

# Hemsby Neighbourhood Plan 2021-2036



**Consultation Statement 2022**

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## Introduction

### Overview of Hemsby Neighbourhood Plan

1. Hemsby 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 by [Collective Community Planning](#) on behalf of Hemsby Parish Council 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 Hemsby 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.

## Early Consultation and Engagement

7. This section sets out in chronological order the consultation and engagement events that led to the production of the draft Hemsby 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 the 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.
9. Hemsby Neighbourhood Plan has been developed by Hemsby Neighbourhood Plan steering group on behalf of Hemsby Parish Council. An initial consultation was held in February 2020 to gauge interest in the community to see if a Neighbourhood Plan would be supported.
10. The priority of the Parish Council was to ensure that the plan was community led and that local views were collected and included at all stages of the plan. The steering group has always had between 10 and 15 plus members including residents and members of the Parish Council.
11. Engagement with the local community has taken place throughout the plan's development, although at times this proved challenging due to the Covid-19 pandemic restrictions. The Steering Group were creative in planning alternatives, for example meeting via Zoom, to ensure that the community were always kept informed.

### Overview of Early Engagement

Date	Activity	Who was consulted	Summary
10 November 2017	Area designation	Statutory consultees	Area designation approved by the Great Yarmouth Borough Council and Broads Authority. This was for the whole parish of Hemsby to be designated as a neighbourhood plan area.

Date	Activity	Who was consulted	Summary
2017	Website	All local residents	Neighbourhood Plan page established on the Hemsby Parish Council <a href="#">website</a> . Regularly updated throughout development of the plan.
February 2020	Event at the Village Hall	Local residents	Open event for residents to find out about the neighbourhood plan. Over 40 people attended.
6 March 2020	Steering group established	Parish Council, all residents	The steering group comprised mainly residents of Hemsby, with representation from the Parish Council. They met as required, steering the plan, undertaking consultation exercises and assessment work to justify local green spaces etc.
May 2020	Facebook	Local stakeholders, residents and other interested parties	The Hemsby Neighbourhood Plan Facebook page was used to promote the plan and provoke debate about planning issues throughout the plan's development. The page is followed by over 600 people.
July 2020	Survey on climate change in collaboration with Coastal Partnership East	All local residents	A Coastal Partnership East survey on climate change went to all residents, including four questions relating to the Neighbourhood Plan. A leaflet advertising this, alongside the online survey, was delivered to every household. Over 220 people engaged with the online survey.
September 2020	Consultation on issues and options for the plan	All local residents Local businesses	A postcard was delivered to every household in the village raising awareness of the neighbourhood plan and advertising a survey. Videos were developed, there was an article in the Great Yarmouth Mercury, the NR29 Magazine, posters on notice boards and 4 engagement events. The consultation ran for 2 months. Overall, 311 people engaged, representing a 10% response rate.
February 2021	Engagement with owners of proposed Local Green Spaces	Landowners	Owners of potential local green spaces were contacted.
February 2021	Consultation relating to local green spaces, green	Local residents	This survey was to help build on the evidence gathered from the September 2020 survey. There were

Date	Activity	Who was consulted	Summary
	corridors, tourism, footpath links and potential allocation.		also two public zoom meetings (due to restrictions on events with lockdown).
March 2021	Design guidelines	Parish Councillors / steering group members	Interactive session with AECOM to develop a design guide for the parish.
August 2021	Community Event	All local residents Local businesses	Displayed a series of posters to advertise and share the work on policies that had been done so far. This was held in the local Pavilion and was well attended by the community.
October to November 2021	Call for sites	All local residents Local businesses	Following support for allocating a site for rollback purposes at the February 2021 consultation, a formal Call for Sites was undertaken.
December 2021 to January 2022	Consultation on site allocation	All local residents Local businesses	Survey seeking public opinion on whether the site put forward should be allocated for rollback purposes in the plan.
February & March 2022	Review of the draft plan	GYBC Broads Authority	Review draft plan and provide feedback prior to Regulation 14 Consultation
March 2022	SEA Screening Opinion	Statutory Environmental Bodies Broads Authority GYBC	Statutory Environmental Bodies consulted on the draft plan as part of a Strategic Environmental Assessment Screening exercise. It was agreed by all parties an SEA/HRA was not needed.

## Further Information on Key Engagement Events

### February 2020 – Event at the Village Hall

12. Over 40 people attended and supported the production of a Neighbourhood Plan. Examples of other local Neighbourhood Plans and information leaflets were displayed for people to view. Important issues mentioned in feedback from the community included:

- Maintaining village character,
- more parking,
- protecting the environment/wildlife and
- increased activities and facilities for young people in the village.

13. As a result, Hemsby Parish Council set up the steering group in March 2020.

### July 2020 – Survey on climate change in collaboration with Coastal Partnership East

14. The coastal partnership survey included four questions involving the Neighbourhood Plan. A leaflet advertising this, alongside the online survey, was delivered to every household. The results were fed into the evidence base and helped identify issues for the plan. Over 220 people engaged with the online survey.

### September 2020 – Consultation on Issues and Options

15. In September 2020, a postcard was delivered to every household in the village, advertising the second survey which the parish council created. The consultation included a survey with 35 questions that asked the community about several themes which could be included in the neighbourhood plan as a policy. This survey was done to get a feel of which policies may be supported by the community moving forward. The survey was available online and as a hard copy for those who requested it. This was promoted extensively on social media using videos and links on various village Facebook pages.



**Figure 11: Example of the Hemsby Neighbourhood Plan Postcard used for advertising the survey in September 2020**

16. The survey asked the local community about a variety of matters they believed were important to them and wished to protect. These themes included:

- Important local views
- Local Green Spaces
- Heritage
- Coastal erosion/flooding
- types of housing (affordable, second homes, housing design/mix)
- Highfield development
- Sustainable travel & parking
- Community facilities
- Employment, Tourism & Services

17. Overall, 311 people engaged with the survey on these matters representing a 10% response rate, the main issues and concerns raised from asking the community through the survey about the types of housing that are needed in the village, gained evidence which led to us working with AECOM, to produce a Housing Needs Assessment and Design Codes document.

18. During this consultation the parish council also contacted Hemsby primary school and asked if the children would like to design a poster of their future vision for the village. The finalists won a voucher in the school competition and examples of the poster can be shown in figure 3.



Figure 22: Example of the Hemsby Primary School Art Competition in September 2020 to design a poster for the future vision of Hemsby



## February 2021 – Consultation on Local Green Spaces etc.

19. This was the third survey the parish council put out to the local community to build on the evidence gathered from the September 2020 survey. The consultation included a targeted survey with 8 questions and two open engagement sessions held via Zoom. The engagement sessions were an opportunity for the Neighbourhood Plan Steering Group to present the work undertaken so far, likely policy options and seek qualitative feedback from residents. The main themes being drawn on in this survey were:

- Local Green Spaces
- Green Corridors
- Tourism
- Links between the villages
- Footpath links within Hemsby
- Residents interest in Hemsby
- Demographic information including age & employment status

Overall, 208 people completed the survey.

## August 2021 – Community Event

20. A joint village event with Richardson’s was cancelled in July so we held an alternative event in August. This gave us an opportunity to display a series of posters the steering group produced to advertise and share the work on policies that had been done so far. This was held in the local Pavilion and was well attended by the community.

**HEMSBY NEIGHBOURHOOD PLAN: CONSULTATION**

# LOCAL GREEN SPACES

Hemsby residents suggested a range of Local Green Spaces in a 2020 survey. The working group reviewed this list and gathered evidence. The group has identified 11 Local Green Spaces which should be protected by the Neighbourhood Plan.

The Local Green Space designation should only be used where the green space is:

- in reasonably close proximity to the community it serves;
- demonstrably special to a local community and holds a particular local significance, e.g. beauty, historic significance, recreational value, tranquility or richness of its wildlife; and
- local in character and is not an extensive tract of land.

Green Spaces that do not meet the criteria:

- highway verge
- trees/vegetation along the roadside
- existing public rights of way/linear paths

1. Water's Lane Playing Field  
2. Green space at the junction of Pit Road and North Road  
3. The church and Hemsby burial ground  
4. Part of the Highfield Equestrian Centre  
5. Hemsby allotments  
6. Ryelands playground  
7. Ryelands green space  
8. Brick Kiln Covert  
9. Hemsby Primary School playing field  
10. St Mary's Close village green areas  
11. Green space behind Medeswell

Scale: 1:6500 at A4

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Proposed Local Green Spaces

Figure 33: Example poster developed for the community event

## October / November 2021 – Call for Sites

21. Great Yarmouth Borough Council gave Hemsby the opportunity to name a site for residents who need relocation from areas affected by coastal erosion. Hemsby Neighbourhood Plan Steering Group, on behalf of Hemsby Parish Council, ran a call for sites during October and November 2021. This requested that landowners submit sites either for rollback or First Homes, both with an element of market housing.
22. One site was put forward as part of the call for sites at Land off Waters Lane (Figure 4). This was identified as available by the landowner for rollback, with some market housing. This site was previously put forward for market housing as part of the Great Yarmouth Borough Council Local Plan call for sites and has been assessed by their Housing Economic Land Availability Assessment (HELAA). The site was not, however, taken forward for allocation in the Local Plan.
23. The sites current use is for arable purposes and the area is 6.22ha. The overall conclusions for the site, was that it conflicts with the emerging Neighbourhood Plan Policy 19: Protection of Important Local View (View 5) which was selected by the community as a view important to them. For this reason, it was decided to again let the village decide if they supported the site through a further survey.



**Figure 44: Red line plan of the site put forward as part of the call for sites**

## December 2021 to January 2022 – Consultation on Site Allocation

24. The parish council then held another survey with only one question for the village to decide if they supported the site put forward in October 2021. 383 people responded to the question:

*“Q1- Would you support the site adjacent Water Lanes (outlined in red on the plan above) being allocated for Rollback in the neighbourhood plan and the key view being removed?”*

25. The options were yes or no, 65 respondents voted yes to supporting the site (16.97%) and 318 respondents voted no (83%) for the site being put forward for development, so Hemsby Parish Council supported the community and decided not to go forward with the Rollback/Relocation site being included in the plan.

## Digital Engagement

26. As well as the formal engagements listed above, the Steering Group made use of all tools available to reach the community. The group produced a series of videos that included information on:

- Local tourism,
- Housing and
- the Natural Environment

27. We made use of online tools such as Zoom and invited members of the community to come along and meet the steering group and members of Hemsby Parish Council and ask any questions on Neighbourhood planning and policies that are coming forward in the plan.

28. We have a Facebook page where all information and updates on events are shared, and surveys are advertised. Hemsby Parish Council share all information on their website and on village notice boards.

29. We have been supported by the local community and posters and surveys have been advertised in the:

- local Post Office,
- Coop,
- Social club and Village Hall,
- Richardson’s Holiday Park and
- Belle Aire Holiday Park.

30. Great Yarmouth Borough Council Planning department supported us by making display boards available and with the production of large local maps which have been of great interest at events. We also had prizes donated by Allens Family Butchers Hemsby, Colmans Farm Ormesby, Hemsby Co-Op and Kiah Homebakes for a survey prize draw.

## Engagement relating to Local Green Spaces

31. In February 2021 the HNP Steering Group wrote to all the landowners of green spaces that were being proposed for designation as Local Green Spaces (LGS) in the plan. The communication outlined the assessment work that had been undertaken to date. Below is a summary of the responses received during this. Landowners were given a second opportunity to respond as part of the Regulation 14 consultation.

Site Name	Landowner	Summary of comments
Waters Lane Playing Field & children's play area	Hemsby Parish Council	Supportive
Green space at the junction of Pit Road and North Road	Hemsby Parish Council	Supportive
The Church and Hemsby Burial Ground	Hemsby Parish Council	Supportive
Highfield Equestrian Centre	Highfield Equestrian Centre	Object to the proposal. See also response as part of Regulation 14. Great Yarmouth Borough Council also provided feedback that it may not meet the criteria for designation as the land is part of an existing private equestrian business.
Hemsby Allotments	Hirst Family	Object to the proposal, this is a private allotment site that works very well. Concern that the designation would subject it to rules and effectively make it public land.
Valley behind the dunes	Winterton Estate	No comments – however feedback was received from Great Yarmouth Borough Council that the area should be redefined.
Ryelands Playground	Great Yarmouth Borough Council	Some concern that such designation could frustrate future options for the land, including that which could benefit the wider community.
Ryelands Green Space	Great Yarmouth Borough Council	Appears to be an infill site with limited recreational or ecological value and any development within the plot itself should not interfere with the footway connection through to Ryelands. Some concern that such designation could frustrate future options for the land, including that which could benefit the wider community.
Brick Kiln Covert	Various: G W Daniels & Son Ltd, Mr & Mrs Bruce, and Mrs Cooper.	As there are no access implications, the status quo will continue.

Site Name	Landowner	Summary of comments
Hemsby Primary School Playing Field	Norfolk County Council	No response – though see response received as part of Regulation 14.
St Mary's Close Village Green	Great Yarmouth Borough Council	Some concern that such designation could frustrate future options for the land, including that which could benefit the wider community.
Green Space behind Medeswell	Great Yarmouth Borough Council	Appears to be a vacant site with limited recreational or ecological value, though it does include trees & a footway. Some concern that such designation could frustrate future options for the land, including that which could benefit the wider community.

32. Several changes were made following this initial engagement:

- The size of the green space identified at Highfield Equestrian Centre was reduced in size, so that it just covers the element that is most special to the community. This was determined based on wildlife considerations and heritage, with the element adjacent the Scheduled Monument chosen.
- The Valley behind the dunes was removed, partly because it has wildlife designations already, was a large space and in response to feedback from the Borough Council

33. Shortly after engagement with landowners the Steering Group consulted residents on the revised green spaces. Over 80% of respondents supported each of the potential Local Green Spaces. Waters Lane playing field / children's play area and the Church / Hemsby burial ground received the highest level of support with 97% of individuals supporting their inclusion in the plan.

## Regulation 14 Consultation

### Consultation Methods

34. A number of ways to get the attention of the community was discussed and below are examples of how the Regulation 14 consultation was advertised. The consultation ran from Monday 16<sup>th</sup> May to Sunday 26 June 2022.

Who	Method	Response Received
All residents of the parish	<ul style="list-style-type: none"> <li>• Leaflet and survey delivered to all households in the parish</li> <li>• Hard copies of the plan available from Hemsby Village Hall/Social Club, the Pavillion on Waters Lane or by calling the clerk of the parish council</li> </ul>	26 responses

Who	Method	Response Received
	<ul style="list-style-type: none"> <li>• A policy booklet with just the policies was made available for those not wanting to read the full plan</li> <li>• All documents, including supporting evidence, <a href="#">available online</a></li> <li>• Online survey</li> <li>• Posters in key locations around the village</li> <li>• Advertised on the website</li> <li>• Advertised on Facebook</li> <li>• Three consultation events</li> </ul>	
Neighbouring parishes – Martham, Ormesby St Margaret with Scratby, Ormesby St Michael, Rollesby, Somerton and Winterton on Sea.	Emailed stakeholder letter	No
Anglian Water (wastewater treatment)	Emailed stakeholder letter	Yes
British Pipeline Agency	Emailed stakeholder letter	No
Broads Authority	Emailed stakeholder letter	Yes
Broads Drainage Board	Emailed stakeholder letter	Yes
Cadent Gas	Emailed stakeholder letter	No
Environment Agency	Emailed stakeholder letter	No
Essex and Suffolk Water (water supply)	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	No
Norfolk and Waveney STP	Emailed stakeholder letter	No
Norfolk County Council	Emailed stakeholder letter	Yes
Norfolk Gardens Trust	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

35. An A5 consultation leaflet was sent to every household in the parish at the beginning of the consultation, see below. This advertised the dates, where people could view the draft plan and supporting documents and how to respond.

36. The leaflet also advertised three community events in May and June which were in the daytime and night-time to cater for different people's needs e.g., some may be working in the daytime or the evening. This was for people to come to a consultation event in Hemsby to share their views and for the steering group to answer any questions. At each of the events there were large displays with all the policies, and hard copies of both the policy summary booklets and the draft plan were available for residents to review. Around 60 attended the three events.



## Hemsby Neighbourhood Plan Regulation 14 Consultation

**Have your say on the draft neighbourhood  
plan from Monday 16 May to Sunday 26 June  
2022**


The Neighbourhood Plan will influence future development in the parish. It has been developed with ongoing input from the community and is now at a draft stage.

Please let us know your views on the draft plan and the policies it contains.

### **How to do this:**

- Look at the draft plan and supporting documents on Hemsby Parish Council website [www.hemsbyparishcouncil.org.uk](http://www.hemsbyparishcouncil.org.uk)
- Look at a hardcopy of the plan and supporting documents at the Village Hall/Social Club Waters Lane Hemsby.
- Fill out a survey online  
- <https://www.smartsurvey.co.uk/s/Hemsby2022/>
- Provide your comments in writing to the Parish Council on [HemsbyPC@outlook.com](mailto:HemsbyPC@outlook.com) or  
Hemsby Parish Council, Parish Office, Kingsway, Hemsby,  
Norfolk, NR29 4TJ





Come along to a consultation event at the Pavilion Waters Lane Hemsby, where documents will be displayed and members of the Parish Council and the Neighbourhood Plan Steering group will be available to answer any questions.

**Sat 21st May 11-2pm**

**Weds 8th June 6-8pm**

**Fri 24th June 11-1pm**

Following this public consultation process the plan will be reviewed and submitted to Great Yarmouth Borough Council and the Broads Authority. The Borough Council will then invite representations on the plan prior to Examination by an independent examiner. Once further amendments have been made the plan will then be subject to a local referendum. If successful at referendum, the plan will be 'made' by the Borough Council and Broads Authority and be used to help determine all planning applications within the parish.

For further information or details please contact the Parish Clerk Kerrie Wilton on [01493 719235](tel:01493719235) or email [HemsbyPC@outlook.com](mailto:HemsbyPC@outlook.com)

**The closing date for comments is Sunday 26 June**



#### Figure 5: Hemsby A5 Consultation Leaflet

37. Ahead of the consultation Policy Posters and a Policy booklet were developed. The policy booklet listed all the policies and supporting maps. Hard copies of these were placed in public locations and they were made available on the website.

38. The consultation was advertised on the Hemsby Parish Council website, which included the Regulation 14 draft plan and all the supporting documents.





## Hemsby Neighbourhood Plan

### Regulation 14 Consultation on the Pre-Submission Draft Plan

This is the formal consultation on the pre-submission draft of the Hemsby Neighbourhood Plan in accordance with Regulation 14 of the Neighbourhood Planning (General) Regulations 2012. It runs for 6 weeks from 16 May 2022 to 26 June 2022.

All responses to this consultation must be received via this questionnaire, online survey or in writing to Hemsby Parish Council, prior to the end of the consultation period for them to be considered when finalising the plan. Completed questionnaires can be dropped at the Parish Office on Kingsway or picked up by contacting the Parish Clerk.

This questionnaire asks you specifically about the Neighbourhood Plan policies and the extent to which you agree with them. Further detail about the policies and how they should be interpreted is available in the full Neighbourhood Plan document which is available on the Hemsby Parish Council website [www.hemsbyparishcouncil.org.uk](http://www.hemsbyparishcouncil.org.uk) or from the Village Hall/Social Club on Waters Lane.

If you would like to discuss the Neighbourhood Plan with a member of the Neighbourhood Plan Steering Group, please come along to a consultation event at the Pavilion, Waters Lane on either Saturday 21 May (11-2pm), Wednesday 8 June (6-8pm) or Friday 24 June (11-1pm).

If you have any queries, you can contact the Parish Clerk Kerrie Wilton on 01493 719235 or email [HemsbyPC@outlook.com](mailto:HemsbyPC@outlook.com)

You can complete this questionnaire online at:  
<https://www.smartsurvey.co.uk/s/Hemsby2022/>



Figure 6: Consultation Poster

39. In the questionnaire, each section asked questions regarding the policies and respondents could tick boxes 'strong agree', 'agree', 'not sure', 'disagree' or 'strongly disagree' and leave comments if they wished. The sections included:

- **Section 1 = Respondents Details/Confirm Consent**
- **Section 2 = Housing Policies** (Policy 1 to Policy 4) asked *to what extent do you agree with the housing policies?*
- **Section 3= Infrastructure Policies** (Policy 5 and Policy 6) asked *to what extent do you agree with the planning policies related to infrastructure?*

- **Section 4= Transport Policies** (Policy 7 to Policy 10) asked to *what extent do you agree with the planning policies related to the access and transport?*
- **Section 5= Tourism Policies** (Policy 11 to Policy 13) asked to *what extent do you agree with the planning policies related to tourism?*
- **Section 5= Flood and Water Management** (Policy 14) asked to *what extent do you agree with the planning policies related to flood and water management?*
- **Section 6= Natural Environment Policies** (Policy 15 to Policy 18) asked to *what extent do you agree with the planning policies related to the natural environment?*
- **Section 7= Services and Facilities Policies (Policy 19 to Policy 20)** asked to *what extent do you agree with the planning policies related to services and facilities?*
- **Section 8= Built and Historic Environment (Policy 21)** asked to *what extent do you agree with the planning policies related to the built and historic environment?*
- **Section 9= Final Comments.** The question was asked *if the respondent was generally in favour of the Hemsby Neighbourhood Plan?*

40. In a table below will be the summary of comments received from 25 respondents for each of the questionnaire questions.

## Responses from Residents

41. Within the questionnaire there was 25 respondents; 23 of these being residents of Hemsby, 3 who work within Hemsby, 1 a statutory consultee and 1 landowner.

Questions	Summary of responses	HNP Comments
<p><b>Section 2 = Housing Policies</b> (Policy 1 to Policy 4) asked to <i>what extent do you agree with the housing policies?</i></p> <ul style="list-style-type: none"> <li>• <b>Policy 1: Affordable Housing</b></li> <li>• <b>Policy 2: Housing Type &amp; Mix</b></li> <li>• <b>Policy 3: Design</b></li> <li>• <b>Policy 4: Support for properties at risk from coastal erosion</b></li> </ul>	<ul style="list-style-type: none"> <li>• <b>Policy 1</b> – 18 out of 24 people strongly agreed or agreed with this policy. 4 were unsure and 2 people disagreed or strongly disagreed. Showing overall there was a high level of support for Policy 1. Two comments were left for affordable housing saying this is most definitely needed for younger people to get on the housing ladder.</li> <li>• <b>Policy 2</b>- 18 out of 24 people strongly agreed or agreed with this policy. 5 were unsure and 1 person strongly disagreed. Showing overall there was a high level of support for Policy 2. A comment was left regarding that all new developments should include a mix of houses, bungalows with disabled access etc.</li> <li>• <b>Policy 3</b>- 20 out of 24 people strongly agreed or agreed with this policy. 3 were unsure and 1 person strongly disagreed. Showing overall there was a high level of support for Policy 3.</li> <li>• <b>Policy 4</b>- 15 out of 24 people strongly agreed or agreed with this policy. 4 were unsure and 5 people disagreed or strongly disagreed. Showing overall there was support for Policy 4. A number of comments were left regarding Policy 4, these were to do with wanting to know which properties are being considered and where the properties would</li> </ul>	<p>Noted and welcome the overall support for policies 1 to 4.</p> <p>Policy 2: recommended in line with BA comments too that this is changed to remove the reference to 5 dwellings</p> <p>Policy 4: It is clear from consultation activities that a range of views exist with respect to coastal erosion and support for relocating affected properties. These have been considered when developing the plan and particularly policy 4 which considers the need for a review of the neighbourhood plan.</p>

Questions	Summary of responses	HNP Comments
	<p>be relocated, and support would depend on where they are and will they be in line with the design principles. Other comments said how compensation and support needs to be given to affected households including those who lost their homes a few years ago, one felt that protection will not be enough with the predicted sea level rise, and we need to do more to stop erosion for everyone in Hemsby. One comment said that rehousing should not be the duty of the council and that it is their own risk to live in houses such as on the marrams which were not meant to be lived in all year round.</p>	
<p><b>Section 3= Infrastructure Policies</b> (Policy 5 and Policy 6) asked <i>to what extent do you agree with the planning policies related to infrastructure?</i></p> <p><b>Policy 5: Broadband</b> <b>Policy 6: Hemsby Medical Centre</b></p>	<ul style="list-style-type: none"> <li>• <b>Policy 5</b> – 22 out of 24 people strongly agreed or agreed with this policy. 1 was unsure and 1 person disagreed. Showing overall there was a high level of support for Policy 5.</li> <li>• <b>Policy 6</b> – 23 out of 24 people strongly agreed or agreed with this policy and 1 person disagreed. Showing overall there was a high level of support for Policy 6. Six comments were left regarding the Medical Centre. One said there is no room to expand, and parking is a major problem which causes serious issues on the roads for patients trying to park. Comments said that any improvement or a larger centre with associated parking will be welcomed. Comments said how there is already pressure on the centre with the constant rising population with new</li> </ul>	<p>Welcome the a high level of support for Policy 5 and 6.</p> <p>The comments raised with respect to Policy 6 underline the importance of having a planning policy relating to the medical centre.</p>

Questions	Summary of responses	HNP Comments
	<p>developments. Two comments raised the concern of the doctors themselves and will they be willing to move due to the inhouse dispensary registered to the building or will there be any available if the facility got bigger.</p>	
<p><b>Section 4= Transport Policies</b> (Policy 7 to Policy 10) asked to <i>what extent do you agree with the planning policies related to the access and transport?</i></p> <p><b>Policy 7: Walking and cycling improvements</b> <b>Policy 8: Public transport improvements</b> <b>Policy 9: Residential parking standards</b> <b>Policy 10: Public car parking</b></p>	<ul style="list-style-type: none"> <li>• <b>Policy 7</b> – 22 out of 24 people strongly agreed or agreed with this policy. 2 were unsure. Showing overall there was a high level of support for Policy 7. One comment said public footpaths are very needed between Hemsby and neighbouring villages.</li> <li>• <b>Policy 8</b> – 21 out of 24 people strongly agreed or agreed with this policy. 2 were unsure and 1 person strongly disagreed. Showing overall there was a high level of support for Policy 8. Comments related to public transport said Kingsway bus stop is often difficult for buses to enter due to cars parking and blocking the access especially in summer.</li> <li>• <b>Policy 9</b> – 22 out of 24 people strongly agreed or agreed with this policy. 2 were unsure. Showing overall there was a high level of support for Policy 9. Comments for policy 9 said how routes need parking restrictions and enforcement.</li> <li>• <b>Policy 10</b> – 18 out of 24 people strongly agreed or agreed with this policy. 4 were unsure and 2 people disagreed or strongly disagreed. Showing overall there was a high level of support for Policy</li> </ul>	<p>Welcome the overall support for Policies 7 to 10.</p> <p>Recognised that parking is a significant constraint, and particularly around the medical centre which is why several planning policies have been developed to address this.</p>

Questions	Summary of responses	HNP Comments
	<p>10. Comments were also left. One asked how many car parks are there in Hemsby? One said that there is no public car park to accommodate parking at the shops, medical centre etc. Routes would need to have parking restrictions and enforcement.</p>	
<p><b>Section 5= Tourism Policies</b> (Policy 11 to Policy 13) asked to <i>what extent do you agree with the planning policies related to tourism?</i></p> <p><b>Policy 11: Tourism accommodation</b> <b>Policy 12: Loss of tourism facilities</b> <b>Policy 13: Tourism</b></p>	<ul style="list-style-type: none"> <li>• <b>Policy 11</b> – 20 out of 24 people strongly agreed or agreed with this policy. 3 were unsure and 1 strongly disagreed. Showing overall there was a high level of support for Policy 11. One comment was left saying too much attention is being paid to tourism and tourists and how residents all year round is not paid enough attention to regarding the impacts it has on them such as shops low in stock, car parking issues and so forth.</li> <li>• <b>Policy 12</b> – 19 out of 24 people strongly agreed or agreed with this policy. 3 were unsure and 2 people disagreed or strongly disagreed. Showing overall there was a high level of support for Policy 12. One comment was left saying that tourism related building should be replaced with new tourist facilities since it is much needed for the economy.</li> <li>• <b>Policy 13</b> – 20 out of 24 people strongly agreed or agreed with this policy. 3 were unsure and one strongly disagreed. Showing overall there was a high level of support for Policy 13.</li> </ul>	<p>Welcome the overall support for Policies 11 to 13.</p>

Questions	Summary of responses	HNP Comments
<p><b>Section 5= Flood and Water Management</b> (Policy 14) asked <i>to what extent do you agree with the planning policies related to flood and water management?</i></p> <p><b>Policy 14: Surface Water Flooding</b></p>	<ul style="list-style-type: none"> <li>• <b>Policy 14</b> – 21 out of 24 people strongly agreed or agreed with this policy. 3 were unsure. Showing overall there was a high level of support for Policy 14. 4 comments were also left. One said how we need to help to protect the cliffs from further erosion, one comment was not happy with the dependence on SuDS due to the change in weather patterns it is difficult to see how we can control the effects of extreme weather events and we need to prevent/remedy surface water put into foul sewers. One comment said flooding can be a major issue in certain areas so future developments need to consider this. One asked how many years it will take for these policies to be implemented do to not much attention has been paid to this in the past.</li> </ul>	<p>Welcome the overall support for Policy 14.</p> <p>SuDS is a nationally agreed approach to managing surface water. Policy 14 focuses on encouraging natural SuDS schemes that benefit wildlife.</p> <p>Regarding the comment on how long it would take for the policy to get implemented will depend on the speed the neighbourhood plan takes to Regulation 16, the examination and hopefully to the referendum and adoption stage. Once the plan is adopted if this passes the referendum then policies in the neighbourhood plan will hold full weight alongside the Local Plan in determining planning applications in Hemsby where relevant.</p>
<p><b>Section 6= Natural Environment Policies</b> (Policy 15 to Policy 18) asked <i>to what extent do you agree with the planning policies related to the natural environment?</i></p> <p><b>Policy 15: Biodiversity improvements</b> <b>Policy 16: Green Corridors</b></p>	<ul style="list-style-type: none"> <li>• <b>Policy 15</b> – 20 out of 24 people strongly agreed or agreed with this policy. 3 were unsure and 1 disagreed. Showing overall there was a high level of support for Policy 15.</li> <li>• <b>Policy 16</b> – 20 out of 24 people strongly agreed or agreed with this policy. 3 were unsure and 1 disagreed. Showing overall there was a high level of support for Policy 16.</li> <li>• <b>Policy 17</b> – 19 out of 24 people strongly agreed or agreed with this policy. 3 were unsure and 2</li> </ul>	<p>Welcome the overall support for Policies 15 to 18.</p> <p>Note the objection and concerns to Policy 17 and 18 in particular.</p> <p>Policy 17: the local green spaces designated are those put forward by the community during consultation. Each of those designated in the plan have been assessed and found to meet the</p>

Questions	Summary of responses	HNP Comments
<p><b>Policy 17: Local Green Spaces</b>  <b>Policy 18: Protection of important local views</b></p>	<p>disagreed. Showing overall there was a high level of support for Policy 17. Comments left regarding LGS included one person saying the children’s playing must be improved and modernised it has been in its original form since 2000. One said how they are places for people to sit and enjoy and for children to play. Another comment said while they support the designation of green spaces in principle they do not agree with the ones as currently written due to the significant risk to safety of the public and to legal rights/liabilities of the owners particularly about privately owned land which may contain hazards such as unimproved water courses, fallen trees, agricultural or industrial equipment which shouldn’t be encountered by the public. Those spaces which are private property and/or are not open to public access must be explicitly shown as such, and the community should be asked to respect the rights and wishes of the owners/custodians, many of whom have willingly preserved the ecological value of those spaces for decades.</p> <ul style="list-style-type: none"> <li>• <b>Policy 18</b> – 20 out of 24 people strongly agreed or agreed with this policy. 3 were unsure and 1 strongly disagreed. Showing overall there was a high level of support for Policy 18. One comment said how the local views will always be changing, since trees grow, and with development the perspective will change. Two general comments</li> </ul>	<p>national criteria for designation. It is recognised that some landowners have chosen to preserve the ecological value of these spaces. It is possible to designate private land that has no public access, the designation does not require or mean public access will be possible in the future.</p>



Questions	Summary of responses	HNP Comments
	<p>were left saying that building everywhere is destroying the country views from people's homes and the views from the village from all entrances mean 'you are home' and are beautiful.</p>	
<p><b>Section 7= Services and Facilities Policies (Policy 19 to Policy 20)</b>  <i>asked to what extent do you agree with the planning policies related to services and facilities?</i></p> <p><b>Policy 19: Provision of leisure facilities for younger people</b>  <b>Policy 20: Community facilities</b></p>	<ul style="list-style-type: none"> <li>• <b>Policy 19</b> – 20 out of 24 people strongly agreed or agreed with this policy. 2 were unsure and 2 disagreed or strongly disagreed. Showing overall there was a high level of support for Policy 19. Comments were made in relation to facilities for older people, also that a large swimming pool would be very welcomed. Some comments said there is nothing for young people to do and how issues with vandalism would potentially stop if there were more facilities for them to go to. One comment encouraged the parish council to find out the interests of the young people to get their input on projects.</li> <li>• <b>Policy 20</b> – 20 out of 24 people strongly agreed or agreed with this policy. 3 were unsure and 1 disagreed. Showing overall there was a high level of support for Policy 20.</li> </ul>	<p>Welcome the support for Policy 19 and 20.</p> <p>A lack of activities for younger people was raised consistently through the consultation exercises, which is why Policy 19 focuses on this.</p> <p>We could add a community action in relation to the Parish Council engaging with younger people to determine what facilities they'd wish to see in the village.</p>
<p><b>Section 8= Built and Historic Environment (Policy 21)</b> <i>asked to what extent do you agree with the planning policies related to the built and historic environment?</i></p>	<ul style="list-style-type: none"> <li>• <b>Policy 21</b> – 22 out of 25 people strongly agreed or agreed with this policy. 3 were unsure. Showing overall there was a high level of support for Policy 21. Three comments were left including from statutory consultee The Norfolk Gardens Trust which has been responded to in the statutory</li> </ul>	<p>Welcome the overall support for Policy 21.</p>

Questions	Summary of responses	HNP Comments
<p><b>Policy 21: Designated and non-designated heritage assets</b></p>	<p>consultee table. One comment was about enabling the historical seaside theme of Hemsby to continue, and one said about these being saved for future generations.</p>	
<p><b>Section 9= Final Comments.</b> The question was asked <i>if the respondent was generally in favour of the Hemsby Neighbourhood Plan?</i></p>	<ul style="list-style-type: none"> <li>• 22 out of 25 people were generally in favour of the Hemsby Neighbourhood Plan: 88% overall. Five comments were left a few commenting on the favour of forward thinking, a lot of hard work being put into plans from volunteers and the neighbourhood plan is vital for protecting Hemsby. One comment was sceptical of the neighbourhood plan saying it doesn't achieve anything and the Borough Council will decide regardless. One comment said that Hemsby is historically a seaside town and there needs to be help with local seaside activities alongside local affordable housing and a large supermarket.</li> </ul>	<p>Welcome the high level of support of respondents in favour of the neighbourhood plan.</p>

## Responses from Stakeholders

42. In this section the written responses have been broken up into separate tables, this is to make it easier for interest parties to find specific stakeholder/community comments and the responses by the Hemsby Neighbourhood Plan steering group.

### Great Yarmouth Borough Council

Stakeholder comments to the Regulation 14 documents	HNP Comments
<p><b>Housing comments:</b></p> <ul style="list-style-type: none"> <li>• There are concerns with how the affordable housing need for Hemsby has been calculated, with assumptions that the Borough Council would not apply such as equally dividing up the housing requirement amongst the primary villages. This is not what the Core Strategy or Local Plan Part 2 sets out.</li> <li>• Policy 1 – GYBC Housing Team’s analysis shows that a 2-bed property at 50% discount in this area is affordable, but everything else is not.</li> <li>• Paragraph 6.10 – There is concern that the Housing Needs Assessment identifies no demand for 4 bed properties under life-stage modelling. There is evidence of demand within the Housing Team’s allocations pool and a lower need for 3 bed properties. The income levels and needs identified for 1 and 2 bed properties is supported by the Council’s housing needs data.</li> </ul>	<p>The affordable housing needs is taken from the Housing Needs Assessment undertaken by AECOM who are Locality’s consultants for technical support work. As we understand it many other neighbourhood plans use the HNA as evidence to support policies such as this.</p> <p>Re comments on Para 6.10, though there are concerns, these were the results. The policy requires 60% 2 bed or fewer, which aligns with the borough’s comments.</p>
<p><b>Design comments:</b></p> <p>Further evidence will be needed to justify the requirements set out in the Design Code including (but not limited to) the maximum density</p>	<p>The Design Code has been updated by AECOM in response to the borough council’s comments. The Design Code will be re-shared prior to submission.</p>
<p><b>Tourist comments:</b></p>	<p>Changed the wording to ‘supported’ as suggested.</p>

Stakeholder comments to the Regulation 14 documents	HNP Comments
<p><b>Policy 11:</b></p> <ul style="list-style-type: none"> <li>- Change ‘...will generally be permitted...’ to ‘...generally be supported...’</li> <li>- The second part of the policy to support new tourist accommodation does not add any detail given Policy L2.</li> </ul>	<p>Agree that the criteria for new tourist accommodation doesn’t add anything more than the local plan policy so have removed this, but keep the last two paras.</p>
<p><b>Environmental comments:</b></p> <p><b>Policy 15:</b></p> <ul style="list-style-type: none"> <li>- Any losses will need to be addressed in accordance with the principles of Biodiversity Net Gain. This can be delivered in many ways, there is no requirement for greater length, height and depth – this will be determined by a metric, therefore suggest removing this reference.</li> <li>- The Biodiversity Net Gain must be aligned with the legislative requirements in terms of which types of development it will apply to (note – there is a current consultation on this matter, and we are still awaiting the Secondary Legislation).</li> </ul> <p><b>Policy 16:</b></p> <p>There is concern at the thickness of the lines that have been drawn on the map (figure 5). For example, along the top of the village there are parts of a much slimmer existing tree/hedgerow line which is not reflected in the map. Do the identified areas actually meet the values to be considered as ‘green corridors’, this should be more than just a landscape boundary. More evidence is required to justify each of the following corridors:</p> <ul style="list-style-type: none"> <li>• North of Kings Loke includes a camp site and part of an agricultural field</li> <li>• East of Hall Road appears to include an agricultural field</li> <li>• West of Yarmouth Road is unclear, it appears to run over existing properties</li> </ul> <p>Off-site BNG sites will be required to be on the register which are subject to criteria. There is as yet no register or specific details as to how this will work. In the absence of this, no</p>	<p><b>Policy 15</b></p> <p>Amended the sentence so that it reads ‘any loss of such features will need to be replaced in accordance with biodiversity net gain requirements’.</p> <p>Added to the last para ‘commensurate with the scale and <i>type</i> of development’.</p> <p><b>Policy 16</b></p> <p>The Green Corridors were developed in collaboration with Norfolk Wildlife Trust and Essex and Suffolk Water (as the landowner of trinity broads) based on the justification set out in para 11.8. The text has made it clearer that the corridors are indicative at this stage.</p> <p>Similar requirements have been included in other neighbourhood plans in relation to off-site BNG.</p> <p><b>Policy 17</b></p>

Stakeholder comments to the Regulation 14 documents	HNP Comments
<p>preference can be given to these sites. Suggest moving this second bullet point to the supporting text.</p> <p><b>Policy 17:</b></p> <ul style="list-style-type: none"> <li>- Site 4 is an extensive tract of land in equestrian use and is commercially operated – this is unlikely to meet the criteria for designating LGS.</li> <li>- LGS policy must be consistent with Green Belt policy this is clear in the NPPF (and has been applied/modified in the past 4 Neighbourhood Plan Examinations). Variation text within the policy and supporting paragraphs should be removed from the plan.</li> </ul> <p><b>Policy 18:</b> The identified key views are inappropriate. They are extremely wide and would in effect cover the entire village, this is not justified. In particular, this relates to views 1,2,3, and 4.</p>	<p>Site 4 measures 3.5ha not necessarily what would constitute an extensive tract of land. There's nothing in the criteria that says that commercial sites or those in private ownership can not be designated.</p> <p>Clear justification for the LGS policy wording is in appendix A.</p> <p><b>Policy 18</b> This point has been recognised and the key views has been reviewed in light of the comments received from the borough council.</p>
<p>Paragraph 2.2 – refer to ‘...Local Plan Part 2 which was adopted in 2021.’</p> <p>Policy 5 – adds no further detail to Policy I2 within the Local Plan Part 2. This policy could be removed; but maintaining the community action that was picked up following consultation.</p> <p>Coastal Partnership East have expressed their support to Policy 4.</p>	<p>Reference to local plan part 2 updated.</p> <p>Policy 5 has been removed in response to the comments.</p> <p>Policy 4 is ‘support for properties at risk from coastal erosion’ so this is positive to see.</p>
<p>Figure 8 (and the associated list):</p> <ul style="list-style-type: none"> <li>• Kiah Homebakes: it appears to have been extensively modified to such a stage that it's difficult to outline any specific historic, architectural, or artistic values; however, the neighbouring cottages have a historic and architectural value which contribute to the local character and distinctiveness and would be worth of an extra protection.</li> </ul>	<p>The NDHA assessment document has been updated the three additional assets recommended have been included as NDHAs in the plan.</p>

Stakeholder comments to the Regulation 14 documents	HNP Comments
<ul style="list-style-type: none"> <li>• Post Office: having in mind the loss of historic features it is challenging to justify its contribution to the local character and distinctiveness at this stage. Perhaps a stronger case could be made based on the community value?</li> <li>• Richardson’s Holiday Park (No26) and Pontins Holiday Park (No27) – it is really difficult to justify these as non-designated heritage assets. Currently, other than potential archaeology, there seems no other reasoning behind these suggestions.</li> </ul> <p>Other potential assets:</p> <ul style="list-style-type: none"> <li>• The Cottage, the Street, NR29 4EU – the building appears on Tithe’s map (circa 1840s) and whilst it has been amended, re-roofed and extended, it still has historic and architectural value.</li> <li>• The Bell Public house, for its architectural and historic value. <a href="https://www.norfolkpubs.co.uk/norfolkh/hemsby/hemsbbh.htm">https://www.norfolkpubs.co.uk/norfolkh/hemsby/hemsbbh.htm</a></li> <li>• Branton House, NR29 4LR – architectural and historic value</li> </ul>	
<p><b>Hemsby Design Codes Document (Supporting Evidence):</b></p> <ul style="list-style-type: none"> <li>• Pg. 11 – The Local Plan Part 2 was adopted in 2021 &amp; the Policies Map has been updated</li> <li>• Pg. 12 &amp; throughout – I suggest for clarity that reference is made to ‘Great Yarmouth Borough’ (to avoid confusion with the town which is further south)</li> <li>• It would be useful for the methodology/scoping to follow the 10 ‘characteristics’ set out in the National Design Guide, which also feature later in the document</li> <li>• Pg. 14 – Reference should be to ‘<b>Winterton</b>-Horsey Dunes’, note that the SACs &amp; SPAs are habitat designations, the Broads is a landscape designation</li> <li>• The Local Plan Part 2 identifies the Coastal Change Management Area – this could be useful to add to pg. 17. is Grade 1 Listed (missing from the map).</li> <li>• Pg.19- The map has missed Conservation Area 18- Newport Cottages. The Barn at Hall Farm is Grade 1 Listed (missing from the map).</li> </ul>	<p>These comments have been provided to AECOM who have revised the Design Codes document. An updated document will be provided to the borough council.</p> <p>There are several areas that the Steering Group disagreed with the Borough Council’s comments, and therefore changes have not been made. This includes:</p> <ul style="list-style-type: none"> <li>• In relation to key views – the Views Assessment document, which is separate, contains the evidence which justifies the key views, so no</li> </ul>

Stakeholder comments to the Regulation 14 documents	HNP Comments
<ul style="list-style-type: none"> <li>• Pg.20- Suggest referring to ‘local open spaces’ to avoid confusion with the statutory definition of Local Green Spaces which are identified in the Neighbourhood Plan.</li> <li>• Figure 14 does not provide a good example of the view as the church is obstructed by tree buffer and requires an arrow to draw its attention</li> <li>• There needs to be a more thorough assessment of each of the views to establish/distinguish which are the ‘Important Views’. As currently identified, this is practically every viewpoint into the village which is not justified.</li> <li>• Pg. 21 – Subject to the above comments such as LGS, which may cause confusion).</li> <li>• Pg. 23 – The following suggested Non-designated Heritage Assets may not meet the criteria or be appropriate – o No. 14 Kiah Homebakes</li> <li>• No. 20 Hemsby Post Office</li> <li>• No. 26 Richardson’s Holiday Park</li> <li>• No. 27 Pontins Holiday Park (if it relates to a specific feature within the site then the asset has to be specific and justified).</li> <li>• Pg.’s 24-25 – These important views should be based on key views, vistas, landmarks, and buildings of prominence. There should be focal points within such views. The view of a landscaped boundary with surrounding agricultural fields does not offer the specific qualities of an important view. The following sources may help in refining these: <ul style="list-style-type: none"> <li>• <a href="#">National Model Design Code Part 2 Guidance Notes</a></li> <li>• <a href="#">Settlement Fringe Landscape Sensitivity Study (2016)</a> – pages 67-72, note the position of features within the setting that contribute to its sensitivity. Broadly speaking this is aspects in the south of the village (including the Broads) and the key views look eastwards and westwards, not north towards the village. Conversely, the landscape setting in the north is not as sensitive as there are no real distinctive features. Important views should be more reflective of the evidence identified within this document.</li> <li>• <a href="#">Natural England’s ‘An Approach to Landscape Character Assessment’ (2014)</a></li> </ul> </li> </ul>	<p>justification has been included within the Design Codes</p> <ul style="list-style-type: none"> <li>• The community feel strongly that the former Pointins site should fall within the ‘tourist-based’ part of the village, so it has remained here. This is also based on the planning decision for the Pontin’s Site which described it as ‘mixed use, including holiday cottages’</li> <li>• Footway widths have remained, these are taken directly from Manual for Streets, which accords with the Highway Authority’s guidance</li> <li>• The assessment of density has been reviewed and updated and remains in the Design Codes as background evidence. The policy on Design has been updated to reflect the local plan policy.</li> </ul>

Stakeholder comments to the Regulation 14 documents	HNP Comments
<ul style="list-style-type: none"> <li>• Pg. 35 – The former Pontins site is not appropriate to be included within Hemsby beach area as this is described as the ‘tourist-based’ part of the village. Strategic Policy HY1 allocates the site predominantly for residential use, and the recently permitted scheme is under construction.</li> <li>• Pg. 40 – The Highway Authority may want to consider the footway widths with their requirements.</li> <li>• Pg. 46 – Is woodland planting desirable/appropriate within the seafront area (Area D)? This is not indicative of the existing character and may block sea views. How well will trees grow within dune system?</li> <li>• Pg. 47 – Coastal defence is not really relevant to the codes. This is part of a separate process.</li> <li>• General note – the coding system in the top right corner is not clear when it only applies to F as this looks to be part of the grey scale (albeit a darker shade) which would then not apply to any of the areas</li> <li>• Pg. 50 – Suggest removing the BNG methodology as this will be set out in legislation and will be subject to more changes, e.g. new metrics/calculations/brownfield development (the latter of which is now being considered so may apply to other areas). Suggest just reference to BNG.</li> <li>• Pg. 52 – The low densities required are not justified or appropriate. This conflicts with the NPPF in terms of ‘making effective use of land’ (refer to paragraph 125 of the NPPF):</li> <li>• How has the density of the existing character areas been calculated? Open spaces should be excluded from that assessment.</li> <li>• There is clear variation within some of the character areas, particularly area A which includes several denser phases of development over the years</li> <li>• Historic cores tend to have higher densities which provide part of their distinctive character. The church &amp; cemetery land should not be part of the calculation.</li> </ul>	



Stakeholder comments to the Regulation 14 documents	HNP Comments
<ul style="list-style-type: none"> <li>• How would a new development comprising areas E &amp; F be considered? Does the 'new development' area apply to any net new house within any of the other character areas?</li> <li>• Note that Hemsby is designated as a Primary Village within the Core Strategy (this is a larger village with a good range of facilities and transport options), therefore, a low density (anything below 30dph) is unlikely to be considered appropriate for new development (see Policy H3 of the LPP2).</li> <li>• There is a concern at the inflexibility of these requirements. Many existing properties within Hemsby do not have 8m depth front gardens, so how could this be justified for new development (e.g. the picture on page 57 does not meet this requirement)?</li> <li>• How have the minimum distances been assessed/justified? It may be better to encourage these distances, with the appropriate justification.</li> <li>• Chalet bungalows (1.5 storeys) may be appropriate but would be restricted by this.</li> <li>• These technical standards go beyond the scope of the Neighbourhood Plan which cannot set or apply the new national technical standards. See the <a href="#">Ministerial Statement</a> from March 2015.</li> <li>• Note LPP2 requirement for M4(2) adaptable standard housing (therefore, would apply anyway)</li> <li>• Pg. 54 – This requirement is inflexible. There are 2 storey buildings within area B, Area E should not be restricted to single storey units only. I suggest that new development should be more flexible with a transition of house sizes through a development site, this will help to any potential address conflicts.</li> <li>• Pg. 57-59 &amp; 61, 66-67, –</li> <li>• There is a concern at the inflexibility of these requirements. Many existing properties within Hemsby do not have 8m depth front gardens, so how could this be justified for new development (e.g. the picture on page 57 does not meet this requirement)?</li> <li>• How have the minimum distances been assessed/justified? It may be better to encourage these distances, with the appropriate justification.</li> </ul>	

Stakeholder comments to the Regulation 14 documents	HNP Comments
<ul style="list-style-type: none"> <li>• Chalet bungalows (1.5 storeys) may be appropriate but would be restricted by this</li> <li>• Pg. 72-74 &amp; 76:</li> <li>• These technical standards go beyond the scope of the Neighbourhood Plan which cannot set or apply the new national technical standards. See the <a href="#">Ministerial Statement</a> from March 2015.</li> <li>• Note LPP2 requirement for M4(2) adaptable standard housing (therefore, would apply anyway)</li> <li>• Pg. 77 &amp; 78-79, 82 – Most of these details are set out in the General Permitted Development Order, and it would be inappropriate to restrict fences, extensions, and solar panels to the same heights/dimensions or limit the scope of submitting a planning application to increase height or dimensions.</li> </ul>	

### **Broads Authority**

Statutory Stakeholder Comments to the Regulation 14 Documents	HNP Comments
<p><b>Views document</b></p> <p>Would be useful if the map on page 2 showed the Broads Authority Executive Area please.</p> <p>Page 3 typo: revealing, around,</p> <p>Page 5, typo: cant</p>	Map updated
<p><b>Local Green Space Assessment</b></p> <p>Not sure if any are in the Broads, but maybe show the Broads on map 2?</p>	Map updated
<p><b>Non-designated heritage asset assessment</b></p>	Map updated

Statutory Stakeholder Comments to the Regulation 14 Documents	HNP Comments
Map on page 3 – please show the Broads.	
<p><b>Design Guide</b></p> <p>No comments – the Neighbourhood Plan sets out that the Design Guide does not apply to the Hemsby areas which are in the Broads Executive area. This is supported as the Design Guide does not adequately address the Broads and will not apply to the Broads areas.</p>	Noted.
<p><b>Reg 14 Plan</b></p> <ul style="list-style-type: none"> <li>• At 1.4 you say ‘reasonable range of facilities and services’ whereas at para 1.7 you say ‘great amenities to provide their everyday needs’. You may want to be consistent (presuming that amenities in this instance means facilities and services).</li> <li>• 4.2, bullet 8 – do you list these special qualities anywhere? Or if it is the sandy beaches and the Broads, maybe say that in the objective?</li> <li>• 6.3 and 7.9 – which Local Plan?</li> <li>• Policy 2 – why threshold of 5 dwellings or more? So, schemes of less than 5 can build what they want? You may want to check with GYBC planners, but I would have thought that all schemes, no matter the size, must provide a mix of housing types. Why has 5 dwellings been chosen?</li> <li>• 6.17 – you say that these are not specific to Hemsby. Why do you say that? The policy approach is Broads Authority Executive Area wide... so would apply to Hemsby. I just wonder if this is needed or needs to be worded better to reflect the situation.</li> <li>• Supporting text to Policy 3 <ul style="list-style-type: none"> <li>○ Please specifically mention that the Broads has intrinsically dark skies that are protected through the NPPF and so the policy refers to lighting design. Then refer to our Local Plan policy on dark skies.</li> </ul> </li> </ul>	<p>Reworded 1.7 to be more consistent with 1.4</p> <p>4.2 Text already refers to sandy beaches and the Broads</p> <p>Updated references in 6.3 &amp; 7.9.</p> <p>Policy 2: removed reference to 5 dwellings</p> <p>6.17: Removed the text saying this doesn’t apply to Hemsby.</p> <p>Supporting text for policy 3: These points have been included.</p> <p>Policy 3: Local decision to focus on street lighting and not broaden out the policy.</p>

Statutory Stakeholder Comments to the Regulation 14 Documents	HNP Comments
<ul style="list-style-type: none"> <li>○ I would suggest you need to say in the supporting text that the design guide does not apply to the Broads, but the general design principles set out in the policy are relevant to schemes in the Broads.</li> <li>● Policy 3 – it is good that you add considering the impact of lighting on the dark skies of the Broads to the policy, but this is only in relation to street lighting. Keep that as it is, but it would be good to refer to all lighting and not having an impact on the dark skies of the Broads. Perhaps the lighting criterion is broadened out from just street lighting or there is an additional criterion?</li> <li>● 7.2 – Borough Council’s</li> <li>● Policy 7 – says ‘will seek to provide’ – what does this actually mean? Are the words ‘seek to’ needed? As written, I am not sure of the weight or what the instruction is.</li> <li>● Para 8.16, 8.17 and Community Action 4 – please refer to the design of the lighting and the dark skies of the Broads.</li> <li>● Para 9.6 says - Local Plan Part 1 Policy – is that the Core Strategy of GYBC? Just need to be consistent in how the Local Plans are referred to and whose Local Plans they are.</li> <li>● Policy 14: ‘provided that <b>they</b> are not simple open’</li> <li>● Policy 14: ‘it is also common for schemes to include hydraulic controls or silt traps which may encourage absorption of polluting substances, all risks should be considered’. The last part after the, seem to not belong to this sentence. Maybe check.</li> <li>● Policy 7 –What about EV charging points and indeed cycle parking?</li> <li>● Para 11.1 – you might want to reiterate the mantra of ‘right tree in the right place’.</li> <li>● Policy 15 – to what types and scale of development will the biodiversity net gain requirement apply? As written, it applies to anything, including replacement windows for example. Suggest you qualify that a bit more.</li> <li>● Figure 6 – is number 8 in the Broads? Please show the area of the Broads on the map.</li> </ul>	<p>7.2 amendment made</p> <p>Policy 7: removed ‘we will seek to provide’ and included ‘should’ instead</p> <p>Para 8.16 &amp; 8.17: Included text in 8.17 in relation to protecting dark skies.</p> <p>9.6: Changed so that it refers to the Core Strategy.</p> <p>Policy 14: ‘they’ added and sentence amended to say ‘all risks associated with such controls should be considered’</p> <p>Policy 7: EV charging points now required as part of Building Regs so not needed in this policy. Included a requirement for cycle parking.</p> <p>Para 11.1 included some text in relation to right tree right place.</p> <p>Policy 15: Added in ‘except for alterations to a single dwelling house’.</p>

Statutory Stakeholder Comments to the Regulation 14 Documents	HNP Comments
<ul style="list-style-type: none"> <li>• Policies 19 and 20 – you may wish to qualify the policy stance by saying something like ‘subject to other relevant policies’.</li> <li>• Figure 8 – please show the area of the Broads on the map.</li> </ul>	<p>Figure 6: Broads Exec Area has been included in this map</p> <p>Policies 19 &amp; 20: ‘Subject to other relevant policies’ added to both policies</p> <p>Figure 8: Broads Exec Area has been included in this map</p>

### Norfolk County Council

Statutory Consultee	Stakeholder Comments to the Regulation 14 Documents	HNP Comments
Norfolk County Council-Historic Environment	<p>The Historic Environment team were consulted during the development phase by the Neighbourhood Plan Steering Group and are glad the historic environment is well covered in this reg 14 neighbourhood plan. The Historic Environment team would, however, ask that policy 21 includes a statement saying:</p> <p><i>Norfolk County Council's Historic Environment Team will continue examining new planning applications in the parish and recommending archaeological mitigation as required in order to protect, and when necessary, record buried archaeological remains before they are adversely affected by new development projects.</i></p>	<p>Welcome the supportive comments.</p> <p>Suggested wording has been included in the supporting text for the policy.</p>
Norfolk County Council-Lead Local Flood Authority	<p>The LLFA welcome the appropriate references to surface water, rivers and seas, and groundwater flood risk within the Plan and proposed policies, with specific reference to Section 10 of the Plan, ‘Flood and Water Management’, and Policy 14, ‘Surface water flooding’.</p>	<p>Welcome the numerous support in reference to the detail within the neighbourhood plan in the</p>

Statutory Consultee	Stakeholder Comments to the Regulation 14 Documents	HNP Comments
	<p>The LLFA strongly welcome the numerous specific references to Sustainable Drainage Systems (SuDS) within Section 10 of the Plan.</p> <p>The LLFA strongly welcome the reference to adhering to our <a href="#">Norfolk County Council (NCC) – Lead Local Flood Authority (LLFA) Statutory Consultee for Planning: Guidance Document</a> and the CIRIA guidance within the Neighbourhood Plan.</p> <p>The LLFA welcome the acknowledgement that Hemsby is identified as a Critical Drainage Catchment (CDC) in the Great Yarmouth Strategic Flood Risk Assessment. The LLFA further welcome the explanation as to why the downstream catchment flood risk, rather than just the immediate area, should be considered, with emphasis on ensuring every opportunity is taken to reduce this risk.</p> <p>The LFFA offered and advised on additional local information/data to consider for the plan.</p> <p>LLFA recommended the following wording to be included regarding surface water flood risk:</p> <p><i>The 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.</i></p> <p><i>Any new development or significant alteration to an existing building within the Parish of Hemsby should be accompanied by an appropriate assessment which gives adequate and appropriate consideration to all sources of flooding and proposed</i></p>	<p>flooding section and about SuDS.</p> <p>Included the additional information provided by the LLFA on flooding incidents in Hemsby.</p> <p>Included the suggested wording within the supporting text of the document.</p>

Statutory Consultee	Stakeholder Comments to the Regulation 14 Documents	HNP Comments
	<p><i>surface water drainage. Any application made to a local planning authority will be required to demonstrate that it would:</i></p> <ul style="list-style-type: none"> <li><i>a) Not increase the flood risk to the site or wider area from fluvial, surface water, groundwater, sewers, or artificial sources.</i></li> <li><i>b) Have a neutral or positive impact on surface water drainage.</i></li> <li><i>c) 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:</i> <ul style="list-style-type: none"> <li><i>• Inclusion of appropriate measures to address any identified risk of flooding (in the following order or priority: assess, avoid, manage, and mitigate flood risk).</i></li> <li><i>• Where appropriate undertake sequential and /or exception tests.</i></li> <li><i>• Locate only compatible development in areas at risk of flooding, considering the proposed vulnerability of land use.</i></li> <li><i>• Inclusion of Sustainable Drainage Systems (SuDS) with an appropriate discharge location.</i></li> <li><i>• 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.</i></li> <li><i>• 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.</i></li> <li><i>• 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.</i></li> </ul> </li> </ul>	

Statutory Consultee	Stakeholder Comments to the Regulation 14 Documents	HNP Comments
Norfolk County Council- NPS Property Consultants	<p>In Policy 17, the neighbourhood plan seeks to designate a Local Green Space (LGS) site at Hemsby Primary School playing field. The LGS designation for the playing field could restrict future development and impede future growth of the school, if ever required.</p> <p>Policy 17 does usefully outline that new buildings are inappropriate development, but with a number of exceptions. It is recommended that an additional explicit exception is added to the policy <i>'to allow development on the school playing field required to enhance education provision'</i>. Such provision would be entirely consistent with NPPF advice provided in paragraph 95.</p>	The policy would allow for this expansion of the school, this has been included as an example within the supporting text.
Norfolk County Council- Environment (Ecology)	Policies 15 (Biodiversity Improvements) and 16 (Green Corridors) are supported, along with Community Action 7 (Trees & Hedgerow). Figure 5 (Hemsby's Green Corridors) provides a very useful focus for delivery of off-site Biodiversity Net Gain requirements where developers are unable to deliver on-site BNG, as well as a focus for community environmental projects and action.	Welcome the support.
Norfolk County Council- Environment (Landscape)	<p>Policy 3 (and Community Action 4) are supported in terms of good design especially considering dark skies.</p> <p>Policy 7 is supported for strengthening access to and within the settlement and surrounding countryside. We would encourage discussions with Norfolk County Council Rights of Way team as well as the Environment team on potential opportunities and to ensure correct legal procedures are followed.</p>	<p>Welcome the support for the numerous policies.</p> <p>Noted on discussions with NCC for policy 7.</p> <p>In relation to Policy 18, there are strong links between the views and improving footpaths,</p>



Statutory Consultee	Stakeholder Comments to the Regulation 14 Documents	HNP Comments
	<p>It is encouraging to see the inclusion of Policy 15,16 and 17 and we would support these, along with Community Action 7 to best protect and enhance the natural environment.</p> <p>Policy 18 highlights key views, these should be considered alongside local access networks of public rights of way and permitted paths to strengthen their importance.</p>	<p>which is also a key element of the plan.</p>

**Norfolk Gardens Trust**

<b>Statutory Stakeholder Comments to the Regulation 14 Documents</b>	<b>HNP Comments</b>
<p>Comments were left regarding Question 12 of the questionnaire and for Policy 21- Designated and non-designated heritage assets.</p> <p>Thank you for consulting The Gardens Trust (GT) in its role as a Statutory Consultee with regard to the Hemsby Neighbourhood Plan pre-submission (Reg14) consultation. The Norfolk Gardens Trust (NGT) is a member organisation of the GT and works in partnership with it in respect of the protection and conservation of registered sites. NGT is authorised to respond on GT's behalf in respect of such consultations. NGT also welcomes consultation on development affecting sites in Norfolk which are not registered but are nevertheless of significance and value.</p> <p>I should note that the consultation requirements document has a schedule of consultation contacts, but it does not include The Gardens Trust (or NGT). We ask that our name be added to the list of consultation contacts.</p> <p>We strongly support Policy 21 and, in particular, the requirement that any planning or listed building consent application for works to a designated or non-designated heritage asset will need to be supported by a Heritage Statement. We note the supporting document, Non-Designated Heritage Assessment, and welcome the detailing of such assets, especially as they relate to parks and gardens.</p> <p>We commend the protections that Policy 21 affords to both designated and non-designated heritage assets.</p>	<p>Noted on needing to add The Gardens Trust to the schedule of consultation contacts.</p> <p>Welcome the strong support for Policy 21 and the supportive comments regarding the Non-Designated Heritage Assessment.</p>

### **Historic England**

<b>Statutory Stakeholder Comments to the Regulation 14 Documents</b>	<b>HNP Comments</b>
<p>We welcome the production of this neighbourhood plan, but do not consider it necessary for Historic England to be involved in the detailed development of your strategy at this time. We would refer you to our advice on successfully incorporating historic environment considerations into your neighbourhood plan, which can be found here: <a href="https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/">https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/</a>.</p> <p>For further specific advice regarding the historic environment and how to integrate it into your neighbourhood plan, we recommend that you consult your local planning authority conservation officer, and if appropriate the Historic Environment Record at Norfolk County Council.</p>	<p>Comments noted, and advice reviewed. The local authority and Historic Environment Service at Norfolk County Council was consulted as part of development of the plan.</p>

### **Broads Drainage Board**

<b>Statutory Stakeholder Comments to the Regulation 14 Documents</b>	<b>HNP Comments</b>
<p>Hemsby is partially within the Internal Drainage District of the Broads Internal Drainage Board and therefore the Board's Byelaws apply. The IDB identifies a number of byelaws that need to be considered during the consenting process, which sits separate from planning permission but none the less are important.</p>	<p>Recommended that the policy includes 'where development is proposed within or partly within the Broad's IDD the consenting process should be followed prior to determination of any planning application'.</p>

## Agent responses

Stakeholder	Summary response	HNP Comments
Pegasus Group on behalf of Highfield Equestrian Centre	<p>Mrs Brown owns the proposed LGS- Highfield Equestrian Centre. Numerous reasons were given to why the landowner strongly objects to this site being designated. Detail was given on not agreeing with the justification. The representation explained that there were a number of errors in the assessment including:</p> <ul style="list-style-type: none"> <li>- Hectare size stated for the LGS was 4.3ha the representation states its actually 3.9ha.</li> <li>- Stating the Scheduled Monument (a Medieval Cross Shaft) was within the LGS when it is apparently located to the western boundary on the highway verge of the Yarmouth Road.</li> <li>- The site is not accessible to the public except paying customers. The representation was clear if this LGS goes forward then the site will continue to exclude access to the public.</li> </ul> <p>The representation was explaining the positives to planning application which was recently refused on site by Great Yarmouth Borough Council (06/20/0562/O).</p>	<p>Amendments made to the LGS assessment to reflect the points made in relation to inaccuracies.</p> <p>The hectare size has been amended to reflect the site identified on the LGS map, this is actually 3.5ha.</p>
Davis & Co (on behalf of Mrs Brown, local landowner)	<ul style="list-style-type: none"> <li>• Unsure of Policy 1 to 3 but agreed with Policy 4</li> <li>• Agreed with Policy 5 and 6</li> <li>• Agreed with Policy 7 to 10</li> <li>• Agreed with Policy 12 and 13 but was not sure on Policy 11. Left comments regarding Policy 11: <i>the policy fails to address the needs of holiday caravan park development, particularly where a park may be affected by coastal erosion. There is no provision for 'roll-back' of parks away from the coastal margins.</i></li> <li>• <i>Parks are not normally developed within development limits - they generally require a countryside location, and this has been acknowledged over decades of planning appeals. Similarly, there is no apparent space available within the tightly</i></li> </ul>	<p>Welcome the support/agreement with several policies in the plan.</p> <p>We have reviewed the comments in relation to the tourism policies and decided not to incorporate changes.</p> <p>Decision to continue to designate part of the Highfield Equestrian Site as a Local Green Space.</p>

Stakeholder	Summary response	HNP Comments
	<p><i>defined Holiday Accommodation Area. Sites that might be considered 'well-related to the village' are constrained by draft policies 17 and 18.</i></p> <ul style="list-style-type: none"> <li>• <i>The penultimate sentence, requiring short-stay occupation only, fundamentally misunderstands the modern holiday park business model which has been so effective in encouraging upgrading and improvement in tourism across an extended season and provides for both owner-occupation and holiday rental at the same time. The proposition put forward in the policy would seek to enforce a reversion to a market that began to fail over 40 years ago and - from a local perspective - eventually gave rise to the closure of Pontins. The imposition of Policy 3 and design codes will effectively preclude any future holiday park development - to the long-term detriment of local tourism provision.</i></li> <li>• Agreed with Policy 14</li> <li>• Agreed with Policy 15 and 16.</li> <li>• Strongly disagree with Policy 17 and 18. Comments were left as well as a written representation which objected the landowner having the LGS designated on their land which is the Highfield Equestrian Centre. Comments were also left regarding the proposed LGS area, in combination with the remaining land in the same ownership, provides a valuable longer-term site for 'roll-back' of housing and/or holiday accommodation from the coastal margin, as identified in the adopted Local Plan GSP4. Imposition of development controls through policy 17 and 18 effectively sterilise this land from providing a realistic opportunity to address the wider needs of the Local Plan, and Hemsby as a Primary Village, which are likely to materialise during the life of the plan. The supporting LGS Assessment provides no robust justification underlying the selection process, which could apply to any local field. The heritage element is entirely specious.</li> <li>• Protected view 1 appears to be justified on the basis of retaining the current land use, which cannot be enforced in this manner.</li> <li>• Agreed with Policy 19 and 20</li> <li>• Agreed with Policy 21</li> </ul>	<p>The justification for View 1 is on the basis of it being typical of rural countryside.</p>

Stakeholder	Summary response	HNP Comments
	<ul style="list-style-type: none"> <li data-bbox="459 244 1574 783">No to being in favour of the neighbourhood plan. They said the plan is broadly satisfactory but said no due to how policy 11, 17 and 18 are currently drafted. This is because the justification for allocating land under policy 17 is unsubstantiated and incorrectly applied having regard to NPPF guidance. The imposition of Policy 18 ensures that all remaining areas surrounding the settlement are effectively sterilised. This is not an effective means of managing the growth of this primary village which will be necessary within the life of the plan, if only to address coastal erosion issues. The Plan fails to address key issues regarding coastal erosion and roll-back provision that will impact directly on Hemsby within the life of the Plan. Given current erosion rates this is likely to be earlier in the Plan period than currently anticipated. The effects of Policy 11, as drafted, would be to preclude future holiday accommodation provision within the holiday park sector, to the detriment of local tourism provision, the local economy and employment opportunities.</li> </ul>	