

Hemsby Neighbourhood Plan 2021-2036



**Policy Booklet for Regulation 14
Consultation**

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Policy 1: Affordable Housing

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As a starting point the Borough Council will seek the following split in the affordable housing requirement for any qualifying site in Hemsby:

- a) 25% First Homes;
- b) 75% affordable rent.

Alternative tenures may be accepted where applicants can adequately demonstrate the demand for other affordable housing products and that they are affordable in the local context.

First Homes will need to be provided at a discount from the prevailing market value of at least 40%, subject to site specific viability.

Policy 2: Housing Type & Mix

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Developments of 5 or more dwellings will need to provide a mix of housing types and sizes, and these should aim to reflect local housing need using the best available and proportionate evidence. This should include, unless evidence is provided either showing a lower need is justified or the scheme is made unviable, a minimum of 60% of dwellings comprising two bedrooms or fewer. This will enable older residents to downsize or younger residents to get on the housing ladder.

These requirements apply to development proposals as a whole, therefore, open-market and affordable housing combined.

Policy 3: Design

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All development, including extensions, will need to be consistent with the Hemsby Design Neighbourhood Plan Design Guidelines and Codes in general, and specifically as they apply to the following distinct character areas:

- A. Historic Core
- B. Hemsby Village
- C. Hemsby Beach
- D. Beachfront
- E. Open Countryside

The Design Codes will be used to help assess all planning applications to determine their acceptability, although the Hemsby Neighbourhood Plan Design Guidelines and Codes does not apply to development in the Broads Authority Executive Area.

The following design considerations are especially important:

- a. Density in new residential developments should take into consideration the density ranges of the relevant character area as set out in The Hemsby Design Codes. A density beyond that range will not generally be acceptable. A density of more than 20 dwellings per hectare will need to have clear and overriding justification.
- b. New development should not cause unacceptable harm to the openness of the existing street scene. New development creating its own street network will need to be designed to have an open street scene unless this conflicts with the immediate area.
- c. New development must have due regard to the heights of other buildings in the area and the generally low profile of buildings.
- d. Major housing developments will be expected to incorporate a system of street lighting. Any lighting must be well designed so as to conserve and enhance the dark sky experience of the Broads.

Policy 4: Support for properties at risk from coastal erosion

Policy 4: Support for properties at risk from coastal erosion

A focused review of the Hemsby Neighbourhood Plan will be triggered if:

Three years after the adoption of this Neighbourhood Plan, the sea defences being progressed have not been implemented and are unlikely to be implemented; and

- a. A willing landowner makes appropriate land available to be safeguarded with a view to enabling properties to be relocated from the Coastal Change Management Area; or
- b. Funding is made available for the procurement of sufficient land for this purpose.

Policy 5: Broadband

Policy 5: Broadband

Planning applications will need to set out how fibre connections will be connected to the site and each premises in a timely and efficient manner. Fibre to the Premises (FTTP) will be required unless evidence demonstrates that this is not possible.

Policy 6: Hemsby Medical Centre

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Proposals for expansion of Hemsby Medical Centre will be supported in principle. Proposals will need to demonstrate sufficient parking is or can be made available, in accordance with county parking standards, to meet increased demand or in a way that does not impede the free flow of traffic on neighbouring streets.

Policy 7: Walking and Cycling Improvements

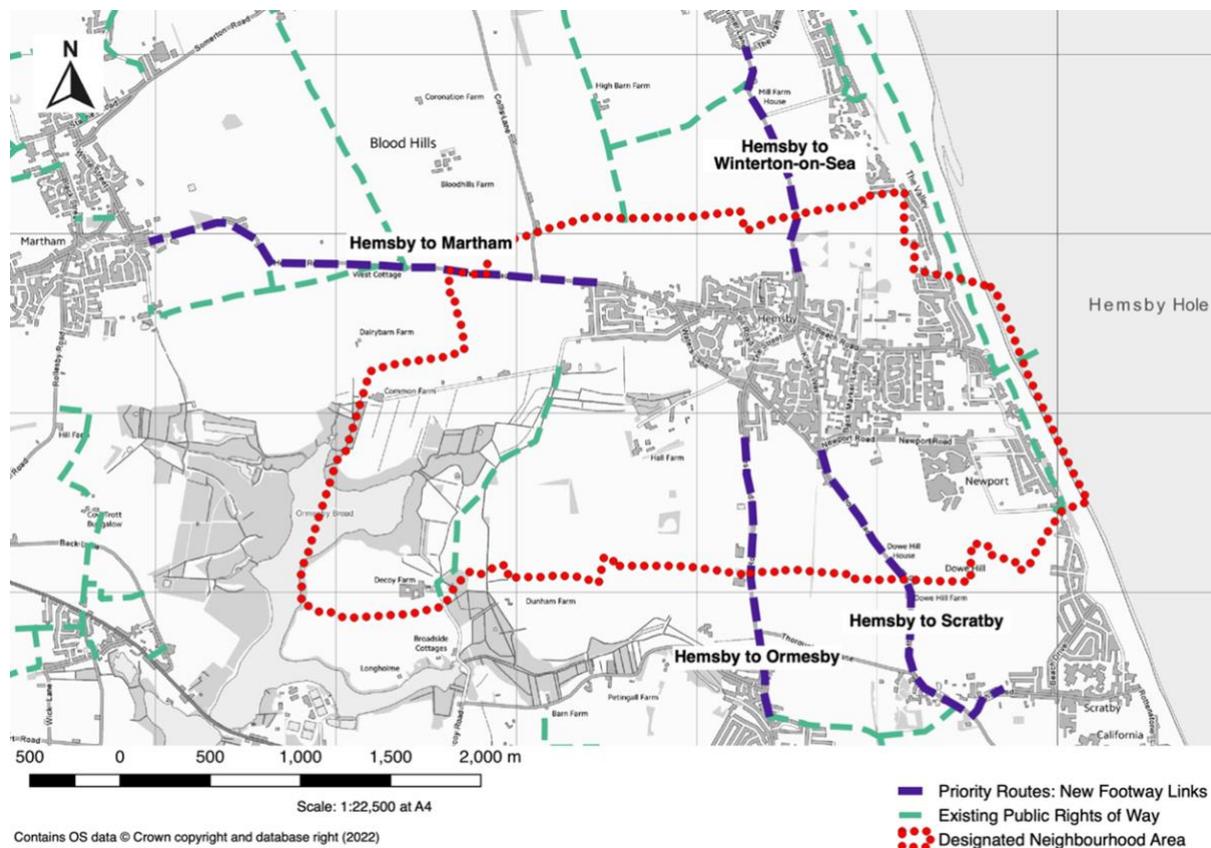
Policy 7: Walking and Cycling Improvements

New major development will seek to provide suitable new or improved links to the network of footways and cycle ways in Hemsby to ensure that new and existing residents can have good sustainable access to services and facilities.

Good sustainable access by walking will include consideration of personal security and whether the route to key services and facilities is well-lit by street lighting. Where it is reasonable to do so, new development will be expected to support sustainable access by introducing street lighting on key walking routes, reflecting the priorities in **Community Action 2**. Any lighting must be well designed, as per **Policy 3**, to conserve and enhance dark skies in the Broads which is an intrinsically dark landscape.

Opportunities will be taken to support improvement of the four priority routes between Hemsby and surrounding villages shown in **Figure 2**. Any development in Hemsby adjacent these routes will be expected to support their improvement in line with creating safe, accessible, all-weather routes.

Figure 2: Priority Routes between Hemsby and Neighbouring Villages



Policy 8: Public Transport Improvements

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Bus stops will be located within close proximity of residential areas and close to footpaths and cycle routes.

New major development will contribute towards improved bus waiting facilities, with existing shelters upgraded where appropriate and new stops and shelters installed. All waiting areas will have good quality seating and timetable displays. It will also be important to provide areas for people to leave mobility scooters/wheelchairs where possible.

Contribution towards more frequent bus services to key destinations will be required where the development is likely to result in a significant increase in travel demand.

Policy 9: Residential parking standards

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For all new residential developments, where practicable and feasible, the following *minimum* standards shall apply for the provision of off-road vehicle parking:

- 1 bed dwelling, 1 off-road car parking space
- 2 bed dwelling, 2 off-road car parking spaces
- 3 bed dwelling, 2 off-road car parking spaces
- 4+ bed dwelling, 3 off-road car parking spaces

Where these standards cannot be met or where there is a potential for on-street parking to occur because of the needs of visitors, streets will need to be designed to safely accommodate some on-street parking, which may include formal parking facilities such as laybys.

Landscaping shall be used to avoid car parking being obtrusive in the street scene. Well-designed on street parking schemes on through routes that can be shown to function as informal traffic calming measures will be supported.

Policy 10: Public car parking

Policy 10: Public car parking

Proposals that provide additional public off-road parking around the Medical Centre and Kingsway will be supported.

Policy 11: Tourist Accommodation

Policy 11: Tourist Accommodation

The loss of holiday accommodation within the parish will be strongly resisted and only be acceptable in specific circumstances where the current use is demonstrated to be unviable due to:

- a. Vacancy of the accommodation of at least a one year period; and
- b. Marketing of the site for tourist accommodation or an alternative tourist use for at least a one year period; or
- c. The viability of an alternative tourist-related use of the site.

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, in the Holiday Accommodation Area, or on sites that are well related to the village, and at a scale appropriate to the village;
- Elsewhere, proposals for the conversion of existing buildings, including farm buildings, for tourist accommodation will be supported provided they demonstrate a creative use of existing structures;

Such proposals 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. This does not apply to hotels.

Any tourist accommodation must be of similar quality to residential dwellings and adhere to **Policy 3 on Design**.

Policy 12: Loss of Tourism Facilities

Policy 12: Loss of Tourism Facilities

The loss of existing tourism facilities in the parish will be strongly resisted. Proposals leading to the loss of an existing tourism facility to a non-tourism use will only be permitted where it is demonstrated that either:

- a. It is to be replaced by a facility of equal or greater quality in a suitable location; or
- b. The area currently served by it would remain suitably provided for following the loss; or
- c. It is no longer viable or feasible to retain the premises in a tourism use, and this will need to be supported by clear and robust evidence including a viability assessment.

Details of consultation with the community regarding the change of use or redevelopment must be provided with any application submitted.

Policy 13: Tourism

Policy 13: Tourism

Development which promotes Hemsby as a visitor destination for the following tourism priorities will be supported in principle:

- a. Proposals that facilitates the attraction of day visitors;
- b. Supports the appreciation and understanding of the heritage and history of the parish;
- c. Promotes the use of walking and cycling within the village and the wider area;
- d. Provides for year-round tourism rather than seasonal; or
- e. Promotes open air events within the village.

Proposals for tourist facilities in the countryside will be supported where the proposal supports farm diversification and subject to demonstrating that the use needs to be located in the rural area and that other impacts, such as on landscape, are acceptable.

Policy 14: Surface water flooding

Policy 14: Surface water flooding

New development proposals will have due regard to the risk of surface water flooding within the plan area. Planning proposals will need to be accompanied by a statement that sets out how surface water flooding has been considered and how it will be managed and maintained going forward, particularly in relation to those areas set out above which are especially prone to flooding.

All proposals must incorporate natural Sustainable Drainage Systems (SuDS) that are appropriate to the scale and nature of the development and designed to be an integral part of the green infrastructure. These may include:

- Planting;
- Introduction of permeable driveways or parking areas;
- Rainwater harvesting and storage features;
- Green roofs.

Such measures will be required except where this is not technically feasible or where it can be demonstrated that other factors preclude their use. Attenuation ponds may be acceptable provided that are not simple open bodies of water, which will not be acceptable. They will need to be well designed and safety considered to minimise risk to children and the general public. 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. They will need to create additional habitat and have their visual impact mitigated.

To mitigate against the creation of additional impermeable surfaces, there should be 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. These measures will be required unless the developer can provide justification to demonstrate that it is not practicable or feasible within the constraints or configuration of the site.

Policy 15: Biodiversity Improvements

Policy 15: Biodiversity Improvements

Development anywhere in the parish must maximise habitat opportunities. It will also be expected to demonstrate the ability of wildlife to thrive. Proposals should incorporate measures identified in relevant local guidance, including the Broads Authority Biodiversity Enhancements Planning Guidance¹.

Development should protect trees, woodlands, hedegrows or copse. Any loss of such features will need to be replaced with a greater length, height and depth of any trees, woodland, hedgerow, or copse removed, in line with biodiversity net gain requirements. In addition, any new residential development will be expected to plant an appropriate number of trees of native species for each property and make use of soft boundary features rather than standard fencing. An appropriate number of trees will depend on the size of the plot and the viability of the scheme coming forward.

As a minimum, development proposals will be expected to demonstrate an overall biodiversity net gain of 10%, commensurate with the scale of the development.

Policy 16: Green Corridors

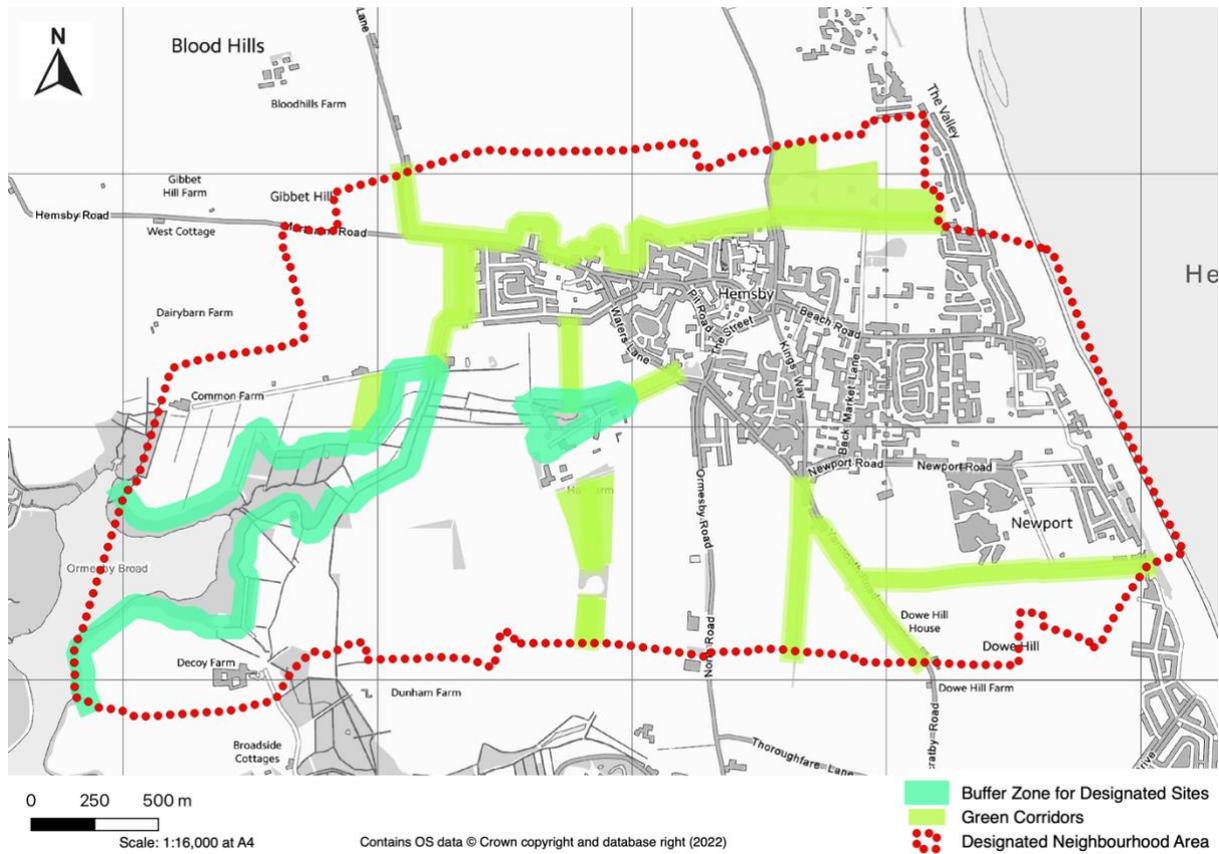
Policy 16: Green Corridors

New development proposals must recognise the identified Green Corridors (see **Figure 5**) and consider the following:

- Development within or near to a Green Corridor must maintain and enhance the function of the corridor and demonstrate how they will mitigate any likely harm to wildlife. Harm may be caused to Green Corridors by anything which reduces the ability of wildlife to move through the corridor, including barriers like buildings and hard surfaces, redirecting water courses, adding artificial lighting, and insensitive management of habitats e.g. hedge cutting in the bird breeding season.
- Where developers are required to deliver biodiversity net gain offsite (as a result of not being able to deliver onsite) measurable gain should be delivered within the identified Green Corridors in conjunction with local landowners as a preference to statutory credits.

¹ https://www.broads-authority.gov.uk/_data/assets/pdf_file/0016/231055/Biodiversity-guide_18_11_2016.pdf

Figure 5: Hemsby's Green Corridors



Policy 17: Local Green Spaces

Policy 17: Local Green Spaces

The following areas are designated as Local Green Space for special protection:

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
11. Green space behind Medeswell

These will be protected from inappropriate development in accordance with Green Belt Policy, except for the following deviations:

New buildings are inappropriate development, with the only exceptions to this:

- a) Buildings for forestry or agriculture where the Local Green Space is used for commercial woodland or farmland;
- b) The provision of appropriate facilities in connection with the existing use of land where the facilities preserve the openness of the Local Green Space and do not conflict with the reasons for designation that make it special to the community, such as for recreation or ecology;
- c) The extension or alteration of a building if it does not impact on the openness or the reasons for designation that make Local Green Space special to the community; or
- d) The replacement of a building provided the new building is in the same use and not materially larger than the one it replaces.

Other appropriate development includes:

- a) Engineering operations that are temporary, small-scale and result in full restoration;
- b) The re-use of buildings provided that the buildings are of permanent and substantial construction; or
- c) Material changes in the use of land where it would not undermine the reasons for designation that make it special to the community.

Proposals that are on land adjacent to Local Green Space are required to set out how any impacts on the special qualities of the green space, as identified by its reason for designation, will be mitigated.

Policy 18: Protection of important local views

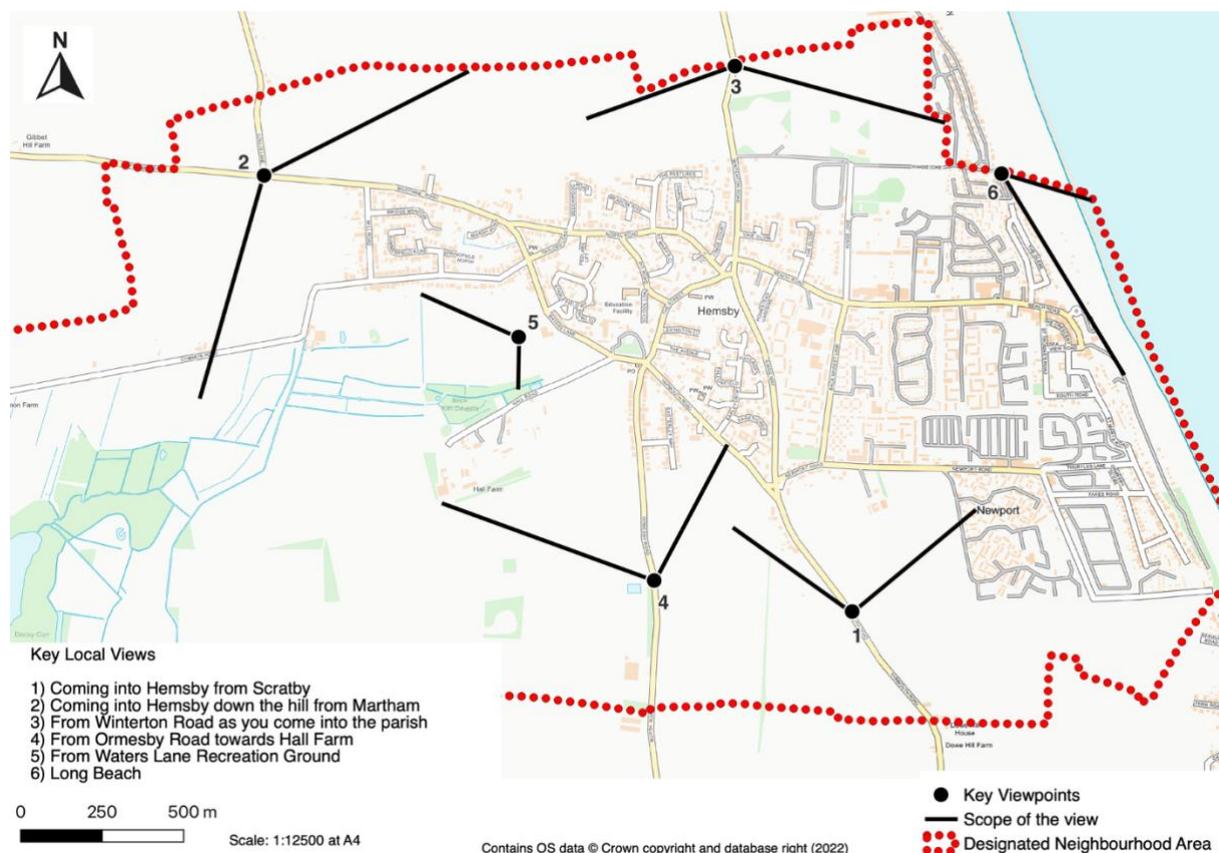
Policy 18: Protection of important local views

The following six views (shown in **Figure 7** and described in **Hemsby Neighbourhood Plan Views Assessment**) are identified as important public local views:

1. Coming into Hemsby from Scratby
2. Coming into Hemsby down the hill from Martham
3. Views from Winterton Road as you come into the parish
4. The view from Ormesby Road towards Hall Farm
5. View from Waters Lane recreation ground towards Hall Lane woodland
6. View of Long Beach

Proposals are expected to demonstrate that they are sited, and designed to be of a form and scale, that avoids or mitigates any harm to the key views.

Figure 7: Important Local Views



Policy 19: Provision of leisure facilities for young people

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Applications that propose the provision of leisure facilities for young people will be considered favourably; leisure facilities could support youth clubs/services and activities.

New residential developments will be expected to demonstrate that they have assessed the likely needs of the new resident under-18 population and sought to address these needs where possible.

Policy 20: Community facilities

Policy 20: Community facilities

Proposals which assist with the delivery of new or enhanced facilities to the benefit of the community will be supported.

King's Head Public House

Proposals for the development of the Kings Head public house, an Asset of Community Value, into a community use will be supported if the public house closes within the plan period. Examples of community uses which would be looked upon favourably in principle are:

- a) Community hub for the use of local groups of all ages.
- b) Library or drop-in centre.

Policy 21: Designated and Non-Designated Heritage Assets

Policy 21: Designated and Non-Designated Heritage Assets

The character, integrity and appearance of existing historic assets will be protected and where possible enhanced.

Development affecting listed buildings should not harm the significance of the heritage asset and should preserve its character and appearance. It should be considered in accordance with national planning guidance.

The non-designated heritage assets listed in **Figure 8** have considerable local significance. Development proposals should avoid harm to these heritage assets and have regard to their character, important features, setting and relationship with surrounding buildings or uses. Any development proposals that effect these assets or their setting will need to demonstrate that they do not harm, or have minimised harm, to the significance of the asset, and make clear the public benefits that the proposal would deliver so that any harm to the asset's significance or setting can be weighed against the benefits.

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. This will describe the significance of the asset, the works being proposed and why, and how the significance of the asset will be affected by those proposals, along with any mitigation measures.

Proposals that are adjacent non-designated assets should demonstrate that consideration has been given to preserving:

- a) The heritage asset and its distinctive historic features as identified in the **Non-Designated Heritage Assessment**;
- b) The positive elements of its setting that contribute to the asset's historic significance;
- c) The contribution that the asset and its setting makes to the character of the local area.

Figure 8: Non-designated Heritage Assets

