



BLAKENEY PARISH COUNCIL

The Parish Office, Langham Road, Blakeney, Holt, Norfolk, NR25 7PG

Tel: 01263 741106

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Clerk to the Council – Mrs Tracey Bayfield (Cert H.E. Local Policy)

Andrew Freeman
Intelligent Plans & Examinations Ltd
3 Princes Street
BATH
BA1 1HL

14th September 2022

Dear Mr Freeman

Re: BLAKENEY NEIGHBOURHOOD PLAN EXAMINATION

Further to your initial letter to us dated 27th June 2022, and our subsequent correspondence with Steve Carnaby (Associate Director), we write to firstly, thank you for the granting of an extension of time, allowing us to respond to your 19 questions.

The Blakeney Neighbourhood Plan Steering Group responses are now set out below and are in the order as set by yourself.

2. Yes.

3. Yes. As detailed by the cascade criteria in Policy 1.

4. At present, nearly 45% of homes in Blakeney are holiday or second homes. The demand for second homes and holiday homes is considerable. Over the last 5 years there have been approximately 28 number of new builds and redevelopments. It is not known how many of these are utilised as primary residences. Policy 2, looks to address this. We do not believe this will have an impact on the use of existing housing in the village.

5. Please see paras. 6.90 - 6.92 of the plan.

6. We do not believe that the Neighbourhood Plan is in conflict with EC7 as applied to Blakeney. EC7 states that new tourist accommodation will be permitted in accordance with policies for Employment Areas. In turn, that states that proposals will not have a significant detrimental effect on the environment. Additional housing, except that needed to retain skills in the village and provide affordable housing, is deemed not to meet that criterion.

7. We anticipate that plans submitted to North Norfolk District Council, as the planning authority, for approval should provide the reassurance re. amenity space. Regarding parking, if the existing dwelling has off street parking, the plan seeks to ensure that this is maintained or increased, relevant to any future development so as not to increase the burden on existing community parking. If the dwelling has no off-street parking



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further parking is available in the village car parks but again we do not wish to add unduly to community parking.

8. No, however, for planners adhering to policy 2, this would apply to more significant residential developments. It would not be practical to apply if a development is of say, one or two houses.

9. There have been occasions in recent years where raw sewage has escaped. The capacity of the sewage network, especially with storm or flood waters, is a real concern to the village. Anglian Water have records of the problems we have experienced in recent years.

10. Public views.

11. The settlement boundary and the built-up area of the village in Blakeney are one of the same thing, as seen on page 29. Regarding small residential developments, this would typically be one or maybe two houses filling a gap in existing frontages. Space is restricted and permitted development rights would be removed to prevent further extension without planning consent.

12. Blakeney has seen a lot of infill development, typically of one house being replaced by two or even 7 in the worst most recent scenario. Overdevelopment is a familiar issue. This policy is intended to restrict such applications. Where a dwelling is being demolished and replaced, the applicant should seek to enhance the street scene. The reference to the removal of permitted development rights is intended to prevent further extension of such building without planning consent, although the local planning authority may still decide to approve development proposals that accord with an up to date development plan.

13. Yes. Proposals for development in the flood risk area are already required to provide a risk assessment. The purpose of this policy is to ensure that development in areas at risk of flooding should be avoided. Equally, potential flood risk should not be increased elsewhere as a result of new development. Meeting the requirements of site specific assessment for minor development, change of use and the need for major development to incorporate sustainable drainage systems should assist in relation to surface water management. A Construction Environmental Management plan is to outline how a construction project will avoid, minimise and mitigate effects on the environment and surrounding areas.

14. Established practice refers to the national planning policy framework and the Environment Bill 2019 (6.239). Landscape proposals would apply to all developments. The Neighbourhood Plan Steering Group is unclear what you are referring to BNP10.

15. Yes.



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16. Yes, we believe that the policy addresses Open Space as defined in the National Planning Policy framework. Some land is owned by the National Trust specifically 5, 6 and 18. 3, 7, 9, 10, are in private ownership. 12 & 17 are owned by Victory Housing Association. The British Legion own 14 & 15. There has been no specific notification to owners of the designation.

17. Appropriate to a coastal village in terms of scale and environmental impact.

18. Commercial activities are defined as; shops, offices, restaurants, hotels and businesses or places of work (non-residential). This is key in order to maintain employment opportunities in the village.

19. No. We have been very mindful of the need for tourism in Blakeney. There are already a large number of houses that offer bed and breakfast. One business alone manages 72 number holiday lets and there are many other private landlords. There are 4 hotels offering accommodation. We see policy 17 as an additional amplification of cores strategy policies EC 7, 8 & 10.

The Steering Group have considered your questions, and in turn answered them to the best of their ability.

Yours sincerely

Tracey Bayfield

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Clerk to Blakeney Parish Council