additional local detail that will help ensure housing development meets the needs of the community based on the proportionate evidence base produced for the neighbourhood plan.
HO3: Affordable Housing	CS4	SP15	Policy CS4 (part d) of the GYLP sets out some requirements in relation to delivery of small rural exception sites. HO3 adds a WoS context to this, in particular providing a definition of adjacent and requirements in terms of sustainable travel options. Although SP15 of the Broads Local Plan is not supportive of small-scale rural housing schemes outside of the development boundary, the BA Exec Area is further than 50m from the development limits so it is not in conflict with this.
HO4: Design	CS3, CS4, CS9, CS10, CS12	DM8, DM43, SP3	Development expected to be of a high-quality design and enhance the character of the immediate area, with particular reference to the historic and eclectic architectural character of the village centre. Pointers given to ensure residential development blends well with existing, as set out in the Character Appraisal which accompanies the WoSNP. Innovative design and high environmental standards supported.
HO5: Principal Residence Housing	CS3	DM30	The policy provides additional local detail. Second home ownership is an issue within WoS (as demonstrated in the evidence base) and this policy looks to

WOSNP Policy	GYBC Local Plan Cross-references	BA Local Plan Cross-references	Comments
			restrict homes owned by those outside of the community. This is in general conformity with GYLP CS3 that focuses on ensuring new residential meets the housing needs of local people. DM30 of the Broads LP allows for second homes in exceptional circumstances only.
HO6: Tourist Accommodation	CS8	SP12, DM29, DM30	This policy supports the development of new tourist accommodation within WoS, helping to achieve a strong tourism sector within the borough (CS8). The policy explicitly applies outside of the Broads Authority Executive Area to avoid conflict with SP12 which is more restrictive.
E1: Protecting and enhancing the environment	CS9, CS11 Emerging LPP2: GSP5	SP6, DM8, DM13	This policy ensures that all new development contributes towards biodiversity improvement, incorporating natural features. In conformity with the emerging LPP2 policy GSP5, this policy seeks to protect and enhance the conservation of key European wildlife sites.
E2: High Grade Agricultural Land	CS6, CS11	SP4	The policy seeks to protect viable arable land where soils are identified as Grade 1 or 2, thus protecting geodiversity and the local economy. The policy applies outside of the BA Executive Area to ensure general conformity with SP4 Soils, which also protects grade 3a.
E3: Promoting Winterton-on-Sea's Heritage	CS9, CS10	SP5	This policy ensures that new development relates well to the built and historic characteristics of WoS, with particular reference to the Conservation Area and Historic Village Centre which the WoSNP defines, thus providing additional local detail to the local plans.
E4: Surface Water Flooding and Drainage	CS11, CS12, CS13	SP2, DM2, DM5, DM6, DM43	The policy ensures development is designed to reduce flood risk and manage surface water in a sustainable way. Policy also covers foul drainage, requiring connection to the mains, unless demonstrated this is not feasible.
CA1: Winterton-on-Sea Primary School	CS6, CS15	SP16	This policy seeks to support retention of WoS primary school by allowing complementary uses, setting a distinct local approach in conformity with the local plan policies.

WOSNP Policy	GYBC Local Plan Cross-references	BA Local Plan Cross-references	Comments
CA2: Economic Development	CS6, CS7, CS8	SP10	The policy supports proposals for small business within the development limits to better serve day-to-day needs of the community. This is subject to considering the impacts of visitor pressure on transport infrastructure, which provides a distinct local flavour that recognises the traffic constraints in the village centre.
CA3: Designated Local Green Spaces	CS11	DM7, DM8	This policy supports retention of green open spaces, designating local green spaces important to the character, wildlife and enjoyment of local people. These support healthy lifestyles and add to the network of green infrastructure locally.
CA4: Investment in open space	CS9, CS15 Emerging LPP2: H4	DM7, DM8	This policy promotes improvements to existing green open space and community assets, to encourage opportunity for healthy lifestyles. It provides distinct local detail.
TR1: Public Car Parking	CS8	SP16	This policy seeks to ensure there are adequate facilities available to support visitors and enhance the public realm in WoS.
TR2: residential car parking standards	CS9	DM23	This policy provides updated parking standards for WoS, providing an additional level of detail reflecting local character.
TR2: Walking	CS9, CS16	SP8	This policy supports the provision of safe and convenient routes for pedestrians, with infrastructure to be delivered alongside development.

Section 6: EU Obligations

Strategic Environmental Assessment

23. In July 2019 a Screening Opinion request was made to GYBC as to whether Strategic Environmental Assessment and Appropriate Assessment (see **section 7**) was required. This was supported by a short report and assessment. In this WoSNP was assessed for likely significant effects upon the environment in light of the plan characteristics, the effects and area characteristics, including the environmental areas listed under Schedule 2 Part 6 of the EA Regulations (2004). The assessment recommended that SEA would not be required. This was supported by GYBC who undertook a screening and scoping exercise in consultation with the Statutory Environmental Bodies.

24. The GYBC Screening Opinion Conclusion was:

*In accordance with the 'Strategic Environmental Assessment Directive' and the Environmental Assessment of Plans and Programmes Regulations (2004), the Borough Council is satisfied to conclude that through the information submitted by the SEA Screening Assessment (subject to the above suggested amendments) and the statutory body responses along with this Screening Opinion, the draft Winterton-on-Sea Neighbourhood Plan is **not likely to have significant environmental effects**. The main reasons for this conclusion are that the draft neighbourhood plan:*

- *largely conforms to the adopted Core Strategy*
- *is to operate at relatively small scales*
- *does not contain allocations*
- *offers limited opportunity for new development*
- *recognises its sensitive landscape and seeks to conserve and enhance its environmental assets.*

The draft Winterton-on-Sea Neighbourhood Plan is therefore 'screened out'.

25. **Section 7** of this report considers the requirement for Appropriate Assessment.

26. WoSNP has regard to and is compatible with the fundamental rights and freedoms guaranteed under the European Convention on Human Rights, transposed into UK law by the Human Rights Act 1998. WoSNP is highly likely to be compatible because it has been prepared within the existing framework of statute, and national planning policy and guidance. In accordance with established processes, its preparation has included consultation with the local community.

27. In conclusion, the WoSNP does not breach and is compatible with EU Regulations including:

- Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (often referred to as the Strategic Environmental Assessment (SEA) Directive);

- Directive 2011/92/EU on the assessment of the effects of certain public and private projects on the environment (often referred to as the Environmental Impact Assessment (EIA) Directive);
- Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora and Directive 2009/147/EC on the conservation of wild birds (often referred to as the Habitats and Wild Birds Directives respectively). These aim to protect and improve Europe's most important habitats and species. They may be of relevance to both neighbourhood plans or Orders; and
- Other European directives, such as the Waste Framework Directive (2008/98/EC), Air Quality Directive (2008/50/EC) or the Water Framework Directive (2000/60/EC) may apply to the particular circumstances of a draft neighbourhood plan or Order.

Section 7: Prescribed Conditions

28. There is one prescribed condition for Neighbourhood Development Plans identified in Schedule 2 of the Neighbourhood Planning (General) Regulations 2012:

“The making of the neighbourhood development plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2010) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007), either alone or in combination with other plans or projects”.

29. A Habitats Regulations Assessment (HRA) considers the implications of a plan or project for European wildlife sites, in terms of any possible harm to the habitats and species that form an interest feature of the European sites in close proximity to the proposed plan or project, which occur as a result of the plan or project being put in place, approved or authorised. Where likely significant effects are identified, alternative options should be examined to avoid any potential damaging effects.
30. HRA is a step by step decision making process. It can be broken down into four stages. Screening; Appropriate Assessment; Alternative solutions; imperative reasons of overriding public interest and compensatory measures.
31. A screening assessment was undertaken on WoSNP (draft April 2019) to determine whether it will have ‘likely significant effects’ upon internationally designated habitat sites. While the designated plan area does include Winterton-Horseley Dunes Special Area of Conservation, the draft Neighbourhood Plan does not allocate sites for development. Many of the policies seek to conserve and enhance the natural environment. There is a specific policy around off-street parking, to alleviate current constraints in the village centre, this was assessed as unlikely to result in additional spaces for visitors. In this context the plan is unlikely to present additional residential or recreational disturbance beyond that identified in GYBC’s Local Plan Core Strategy.
32. A number of amendments to the submitted HRA Screening Assessment were recommended and have been made.
33. HRA Screening Opinion Conclusion was:

*As Competent Authority and in accordance with the Conservation of Habitats and Species Regulations 2017, the Borough Council identifies **no ‘likely significant effects’** on nearby internationally protected wildlife sites (particularly Winterton- Horseley Dunes SAC) resulting from the draft Winterton Neighbourhood Plan either alone or in combination with other projects and programmes. No ‘appropriate assessment’ or full ‘Habitat Regulations Assessment’ is therefore required.*

Appendix A

In December 2020 GYBC and the BA undertook a Healthcheck on the WoSNP. Below are the comments provided and how they were considered in finalising the plan for formal submission.

Comments received from Great Yarmouth Borough Council

Paragraph 25: The text to this paragraph is potentially misleading as the Neighbourhood Plan does not contain any housing allocations. As such it is highly unlikely that it could be argued that Paragraph 14 would apply. Another thing to consider is that the arrangement only applies for two years following a plan being made. This is at a time when the Borough Council is about to publish a deliverable housing land supply in excess of 6 years. **Removed reference to Para 14, retained remainder of para.**

Policy HO1: Open Market Housing outside the Development Limits

If paragraph 11d) of the NPPF was triggered (due to GSP1 being out of date as a result of a lack of five year supply or failure to meet the housing delivery test), Policy HO1 would also be out-of-date if considering a proposal which was contrary to it and therefore could only be afforded limited weight.

The presence of the policy in the plan if anything would give an indication that development which meets the criterion of the policy is less harmful and despite the caveats in the first paragraph, the policy could be used as justification for development outside of the development limits even where there is a five year supply. Additionally, in circumstances where there is no five-year supply, the proposals in the policy may be actually less strict than the application of the NPPF in the context of Winterton.

Some of the wording uses in the policy is not particularly precise or qualified by the supporting text and only repeat key planning considerations in the NPPF.

In conclusion, I do not see a need for this policy, but more importantly, it appears contrary to the NPPF. It will have limited weight in such circumstances and I cannot think of any real examples of such proposals coming forward in Winterton. I therefore recommend that the policy is removed from the plan.

Policy removed from the plan.

Policy HO2: Housing mix

A problem could be permitted development rights. The supporting text could suggest the removal of permitted development rights from new properties. **Added reference to permitted development rights.**

Policy HO3: Affordable housing

The policy does not add any detail really to that existing in Core Strategy Policy CS4 and paragraph 71 of the NPPF. The only element that is additional is the connection to local services and sustainable means of transport, though these would be picked up through usual considerations for such developments (e.g. policies CS1, CS2, and CS16) and the definition of adjacent.

The Borough Council does not support a scheme that is up to 50m from the existing Development Limits. The Borough Council strongly disagrees with this arbitrary and generous

definition of adjacent, meaning up to 50m. The policy therefore conflicts with Policy CS4 and emerging Policy GSP1.

As it currently stands exception sites for affordable housing do not come forward in WoS and there have been no new affordable homes in the last five years. Furthermore, the 2020 AMR reports that affordable housing need far outstrips supply. The AMR does not mention any Rural Exception Sites coming forward and so it is likely that the current expectation that they are abutting settlement boundaries is acting as a barrier.

Therefore, the community would like to encourage affordable housing and see this policy as a way of doing so. The decision has been made to change 50m to 'reasonably' adjacent, adding that it is not necessary for sites to be touching and some degree of separation is allowed. The plan has to be in general conformity with the NPPF, with departures allowed where there is reasoned justification. It is felt that reasoned justification has been provided within the plan to include the word 'reasonably' rather than just adjacent. It is not felt that this is in conflict with the GYLP.

Policy HO5: Principal Residence Housing

There is still concern at how this can be enforced, and whether such occupancy conditions are justified and can be upheld.

This policy and policy HO6 support tourist accommodation. Such accommodation cannot be restricted by the same condition. This may provide a loophole to 'principal accommodation'.

This policy has been used elsewhere and tested in the courts which upheld the policy.

Policy HO6: Tourist Accommodation

There is concern as to how the occupancy can be maintained as suggested in the policy. The Borough Council cannot prevent the same people from occupying the property throughout the year.

There are normally occupancy conditions on holiday lets, restricting occupation to short periods.

Policy E1: Protecting and Enhancing the Environment

This should not be applicable to 'any development coming forward'. For example, is this proportionate for a porch or small household extension. I believe that brownfield development is exempt in the Environment Bill. This needs to be amended. **Amended.**

What is 'Winterton PCC'? **This is the formal name of the County Wildlife Site.**

'Development will not be permitted where it results in harm to views of the dunes or beach from public viewpoints.' – it is not clear which area(s) this relates to. Should these be specified in the supporting text? Note that the AONB and Broads Area are already afforded the highest status of protection, therefore there is no need for the policy to repeat this. **Ok removed.**

Policy E4: Surface Water Flooding and Drainage

The [National Planning Practice Guidance](#), Site-specific flood risk assessment: Checklist (Part 6) and 'Other considerations', sets out how and when FRAs and SuDS should be required – this is for major developments (10 units or more) or areas of flood risk (Zones 2 or 3, or in a Critical Drainage Catchment). These elements will not apply to the whole parish or every development. Some developments do not require FRAs.

The policy should be re-worded to reflect these thresholds. It is unreasonable to request such information on applications below these thresholds without sufficient evidence. If there is evidence of work with the LLFA, this should be published.

The policy does not require a flood risk assessment – just a surface water drainage strategy. This is required to demonstrate how developers will how deal with the known surface water flood risk, which does not seem unreasonable. The reference cited above relate to fluvial and now surface water flood risk. The NPPF has no guidance as to when an assessment should be required where there is surface water flood risk, whilst the NP policy provides this.

The requirement for development proposals coming forward in areas of low surface water flooding has been removed to make the requirement less onerous for developers.

Policy CA2: Economic development

It is not entirely clear what types of ‘economic development’ are being supported. It might be worth setting out in the supporting text the type and use of businesses that would be supported. Also, small-scale is critical to avoid a development or use that would be inappropriate for the village – it would need to be compatible with the sensitive setting of the village. **This is set out in para 72.**

Figure 5: Local Green Space

I need to get this map amended for you. The legend is incorrect. It should show the greyed out area as ‘Outside of Winterton-on-Sea Neighbourhood Plan Area’.

General comments

Are there any arrangements to monitor or review the plan?

According to PPG, “There is no requirement to review or update a neighbourhood plan”.

Evidence Base

Affordable housing policy (page 7) – while Policy CS4 sets out the Borough’s approach. The Council is severely restricted by national requirements with the ‘major sites’ threshold and the need to consider viability. Each of these would also apply to any neighbourhood plan policy.

Natural Environment – It may be worth referring to the relevant protected species that can be found including little terns, adders and Natterjack toads. It would also be hard not to mention the large seal population visits.

Consultation Statement

No comments.

Statement of Basic Conditions

For the reasons set out above, the Borough Council disagrees that the Neighbourhood Plan is in general conformity with the strategic policies of the local plan (Core Strategy) and has regard to the National Planning Policy Framework in respect of Policies HO1 and HO3. Representations were made by the Borough Council at Regulation 14, however, the changes made to the plan have not addressed these issues.

The Borough Council has included further comments and suggestions on other policies to aid clarity and interpretation, and ultimately the implementation of such policies by officers considering development proposals. These comments should also be carefully considered before submitting the final plan.

Comments received from Broads Authority

Comments on the Neighbourhood Plan

HO1 – I struggle with this. I find it a bit odd that there is such a policy that is only relevant if there is no 5 year land supply. I have not seen this before. If there is no five year land supply and the NPPF is triggered, how will this policy actually influence things? GYBC planners might have a view on this policy. It might be ok, but I personally struggle with it. **Policy removed.**

Regarding the 50m and adjacent approach. I do not agree with this.

- 50m away is not adjacent to and it is not very near or touching. Adjacent means next to or adjoining something else.
- The approach to such entry level and exception sites is adequately set out in national policy.
- I feel that by saying up to 50m away, it is contrary to national policy – see para 71b of the NPPF which says such sites are to be adjacent to settlements. It is also contrary to the Local Plan for the Broads as policy DM34 defers to GYBC’s criteria for exception sites.
- Also, what is the justification for 50m as a distance? I cannot see any.
- Para 39 says ‘reasonably adjacent’ but footnote 2 correctly says that the NPPF requires such sites to be ‘adjacent’, with no use of the word ‘reasonably’. As such, you need to remove ‘reasonably’ from para 39 as that is not what national policy says.
- The issue of adjacent continues through the Plan. At para 2 of policy HO4 on page 12 and TRS3 para 1 and then para 99 all talk of applications adjacent to the development limits, with no context. This could be interpreted as any development any time may be allowed adjacent to the development limits if it meets that criterion in the policy. So care needs to be taken when saying adjacent throughout the plan (if it needs to be included in the plan in the first place).

We’ve changed this so that the policy supports rural exception and entry level exception sites that are reasonably adjacent to the development limits. This has regard to national policy, but takes a reasoned departure on the basis that affordable housing is much needed in WoS. The 2020 AMR for the borough reports that affordable housing need far outstrips supply. The AMR does not even mention any Rural Exception Sites coming forward and so it is likely that the current expectation that they are abutting settlement boundaries is acting as a barrier.

HO2. Why is the threshold 5 dwellings? It seems that windfall schemes could be smaller in size. So this policy might not apply to many schemes. **According to the evidence base this is the average size of development over the last five years.**

Second homes section – is this saying that second homes cause issues but holiday homes do not? In trying to justify this policy, can it be explained why holiday homes seem to be welcomed, but second homes not? It is not clear at the moment. Para 48 goes some way, but

I feel you may need more explanation. **Have added some text which reflects the community's perspective on this. Holiday homes might also cause an issue but balanced against this is the likely economic benefits from tourism and holiday spend.**

HO5 – rather than saying Great Yarmouth Borough Council, you could say 'Local Planning Authority' in para 2. That covers things if development is in our area. **Applies specifically to GYBC area.**

E2 – did you want to say that this does not apply to the BA area in the policy? You say that in other policies. **Intention is for this to apply to BA area too.**

Para 70 – perhaps mention that BA does not have a CIL. Not sure if GYBC does? **Added.**

Para 71 and policy CA1 – I got the impression from para 71 that the school was of utmost importance. I thought the field centre would be complementary. But CA1 seems to say the primary school could be replaced by something else like an education centre, so would be lost. It might be worth checking the message that is being given. **Have clarified.**

CA2 – I see that the bullet points are separated by an 'or'. But by meeting the second bullet point, there could still be parking on street adding to the issues that are described throughout the plan. It might be worth checking the message that is being given. **Originally there was an 'and' but this was considered too restrictive, the working group choose to accept an increase in parking if there was not a material increase in traffic.**

TR1 – I don't understand why, if parking is such a problem, there is scope to redevelop parking and not necessarily provide an alternative. You may want to explain this a bit more.

Heritage officer comments

Para 42 it states that the houses are diverse in terms of their height – I think you could accurately say that they are predominantly single storey or of two storeys. Could some of this be re-worded to say, 'Many of the houses in the village centre are historic and are diverse in terms of their architectural style and the materials used, which is characteristic of the village's built environment'? I'm not sure I would focus any more on the 'randomness' of design, as I'm not sure it will help in assessing new developments (e.g. people could submit anything and say it adds to the randomness of design in the village centre). Also they go on to reference the Character Appraisal, which does give details of the predominant materials etc. **Amended.**

Para 65 – I think there is a single Winterton-on-Sea Conservation area (GYBC Conservation area no. 9) that is split into two separate areas. **Amended.**

Para 66: The proposed Historic Village Centre – I am not sure why they want to include the east side of Winmer Avenue? I can understand the green being included. What are the benefits of a new designation of Historic Village Centre? **This is something the community felt strongly about.**

Policy E3: Should it be 'Protecting' rather than 'Promoting'? Promoting feels to me more like a tourist-initiative, perhaps with interpretive signs about historic buildings and areas?
Amended.

Policy E3: Views of the church which are of particular importance and could be mentioned (or in the supporting text). **Added.**

Policy E3: Should this policy make reference to the requirement for alterations to existing buildings to enhance the character of the area. **Decision not to add this.**

In a couple of places in this document and some of the supporting documents (e.g. the Evidence Base and key Issues document) they make reference to locally important 'landmark' buildings, in particular the Fisherman's Rest PH, the lighthouse, the Hermanus Holiday Park roundhuts. I would suggest that these are candidates for local listing and perhaps this is an exercise they should consider as part of the NP process? GYBC could provide their criteria for local listing. Other candidates for consideration would be the former Methodist Chapel on Beach Road, Corner Croft on Back Road and the row of mid-20th century thatched cottages along The Lane. **Could be considered when the NP is reviewed.**

Note that most of the comments have been applied, but these are not considered to be relating to the basic conditions.

Evidence base

The deprivation data is 2015. There is 2019 information available now. Are you able to assess the 2019 information and compare and amend as required?

Page 9, crime – this is from 2018. It is now nearly 2021. I suggest you update this.

Again Figure 14 is 2018. Figure 15 is 2016/17. It seems prudent to update them.

Given that some information in the document is a few years old, what date is the flood risk data? Is that current and up to date? If not, suggest you add in up to date information and then check the implications on policies in the NP.

As stated in the comments to the NP, I cannot see evidence to back up the 50m approach.

Additional addendum produced to update evidence which has been superseded.

Second and Holiday homes

I see that this relies on Census data. The 2011 Census data is quite old. You could use Council Tax data as that would be more up to date. Considering the implications of the policy, I wonder if it is prudent to contact GYBC and ask for council tax data showing second homes in the ward? I see now that Council Tax data is referred to on page 2, but in a short para. To me, that is the main and most up to date evidence and I wonder if more needs to be made of it? Also, what date is the Council Tax data from? What is the detail of the Council Tax data? Again, if a few years old, it might be worth updating. **As much info as provided by GYBC included in the report.**

There does not seem to be a final conclusion and recommendation in the study. That might be appropriate. **Final conclusion and recommendation added.**



Winterton-on-Sea Neighbourhood Plan

SEA/HRA Screening Assessment



Barn Farm



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1.Introduction

Neighbourhood Plan Area

The Winterton-on-Sea Neighbourhood Plan Area has been designated to cover the entire parish.

Figure 1: Designated Area



Vision

Winterton-on-Sea is a thriving community and popular visitor destination, providing a range of local services and facilities. There is a good balance between the needs of residents and those visiting for the day or longer. It has the quiet, laid-back feel that is fitting for an old fishing village, with low traffic volumes and speeds away from the main roads.

The village has a good mix of housing, including homes for younger residents and families, which has been designed sensitively and reflects the local character.

The natural environment, including the sensitive dunes, is precious to the community and its condition and ecology has improved in recent years.

Objectives

- **Housing:** To support the provision of affordable housing so that Winterton-on-Sea is a place where people of all ages can live.
- **Sustainable services:** To support services, clubs and facilities that offer opportunities for enhancing the wellbeing of residents and encourages visitors to spend locally.
- **Infrastructure:** To provide the right infrastructure to ensure that visitors to the village do not place additional pressure on environmentally sensitive areas.
- **Recreation and accessibility:** To improve the walkability of the village and connections to the wider countryside and surrounding communities such as Hemsby.
- **Traffic and transport:** Seek opportunities to reduce the impact of vehicular traffic and parking in the village centre.
- **Environmental protection:** To protect, promote and enhance the sensitive landscape and habitats of the dunes and beach so that they are prioritised over future development.

Draft Planning Policies

The neighbourhood plan for Winterton-on-Sea contains policies that seek to deliver the vision, it does not identify or propose allocation of specific development sites within the parish. Below is a summary of key points from the draft policies.

Housing:

- Support for development proposals that meet local and strategic policies and meet criteria in relation to the settlement boundary
- Promote smaller unit housing and homes suitable for younger and older residents

- Support small scale rural or entry level exception sites for affordable housing outside the settlement boundary
- High quality design that complements the character and appearance of the parish
- Focus any new housing development on principal residence housing
- Support for tourist accommodation that encourages the local economy

Environment:

- Protect and enhance environmentally sensitive areas such as the dunes
- Protect the best and most versatile agricultural land
- Development should preserve and enhance the character of Winterton-on-Sea's Conservation Areas, including the Historic Village Centre
- Requirement for Flood Risk Assessments and Surface Water Drainage Strategy

Community Assets

- Support for proposals that encourage sustainability of the village primary school
- Support for small scale business, subject to parking and traffic considerations
- Identification of 7 Local Green Spaces of community value for protection
- Investment in existing open space assets

Traffic and Transport

- Off road parking standards for new dwellings
- Support for public car parking proposals subject to no increase in traffic through the village centre.
- Encourages development that promotes safe and convenient walking within the parish.

2. Legislative Background

To be 'made' a Neighbourhood Plan must meet certain Basic Conditions. These include that making of the plan 'does not breach, and is otherwise compatible with EU obligations'. One of these obligations is Directive 2001/42/EC 'on the assessment of the effects of certain plans and programmes on the environment'. This is often referred to as the Strategic Environmental Assessment (SEA) Directive. This seeks to provide a high level of protection of the environment by integrating environmental considerations into the process of preparing plans and programmes. The SEA Directive is transposed into UK law through the Environmental Assessment of Plans and Programmes Regulations (the SEA Regulations) and it is these regulations that the plan will need to be compatible with. A key stage in the Neighbourhood Planning process is determining whether or not SEA is required.

As a general rule of thumb, SEA is more likely to be necessary if:

- A Neighbourhood Plan allocates sites for development
- The Neighbourhood Plan area contains sensitive environmental assets that may be affected by the policies or proposals
- The Neighbourhood Plan is likely to have significant environmental effects not already addressed through the Sustainability Appraisal of the relevant Local Plan.

Another key obligation is Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora, often referred to as the Habitats Directive. Under the Habitats Directive an assessment referred to as an Appropriate Assessment must be undertaken if the plan in question is likely to have a significant effect

on a European protected wildlife site. The SEA Directive requires that if a plan or programme requires an Appropriate Assessment under the Habitats Directive, then that plan or programme will also require an SEA.

3. Screening Process

Three steps will be followed for this screening process:

1. Preparation of a screening report – this report
2. Request a screening opinion from the consultation bodies in light of the report – Great Yarmouth Borough Council responsibility
3. In light of their responses, determine whether the plan is likely to have significant effects on the environment (and therefore require an SEA) – Great Yarmouth Borough Council in discussion with Winterton-on-Sea Parish Council.

4. Assessment

SEA Screening Assessment

Policies set out in the draft Neighbourhood Plan have been used to undertake this screening assessment. If the conclusion of the screening exercise is that SEA is not required, any major changes to existing policies or introduction of new ones will be subject to further screening to ensure significant effects are not likely.

Figure 2: Impact of WoSNP on environmental characteristics of the area

Characteristic	Identification within the Neighbourhood Plan Area	Likely impact of Neighbourhood Plan
National Nature Reserve	Winterton Ness Dunes	Positive impact – WoSNP aims to protect the dunes, including a policy that supports positive conservation. More generally any development is required to deliver ecological gain.
Natura 2000 sites – SPAs & SACs	Winterton-Horsey Dunes are designated a Special Area of Conservation and the Greater Wash is designated a Special Protection Area	Positive impact – WoSNP aims to protect the dunes, including a policy that supports positive conservation. More generally any development is required to deliver ecological gain. The plan will have negligible additional recreational pressures.
Sites of Special Scientific Interest SSSI	Winterton Horsey Dunes	Positive impact – WoSNP contains a policy that specifically references the SSSI, recognising that this is already protected in national policy, but seeking to clarify local expectation. Policy aims to protect the dunes, including supporting positive conservation. More generally any development is required to deliver ecological gain. There are also policies to improve existing open spaces, including Public Rights of Way, which will divert some recreational activity away

Characteristic	Identification within the Neighbourhood Plan Area	Likely impact of Neighbourhood Plan
		from the dunes. The plan will have negligible additional recreational pressures.
National Parks	The Broads has equivalent status	Positive impact – WoSNP aims to protect the dunes, including a policy that supports positive conservation. More generally any development is required to deliver ecological gain. The plan will have negligible additional recreational pressures.
Areas of Outstanding Natural Beauty	Norfolk Coast Area of Outstanding Natural Beauty	Positive impact: WoSNP contains policy protecting the coast, including dunes and beach, including the requirement that development does not interrupt public views of the beach or dunes. There is an expectation that any development proposals deliver ecological gain.
World Heritage Sites	None	-
Scheduled Monuments	None	-
Locally designated nature conservation sites	There are 3 County Wildlife Sites in Winterton-on-Sea, 1 is parish council land and includes the allotments. The other 2 are woodland to the north of the settlement.	Positive impact: Whilst CWSs already have certain protections WoSNP contains policy that recognizes their importance and supports development proposals that incorporate significant and demonstrable conservation and/or habitat enhancement to improve their biodiversity.
Biodiversity Action Plan Priority Habitat	This includes the Horsey-Winterton Dunes with features – foredunes, yellow dunes, dune grassland, slacks and dune heath and little terns.	Positive impact – WoSNP aims to protect the natural environment, seeking development that achieves a net ecological gain.
Nationally listed buildings	Winterton-on-Sea has 3 listed buildings – the church, memorial to Clement Trotter and the War Memorial. All of these are clustered in the older part of the village around the church.	Positive impact – WoSNP aims to protect and enhance the cultural heritage of the parish. The plan specifically identifies a Historic Village Centre, requiring any development sensitive and appropriate to this and the wider Conservation Areas.
Buildings at risk	None	-
Conservation area	Two within the NP area	Positive impact – the plan seeks to preserve the setting of the two conservation areas.
Flood Zone 3	There are areas of higher flood risk, particularly in the north of the settlement, as identified in the Borough Council's Strategic Flood Risk Assessment.	Positive impact - WoSNP seeks to ensure that future development mitigates its own flood risk.
Areas with surface water flooding issues	Flood risk from surface water affects many parts of Winterton-	Positive impact – WoSNP requires that proposals coming forward in areas of high, medium or low risk of surface water flood risk, or all

Characteristic	Identification within the Neighbourhood Plan Area	Likely impact of Neighbourhood Plan
	on-Sea village, including the village centre.	developments of 5 or more properties will need a Surface Water Drainage Strategy.
Air Quality Management Area	None in the vicinity.	-
The best and most versatile agricultural land	A small area of the WoSNP area to the south of the built-up area is classified as Grade 1 Agricultural Land	Positive impact: WoSNP seeks to protect the best and most versatile agricultural land, only permitting development where special circumstances can be demonstrated.
Source Protection Zones	None	-

Figure 3: Assessment of the likelihood of significant effects on the environment

Note that this assessment has been made based on criteria from Article 3.5 of the SEA Directive.

Criteria for determining likely significance of effects	Is the WoS Neighbourhood Plan likely to have a significant effect	Justification for decision
The degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources.	No	The WoSNP does not include any site-specific development proposals, however, it does contain policies that aim to manage development in the parish. These policies are in general conformity with the adopted and emerging Local Plan of Great Yarmouth Borough Council.
The degree to which the plan or programme influences other plans and programmes including those in the hierarchy.	No	Once 'made' the WoSNP will form part of the adopted Local Development Plan, setting a number of non-strategic policies that are in general conformity. It does however contain a rural exceptions policy that may permit development proposals exclusively for affordable housing on small sites that would not otherwise be appropriate for housing, subject to Housing Needs Assessment. This accords with national policy. Whilst this goes beyond the level of development permitted by the current Local Plan, it does so only within Winterton-on-Sea and not considered significant enough to trigger the requirement for SEA. Any individual environmental matters would be dealt with on a site by site basis.

Criteria for determining likely significance of effects	Is the WoS Neighbourhood Plan likely to have a significant effect	Justification for decision
The relevance of the plan or programme for the integration of environmental considerations.	No	See Figure 2: Impact on Environmental Characteristics of the Area. Whilst impacts are identified, many of these are positive, and unlikely to be of a significant nature.
Environmental problems relevant to the plan or programme.	No	None identified.
The relevance of the plan or programme for the implementation of Community legislation on the environment.	No	WoSNP generally conforms with the Great Yarmouth Local Plan.
The probability, duration, frequency and reversibility of the effects	No	WoSNP does not contain any site-specific development proposals. It will however influence development, expecting it to have minimal impacts on the natural environment and heritage assets. The timeframe of the plan is to 2039.
The cumulative nature of effects.	No	WoSNP will not lead to any cumulative effects in combination with any existing or emerging plans. The emerging Local Plan for Great Yarmouth will be subject to a full Sustainability Appraisal, which will look at these matters in more detail.
The transboundary nature of the effects.	No	The nearby community of Rollesby is developing a Neighbourhood Plan and links with this have been considered when drafting the WoSNP. Other nearby communities, including Hemsby, have declared a neighbourhood plan area but are at a very early stage of development.
The risks to human health or the environment.	No	No risks to human health have been identified. Policies within the WoSNP seek to protect the environment.
The magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected).	No	Impacts of WoSNP will be confined to Winterton-on-Sea Parish and are unlikely to extend beyond this. The current population (mid-year estimate for 2016) is 1,295 so the plan will impact upon a relatively small population of people.
The value and vulnerability of the area likely to be affected due to: <ul style="list-style-type: none"> • Special natural characteristics or cultural heritage • Exceeded environmental quality standards or limit values of intensive land-use 	No	See Figure 2. Some positive beneficial impacts are anticipated, but due to the low quantum of development anticipated in Winterton-on-Sea, it is not considered that impacts will be significant.

Criteria for determining likely significance of effects	Is the WoS Neighbourhood Plan likely to have a significant effect	Justification for decision
<ul style="list-style-type: none"> The effects on areas or landscapes which have a recognized national, community or international protection status. 		

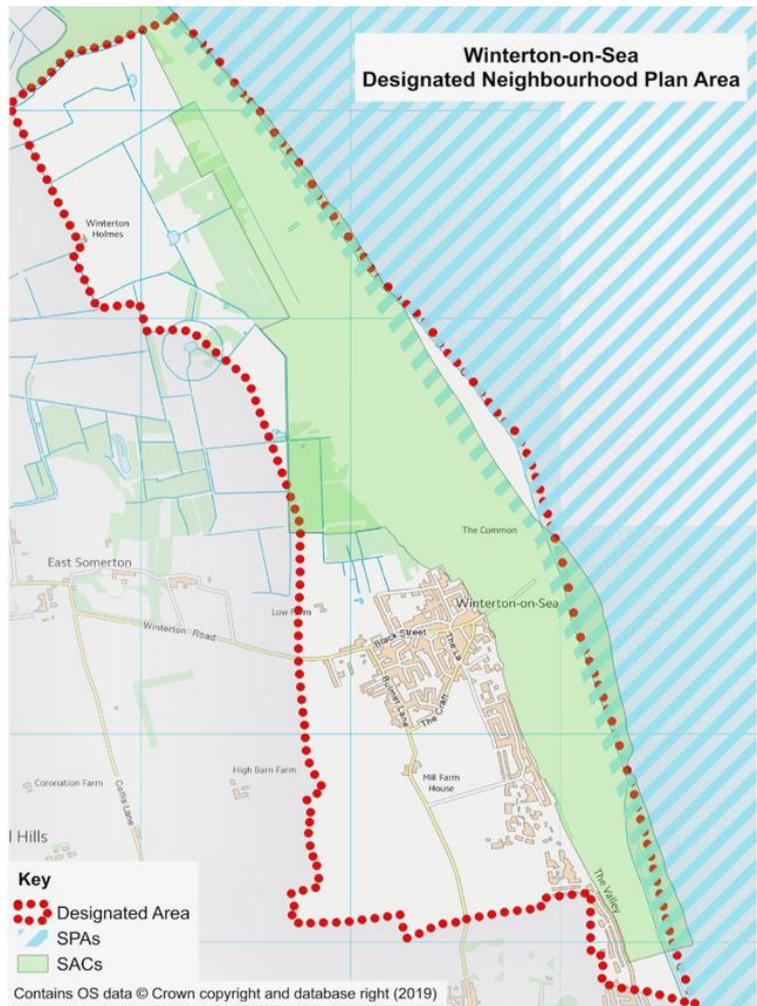
Habitats Regulations Assessment

The Habitats Regulations Assessment (HRA) refers to the assessment required for any plan or project to assess the potential implications for designated European wildlife sites. This includes Special Protection Areas (SPA), Special Areas of Conservation (SAC) and Ramsar Sites, collectively known as internationally designated wildlife sites.

There are two designated European wildlife sites in the Winterton-on-Sea Neighbourhood Plan area. This includes:

- The Winterton-Horsey Dunes which is a Special Area of Conservation
- Great Yarmouth North Denes which is a Special Protection Area

Figure 4: European Sites within the WoSNP area



This screening assessment has also considered the impact on European sites within 15km of the neighbourhood plan area, as an in combination assessment area. These include:

Figure 5: European Sites within 15km of WoSNP area

Special Areas of Conservation	Special Protection Areas	Ramsar Sites
Winterton-Horsey Dunes	Broadland	Broadland
The Broads	The Greater Wash	Breydon Water
Haisborough, Hammond & Winterton	Outer Thames Estuary	
Southern North Sea	North Denes	

Figure 6: Impact of WoSNP Policies on European Sites

Policy	Significant Effect Likely	Comments
HO1: Settlement Boundary and Residential Development	No	This policy does not allocate land for development. It requires development proposals to meet national and local policy and criteria in relation to the settlement boundary. It is therefore considered this policy will have no significant effects on the identified European Sites.
HO2: Housing Mix	No	The policy does not allocate land for development. It requires that proposals provide a mix of housing types, especially smaller unit housing and homes for younger people. It is therefore considered this policy will have no significant effects on the identified European Sites.
HO3: Affordable Housing	No	The policy does not directly allocate land for development and aligns itself with the local plan policy. It allows for small scale exception site proposals situated up to 50m outside the development boundary. Although it supports development proposals within the plan area, these are strongly considered to be of a local scale and potential effects will need to be assessed by site-specific HRAs identifying any necessary mitigation measures. The Borough Council has an adopted Habitats Monitoring and Mitigation Strategy and guidance to address in-combination effects from increased recreational disturbance at the site-specific level.
HO4: Design	No	This policy does not directly allocate land for development, it focuses on controlling the design of new housing when it is brought forward within the plan area. Such development may have some effects on the identified sites, but it is anticipated that any development would be of a local scale and will be managed and mitigated through the planning application process. It is therefore considered this policy will have no significant effects on the identified European Sites.
HO5: Principal Residence Housing	No	This policy does not directly allocate land for development but requires any new housing to be restricted in perpetuity to ensure it is only occupied as a principal residence. Although it supports development proposals, these would be of a local scale

Policy	Significant Effect Likely	Comments
		and will be managed and mitigated through the planning application process. It is therefore considered that this policy will have no significant effect on the identified European Sites.
HO6: Tourist Accommodation	No	This policy does not allocate land for development but supports proposals for new tourist accommodation that encourages the local economy where such proposals are well related to the village or make use of existing buildings. Any such development proposals would be of a local scale and potential effects will need to be assessed by site-specific HRAs identifying any necessary mitigation measures. The Borough Council has an adopted Habitats Monitoring and Mitigation Strategy and guidance to address in-combination effects from increased recreational disturbance at the site-specific level.
E1: Protecting and Enhancing the Environment	No	This policy does not allocate land for development and ensures that the protection and enhancement of identified environmental sites, including the dunes, is considered when development proposals are assessed. It supports proposals that will promote the preservation and restoration of the dunes and beach. It is therefore considered this policy will have no significant effects on the identified European Sites.
E2: High Grade Agricultural Land	No	This policy does not allocate land for development in the plan area. It seeks to protect high grade agricultural land from development by ensuring special conditions are taken into account when development proposals are considered. It is therefore considered to have no significant effected on the identified European Sites.
E3: Promoting Winterton-on-Sea's Heritage	No	This policy does not allocate land for development in the plan area. It ensures that the protection and enhancement of the landscape and character of Winterton-on-Sea is taken into account when considering development proposals. It is therefore considered to have no significant effect on the identified European Sites.
E4: Flooding and Drainage	No	This policy does not allocate land for development. It requires any development proposals that should come forward to take into account flood risk and drainage. This policy will have no significant effect on the identified European Sites.
CA1: Winterton-on-Sea Primary School	No	This policy does not allocate land for development but has regard to improving the sustainability of Winterton-on-Sea's Primary School. It is considered to have no significant impact on identified European Sites.
CA2: Economic Development	No	This policy does not directly allocate land for development but encourages development proposals for small business that can demonstrate adequate parking provision and that there is not a material increase in traffic in the village centre, which is nearest the dunes. It is therefore considered this policy will have no significant effect on the identified European Sites.

Policy	Significant Effect Likely	Comments
CA3: Local Green Space	No	This policy does not allocate land for development. It ensures protection of 7 designated Local Green Spaces of community value within the parish. It is therefore considered this policy will have no significant effect on the identified European Sites.
CA4: Investment in Open Space	No	This policy does not allocate land for development. It requires any development proposals to make a contribution towards the provision of high-quality open space. Any enhancement of green open space provision, particularly footways linking nearby settlements, could reduce existing recreational pressure, ie dog walking, on the Winterton-Horsey Dunes. The policy also supports the principle of open space contributions funding provision of a new public car park. This would be proposal specific and need to conform with Policy TR1, see below. It is therefore considered this policy will have no significant effect on the identified European Sites.
TR1: Public Car Parking	No	This policy does not directly allocate land for development, but supports the continuation of existing car parking provision at the beach and supports additional provision of public car parking outside of the village centre. Additional car parking provision seeks to address known parking constraints within the parish, including congested parking along beach road and in the historic village centre. This could potentially lead to an increase in recreational pressure on the Winterton-Horse Dunes SAC, however this is considered to be limited as would be designed to address local on-street parking concerns, providing alternative free parking, rather than additional. Therefore, although there could be an impact, this is considered not to be significant.
TR2: Residential Car Parking	No	This policy does not allocate land for development, but ensures that off road vehicle parking is taken into account when development proposals are being considered. It is therefore considered this policy will have no significant effect on the identified European Sites.
TR3: Walking	No	This policy does not allocate land for development. It encourages development proposals to enhance and improve access to surrounding countryside, green infrastructure and village facilities, connecting with existing footpaths and footways. Such development and associated improvements to walking infrastructure could place additional recreational pressure on the Winterton-Horsey Dunes SAC, though it could also help to confine people to the Public Rights of Way, rather than the dunes in general. Development proposals within the plan area would be of a local scale and will be managed and mitigated through the planning application process. It is therefore considered this policy will have no significant effects on the identified European Sites.

In combination effects

Existing plans and proposals must be considered when assessing new plans or programmes for likely significant effects as they may create 'in combination' effects. For the Winterton-on-Sea Neighbourhood Plan the existing plans to be considered are Great Yarmouth Borough Council Local Plan, which has been through rigorous assessment with regards to their impact on European Sites. The neighbourhood plan has been produced to be in strategic conformity with both of these documents. In addition, no sites have been allocated for development within the plan. Therefore considered there is likely to be no in combination effects as a result of the Winterton-on-Sea Neighbourhood Plan.

It is concluded that the plan will not lead to a significant effect on the integrity of the European Sites identified above, and therefore does not require a full HRA to be undertaken.

5. Conclusions

SEA Screening

On the basis of the SEA Screening Assessment set out in this document, the conclusion is that the Winterton-on-Sea Neighbourhood plan will not have significant environmental effects in relation to any of the criteria set out in Schedule 1 of the SEA Regulations, and therefore does not need to be subject to a full SEA. Note the following reasons:

- WoSNP supports implementation of the Great Yarmouth Borough Council Local Plan which has already been subject to SEA
- The WoSNP does not propose more development than is set out in the Great Yarmouth Borough Council Local Plan, though it is noted that the plan contains a policy that supports rural exception sites for affordable housing.
- The WoSNP represents a lower tier in the hierarchy of planning documents for Great Yarmouth Borough Council, and therefore has limited influence on other plans or programmes.
- The WoSNP seeks to avoid or minimise negative environmental impacts and has been assessed as having some positive impact on environmental characteristics in Winterton-on-Sea, though given the scale of likely development, these are not considered to be significant.

HRA Screening

The HRA Screening Assessment concludes that no significant effects are likely to occur with regards to the integrity of the Winterton-Horsey Dunes SAC or Great Yarmouth North Denes SPA which fall within the plan area, or those European Sites that are located within 15km, due to the implementation of the plan. As such the plan does not require a full HRA to be undertaken.

The main reason for these conclusions are:

- The WoSNP does not directly allocate any sites for development
- The development that is supported in the plan which may have some effect on the environment is determined to be local in scale and these local impacts will be addressed and mitigated at the planning application stage.

SEA Screening Opinion for Winterton-on-Sea Draft Neighbourhood Plan (dated April 2019)

July 2019



Adam Nicholls

Head of Planning and Growth

Contact: Strategic Planning

Email: localplan@great-yarmouth.gov.uk

Great Yarmouth Borough Council
Town Hall
Hall Plain
Great Yarmouth
NR30 2QF

Telephone: 01493 846475

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SEA Screening Opinion

Introduction

This screening opinion determines whether or not the draft Winterton-on-Sea Neighbourhood Plan (April, 2019) is likely to have significant environmental effects and therefore require a Strategic Environmental Assessment (SEA) in accordance with the [European Directive 2001/42/EC](#) (the 'Strategic Environmental Assessment Directive') and implemented through the [Environmental Assessment of Plans and Programmes Regulations \(2004\)](#).

Background

In order to meet one of the 'Basic Conditions' (tests that the neighbourhood plan is examined with), a neighbourhood plan must not breach or be otherwise compatible with the Strategic Environmental Assessment (SEA) Directive. In some limited circumstances, where a neighbourhood plan is likely to have significant environmental effects, it may require a SEA. Draft neighbourhood plan proposals should be assessed to determine whether the plan is likely to have significant environmental effects. This process is commonly referred to as a "screening" assessment and the requirements are set out in regulation 9 of the Environmental Assessment of Plans and Programmes Regulations 2004.

As part of the screening exercise, the neighbourhood plan will be assessed for likely significant effects upon the environment in light of across the 'plan characteristics', the 'effects and area characteristics' including the environmental areas listed under Schedule 2 Part 6 of the EA Regulations (2004) such as biodiversity and human health. In most cases, neighbourhood plans will not require a SEA, but are more likely to be required where the neighbourhood plan allocates sites for development, contains policies that may affect sensitive environmental assets, or where significant environmental effects have not been addressed through a sustainability appraisal of the local plan.

Strategic Plan

The draft Winterton-on-Sea Neighbourhood Plan is largely in conformity with the Borough Council's adopted Local Plan Part 1: Core Strategy. The Core Strategy was subject to a full Sustainability Appraisal (incorporating SEA) and ensured that generally there were no adverse environmental effects, and where there were effects these were adequately mitigated through the plan.

Winterton-on-Sea draft Neighbourhood Plan proposals

The draft policies of this plan generally detail a restrictive stance on development, with particular focus to preserving both the historic character and sensitive environment of the settlement and parish. Within the designated neighbourhood area, the draft policies will seek to:

- support development within the development boundary, and restrict development outside of it
- support affordable housing, elderly housing, and lower occupancy housing
- discourage second homes

- encourage tourist development
- conserve and enhance habitats and higher graded agricultural land
- protect the historic character of the centre of the village
- expect mitigation measures against flooding and drainage
- support proposals that encourage continued use of the primary and nursery schools
- designates Local Green Spaces
- supports increased car parking space

Most of the policies focus new development within the settlement boundary which is tightly defined around the existing settlement, and development outside of the boundaries only permitted in exceptional circumstances. This approach combined with policies to enhance the surrounding sensitive environment, and existing local and national planning policies to protect environmental assets, will ensure that likely significant effects on the environment are negligible

A 'Habitat Regulations Assessment' (HRA) Screening Assessment has also been reviewed (this is detailed below), and this has fed in as part of the overall assessment of environmental effects.

Responses from statutory consultees

The relevant statutory 'consultation bodies' (Environment Agency, Natural England and Historic England) were consulted on the SEA Screening Assessment and the responses have been summarised as follows:

Consultation Body	Response
Environment Agency	No allocations, many environmental constraints, but, confirmed that they do not disagree with the conclusion reached.
Natural England	No specific comments on this draft neighbourhood plan.
Historic England	On the basis of the information supplied, concur with the Parish Council that the preparation of a Strategic Environmental Assessment is not required.

The full consultation body responses are appended to this opinion.

SEA Screening Opinion Checklist

The neighbourhood plan has been assessed using the 'Practical Guide to SEA Directive's' application chart.

SEA guide criteria	Yes/No	Reason
Is the PP subject to preparation and/or adoption by a national, regional or local authority OR prepared by an authority for adoption through a legislative procedure by Parliament or Government? (Art. 2(a))	Yes	If passed through a referendum, the neighbourhood plan becomes part of the Borough Council's adopted Development Plan.
Is the PP required by legislative, regulatory or administrative provisions? (Art. 2(a))	No	Communities have the choice to prepare a neighbourhood plan. However, because the plan (if adopted) will form part of the Development Plan, it must be screened for SEA
Is the PP prepared for agriculture, forestry, fisheries, energy, industry, transport,	Yes	The neighbourhood plan is prepared for town and country planning and land use.

SEA guide criteria	Yes/No	Reason
waste management, water management, telecommunications, tourism, town and country planning or land use, AND does it set a framework for future development consent of projects in Annexes I and II to the EIA Directive? (Art. 3.2(a))		The plan sets out a framework (within the neighbourhood plan area) for future development of houses, tourism uses, and community uses, which may fall under parts 10 and 12 of Annex II of the EIA Directive.
Will the PP, in view of its likely effect on sites, require an assessment under Article 6 or 7 of the Habitats Directive? (Art. 3.2(b))	No	For full details, see this HRA screening opinion.
Does the PP determine the use of small areas at local level, OR is it a minor modification of a PP subject to Art. 3.2? (Art. 3.3)	Yes	The neighbourhood plan does not specifically allocate any sites for development. The policies relating to residential and tourist development have the potential to lead to small areas of development, and the plan designates 'Local Green Spaces'.
Does the PP set the framework for future development consent of projects (not just projects in Annexes to the EIA Directive)? (Art. 3.4)	Yes	The Neighbourhood Plan sets a framework for future development within the neighbourhood plan area.
Is the PP's sole purpose to serve national defence or civil emergency, OR is it a financial or budget PP, OR is it co-financed by structural funds or EAGGF programmes 2000 to 2006/7? (Art. 3.8, 3.9)	No	This is not applicable to neighbourhood plans
Is it likely to have a significant effect on the environment? (Art. 3.5)	No	The plan has been assessed for having "likely significant effects" across the 'plan characteristics', the 'effects and area characteristics' including the environmental areas listed under Schedule 2 Part 6 of the EA Regulations (2004). Overall, the plan is considered to have a negligible effect on the environment. While there are several sensitive environmental assets (Winterton-Horsey Dunes SAC, in particular) within the neighbourhood area, impacts upon the environment are considered to be minimal owing to the limited potential of future development set through its generally restrictive policies and absence of any allocations.
Requires / Does not require SEA	No	For the reasons set out above (and discussed in further detail within this report).

SEA Screening Opinion Conclusion

In accordance with the 'Strategic Environmental Assessment Directive' and the Environmental Assessment of Plans and Programmes Regulations (2004), the Borough Council is satisfied to conclude that through the information submitted by the SEA Screening Assessment (subject to the above suggested amendments) and the statutory body responses along with this Screening Opinion, the draft Winterton-on-Sea Neighbourhood Plan is **not likely to have significant environmental effects**. The main reasons for this conclusion are that the draft neighbourhood plan:

- largely conforms to the adopted Core Strategy
- is to operate at relatively small scales
- does not contain allocations
- offers limited opportunity for new development
- recognises its sensitive landscape and seeks to conserve and enhance its environmental assets.

The draft Winterton-on-Sea Neighbourhood Plan is therefore 'screened out'.

HRA Screening Opinion

Introduction

This screening opinion determines whether or not the draft Winterton-on-Sea Neighbourhood Plan (April, 2019) will have 'likely significant effects' upon internationally designated habitat sites (or Natura 2000 Sites). If 'likely significant effects' are established, an 'Appropriate Assessment' will need to be undertaken, this is usually incorporated into a 'Habitat Regulations Assessment' (HRA), in accordance with the [Conservation of Habitats and Species Regulations 2017](#).

Submitted HRA Screening Assessment

The Borough Council has assessed the HRA screening report in consultation with Natural England. While the designated plan area does include Winterton-Horsey Dunes Special Area of Conservation (SAC), the draft neighbourhood plan does not allocate any sites for development, and sets out a generally restrictive approach to development. Many of the policies seek to conserve and enhance the natural environment. The aim of the parking policy appears to be to reduce the level of on-street parking within the historic centre of the village, this is therefore unlikely to result in additional spaces for visitors. In this context the plan is unlikely to present additional residential or recreational disturbance beyond that identified in the Borough Council's Local Plan Core Strategy.

It is, however, recommended that a number of amendments are incorporated into the submitted HRA Screening Assessment:

- Figure 1, Update Neighbourhood Area Designation Map (including The Broads Area)
- Figure 2 –
 - Winterton-Horsey Dunes SAC & SSSI – the plan will have negligible additional recreational pressures
 - National Parks – The Broads Area has equivalent status to national parks [see NPPF paragraph 172]
 - Conservation Areas – there are 2 areas within the Neighbourhood Plan area, the plan from the Council's website can be accessed [here](#)
 - Flood Risk – There are areas of higher flood risk, particularly in the north of the settlement, refer to the Borough Council's [Strategic Flood Risk Assessment](#) in addition to the Environment Agency's mapping; also ensure that all types of flood risk are assessed
- Figure 5 –
 - Typo – 'Breydon Water'
 - Should also include North Denes SPA & Southern North Sea SAC (marine site – as is Outer Thames Estuary and The Greater Wash)
- Figure 6 –
 - Affordable Housing & Tourist Accommodation – recommend rewording "...be of a local scale and potential effects will need to be assessed by site-specific HRAs identifying any necessary mitigation measures. The Borough Council has an adopted Habitats Monitoring and Mitigation Strategy and guidance to address in-combination effects from increased recreational disturbance at the site-specific level."

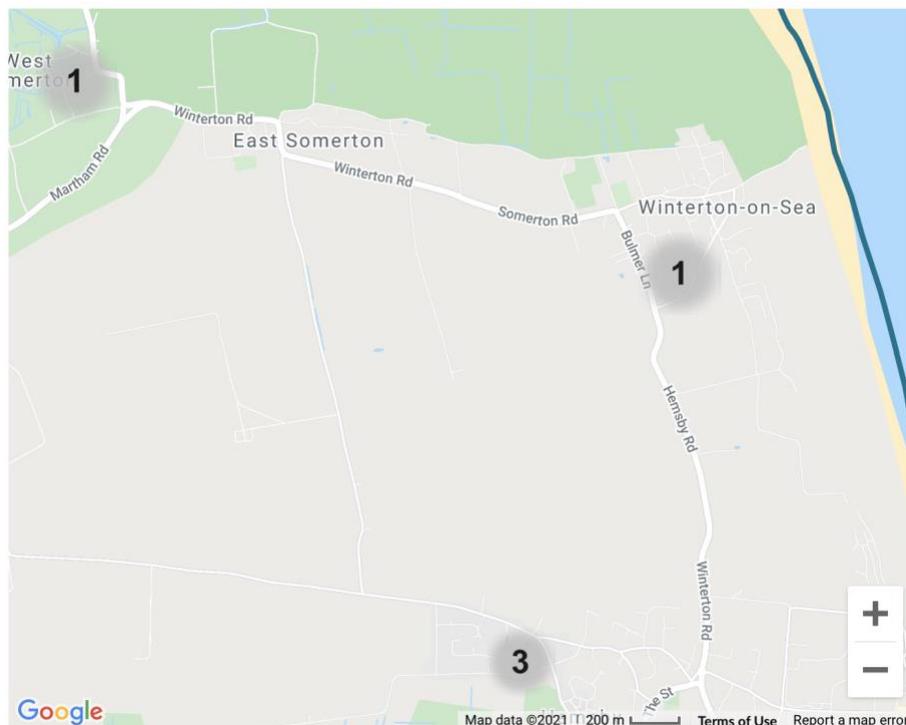
HRA Screening Opinion Conclusion

As Competent Authority and in accordance with the Conservation of Habitats and Species Regulations 2017, the Borough Council identifies **no 'likely significant effects'** on nearby internationally protected wildlife sites (particularly Winterton-Horsey Dunes SAC) resulting from the draft Winterton Neighbourhood Plan either alone or in combination with other projects and programmes. No 'appropriate assessment' or full 'Habitat Regulations Assessment' is therefore required.

Note – Should the plan content change significantly from that of the April 2019 submitted draft, there may be potential for likely significant effects on the environment which have not been considered in this 'Screening Opinion', in such cases the neighbourhood plan may need to be re-screened by the Borough Council.

Reported Crime

Reported Crime remains low. As a snapshot, reported crimes in November 2020, the latest figure available, was just one.



Source: <https://www.police.uk/pu/your-area/norfolk-constabulary/rural-flegg-villages/?tab=CrimeMap>, November 2020, latest data

Condition of Winterton-Horsey Dunes SSSI

The condition of the Winterton-Horsey Dunes SSSI is reported annually in Great Yarmouth Borough Council's Annual Monitoring Report. The figure below reports the latest position, however, as noted in the Borough Council's report, Natural England have not assessed the Winterton-Horsey dunes since 2009. It is therefore likely that the condition has altered since the last assessment, and the figures below, which state that 67.92% of the SSSI is in favourable condition, should be taken as a baseline.

Figure 25: Current recorded condition of the Borough's SSSI's



Source: Great Yarmouth Annual Monitoring Report, 2019/20 https://www.great-yarmouth.gov.uk/media/5943/Annual-Monitoring-Report/pdf/Annual_Monitoring_Report_2019-20.pdf

Flood Risk from Surface Water

Flood risk from surface water affects many parts of the village, including the historic centre, with a high-risk area concentrated along Black Street and The Lane. The map below is taken from the Environment Agency website, January 2021. This map is almost identical to that reported in the 2018 evidence base.



Source: <https://flood-warning-information.service.gov.uk/long-term-flood-risk/map>

Second and Holiday Homes Winterton-on-Sea Evidence Base

Introduction

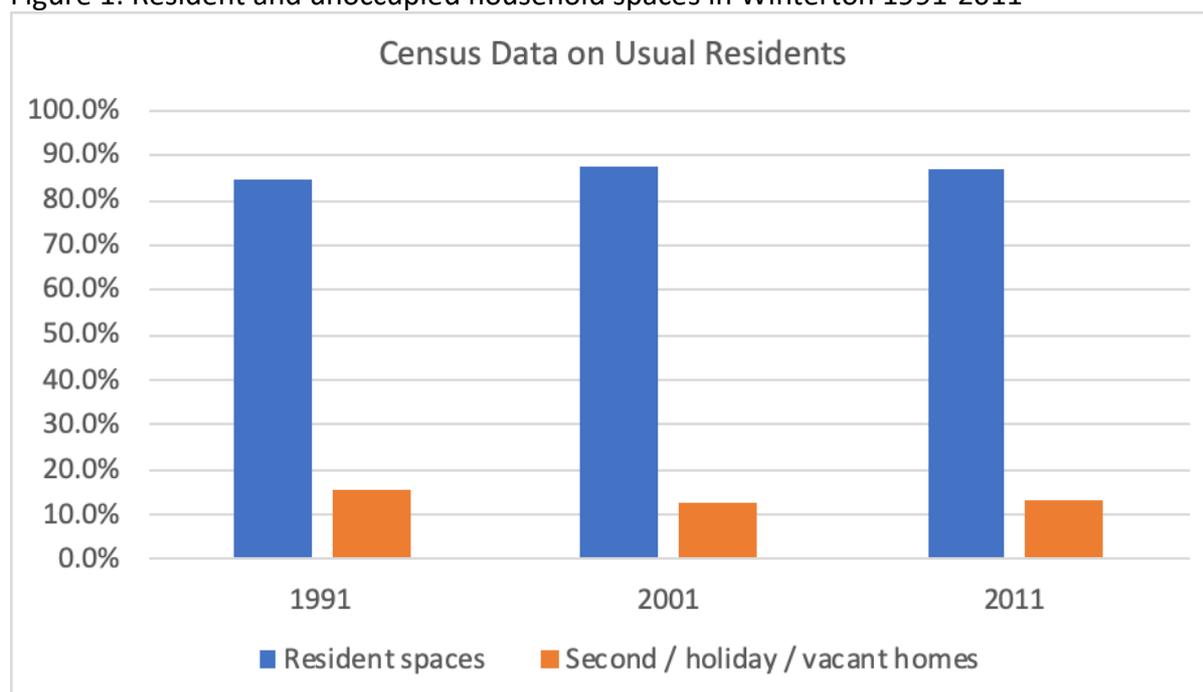
This supplementary evidence note is intended to support Policy HO4 Principle Residence Housing in Winterton-on-Sea's Neighbourhood Plan. It provides local evidence on the prevalence of holiday lets and second homes within the parish and the perceived impacts of this by residents.

The National Planning Policy Framework does not make any allowance for the impact of second homes or holiday homes in a local authority's housing target. Additionally, whilst every effort is made to reduce the number of empty properties there are in the community and bring them back into use, no such device exists for second homes.

As demonstrated by St Ives, Cornwall, it is possible to include a non-strategic policy in the Neighbourhood Plan to address this, where there is sufficient evidence to support its inclusion.

Data on Holiday Lets / Second Homes

Figure 1: Resident and unoccupied household spaces in Winterton 1991-2011



Note that the data above for 1991 is for the Ward of Winterton and Somerton so is over a larger area.

Census data indicates that in 2011 just over 13% of homes in Winterton-on-Sea were unoccupied at the time of the Census. This is a slight increase from 2001, over which period there was a 7% increase in the number of households. The majority of unoccupied homes will be second and holiday homes rather than empty properties.

Second and Holiday Homes Winterton-on-Sea Evidence Base

The main Evidence Base which accompanies the Neighbourhood Plan compares the level of second/holiday/vacant homes with that of nearby communities, providing the following chart:

Figure 2: Comparison of Winterton with nearby coastal communities

Community	Household spaces (Census 2011)	Proportion with no usual residents (indicator of holiday lets)
Winterton-on-Sea	674	13%
Happisburgh	1308	17%
Bacton	653	19%
Sea Palling	380	23%
Great Yarmouth		5%
National		4%

This suggests that Winterton-on-Sea has lower levels than other communities along the Norfolk Coastline, though they remain higher than the borough or national picture. These figures were discussed with the Neighbourhood Plan group and it was suggested that the proportion of holiday and second homes had increased significantly over the last 8/9 years since the 2011 Census.

Research locally, through local insight as well as online accommodation sites, indicates that the highest concentration of second / holiday homes is on The Lane, King Street and North Market Road. On these roads the number of second / holiday homes outnumbers permanent residents. These streets are all located within the village centre. Appendix A provides a map of known holiday homes within the village, as taken from publicly available sources, it highlights the location of 67 homes in the village. This does not include second / holiday homes in The Lighthouse Field at Hermanus or properties on Winterton Valley Estate.

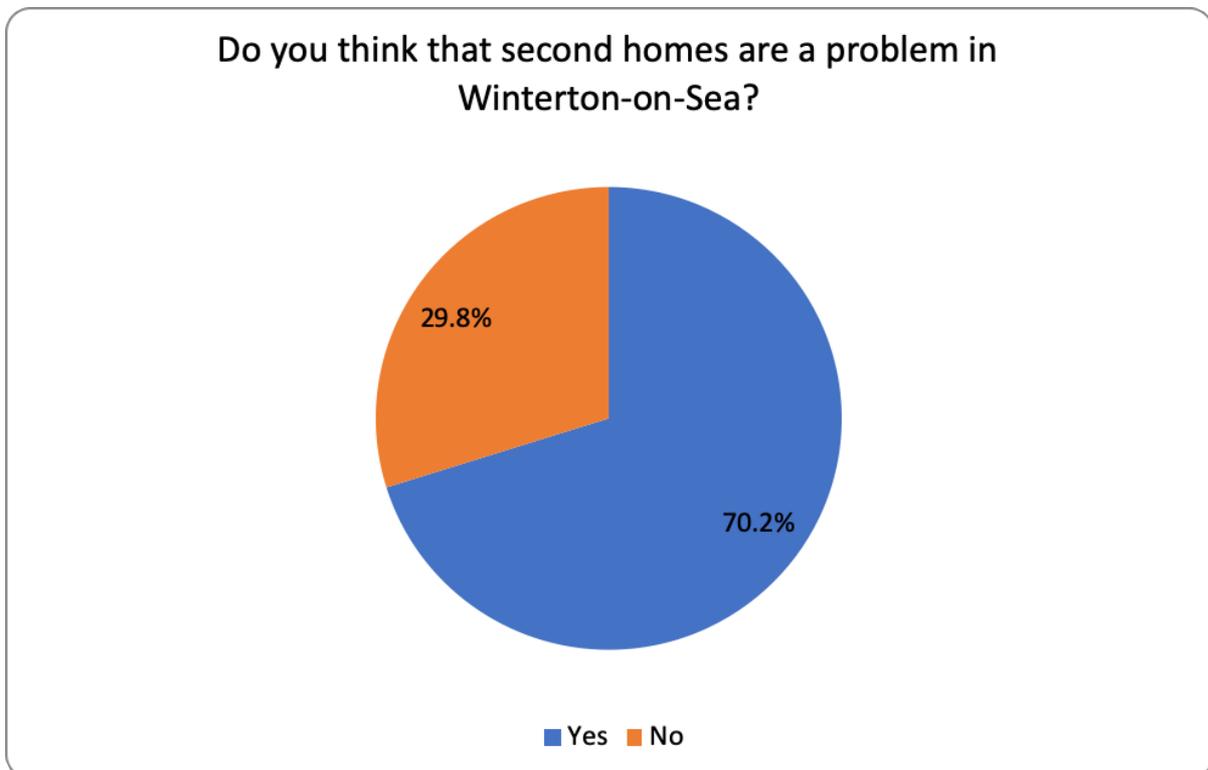
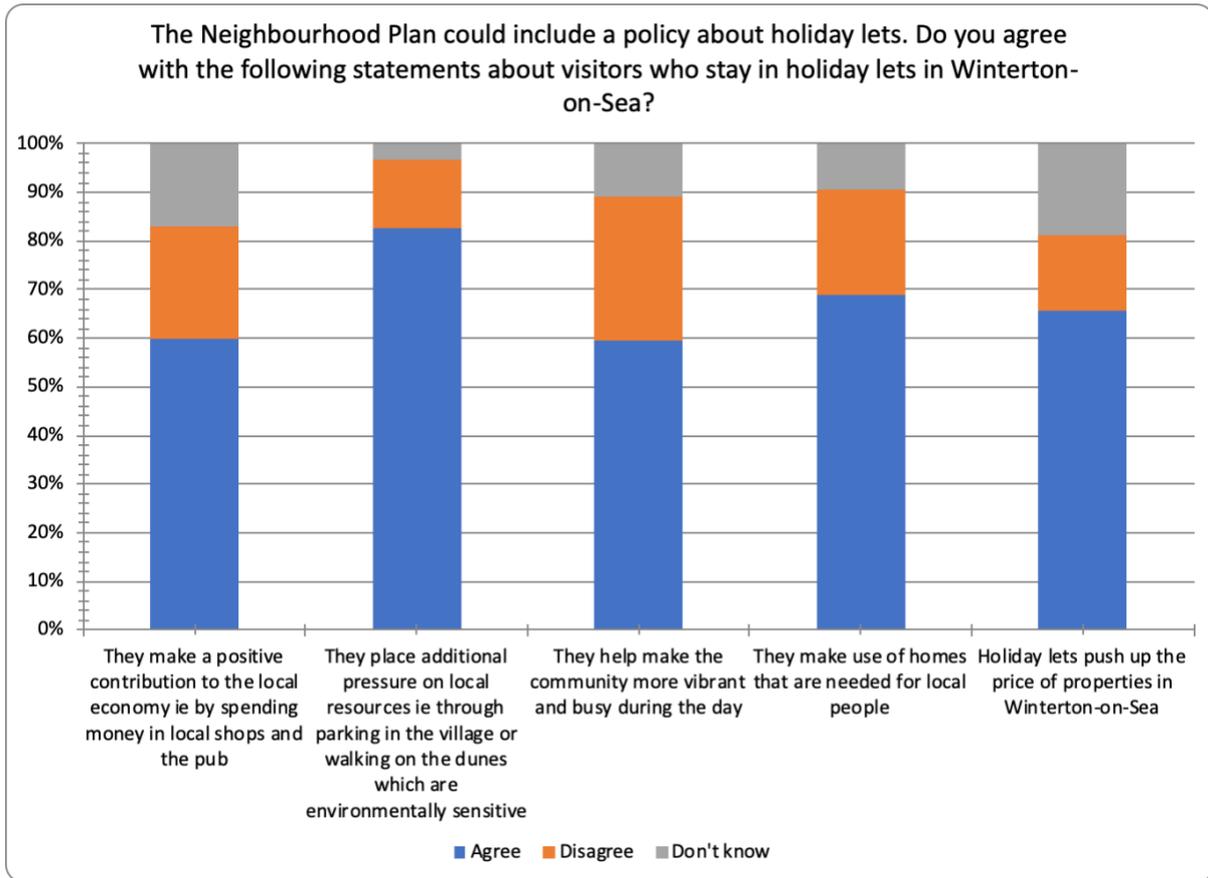
Another measure to consider is Council Tax records. Data received from Great Yarmouth Borough Council indicates that around a third of homes are second / holiday homes. This includes the holiday units at Hermanus and Winterton Valley Estate so is not exclusively restricted to dwellings.

The data suggests that Winterton-on-Sea is an area in which potential second home owners compete with other home buyers to purchase available housing. Potential second home owners may be more successful as they can afford the high prices expected by sellers and generally have more disposable income than local residents.

The impact of Second / Holiday homes

The decision was made to ask residents during the Issues and Options Consultation in November 2018 for their views on the impact that second / holiday homes had in the village. Key findings from this are presented below.

Second and Holiday Homes Winterton-on-Sea Evidence Base



Second and Holiday Homes Winterton-on-Sea Evidence Base

Respondents were asked to provide their views on second / holiday homes, analysis of this is provided below.

- Second homes are usually empty in the winter months and are perceived as taking homes from local people (20)
- The village needs a core of permanent residents, including families, to thrive all year round (15)
- Local people are now priced out the market (9)
- There are issues with antisocial behaviour such as noise, vandalism and parking across other people's driveways (9)
- Holidaymakers and second home owners generate spend in the village (6)
- The balance of holiday lets / second homes and properties with permanent residents is too far in the direction of holiday lets (6)
- Winterton is becoming a retirement village, which is more of an issue (5)
- There's a lack of spend locally (3)
- There's a good balance locally at the moment (2)
- Restricting further second homes / holiday lets would not necessarily mean more affordable homes in the village (1)

Overall there were 65 responses to the survey, of which 97% were residents of the village.

Conclusions

Evidence indicates that the percentage of households with no usual residents in Winterton-on-Sea is markedly greater than across the borough or county as a whole. Council Tax data, which is more recent than Census data on usual residents, suggests that the proportion of second home ownership overall is near to a third of all properties in the parish. Local research indicates that the highest concentrations of second or holiday homes is in the village centre, on The Lane, King Street and Beach Road, where they outnumber dwellings occupied by permanent residents.

Feedback from the community shows that the socio-economic effects second and holiday homes are being felt by local residents. The increase in second home owners has, it is widely reported, resulted in rising property prices, which has put homes in the parish beyond the reach of young families and local people wishing to join the property ladder for the first time. This threatens the long-term viability and vitality of the village as a sustainable year-round community. In 2018 the village almost lost its local primary school due to the gradual decline in numbers of children on roll. This is in part due to the decline in families with young children living in the community. Other reported impacts include some residents feeling isolated as they have few permanent neighbours, especially in the winter months, and that this can harm community cohesion. This perhaps is mostly related to second home ownership rather than holiday lets as the tourist economy in Winterton increasingly operates year-round. Other impacts are reported, such as less maintenance, including gardening, being carried out on second homes occupied only intermittently, and this can harm the street-scene and overall character.

Second and Holiday Homes Winterton-on-Sea Evidence Base

The data suggests that Winterton-on-Sea is an area in which potential second home owners compete with other home buyers to purchase available housing. Potential second home owners may be more successful as they can afford the high prices expected by sellers and generally have more disposable income than local residents. Although housing development in Winterton-on-Sea is likely to be limited, a policy intervention restricting new homes to principal residents would ensure any new homes are available for people who wish to live locally within the parish.

Definitions

Census data: A household space is the accommodation used or available for use by an individual household. Household spaces are identified separately in census results as those with at least one usual resident, and those that do not have any usual residents. A household space with no usual residents may still be used by short-term residents, visitors who were present on census night, or a combination of short-term residents and visitors. Vacant household spaces, and household spaces that are used as second addresses, are also classified in census results as 'household spaces with no usual residents'.

Council Tax: Most dwellings have a liability to pay Council Tax and a bill is issued for each dwelling, irrelevant of ownership or rental of the property.

Business Rates: This is the commonly used term for non-domestic rates that are charged on most non-domestic premises, including commercial properties such as shops, self-catering units, offices, pubs, warehouses and factories.

Second and Holiday Homes Winterton-on-Sea Evidence Base

Appendix A: Holiday Homes (September 2020, from publicly available sources)



**Second and Holiday Homes
Winterton-on-Sea Evidence Base**

Holiday Homes in Winterton-on-Sea

- 1 = Carothan (sleeps 4), Somerton Road
- 2 = Church Farm (sleeps 16), Black Street
- 3-7 = Bobtail Cottage (sleeps 4), Natterjack (sleeps 4), Herring House (sleeps 6), Little Tern Cottage (sleeps 6), Marram House (?) - Church Farm Barns
- 8 = Castaway (sleeps 4), Back Path
- 9 = Little Tern Cottage (sleeps 4), North Market Road
- 10 = Swallowtail Cottage (sleeps 6), North Market Road
- 11 = Hideaway (sleeps 6), Larners Loke
- 12 -15 = Samphire, Sedge, Pinrush & The Farmhouse, Low Farm Barns, Low Road
- 16 = Sam's Snug (sleeps 4), Bulmer Lane
- 17 = Lavender Cottage (sleeps 6), Bulmer Lane
- 18 = The Hay Barn (sleeps 2), Hemsby Road
- 19 = Mill Farm Eco Barn (sleeps 8), Hemsby Road
- 20 = Poppylands (sleeps 5), Bush Road
- 21 = Rosehearty (sleeps 6), Bush Road
- 22 = Drifters (sleeps 8), Bush Road
- 23 = Sea Star (sleeps 10), Bush Road
- 24 = Eva's Lookout (sleeps 8), Bush Road
- 25 = Sea Clef (sleeps 6?), Bush Road
- 26 = Bonnets (sleeps 4), Bush Road
- 27 = Winterton Lighthouse (sleeps 7), The Holway
- 28 = Sunny View (sleeps 6), The Craft
- 29 = Cobbles End (sleeps 4), Winmer Avenue
- 30 = The Cranny (sleeps 4), King Street
- 31 = April Cottage (sleeps 4), King Street
- 32 = Ship's Timbers (sleeps 2), King Street
- 33 = Ostlers Cottage (sleeps 6), King Street
- 34 = Ruby Gem (sleeps 4), King Street
- 35 = Admiral Cottage (sleeps 4), King Street
- 36 = Beach Cottage (sleeps 4), King Street
- 37 = Moonfleet House (sleeps 8), Beach Road
- 38 = Hidden Gem (sleeps 4?), May Cottages
- 39 = Snowdrop Cottage (sleeps 4), Old Chapel Road
- 40 = Dune Vista (sleeps 5), Old Chapel Road

Second and Holiday Homes
Winterton-on-Sea Evidence Base

Holiday Homes in Winterton-on-Sea

- 41 = Beachcomber (sleeps 6), Miriam Terrace, North Market Road
- 42 = Seahorse Cottage (sleeps 6), Miriam Terrace, North Market Road
- 43 = Miriam Cottage (sleeps 6), Miriam Terrace, North Market Road
- 44 = Hillside Cottage (sleeps 5), North Market Road
- 45 = Net House (sleeps 4), North Market Road
- 46 = Lazy Days (sleeps 6), Black Street
- 47 = Eastwyn (sleeps 5), Black Street
- 48 = Prospect Cottage (sleeps 4/5), Prospect Place
- 49 = Juanperi (sleeps 5), Prospect Place
- 50 = Cushty Cottage (sleeps 6), Prospect Place
- 51 = ? (sleeps 4/5), Prospect Place
- 52 = Castaway (sleeps 4), Back Path
- 53 = Cleveland House (sleeps 10), The Lane
- 54 = Periwinkle Cottage (sleeps 8), The Lane
- 55 = Sea Holly Cottage (sleeps 7), The Lane
- 56 = Captain's Cottage (sleeps 6), The Lane
- 57 = Ketch Cottage (sleeps 4), The Lane
- 58 = Harbour Cottage (sleeps 4), The Lane
- 59 = Compass Cottage (sleeps 4), The Lane
- 60 = Starboard Cottage (sleeps 6), The Lane
- 61 = Skipper's Lodge (sleeps 4), The Lane
- 62 = Henry's Cottage (sleeps 4), Pratt's Buildings, King Street
- 63 = Isabels Cottage (sleeps 4?), Pratt's Buildings, King Street
- 64 = Sevena Cottage (sleeps 5/6?), Sevena Cottages, King Street
- 65 = Captain's Nook (sleeps 6), Coastguard Cottages, King Street
- 66 = Beachside (sleeps 4), King Street
- 67 = Winterton Hall (sleeps 2?), Winterton

Sources:

[airbnb.co.uk](https://www.airbnb.co.uk)

[homeaway.co.uk](https://www.homeaway.co.uk)

[holidaylettings.co.uk](https://www.holidaylettings.co.uk)

[wintertoncottages.co.uk](https://www.wintertoncottages.co.uk)

[packholidays.co.uk](https://www.packholidays.co.uk)

[eactrustoncottages.co.uk](https://www.eactrustoncottages.co.uk)

[visitwinterton.co.uk](https://www.visitwinterton.co.uk)

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